

What is the proposal?

In July 2012, Council indicated that it is willing to consider redevelopment proposals for Oakridge Centre that vary from the parameters set in the Oakridge Centre Policy Statement (2007).

In October 2012, Henriquez Partners Architects and Stantec Architecture applied to the City on behalf of Ivanhoe Cambridge and Westbank Development to amend the existing CD-1

(Comprehensive Development) District By-law for Oakridge Centre. The proposal is for a mixed-use development including buildings at a range of heights up to 45 storeys with commercial, office, residential and public amenity space. The proposal includes 2,818 units with a maximum height of 125.6 metres (412 feet) and 6,694 parking spaces.

Currently on Site



Oakridge Centre Policy Statement 2007



2012 Proposed Rezoning



Building Height	up to 7 storeys	Up to 24 storeys (~240 feet)	Up to 45 storeys (~412 feet)
Retail	620,000	950,000	1,430,600
Office	126,000	326,000	424,259
Amenity	26,000	60,000	45,000
Residential	50,000	1,250,000	2,697,700
TOTAL SQUARE FEET	822,000	2,586,000	4,597,559

Key Issues

The City of Vancouver Planning Department has identified a number of key issues to the proposal which will be explored through the rezoning process.

Development Density and Mix

Retail:

A retail impact assessment will be conducted to ensure that the additional retail space being proposed will not undermine the viability of Vancouver's existing shopping areas. A larger retail component that serves the local area may be required.

Residential:

The proposed additional residential floor space will be considered by examining the appropriate form of development, livability issues and fit with the adjacent neighbourhood.

Office:

The proposed additional office floor space will be considered, subject to achievement of an appropriate form of development.

Building Form and Height

An analysis of the proposed building heights will be subject to detailed urban design analysis and public consultation. Any revised development concept will need to address the key building form and massing issues identified in the 2007 policy statement.

Public Place-Making

The proposal will be assessed to ensure it creates an integrated mixed-use development, well-connected to the adjacent community and incorporating genuinely public routes and places.

Transportation

A detailed transportation study will be required to assess the impact of the proposed development on traffic in the area and transit, and to identify and mitigate issues during the rezoning process.

A comprehensive green mobility plan will be required to identify ways to encourage sustainable modes of transportation, reduce vehicle trips and support the City's green transportation initiatives and networks.

Environmental Sustainability

The proposal includes plans for sustainable energy use, waste management, and transportation modes, along with LEED building and neighbourhood design.

It will be evaluated against the following City sustainability policies:

- EcoCity Policies for Rezoning of Sustainable Large Sites (2010)
- Green Building Rezoning Policy (2010)
- Greenest City 2020 Action Plan (2011)