

# OAKRIDGE TOWN CENTRE

39th Avenue - 49th Avenue

## how might it LOOK?...

### neighbourhood character and development

This is an artist's illustration of what Oakridge Town Centre could look like in the future showing no changes to the surrounding neighbourhood (view northwest at 41 st Avenue). The illustration shows a scenario where all of the arterials have been developed; in reality, development and change will happen

incrementally over several decades and will be subject to many variables including the economy, the real estate market and the choices of individual property owners.



greater scale on Cambie Street



transitional scale to neighbourhood

## on the STREET...

### what will it be like on the street?

The existing urban pedestrian-oriented street with shops and services will be strengthened and enhanced. Along Cambie Street from 39th to 49th Avenue retail, service and office uses will be continuous at street level with wide sidewalks and continuous weather protection. Cambie Street will have new public plazas, gathering spaces and restaurant seating. Along 41 st and 49th Avenue new residential buildings will offer opportunities for enhancing the public realm with wide green setbacks and additional landscaping.



Artist's illustration what Cambie Street could look like in the future (looking south at 41 st Avenue).

# OAKRIDGE TOWN CENTRE

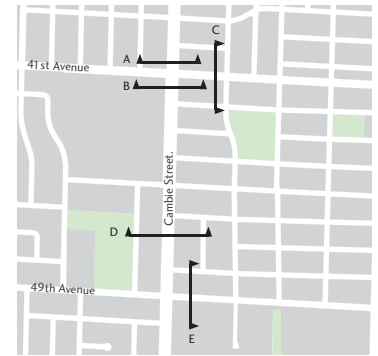
39th Avenue - 49th Avenue

## building and street PROFILE...

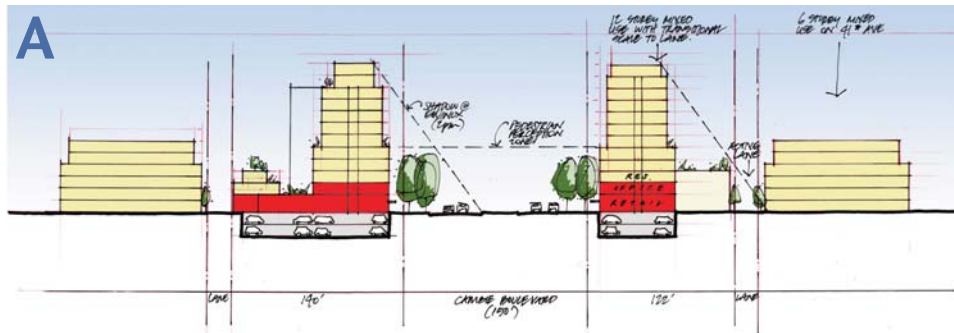
Along Cambie Street between 39th and 49th Avenue, mid-rise mixed use buildings will be allowed with street level retail uses to provide local shopping and services. At the intersection of Cambie Street and 41st Avenue buildings up to 12 storeys will be allowed with height decreasing away from the station. At the intersection of Cambie Street and 49th Avenue buildings up to ten storeys will be allowed with height decreasing away from the station. Along 41st Avenue, 6-storey residential buildings will be allowed with consideration for up to 8-storeys in close proximity to Cambie Street. Along 49th Avenue, 4-storey residential buildings will be allowed.

Buildings will be stepped back at upper levels to lessen shadowing impacts and provide a sensitive transition to neighbouring residential properties across the lane. Where possible, townhouses will be developed at the rear to activate the adjacent lane.

The suggested floor space ratio (FSR) values provided are estimates based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent neighbourhoods. The development potential for each site may fall within, below or above the FSR range given and will be determined from careful analysis of individual proposals based on urban design and public realm performance and quality. Every development proposal will be assessed on its own merits to ensure that responses meet performance criteria to be embodied in formalised design guidelines. Appropriate design innovation is always welcomed.



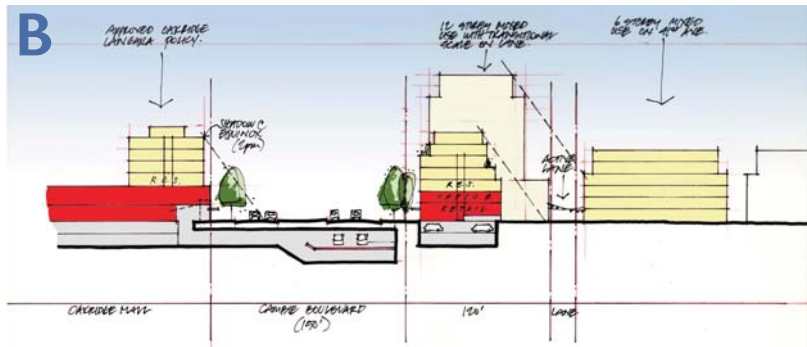
Section Locations



### Cambie Street between 40th and 41st Avenue

Along Cambie, mixed-use buildings will be allowed up to 12 storeys with height decreasing away from the station. The public realm will be enhanced with new street trees, street lamps, benches, and continuous weather protection. New public plazas and seating areas will be created to provide

more street life and pedestrian activity. Buildings will seek to activate and enhance the adjacent lane by providing townhouses or active uses on the rear and the upper floors will be stepped back from Cambie Street. Where feasible, second floor job space will be required.



### Cambie Street between 41st and 42nd Avenue

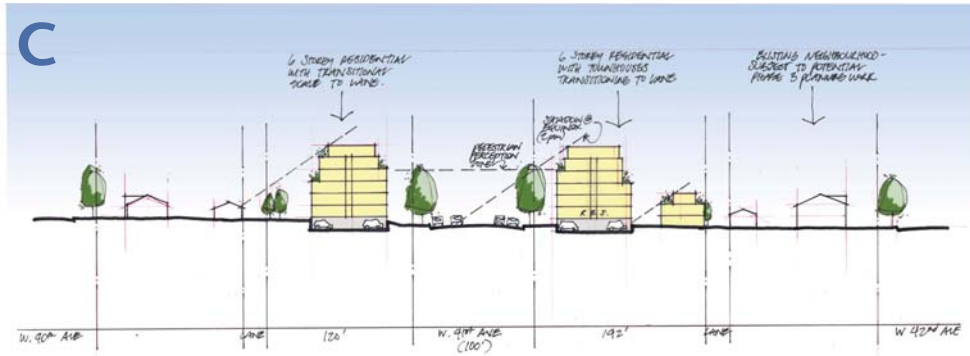
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39th Avenue - 49th Avenue

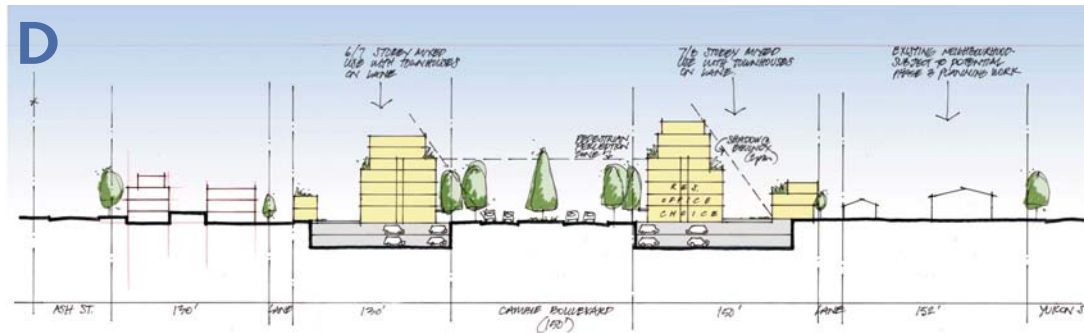


DENSITY net FSR	MAX HEIGHT # storeys
1.75 - 2.25	6 - 8

## 41st Avenue between Cambie and Yukon Street

Along 41st Avenue, 6-storey residential buildings will be allowed with consideration for up to 8-storeys in close proximity to Cambie Street. Buildings will seek to activate and enhance 41st Avenue

and the adjacent lane by providing townhouses or active uses on the lane and street. Above four storeys the upper floors will be stepped back from 41st Avenue.

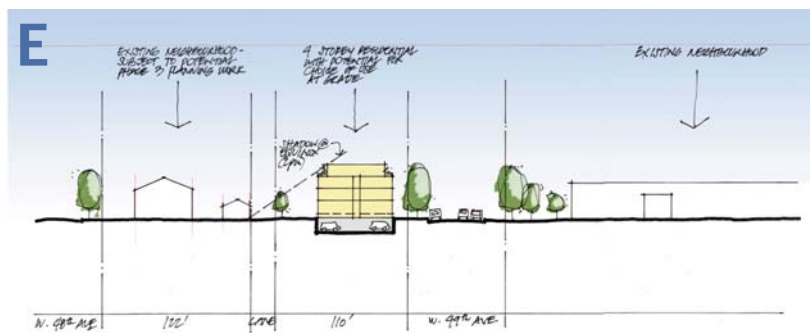


DENSITY net FSR	MAX HEIGHT # storeys
2.25 - 2.75	6 - 8

## Cambie Street between 47th and 48th Avenue

Between 47th and 48th Avenue, mid-rise mixed-use buildings will be allowed up to eight storeys. Along Cambie, the public realm will be enhanced with new street trees, street lamps, benches and continuous weather protection. Buildings will seek to activate and

enhance the adjacent lane by providing townhouses or active uses on the lane and street. Above six storeys the upper floors will be stepped back from Cambie Street. Where feasible, second floor job space will be encouraged.



DENSITY net FSR	MAX HEIGHT # storeys
1.5 - 2.0	4

## 49th Avenue between Cambie and Yukon Street

Along 49th Avenue, low-rise buildings will be allowed up to 4-storeys. Above three storeys the upper floors will be stepped back from 49th Avenue. The residential character of the street will be enhanced with plantings, wide sidewalks and large green setbacks. Buildings

will include front doors onto the street and will seek to activate and enhance the adjacent lane by providing townhouses or active uses on the rear.



# OAKRIDGE TOWN CENTRE

39th Avenue - 49th Avenue

## future NEIGHBOURHOOD...

### surrounding character

Phase 3 of the Cambie Corridor Planning Program will explore and consider potential new housing types for the surrounding neighbourhoods acknowledging that many single family dwellings will remain in the foreseeable future. The new housing types that will be considered for the area north of 41st Avenue include "approved" and "uncertain" housing types from the Riley Park/South Cambie Community Vision. South of 41st Avenue additional housing types may be considered including low-rise apartments. It is expected that the highest density housing forms would be located closest to the Oakridge - 41st Avenue and Langara - 49th Avenue Canada Line Stations.



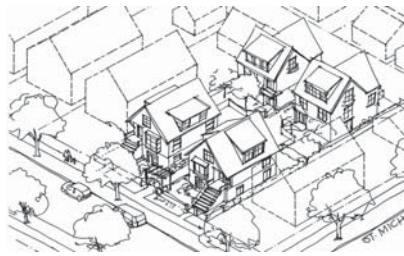
#### Small Houses - Infill

A smaller second home situated behind the main house. Also called a 'coach house' or 'granny flat'. Units are usually strata-titled but may be rental.



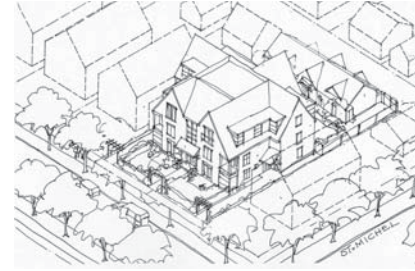
#### Duplex

Two units on one parcel of land. Each unit can be individually owned. The units may be side-by-side, front-to-back, or up-and-down. Duplexes provide many of the features of a single family home including yards, individual entrances, and garages.



#### Small houses or cottages on shared lots

Small freestanding houses with private entries. Each unit has an individual entrance, front porch, and private outdoor space. Two strata-titled houses may share one large lot, or multiple houses may share several lots with a central garden court.



#### Fourplexes and Villas

Four to six strata-titled units on one 50' lot or six units on two 33' lots. A villa (6 units) is similar, although two upper units (with roof decks/balconies) could be added. All units feature separate ground access, and provide private outdoor space.



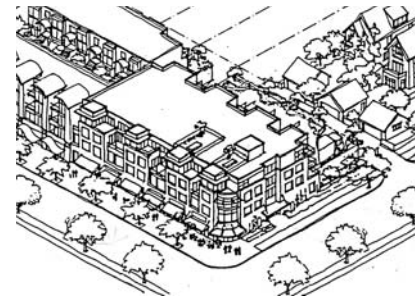
#### Traditional and Courtyard Rowhouses

A single or double row of attached housing units with separate front and rear entrances. They usually have individual garages or parking areas on the lane or integrated with each unit. Units can be grouped around a common open space.



#### Stacked Townhouses

Three housing units on one lot or nine units on two lots. Units would be stacked with individual entrances. Upper units would include private outdoor patio space. Garages or parking areas would be located on the lane.



#### Low-rise Apartments

Low-rise apartments up to four storeys. Units could have private outdoor patio space and shared rooftop gardens. Garages or parking areas located on the lane.

For discussion/  
consideration  
in Phase 3



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## measuring UP..

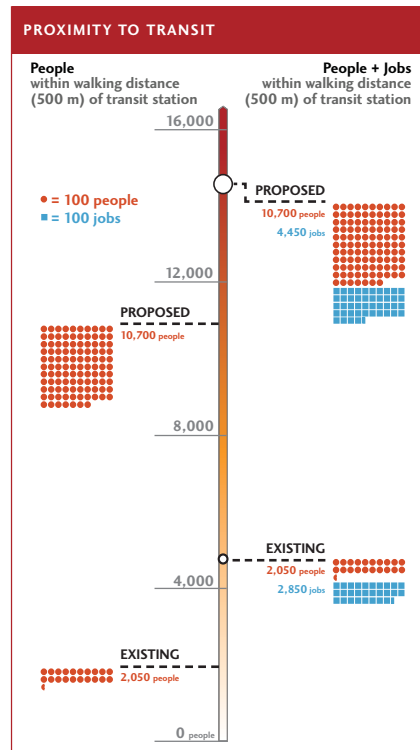
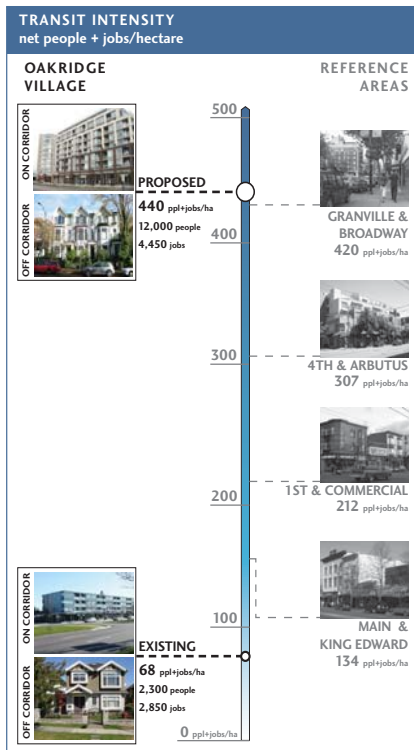
### transit performance and sustainable energy potential

The following shows how the draft plan performs from a transit and community energy system standpoint as compared to other areas. For all of the measurements “proposed” shows the potential if the entire study area were to be 100% built out (including corridor sites and a conservative growth estimate for the surrounding neighbourhoods within walking distance of the

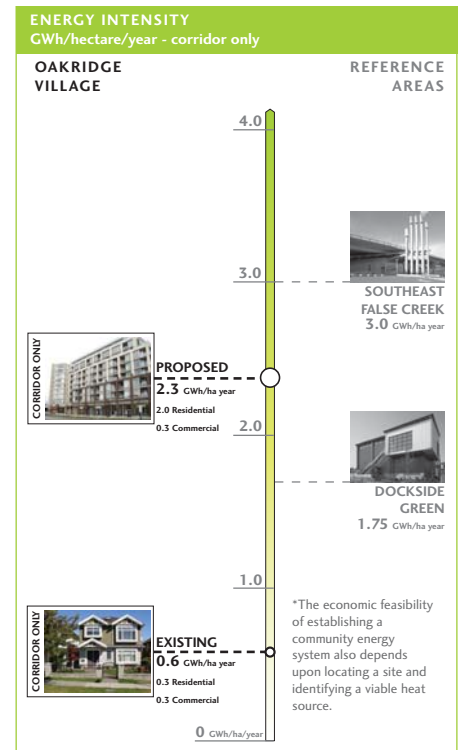
Oakridge - 41st Avenue and Langara - 49th Avenue Canada Line Stations). Transit Performance is measured by the presence and proximity of people and jobs to support transit ridership. Community energy system potential is based on a several key factors including thermal energy intensity, a measure of the anticipated energy demand of an area.



#### Transit Performance



#### Community Energy System Potential



## a complete COMMUNITY...

The Oakridge Precinct is generally well served by community facilities including the new Hillcrest Community Centre, ice rink and swimming pool, the Jewish Community Centre, Langara YMCA, and the Oakridge Library. Redevelopment of the Oakridge Centre Site will bring additional community centre facilities, a Community Policing Centre, and an expanded library and Seniors Centre to the area. Based on community consultation and review with the relevant City departments, the following public benefits and neighbourhood improvements have been identified (listed in no particular order).

#### Identified Public Benefits and Neighbourhood Improvements

- Increase the supply of childcare in the area and explore the potential of additional childcare within the YMCA and Langara College
- Create opportunities for affordable, flexible space for non-profit and cultural organisations serving the community
- Create or improve street crossings along Cambie at 39th, 41st, 42nd, 44th Avenue
- Create or improve street crossings along 49th Avenue at Tisdall, Cambie and Columbia Street
- Enhance the walking path to Queen Elizabeth Park along Alberta Street
- Enhance walking paths to Tisdall and Columbia Parks
- Improve amenities at Columbia Park
- Create public spaces at Cambie and 41st, 42nd, and 44th Avenue
- Increase the supply and diversity of housing types, including affordable and subsidized rental housing

#### Suggested Community Assets

- Strengthen and enhance diverse, small scale retail shops, cafes, restaurants and services along Cambie Street between 41st and 49th Avenue
- Ensure continued presence of community anchors including a local pharmacy, grocery store and banks

