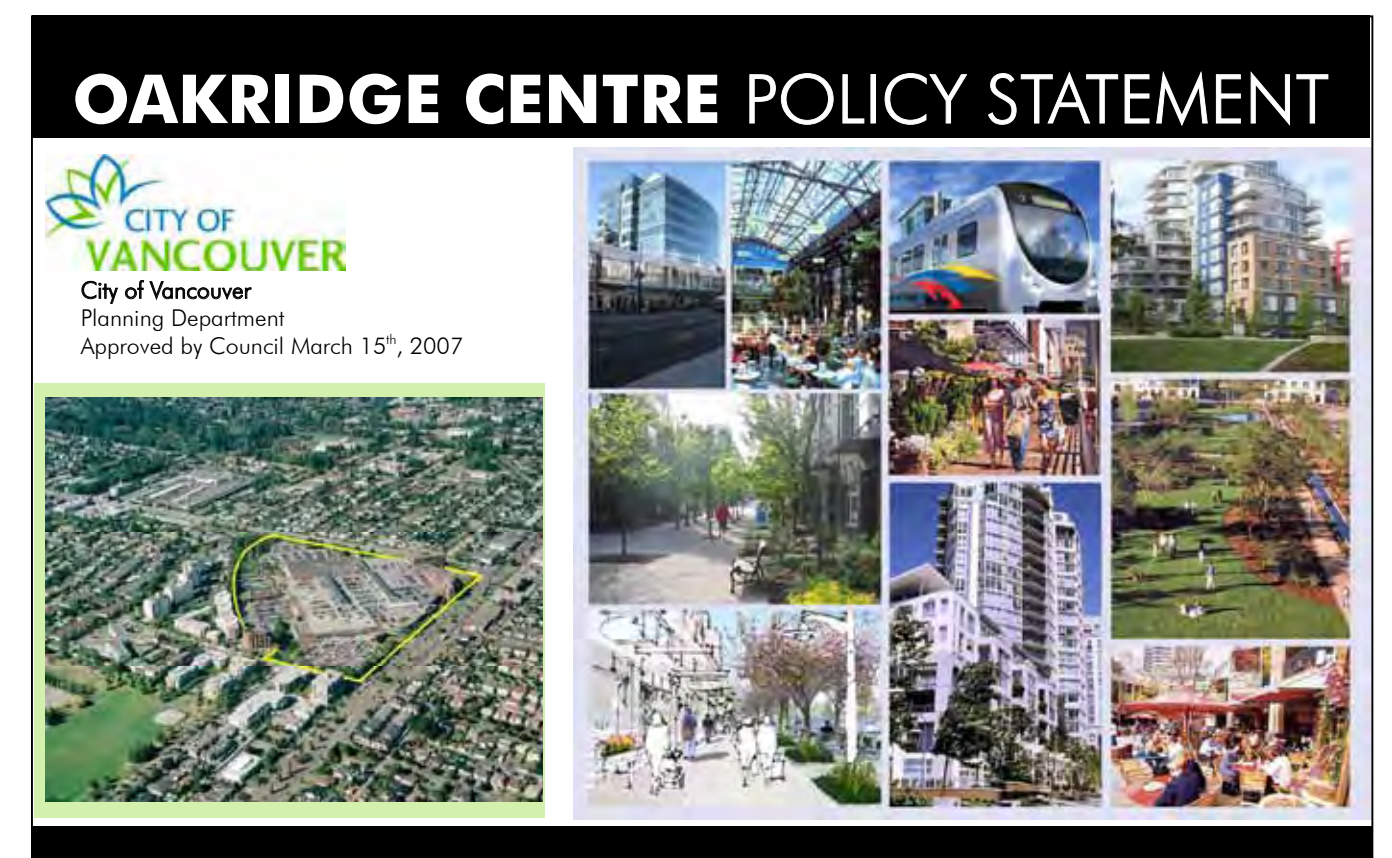


Oakridge Centre Policy Statement

The policy statement establishes principles and objectives to guide the redevelopment of Oakridge Centre over 10-20 years.

The key planning principles intended in the policy will be considered when evaluating the rezoning proposal. These principles were developed in consultation with the community and endorsed by Council.



1.

Create a neighbourhood and municipal-serving centre

Encourage incremental redevelopment to create a vibrant centre at Cambie Street and 41st Avenue with a mix of housing, retail, service and office uses served by a well-connected public transit system, parks and public amenities.

2.

Create a transit hub

Encourage more office, residential and commercial uses within a five-minute walk of the transit station with convenient public connections, active uses and high quality public spaces.

3.

Create a mixed-use hub

Retail: Expand retail uses at Oakridge Centre beyond the currently approved ones, while balancing local and city-wide retail needs.

Housing: Develop housing choices for families of all types, ages and incomes.

Office: Increase the amount of office space to serve local and city-wide needs and support rapid transit access.

Parks and Open Space: Complete outstanding park obligations and provide new public space at grade and on rooftops.

Community Amenities: Maintain levels of service and provide appropriate amenities for neighbourhood residents and visitors.

Parking: Provide safe and convenient parking and use transportation demand management strategies.



4.

Create an amenity-rich public realm

Permeability and Connectivity: Provide links to the neighbourhood and through the Oakridge Centre site to transit.

Pedestrian network: Make pedestrians, transit riders and cyclists a priority, with an accessible network of paths, sidewalks and public spaces.

Street Network: Dedicate a new public street through Oakridge Centre, connecting 41st and Cambie.

Cambie Street: Reinforce Cambie as one of Vancouver's great streets, with buildings that provide a strong street presence, pedestrian interest, and a mix of shops and new residential development. Enhance pedestrian and bike crossings and improve landscaping on street edges and the heritage boulevard.

41st Avenue: Develop 41st Avenue with mixed uses and an enhanced pedestrian environment.

New "High Street": Design the new public street through the site as an urban, pedestrian-friendly shopping street, and as the focus of Oakridge Centre.

5.

Optimize Parks and Open Space

Parks and Public Open Spaces:

Provide parks and public open spaces to serve new development and the surrounding community.

Trees and Landscape: Retain existing healthy and significant trees where possible and provide new plantings and trees.

6.

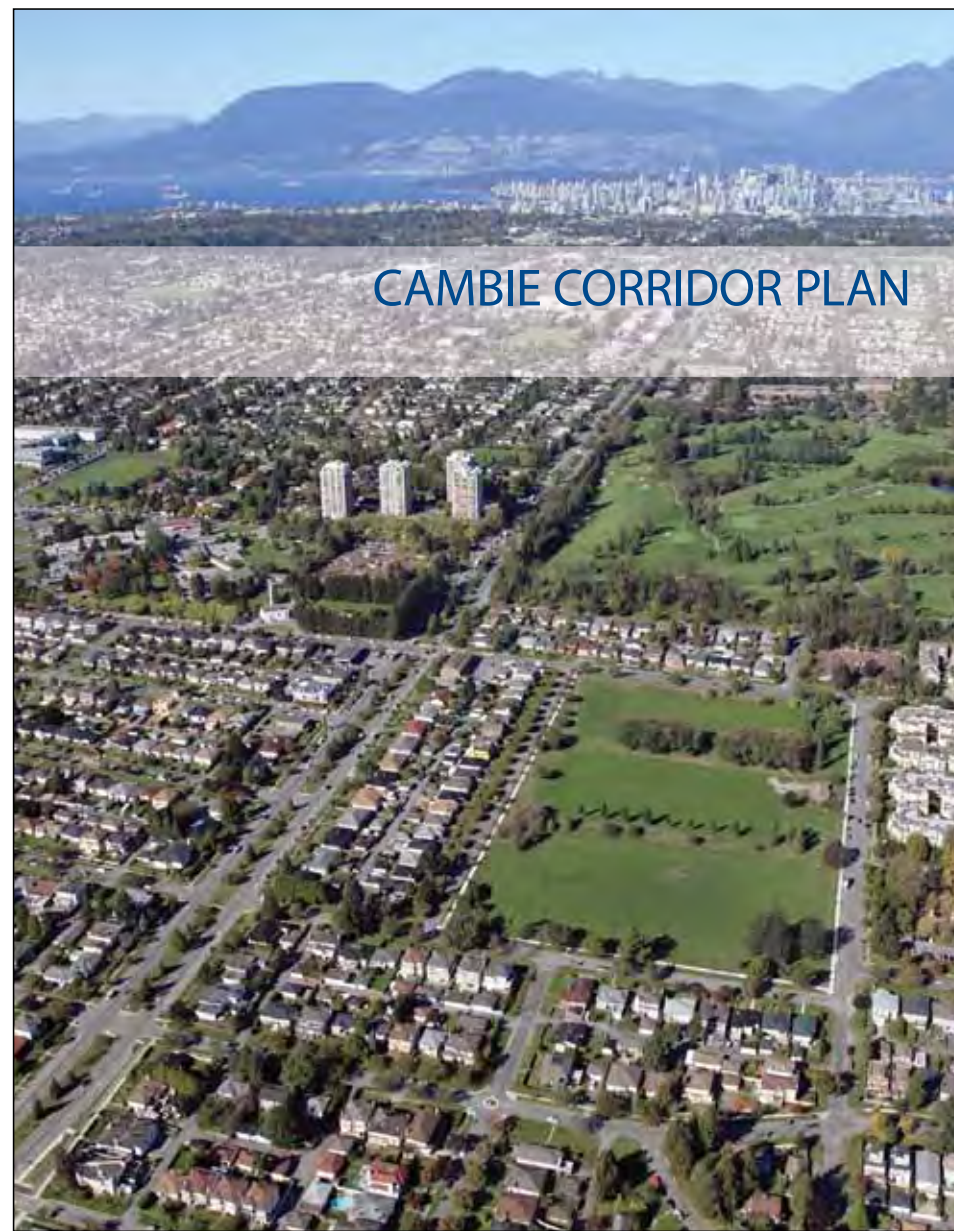
Enhance Built Form

Street Presence: Improve all streets by bringing buildings, uses and store entrances to the street.

Built Form and Views: Design buildings to maintain significant views from existing developments and public places, while supporting opportunities for new views from the site.

Neighbourly Development: Ensure new development, parks, public places, and pedestrian linkages create a neighbourly transition to the adjacent community.

Cambie Corridor Plan



This plan will guide future development along Cambie Street from 16th Avenue to the Fraser River between Heather and Manitoba Streets. It focuses on opportunities to integrate development with transit and build and enhance the existing neighbourhoods along the Corridor.

It also aims to support the City's environmental sustainability, livability, and affordability goals. Although the plan does not address the Oakridge Centre site specifically, it identifies it as a key stop along the Canada Line.

The following principles from the Cambie Corridor Plan will be considered when evaluating the rezoning proposal. These principles were developed in consultation with the community and endorsed by Council.

1. Provide land use that optimizes the investment in transit



New developments should significantly help shift travel choices to walking, biking and taking transit.

2. Provide a complete community

Provide a mix of land use throughout the Corridor that offers a variety of opportunities to work, live, shop, play and learn.

3. Create a walkable and cyclable corridor, seamlessly linked to public transit



Ensure that routes and infrastructure for pedestrians, cyclists and persons with disabilities are safe, attractive, convenient, barrier free and accessible to transit.

4. Focus intensity and community activity at transit stations

Locate higher densities and a mix of uses as close to a transit station as possible. Be strategic about future locations of stations to meet sustainability goals and provide significant public amenities.

5. Provide a range of housing choices and affordability



Provide a variety of housing forms, tenures, unit types and sizes that can support different uses and configurations.

6. Balance city-wide and regional goals with the community and its context

Take advantage of the opportunity the Corridor provides to contribute to Vancouver's goal of becoming the greenest city in the world by 2020.

7. Ensure job space and diversity



Provide job space in locations near transit and encourage more jobs within the Corridor, while considering the value of existing affordable commercial spaces.