

Oakridge / Langara Core Area Group
November 18, 2010
Meeting Summary

Core Area Group attendance: 26 people, plus staff

Agenda:

1. Describe where we are in the process and how the plan has evolved
2. Gather feedback from the Core Area Group on:
 - Land Use Plan including neighbourhood precinct plans
 - Public Realm elements

Staff provided a briefing on:

- Program update, including a discussion on how the draft plan has evolved since the last Core Area Group Meetings in May
- The draft Plan for the Cambie Corridor, including the urban design, sustainability, and performance strategies, and details related to the potential neighbourhood character and development, and the potential building and street profile of the neighbourhood.
- The process and timeline for Phase Two and an intention to submit a report to Council for approval in early 2011

A roundtable discussion, as well as a question and answer session about the concepts presented in the draft Plan was held. The following is a summary of key comments that were heard relating to the plan:

- Desire to have more variation and diversity in heights and densities along Corridor.
- Public Benefits should be commensurate with population increases.
- Although building heights, layout and site design have been studied to respond to concerns raised in June 2010, there is still concern from some residents around shadowing, privacy, adjacencies and views with the proposed heights along Cambie Street
- There should be other options of development; possibly higher densities at the corners, with lower densities on the east/west arterials.
- Concern about current pedestrian safety, particularly at intersections, and greater concern about level of car traffic the new development will bring.
- There should be an increase in the number and access to parks along the Corridor
- Desire to have more prescription on building material and design to reflect area and distinguish it from other areas.
- Planning for the Cambie Corridor provides an opportunity to build a world class street.
- Should have bulletin boards at Canada Line Stations.

- Like the idea of breaking down the longer blocks with pass-throughs and pedestrian links.
- Like the maintenance of current retail locations, and an increase of retail near Oakridge.
- Some attendees felt that higher forms should be considered at the corners of Cambie and 41st Avenue
- Other considerations in building forms should be shown at the Open Houses, otherwise they should not be presented to council for consideration
- Concerns regarding the potential for an increase in crime around stations as well as the effects of an increased population on crime and parking
- Interest to enhance and protect the historical context of the area, especially with respect to the Heritage Boulevard