

The City is undertaking a comprehensive planning program to guide future redevelopment of the former Oakridge Transit Centre (OTC) site and adjacent sites. City of Vancouver staff are leading a collaborative planning process with the surrounding community and other stakeholders to create a **POLICY STATEMENT**.

## WHAT IS A POLICY STATEMENT?

The Policy Statement establishes principles and objectives relating to:

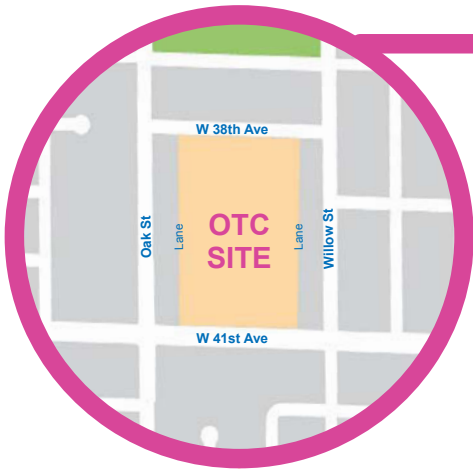
- LAND USE
- DENSITY, BUILDING TYPES + HEIGHTS
- PUBLIC BENEFITS
- TRANSPORTATION
- SUSTAINABILITY
- DEVELOPMENT PHASING

The Policy Statement will be presented to Council at the end of this planning process and, if adopted, will guide future rezoning of the site. While broad directions are set in the Policy Statement, refinement of the proposal will occur in the rezoning stage.



### HOW YOU CAN PROVIDE INPUT:

1. Talk to a member of the planning or design team.
2. Fill out a comment sheet here, or later online at [vancouver.ca/otc](http://vancouver.ca/otc). If you've filled out a comment sheet today, please drop it off at the sign-in table or mail it back to us (see form for address).
3. Write to us at [otc@vancouver.ca](mailto:otc@vancouver.ca).
4. Join our email list by signing in at the front table to be notified of the next public event.
5. Come to the next event and tell us what you think about our progress.



## SITE BACKGROUND

- The site is 5.6 hectares (13.8 acres).
- Existing zoning is single-family use (RS-1) which allows up to 2.5 storeys, and density up to 0.6 FSR. FSR stands for Floor Space Ratio which is a measure of density.



## HISTORY + USES

- The site was used as an army barracks until it was converted to a transit centre in August 1948.
- At its peak, the OTC was home to 244 trolley and 182 diesel buses, and over 1,200 staff.
- Most services were moved out in 2006 when the Vancouver Transit Centre was completed in south Vancouver.
- Today the OTC is used temporarily for community shuttle services, commissioning and decommissioning of buses, and storage.



## FUTURE OF THE SITE

- The Oakridge Langara Policy Statement (OLPS), approved in 1995, supports a range of housing types from townhouses to mid-rise forms with an overall density of 0.9 - 1.0 FSR, and development of a new neighbourhood park.
- In February 2014, City Council approved a planning program to create a new vision for the OTC site, which will explore building heights and densities beyond what was contemplated in the OLPS.



The objective of the planning program is to explore redevelopment options for the site. Your input is an important part of the process, which is expected to take 12 to 18 months.

The result of the planning program is a Policy Statement, which will be presented to Council. If adopted, it will be used to guide any future rezoning of the OTC site.

## STEP 1: Program Start-Up

- Conduct background research and site analysis, and determine City objectives.
- Establish the project team, roles and responsibilities, project timelines, and the public engagement process.

### Open House #1 (held on June 8 + 12, 2014)

- The first open house introduced the planning program and gathered early ideas for the future of the OTC site including a brainstorming session where artists illustrated people's ideas for the site.

## STEP 2: Develop Guiding Principles and Concepts

- Create a set of guiding principles - using public feedback, analysis of the site, and both City and TransLink objectives.
- Use the principles to develop preliminary conceptual site plans.
- Identify potential public benefits (e.g. childcare centre, park space, affordable housing).

### Open House #2

- At this second open house, draft guiding principles and preliminary conceptual site plans are presented for feedback. Your feedback will help select a preferred concept for refinement in the next phase.

## STEP 3: Refine Guiding Principles, Site Plan, and Draft Policies

- Refine the guiding principles, site plan and public benefits, based on feedback from step 2 and begin drafting policies.

### Open House #3

- At the final open houses, the refined principles, site plan and public benefits will be presented. Your feedback will be used to revise and finalize draft policies for the Policy Statement.

## FINAL STEP:

### Report to Council

- The proposed Policy Statement will be posted on-line before it is presented to Council. You are welcome to write or speak to Council at the selected date. If the Policy Statement is approved by Council, the next step will be rezoning.

**IF APPROVED BY COUNCIL, the project will proceed through the following stages, each with public input:**

Rezoning

Development  
Permits

Building  
Permits

Construct  
(Date TBD)

WE ARE  
HERE!

# ROLES IN THE PROCESS

The City of Vancouver will work with the surrounding community, the proponent, and other stakeholders to create a Policy Statement.

Each group will have the following roles:



## COMMUNITY

- Identify issues, priorities and ideas to inform guiding principles and redevelopment concepts.
- Provide input throughout the process.
- Participate in public workshops and events.
- Review and provide feedback on guiding principles and redevelopment concepts.
- Review and provide feedback on the draft Policy Statement.



## CITY OF VANCOUVER

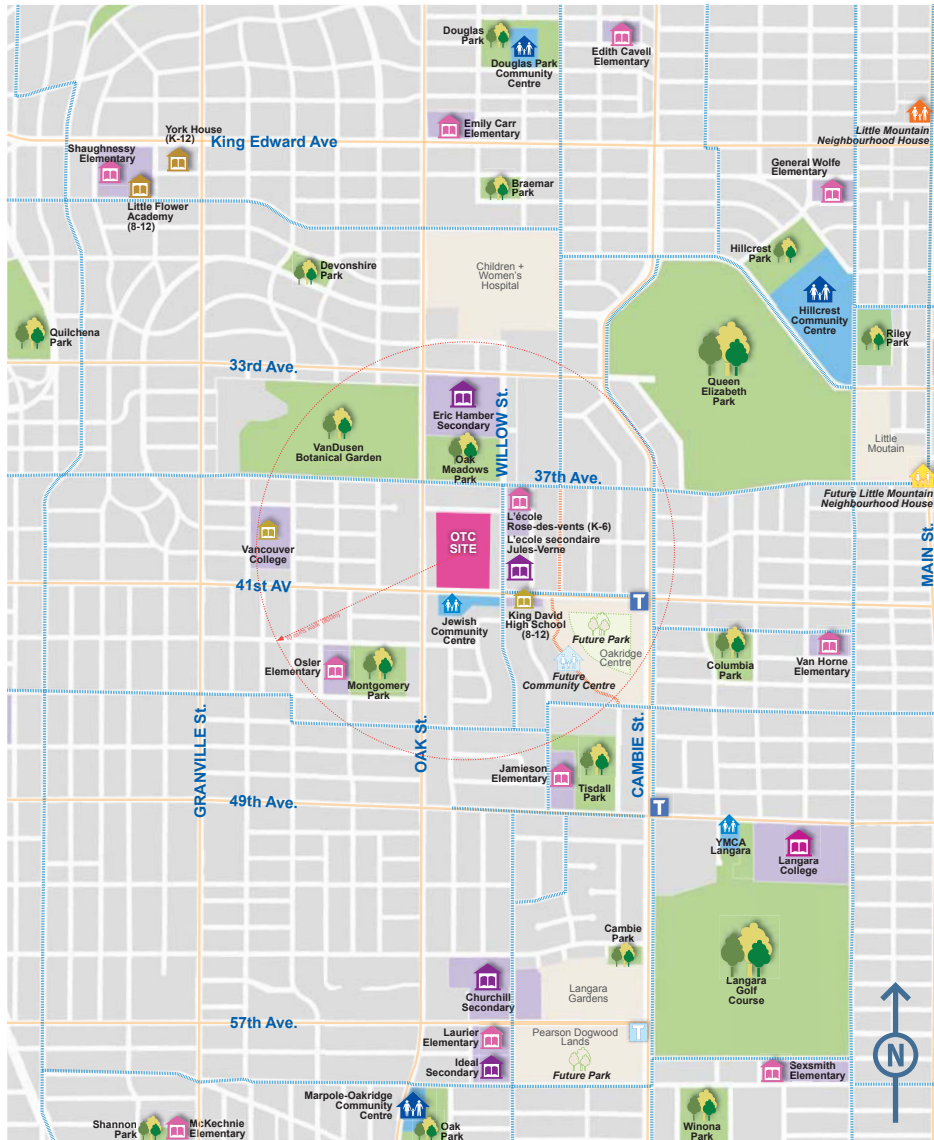
- Coordinate the OTC planning program.
- Provide technical guidance on planning, urban design, engineering, transportation, housing, parks, amenities and social policy issues.
- Ensure City policies and directions as well as community priorities, are reflected in the Policy Statement.
- Facilitate discussion and coordinate feedback at open houses and public meetings regarding redevelopment concepts, and draft policies.
- Draft a Policy Statement including redevelopment concepts for City Council's consideration.
- Evaluate all future rezoning applications based on the Council approved Policy Statement.



## TRANSLINK

- Act as proponents for the redevelopment of the site.
- Work with the City to inform and engage nearby residents of the planning process.
- Identify priorities and aspirations for the redevelopment.
- Generate and refine redevelopment concepts (with technical input from the City) balancing objectives of all parties.

The following map shows the community centres (public and private), parks and open spaces, and schools around the OTC site.



### LEGEND

- |  |                                     |  |                                       |  |                              |
|--|-------------------------------------|--|---------------------------------------|--|------------------------------|
|  | Community Centre (Public)           |  | Elementary School (Public)            |  | Existing Canada Line Station |
|  | Community Centre (Private)          |  | Secondary School (Public)             |  | Proposed Canada Line Station |
|  | Neighbourhood House (Public)        |  | Post-Secondary (Public)               |  | Existing Park (Public)       |
|  | Future Neighbourhood House (Public) |  | Elementary/Secondary School (Private) |  | Future Park (Public)         |
|  | Future Community Centre (Public)    |  | Existing Bike Routes                  |  | Planned Bike Routes          |

# WHAT'S GOING ON IN THE AREA?

The following are approved and ongoing planning projects:

## OAKRIDGE LANGARA POLICY STATEMENT (1995)

The OLPS provides direction to guide growth within the Oakridge/Langara area. Currently, there are three active rezoning applications along Oak Street. Two applications are proposing townhouses next to the OTC site - The public hearing for these projects is scheduled for February 17.

## CHILDREN'S AND WOMEN'S HEALTH CENTRE (2012)

Council approved a 30-year master plan which would provide an additional 650,000 sq.ft. for health-care services and a new acute care facility.

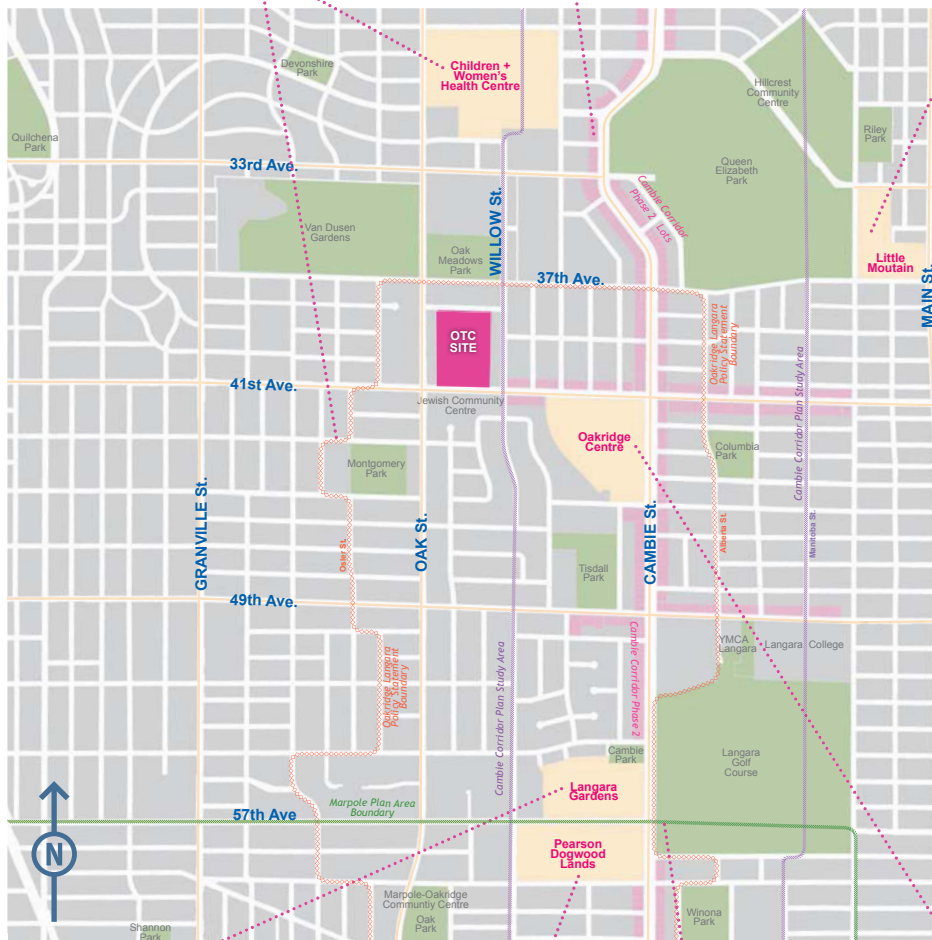
## CAMBIE CORRIDOR PLAN (2011)

The plan recommends intensification along the corridor within close proximity to the Canada Line. The plan supports a range of building heights, primarily six storeys increasing to 12 storeys on prominent corners, and a provision to investigate beyond 12 storeys at the intersection of 41st Ave and Cambie Street. East of the OTC site, the plan provides direction for six-storey buildings on 41st Avenue.

Phase 3 of Cambie Corridor planning, focused on areas adjacent to the corridor is anticipated to start later this year.

## LITTLE MOUNTAIN POLICY STATEMENT (2012)

The Policy Statement supports redevelopment to include residential buildings up to 12 storeys with commercial and civic uses (a neighbourhood house and childcare facility). A community plaza and public open space will also be provided through redevelopment.



## LANGARA GARDENS POLICY STATEMENT (ONGOING)

City Council approved a planning program to develop a Policy Statement for the site. Planning will ensure that the existing rental units are protected or replaced. This program is expected to commence later this year.

## PEARSON DOGWOOD LANDS POLICY STATEMENT (2014)

The Policy Statement includes approximately 3.1 million sq.ft. of residential, commercial, health-care and recreational uses, in buildings ranging from 3 to 28 storeys. The plan includes community amenities such as a 1.01 hectare (2.5 acre) park, a therapeutic pool for persons with disabilities, 20% of all units will be affordable housing, and a proposed Canada Line Station at 57th Ave and Cambie Street.

## OAKRIDGE CENTRE REZONING (2014)

Council approved expansion of the Oakridge Centre to increase the amount of retail and office space, to add 2,900 residential units (including 290 social housing units and 290 secured market rental units) and public amenities including a 3.6 hectare (9 acre) rooftop park and civic centre with a library, community centre, 69-space childcare facility and seniors' centre.

## MARPOLÉ COMMUNITY PLAN (2014)

The Marpole Community Plan includes directions on land use, housing, transportation, parks, community amenities and benefits, arts and culture, heritage and the local economy.



The following City policies apply to the OTC site (check [vancouver.ca](http://vancouver.ca) to access copies):

## REGIONAL POLICIES

### *Metro Vancouver 2040: Shaping Our Future (2011)*

The Regional Growth Strategy provides a framework for all Lower Mainland municipalities to accommodate projected growth – over one million people and 600,000 new jobs – by 2040.



## CITY-WIDE POLICIES

### *Greenest City 2020 Action Plan (2012)*

The plan outlines actions for Vancouver to be healthy, prosperous and resilient, with the goal of becoming the world's greenest city by 2020.



### *Housing and Homelessness Strategy 2013-2021 (2011)*

This strategy addresses increasing affordable housing options across the whole housing continuum to improve choice and affordability for all residents.



### *Mayor's Task Force on Housing Affordability (2011)*

The task force recommends a range of actions for the creation of affordable housing for middle- and moderate-income earners.



### *Transportation 2040 Plan (2012)*

This plan is a long-term strategic vision that will help guide decisions on transportation, land use and public investments.



### *Vancouver Park Board Strategic Framework (2012)*

This framework establishes four key directions: Parks and recreation for all; leadership in greening; engaging people; and excellence in resource management.



### *Vancouver Bird Strategy (2015)*

The Vancouver Bird Strategy is intended to create the conditions for native birds to thrive in the city. The Bird Friendly Design Guidelines support the design and implementation of bird friendly development.



## AREA PLANS

### *Cambie Corridor Plan (2011)*

This plan considers land use, built form, transportation, sustainability and a mix of housing types and tenures, to create compact communities adjacent to Cambie Street.



### *Riley Park South Cambie Vision (2005)*

This vision provides general direction for large sites in the study area; for the OTC, it refers to the directions established in the Oakridge Langara Policy Statement.



### *Oakridge Langara Policy Statement (1995)*

This policy statement identifies the OTC as a potential large-scale redevelopment site that can accommodate a mix of housing, local serving retail along 41st Ave and a neighbourhood park.



### *Neighbourhood Energy Strategy (2007)*

This policy outlines a strategic approach to neighbourhood energy and recommends further work on implementation strategies for the Cambie Corridor.



## SITE SPECIFIC POLICIES

### *Rezoning Policy for Sustainable Large Developments (2013)*

This policy requires plans and studies to achieve a higher level of sustainability in terms of district energy, site design, transportation, housing, food systems, access to nature, rainwater and solid waste management.



### *Green Building*

#### *Rezoning Policy (2010)*

This policy requires all rezoning proposals to achieve a minimum LEED Gold rating.



The City would like to see certain objectives achieved through the redevelopment of the OTC site. These relate to established City goals around housing and social development, sustainability, transportation, planning and urban design.



## HOUSING

- Provide a range of housing types and tenures to enhance affordability for all residents.
- A minimum of 20% of the units will be for affordable housing.
- Seek to maximize the number of family units with two or more bedrooms.



## PARK, OPEN SPACES AND PUBLIC BENEFITS

- Establish a package of public benefits and amenities to meet the needs of the local community (e.g. childcare, parks, etc).
- A key consideration of the amenity package will be the amount and configuration of park and open spaces.



## TRANSPORTATION + CONNECTIONS

- Prioritize walking, cycling, and transit and protect local bikeways and Greenways from traffic impacts through site planning and design.
- Consider the OTC's proximity to the Canada Line station at 41st and Cambie, and to the Heather Bikeway.
- Connect the site with the surrounding community by a network of publicly accessible streets, bike/greenways, pedestrian paths and other open spaces.



## SUSTAINABILITY

- Respond to our Greenest City objectives for access to nature, low carbon energy, site design, green mobility, affordable housing, rainwater management, food systems and zero waste planning.
- Design all new buildings to meet or exceed LEED Gold.



## SITE PLANNING + URBAN DESIGN

- Develop respectful transitions, in terms of building scale, with the surrounding neighbourhood.
- Achieve interest and architectural variety by accommodating a range of building types and heights.
- Create pedestrian-oriented streetscapes and public spaces that integrate well with the neighbourhood.
- Consider a mix of uses (e.g. service/retail) to support the needs of the new community.



## WHAT ARE PUBLIC BENEFITS

Public benefits and amenities are spaces and places that make neighbourhoods complete and livable by supporting people in a variety of ways. Public benefits include childcares, parks, community centres, libraries, cultural facilities, affordable housing and street improvements. Public benefits are funded through:

- **COMMUNITY AMENITY CONTRIBUTIONS (CAC)**
- **DEVELOPMENT COST LEVIES**
- **CAPITAL PLAN**



## COMMUNITY AMENITY CONTRIBUTION (CAC)

CACs are negotiated through rezonings and are used to pay for a wider range of amenities and public benefits as part of the planning considerations in a rezoning. CAC's are used to pay for:

- Affordable housing
- Parks
- Transportation improvements
- Community centres
- Libraries
- Childcare centres
- Police stations and fire halls
- Not-for-profit space



## DEVELOPMENT COST LEVIES (DCL)

DCLs are charged on any new development in the city and are determined by the size of a development. These augment the capital budget. They are limited in how they can be spent. DCLs are used to pay for:

- Parks
- Childcare centres
- Engineering infrastructure
- Affordable housing



## CAPITAL PLAN

Council prioritizes the amenities and infrastructure needed around the city and includes them in the City's Capital Plan, which budgets for long-term investments. This is the main source of funding for public amenity improvements.

## HOW ARE PUBLIC BENEFITS DECISIONS MADE

Public comments, current and future policy directions and applicant ideas, along with City staff recommendations, lead to decisions on public benefits.

