

## Suggested Revisions to the Draft Oakridge Design Guidelines, dated February 23<sup>rd</sup>, 2018

*The Draft Oakridge Design Guidelines were created to provide direction for not only the applicant, but also the City, Development Permit Board, and the Urban Design Panel, and are intended to ensure design of the development and public realm is compatible with the urban design concept and overall vision for Oakridge. Although there is an inherent flexibility to their interpretation and implementation, some of the information originally provided in the document has become either not applicable or obsolete. This Appendix first seeks to identify the pages where this is the case, followed with suggested revisions (italicized/underlined for reference) from City staff to either replace or delete where appropriate.*

### Page 7

- 1.1.1 **Regional Context** – “...The current developed form of Oakridge meets some of these criteria...”;
- 1.1.3 **Site Context** – *should reference recent multiple dwelling developments on Cambie Street, particularly those located within the future MTC;*

### Page 11

- 2.2c **Cambie Corridor Plan** – “Phase III of the plan is now approved...”;

### Page 12

- 2.4 **Civic Amenities & Public Realm** – “...A new 100,000 ft<sup>2</sup> (9,290 sm) Civic Centre will co-locate a community centre, senior’s centre, library, youth centre, cultural facilities, out of school care, and childcare in one facility in the northwest area of the site and will become a focal point for the local community...”;

### Page 31

- *include reference to the current Functional Program document – “Oakridge Civic Centre Requirements Update: Phase 2 Report (2018)” dated April 30, 2018 and prepared by Cornerstone Planning;*

### Page 59

- *remove all references to providing bike silos for City-owned social housing units and/or Civic Centre;*

### Page 60

- **Figure 4.3b:** Enlarged Plan of bike routes on New Street, 41<sup>st</sup> Ave and Cambie Street – *remove all references of Bicycle Silo on City-owned social housing buildings and/or Civic Centre;*

### Page 57

- **Figure 4.2a:** Pedestrian Network at Park level – *diagram should identify the bike path to be along New Street rather than onto/through the park;*

### Pages 66-82

- *superseded by:* <http://vancouver.ca/files/cov/oakridge-information-displays-may-2018.pdf>

Page 67

- **Figure 5.2.2.a:** Park Concept Plan Landscape Plan

Page 83

- **5.3.2 Design Principles** – *these principles are Park Board staff-generated draft park principles and should be updated to better reflect more specifically the intent of the plazas;*

Page 84

- 5.3.3 **Transit Plaza** – “Design elements of the Transit Plaza should include:” – add:
  - Open Area of a minimum 1,000 m<sup>2</sup> in size to host large social gatherings and celebrations.

Page 86

- **5.3.5 West 45<sup>th</sup> Avenue Access** – *include a plan view similar to 5.3.3, 5.3.4, 5.3.6 – 5.3.8;*

Page 91

- **5.4 Public Art** – add: “Park Board approval is required for the location of any public art in the park.”;

Page 93

- *remove all references to relocate any trees onto the Cambie Heritage Boulevard;*

Page 94

- **5.7 Urban Forestry and Ecology** – remove: *“...In particular, the Vancouver Park Board encourages meadow plantings that offer seasonal colour and flowers from spring to fall for pollinator species...”;*

Page 95

- **5.8 Urban Agriculture** – *update language to acknowledge the Park will include a community learning garden but is not anticipated to include allotment for private gardens for individuals. Refer to rezoning condition #17 – “Design development to provide semi-private common outdoor spaces and urban agriculture facilities and for residents on the mid-rise roof-tops.”;*

Page 98

- **6.1 Civic Centre** – “The location of the Civic Centre at the northwest corner of the site establishes a clear identifiable presence along West 41<sup>st</sup> Avenue and connection to the neighbourhood...”;
- **6.1 Civic Centre** – “The Civic Centre building follows from the 2007 Oakridge Centre Policy Statement in providing a community centre, senior’s centre, library, youth centre, cultural facilities, out of school care, and childcare in one co-located facility...”;

Page 99

- *remove references to “Community Centre Construction Manual”;*

- 6.2.1 **Childcare** – “The childcare facility will be fully fit, finished, equipped and supplied to meet the intent of the City of Vancouver Childcare Design Guidelines, and Recreational Facility Technical Guidelines, with required outdoor space adjacent to the indoor space...”;
- 6.2.2 **Outdoor Areas** – *area figures to be updated and duplicate images to be removed*;

Pages 100-103

- *all graphics should be generic, black and white, with no reference to uses/functions to allow for continued design development*;
- 6.5 **Entries and Circulation** – *add “All entries and elevators shall meet the requirements of the Functional Program document – “Oakridge Civic Centre Requirements Update: Phase 2 Report (2018)” dated April 30, 2018 and prepared by Cornerstone Planning;*
- 6.6 **Drop off, Loading & Bicycle Parking** – Dropoff areas will be provided at grade along New Street and on the first level of underground parking. The underground drop-off will be organized around an elevator lobby area serving the Civic Centre. A loading area will be located on Level P3. Bike storage will be located on the first level below grade accessed via a separated bike ramp. Drop-off underground will be fully accessible from the general mall parking area and include spaces for the childcare and Handi-dart for seniors, and will be located such that drive aisles do not separate the drop-off spaces from the elevator lobby. At grade drop-off will be directly accessible to the Civic Centre main entrance. ~~General public parking for the centre will be integrated with retail centre parking. Dedicated Civic Centre parking will be located on the parking mezzanine level with additional parking located on Level P1.~~ Surface bike racks will also be provided in the Civic area. Loading, garbage, recycling, bike parking, and drop-off will meet the requirements of the Functional Program and Design and Technical Guidelines.;

Page 118

- 8.1.4 **Cambie Street and Cambie Heritage Boulevard** – ” • To enhance the pedestrian environment and express the dynamic scale and rhythm, Cambie sidewalks will be designed to include high quality stone banding in concrete sidewalks. The sidewalks will incorporate design concepts related to the building and coordinated with the Cambie Corridor Guidelines and Cambie Corridor Public Realm Plan.”;
- *remove all references to relocate any trees onto the Cambie Heritage Boulevard*;

Page 142

- 8.4.5 **Neighbourliness** – *remove: “• The portion of the New Park adjacent to the Terraces building will be designed with consideration for the privacy and outlook of residents including physical separation and security and appropriate adjacent finished levels...”;*

Page 143

- *add: “The interface and transition between the New Park and other land uses, including residential units that face onto the park, are subject to the approval of the General Manager of the Vancouver Board of Parks.”;*

Page 144

- **8.4.14 Bird Friendly Design Guidelines** – include reference to the City of Vancouver Bird Design Guidelines found at: <http://vancouver.ca/files/cov/appendix-a-bird-friendly-design-guidelines-rts-10847.pdf> for all buildings based on park integration within the development;

Page 149

- **Design Narrative** – add:
  - Outdoor Amenity Space to be located on a rooftop to maximize solar access and be directly accessed from the indoor amenity space as per the Housing Design and Technical Guidelines.
  - Balconies adjacent and over the Childcare outdoor rooftop playground to be designed to minimize the potential for objects to fall on the playground as per the Childcare Technical Guidelines.

Page 155

- all references to the “Pocket Park” adjacent to Building 5 should be replaced with “Cambie Street Steps Plaza”;
- **Design Narrative** – “• Design development will configure and shape the building floorplates, and sculpt the upper levels using stepbacks and other means reduce shadowing on the Transit Plaza and park and to consider the relationship to the adjacent existing Terraces building...”;

Page 163

- **Design Narrative** – add:
  - Outdoor Amenity Space to be located on a rooftop to maximize solar access and be directly accessed from the indoor amenity space as per the Housing Design and Technical Guidelines.
  - Balconies adjacent and over the Childcare outdoor rooftop playground to be designed to minimize the potential for objects to fall on the playground as per the Childcare Technical Guidelines.

Page 174

- **8.4.21 Precinct Building Heights** – Sub-Area 4 should be removed or indicated as “N/A” as the tower originally associated with it has been deleted. Note this is reflected on “Figure 8.3.21: Proposed Building Height Precinct Diagram”;

Page 176

- **8.5.2 Wayfinding** – add: “Wayfinding in the New Park shall be provided to the satisfaction of the General Manager of the Vancouver Park Board.”;

Page 178

- **8.5.5 Residential Parking** – add: “Each of the City-owned social housing buildings and the Civic Centre will have their own dedicated and secured parking with direct access to their respective elevator cores.”;
- **8.5.6a Commercial Valet Parking** – add: “The Civic Centre will have some parking, dedicated by easement, in the general mall parkade and is to be located immediately adjacent the Civic Centre lobby and elevator core.”;

Page 179

- 8.6 **Loading and Servicing** – “Commercial and residential use deliveries, service activity and waste/recycling collection will be located underground and positioned in three locations, plus dedicated waste, recycling and loading locations for each of the City’s housing parcels and the Civic Centre...”;

Page 185

- add: “9.11 Resiliency - The Civic Centre will be a gathering hub in the event of some types of natural disasters and will be built to the VBBL standard as a “High Importance” building.”