

WELCOME

We would like to talk to you about the future of Oakridge Centre, share how the design has evolved since the approved 2014 Rezoning, and collect your feedback.

Introductions



Project Vision



2014 Rezoning



2017 Design



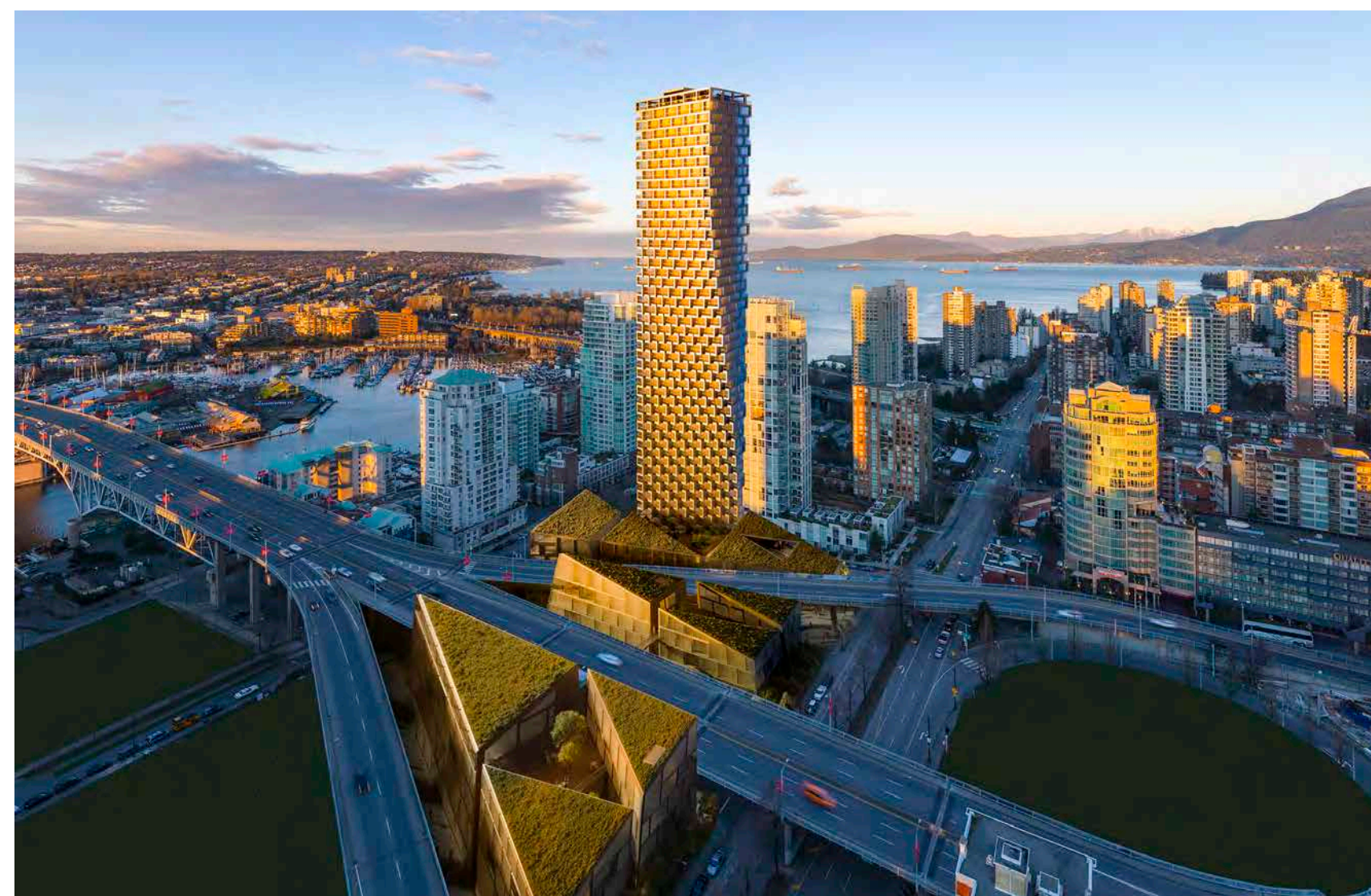
PROJECT TEAM

QuadReal



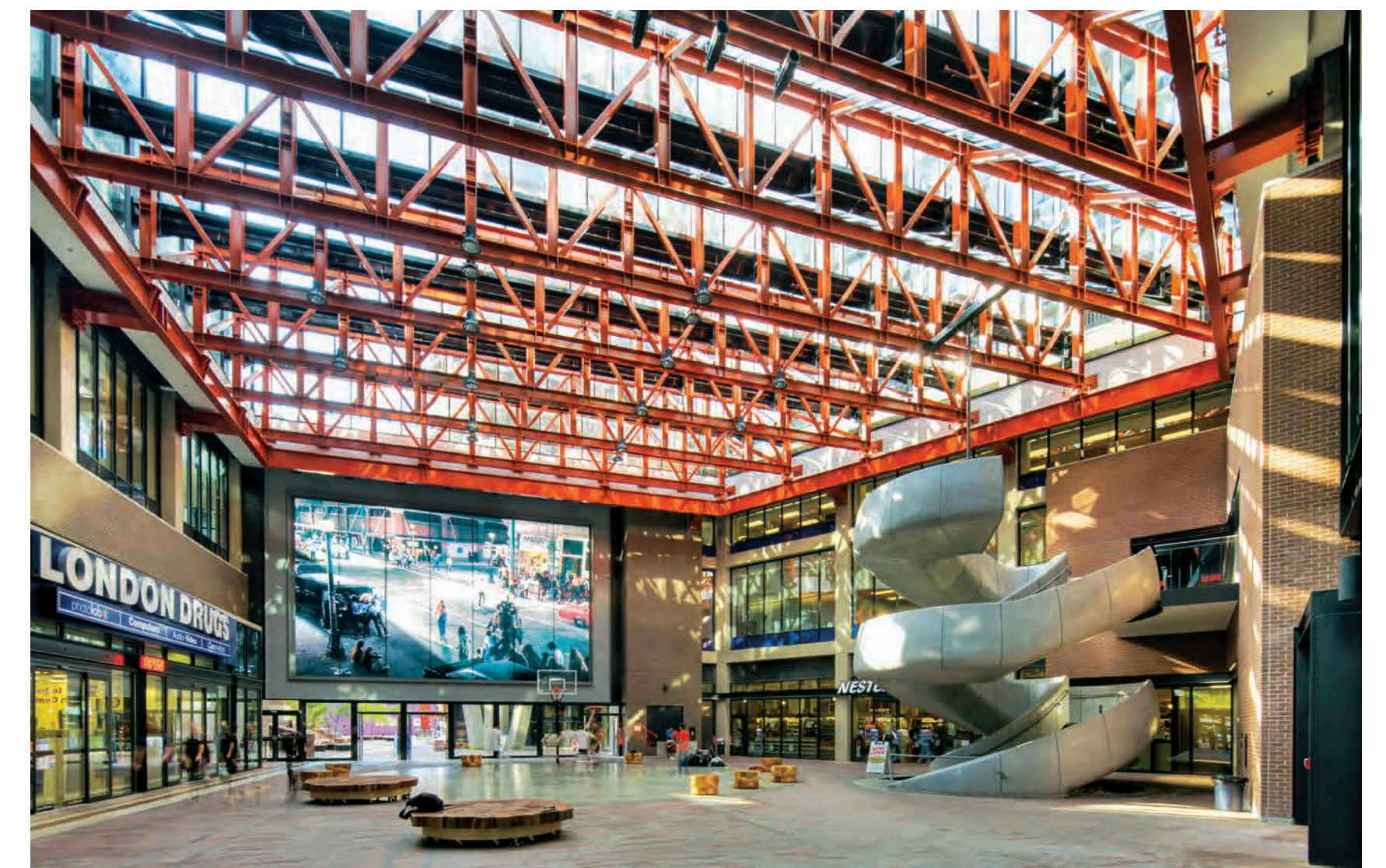
Headquartered in Vancouver, British Columbia, **QuadReal Property Group** is a Canadian real estate investment, development and management company operating on a global scale. The company's \$24.5 billion portfolio spans 23 Global Cities across 17 countries. QuadReal aims to deliver prudent growth and strong investment returns, and to create and sustain environments that bring value to the people and communities it serves.

Westbank



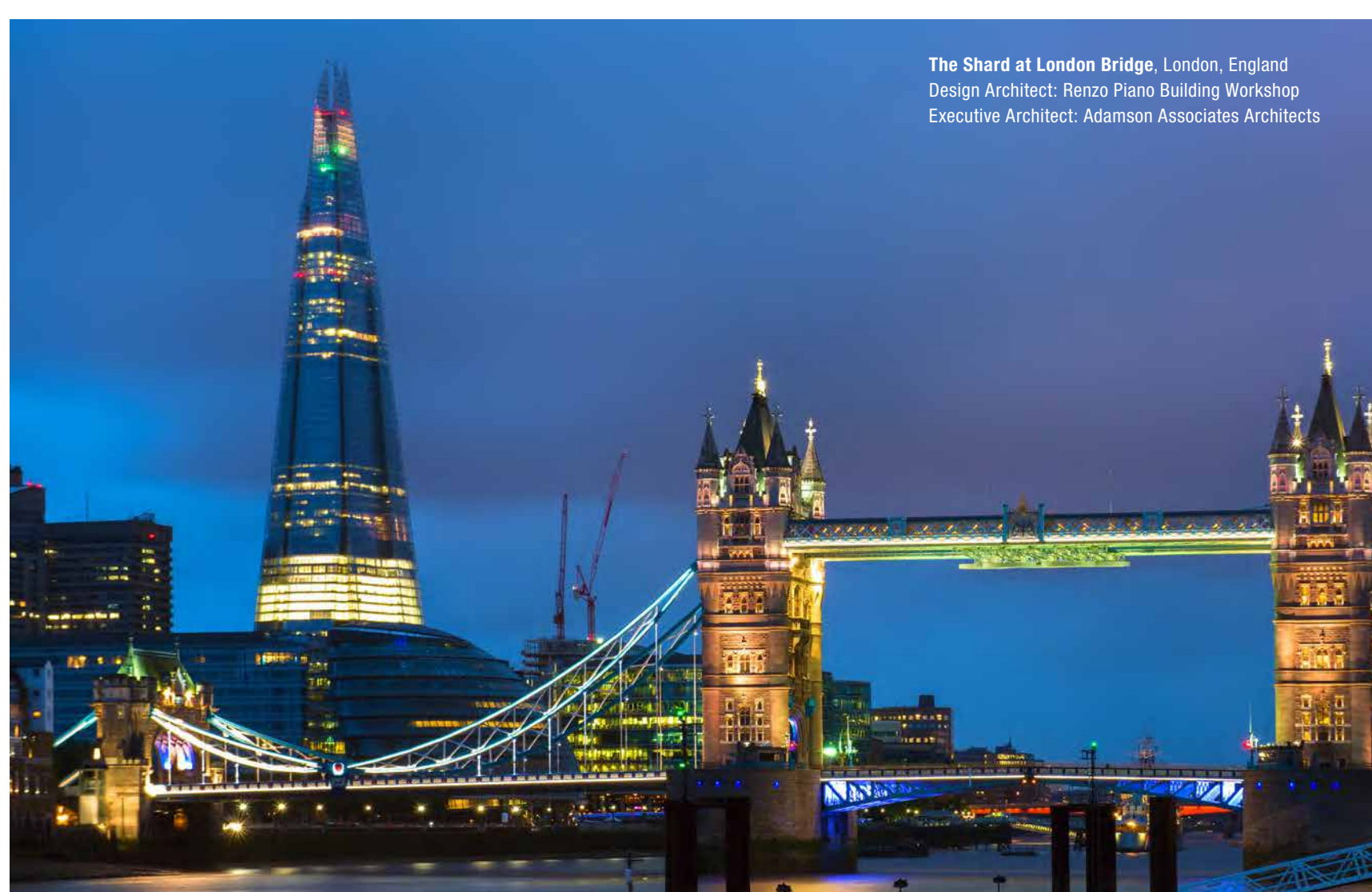
The core of **Westbank's** mission is to create a body of work with a high degree of artistry that helps foster more equitable and beautiful cities. Westbank is active across Canada and in the United States, with projects including residential, hotels, retail, office, rental, district energy, affordable housing and public art. Established in 1992, they are one of North America's leading developers, with offices in Vancouver, Toronto, Seattle, Shanghai, Beijing, Taiwan, Tokyo, Hong Kong, Shenzhen and Chengdu, and over 25 billion dollars of projects completed or under development.

Henriquez Partners Architects Design Architect



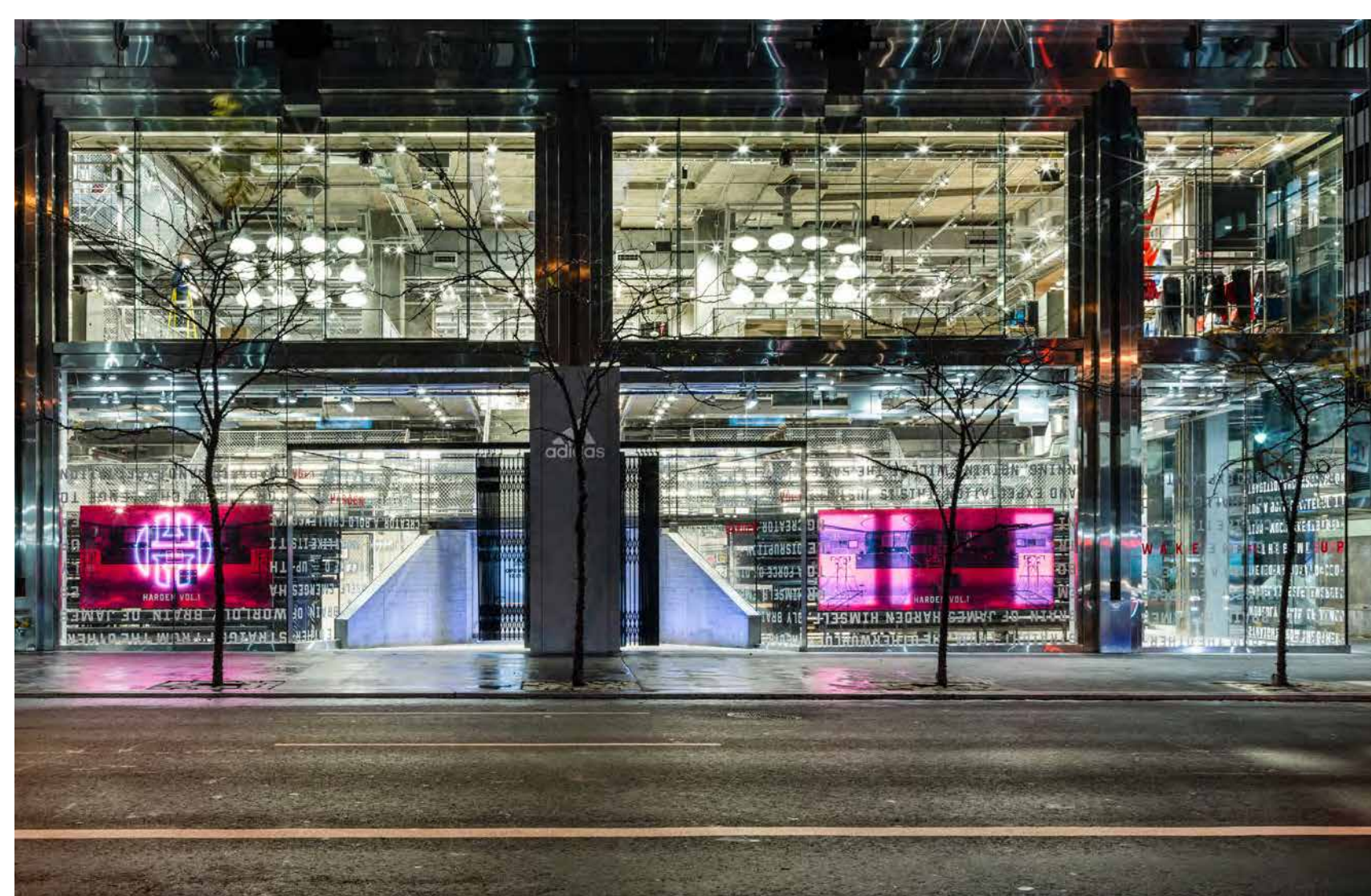
Henriquez Partners believe that socially responsible community development and environmental stewardship are the foundation of good design. The firm has consistently demonstrated the ability to manage projects from design through to construction and the technical expertise to create structures that stand the test of time.

Adamson Associates Executive Architect



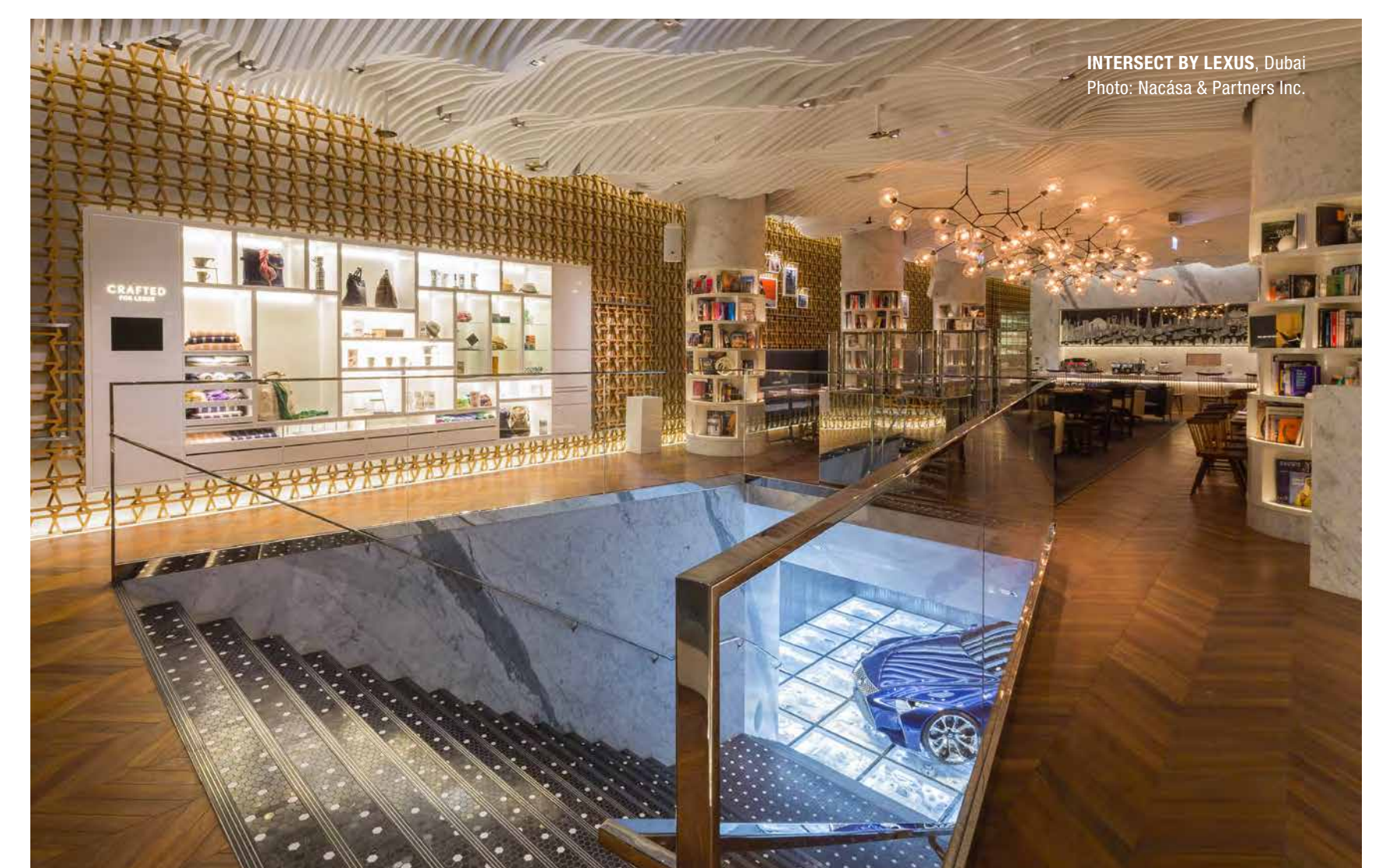
Adamson Associates Architects is a full-service Architectural Practice located in Toronto, Canada. Established in 1934, Adamson Associates is noted for its long tradition of design excellence and technical expertise. The firm has developed a diverse portfolio of projects in Canada, the United States and around the world, encompassing projects in a wide range of sectors including commercial; cultural; hotel and residential; institutional; and large-scale, mixed-use development sites.

Gensler Architecture Retail Architect



Gensler is a global architecture, design and planning firm with 44 locations and more than 5,000 professionals networked across Asia, Europe, Australia, the Middle East and the Americas. Founded in 1965, the firm serves more than 3,500 active clients in virtually every industry. Gensler designers strive to make the places people live, work and play more inspiring, more resilient and more impactful.

Wonderwall Interior Designer



Wonderwall is an interior design firm founded by Masamichi Katayama and is known for its unconstrained approach in actualizing design concepts while respecting conventional and traditional design philosophies. Their strength lies in the ability to conceptualize distinctive environments that enhance the vision and branding clients aspire, creating environments that touch the subconscious of the consumer and occupant. www.wonder-wall.com

OAKRIDGE HISTORY

Originally owned by the Canadian Pacific Railway, the site was part of one of the last undeveloped parcels of land in Vancouver. Woodward's purchased the property and, in 1956, Oakridge Centre became the first comprehensive Development (CD-1) rezoning approved in the city.

Four stand-alone buildings are constructed with open air walkways including a two-storey Woodward's department store. The mall is located at the centre of the site and surrounded by a field of parking with no relationship to the surrounding context – a pure expression of the suburban model of development.



Cambie & W 41st Site, 1948



Oakridge Centre, 1960

Oakridge Today

A renovation in the 1980's converted the open air mall into what is currently among the most successful malls in Canada. Mixed use components of office, residential and community amenities were added at the corner of W 41st Avenue and Cambie Streets. As well, the roofs were converted to parking decks.

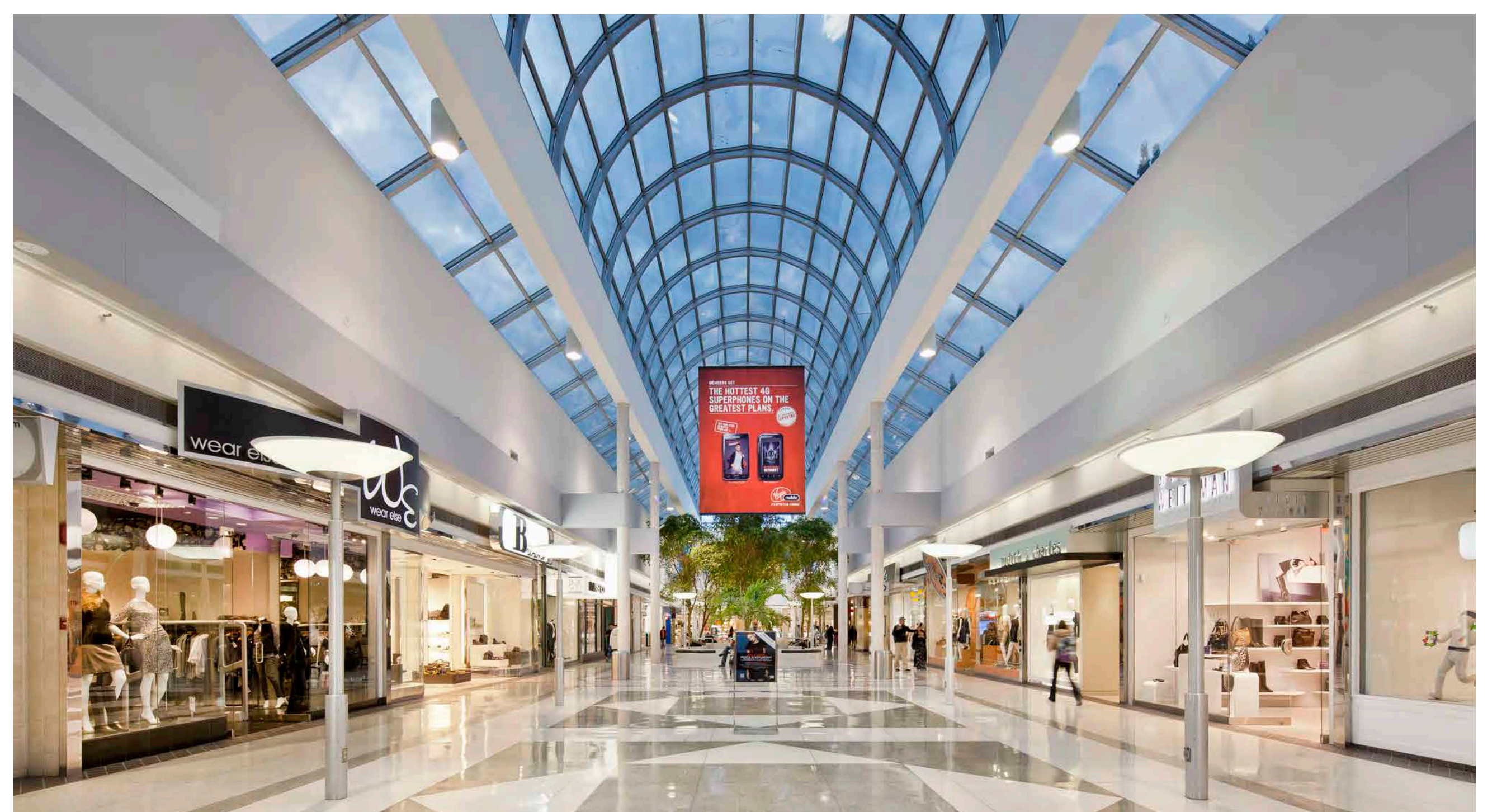
In 2009, the completion of the Canada Line along Cambie Street connecting Vancouver to Richmond transformed the potential of the site by placing it at a

major transit node. In keeping with City policy encouraging density at transit nodes the team applied for rezoning in 2011 to significantly increase the area of the mall, office, community amenities and residential density.

In 2014 the rezoning was approved after 2 years of intensive public consultation and design collaboration with City staff.



Site Aerial Plan



Oakridge Centre Interior, Today

WE ARE MOVING FORWARD UNDER THE 2014 REZONING

Oakridge Centre has been the retail centre of Vancouver's westside community since the 1950's but the introduction of the Canada Line in 2010 created an opportunity to re-envision the site as a new civic heart for the neighbourhood beyond its commercial role. The introduction of significant residential, office, community amenities, a 9-acre public park, and public art has the potential to transform the site from a local mall into a vibrant complete community.



Rezoning 2014

Approval of 2014 Rezoning

In 2014, Council approved the rezoning of the Oakridge lands. The approved redevelopment is set to transform the 28.3 acre site consisting of a 1950's era mall surrounded by surface parking into an urban multi-use development appropriate to its location at a major rapid transit station. The project provides a mix of office, retail, residential and enhanced community amenities such as a community centre and a 9-acre public park.

Community Consultation

An extensive 2-year public consultation process shaped the design. A series of six open houses (including four led by the City) were attended by 33,000 people, comprising local area residents and the broader community.

Refinement of Architectural Design & Target Departs Canada

The enactment of the rezoning bylaw was put on hold as the team investigated options to mitigate some constructability concerns including the presence of an aquifer that restricted the excavation of the underground parking, and to re-strategize after the departure of Target.

Oakridge Ownership Changes

In February of 2017, QuadReal purchased the site from the previous owner and engaged Westbank as its partner. Together, they are committed to taking the project to completion under the 2014 rezoning, with a refined design and even stronger vision.

Enactment & Development Permit Submissions

We intend to complete enactment of the rezoning by summer 2018 and apply for development permits later in 2018.

PROJECT VISION

The project that we are introducing to you today represents an evolution of the 2014 rezoning that responds to the neighbourhood's and City's concerns as outlined in the 2014 Policy Report while still conforming to the parameters of the approved 2014 rezoning.



Preliminary Development Permit 2017

We were able to greatly improve the urban integration and the accessibility of the new Public Park by reducing the amount of retail density. Now, over 2.3 acres of at grade park is located along W 41st Avenue and fronts the relocated Civic Centre and much of the elevated park is now one level above grade.

As a condition of the 2014 rezoning, the City has asked the team to prepare a Preliminary Development Permit application, which is a summary of high level urban design parameters, that is expected to be issued in late February 2018.

This process will allow for further community and City input prior to formal Development Permit submittals later in 2018. Another City-led Open House will take place in the Spring subsequent to the application where the project will be shown in more detail and the public can provide their feedback.

Parallel to this process, we are working with the Parks Board on the design of the Park space. Please see their Open House presentation across the room.

PROCESS

The rezoning was approved in 2014 and the current design complies with the bylaw. Next steps: the Preliminary Development Permit will provide opportunities for public input including a Public Open House.

October 2012	Submission of Rezoning Application <ul style="list-style-type: none"> Ivanhoe Cambridge and Westbank submits rezoning application for a comprehensive mixed-use redevelopment of the Oakridge Centre site.
October 2012 – February 2014	Community Consultation <ul style="list-style-type: none"> Over 30,000 community members engaged and consulted via direct meetings, open houses and kiosk presentations.
March 2014	Approval of Rezoning Proposal <ul style="list-style-type: none"> City Council approves final Rezoning Application at Public Hearing.
April 2014 – December 2014	Refinement of Architectural Design <ul style="list-style-type: none"> Continued design refinements to improve project and resolve phasing / constructibility issues.
January 2015	Target Announces Departure from Canada <ul style="list-style-type: none"> Target officially announces closing of 133 stores across Canada, including anchor location in Oakridge Centre.
January 2017	Oakridge Ownership Changes <ul style="list-style-type: none"> QuadReal enters agreement to purchase Oakridge with Westbank as its partner.
April 2017	New Oakridge Vision Introduced to City <ul style="list-style-type: none"> Plans for Oakridge Redevelopment introduced to City. Plan envisions the provision of food, housing, transit, retail, public art, civic space within the dynamic Cambie and W 41st Avenue transit hub.
April 2017 – December 2017	Ongoing Design Improvements
December 2017	Public Open House <ul style="list-style-type: none"> Modified plans for Oakridge Redevelopment unveiled to the community. Parks Board Public Open House
February 2018	Preliminary Development Permit Application <ul style="list-style-type: none"> Whole site urban design guidelines. UDP Information Session
March 2018	City-led Open House
April 2018	Urban Design Panel
May 2018	DP Board and Parks Board Approval
Spring / Summer 2018	Enactment
June 2018 – December 2018	Subsequent Development Permit Submissions

WE ARE HERE

IMPROVEMENTS SINCE THE 2014 DESIGN



IMPROVEMENTS SINCE THE 2014 DESIGN

The original approved 2014 design resulted from two years of consultation with the public and city staff. The current design represents an evolution of the 2014 design that improves the public realm and enhances the public amenities being provided.

How is the current proposal better than the one approved in 2014?

A The project now has a portion of the public park at grade

It includes 2.5 acres of park located at grade at the northwest and southeast corners of the site.

B More accessible and better located public park

Most of the public park is now located either at grade or one level above grade. The connections between levels have been made more generous and include an amphitheatre stair for events.

C Relocated Civic Centre with its own park space

A 50% larger (102,270ft²) Civic Centre is now located at W 41st Avenue with more visibility and access to the surrounding neighbourhood and fronts onto a new Civic Park at grade complete with an amphitheatre that doubles as a staircase to the public rooftop park.

D The mall will remain in operation during construction

A significant amount of the existing mall will remain to continue to serve the neighbourhood residents, preserve jobs and reduce construction waste and the associated impact to the environment.

E Faster Schedule

Construction has been reduced from 8 years to approximately 6.5 years, reducing impact on the Terraces and the surrounding neighbourhood.

F Faster Schedule

The same Community Amenity Contribution delivered more quickly.

G Residential heights have been preserved and relationship to Terraces building improved

The project has one fewer residential building and tower massing has been shifted away from the Terraces building. Urbanity is preserved with continuous perimeter streetwalls providing a mix of unit types and affordability among its 2,000 units. Tower buildings now 'emerge' as vertical extensions of the park, unifying the built form with nature.

H Rooftop dining experiences will animate the park

An international food hall and a boutique dining pavilion will form centrepieces for the park bringing people up above to dine in a natural setting. Dining options will emphasize local chefs and food.

I The transit station and plaza will be celebrated through a wider access and a civic scale canopy.

RESPONDS TO THE CITY'S CONDITIONS OF APPROVAL



RESPONDS TO

THE CITY'S CONDITIONS OF APPROVAL

The 2014 Rezoning itemized a number of design development conditions requiring resolution prior to approval of a development application. The updated design proposes modifications that address several of the major form impacting conditions.

Response to the Conditions of Approval of Form of Development

A *Design Development to Building 4 (previously 13) and 5 – Reduce shadowing and improve relationships with the existing Terraces Building*

Building 4 has been moved to the north to front W 41st Avenue away from the Terraces. Building 5 no longer has an Office podium, greatly reducing the proximity to the Terraces at the base.

B *Design Development to introduce greater articulation and terracing to mid-rise buildings along Cambie Street and W 41st Avenue*

Buildings along Cambie and W 41st Avenue are proposed to have significant terracing as a result of the expression of the buildings emerging from the park.

C *Design Development to configure and shape the mid-rise and residential tower of Building 2 to improve morning sun on the neighbourhood plaza*

Building 2 has been moved to the west into Zone 14 to greatly improve sun access to the plaza and park and create a much larger corner access stair / terraces up to the park. The park now has a clear connection to grade at the south end of the site. The tower is kept at the original Zone 2 height.

D *Design Development to strengthen the expression of the 'hilltop town' analogy and 'earthwork' concepts*

The project is conceived such that the buildings emerge organically from the park surface, terracing from grade and the rooftop park into sinuous tower forms. We have introduced terracing at the west end of Building 11 to acknowledge the connection to the neighbourhood at this location and reduce shadowing on the new Civic park. The height of the massing is proposed to shift to the east to accommodate the terracing.

E *Design Development to bring the expression of green and the presence of the rooftop park down within the northwest area of the shopping centre*

A Civic Park has been located at grade together with a generous amphitheatre stair leading up to the rooftop park.

F *Design Development to ensure that the entirety of the Civic centre can be constructed in one phase early in the development*

The Civic Centre was relocated to the northwest corner of the site and collocated with affordable housing such that it is in the first phase of development.

G *Design Development to Building 4 to eliminate the overhang of the High Street*

Building 4 has been eliminated.

H *Design Development to reduce the size of the water feature in the rooftop park*

A pond is no longer proposed, but the design of the park is undergoing a Park Board-led process, which may lead to the incorporation of water features.

CONFORMS TO

2014 REZONING



CONFORMS TO

2014 REZONING

The project has introduced significant improvements to the 2014 design while complying with the parameters of the approved 2014 rezoning.

Conforming to & Improving on the 2014 Rezoning

1 Uses

The proposed uses will be per the approved Rezoning Bylaw

2 Floor Area

The proposal does not exceed the floor space ratio limit of 3.71 FSR and conforms to all density limits

3 Height

The location of all proposed buildings generally conform to the Sub-Areas described in the Rezoning Bylaw and the heights of all proposed buildings conform to the Rezoning Bylaw

4 Park

The Rooftop Park design quality and usable area exceeds the approved 2014 application

5 Office

A minimum of 39,000 square metres will be provided per the Rezoning Bylaw

6 High Street

The High Street is proposed as an exterior pedestrian street per the approved 2014 application

7 Transit Plaza & Mall Entry

8 Sustainability

District Energy Plant

9 Distance to Residential Terraces Increased

The tower behind the existing offices building has been shifted further from the Terraces building towards W 41st Avenue.

10 Park Access from 45th Ave. is Significantly Wider

The SW corner of the access is opened up to make a stronger connection to grade and allow sunlight into the rooftop park. To achieve this, the podium at this location was reshaped and the tower relocated to the west along High Street.

11 Sculpted Massing to Maximize Sunlight

The massing of the mid-rise buildings to the south of the at-grade park have been sculpted to allow for more sunlight. This resulted in a shift of height to the east.

12 Tower Roof Canopies for Potential Solar Panels and Irrigation Water Collection

Community Amenity

13 Park

6 acres of Park dedication
3 acres of Park SROW
2.5 acres of Park now at grade
including:
Walking path, community garden and urban forest

14 Civic Centre

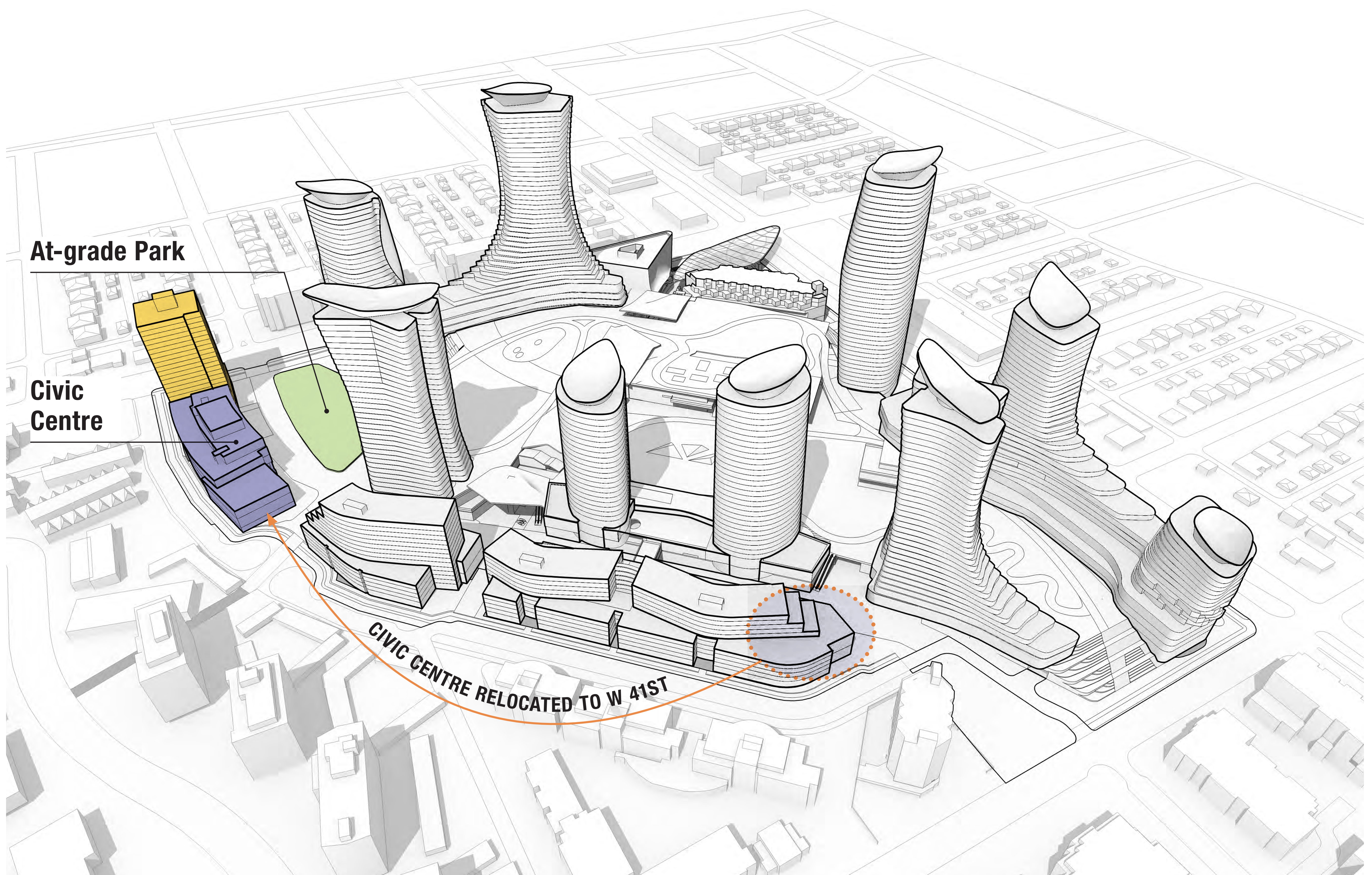
Community Centre
Library
Daycare

15 Affordable Housing

290 units of Social Housing
290 units of Secured Market Rental Housing

CIVIC CENTRE

The Civic Centre proposed for the Oakridge redevelopment has been enlarged by 30,000 ft². The Centre will be centrally located off W 41st Avenue, adjacent to a community park, and feature a library, childcare, community centre and performance space. Social housing, including studio, 1-bedroom and family-sized units, will be integrated with the Civic Centre building.



- Enlarged Civic Centre
- Social Housing
- At-grade Park
- Re-located Civic Centre

2014 REZONING

The project approved in 2014 established the site as a new Municipal Town Centre appropriate for its location at a major transit node at the geographic centre of Vancouver.

It consisted of over 4.5 million ft² of mixed use development including 1.4 million ft² of retail, 425,000 ft² of office, 2.7 million ft² of residential and a 70,000 ft² Civic Centre. Furthermore, a 9-acre public park blanketed the site and roof, made possible by locating parking below grade. A second level of retail was added as well as an outdoor pedestrian High Street and new residential street along the southwest edge of the site. The site provided over 2,900 residential units of which 290 were rental and 290 social housing. The public amenity included a Community Centre, Library, Daycare and Senior space.



2014 Rezoning	Gross Leaseable Area	Gross Floor Area
Commercial	1,193,490	1,384,716
Office	385,770	424,260
Amenity	N/A	70,000
Residential	N/A	2,761,388
Total Area	1,579,260	4,570,364
FSR		3.71

Public Benefits	Proposed
Civic Centre – Community Centre, Library & Daycare	70,000
Affordable Housing (10% of units)	290 units
Market Rental (10% of units)	290 units
District Energy Plant	
Park Dedication	6 acres
Park SROW	3 acres

Residential Units	Units
Market	2,334
Market Rental	290
Affordable	290
Total	2,914

Parking (2014)	Proposed
Retail	4,031
Office	785
Civic	195
Residential	1,560
Total	6,571

2017 DESIGN

The current design proposed to proceed to Development Permit represents a significant design evolution resulting in greater urban and spatial integration between the retail, the park, the residential and the surrounding urban context.

The decision to reduce the increased retail program of the mall has created opportunities to greatly improve the design of the parks including the provision of an at grade civic park along W 41st Avenue and allowing for more generous connections to the park above the mall. The second floor of the mall is reduced in size from the 2014 design creating more variation in park levels. The Civic Centre has been relocated in front of the at grade park which serves as a space for events and recreation. The residential has also been reconceived to emerge out of the landscape, blurring the transition between nature, podium and tower into an organic whole.



2017 Design	Gross Leaseable Area	Gross Floor Area
Commercial	941,438	1,197,744
Office	434,896	434,896
Amenity	N/A	102,270
Residential	N/A	2,761,388
Total Area	1,376,334	4,394,028
FSR		3.57

Public Benefits	Proposed
Civic Centre – Community Centre, Library & Daycare	102,270
Affordable Housing	290 units
Market Rental	290 units
District Energy Plant	
Park Dedication	6 acres
Park SROW	3 acres

Residential Units	Units
Market	± 2000
Market Rental	290
Affordable Housing	290
Total	± 2,580

Parking (2017)	Proposed
Retail	2,870
Office	805
Civic	195
Residential	1,460
Total	5,330

2014 REZONING RENDERINGS



Aerial View Looking Southeast



Aerial View Looking North

2017 PROPOSAL RENDERINGS



Aerial View Looking East



Aerial View Looking North

DESIGN RATIONALE

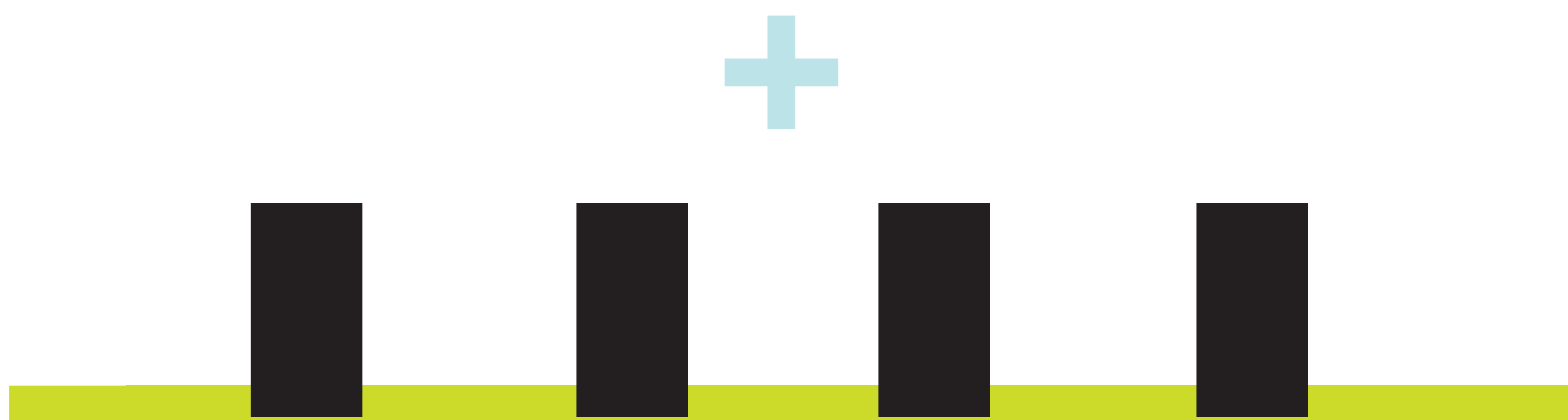
Oakridge is a hybrid of the positive aspects of the following urban design strategies that integrate nature within the city:



Hilltop Town
Using topography and tower forms to bridge the urban and the landscape



Garden City
Integrate nature within the urban environment

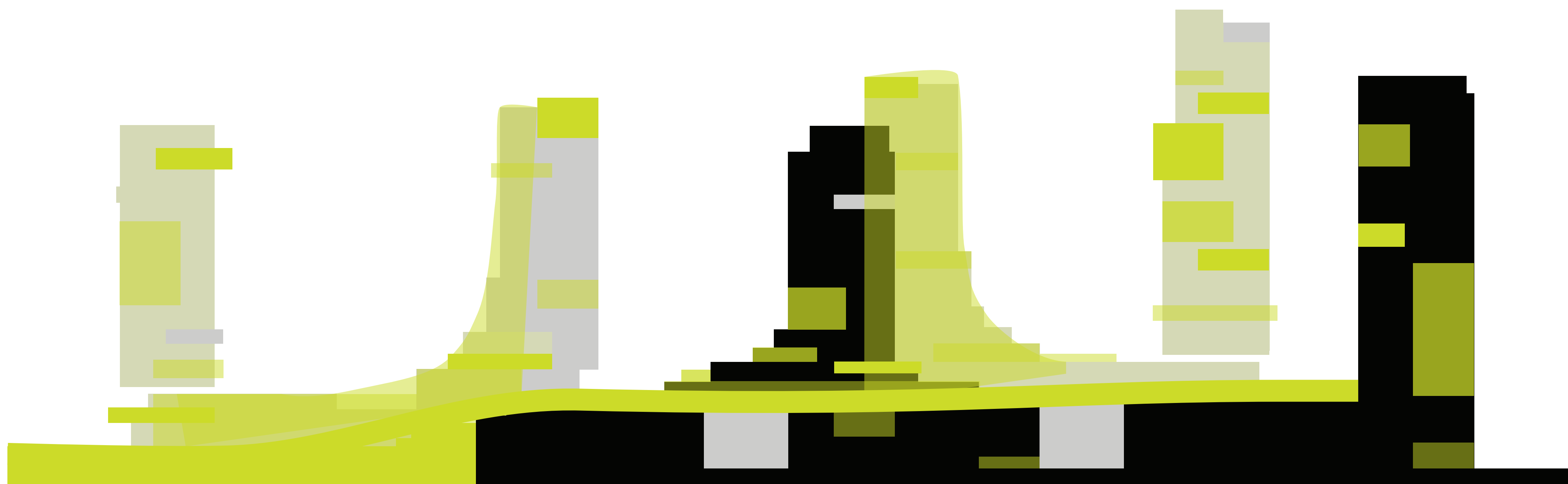


Radiant City
Tower forms add density while freeing the ground plane for nature and allowing for more light.



Urban Streetwall
Provide a retail streetwall with residential above to reinforce a vibrant street

An Organic & Topographical Approach



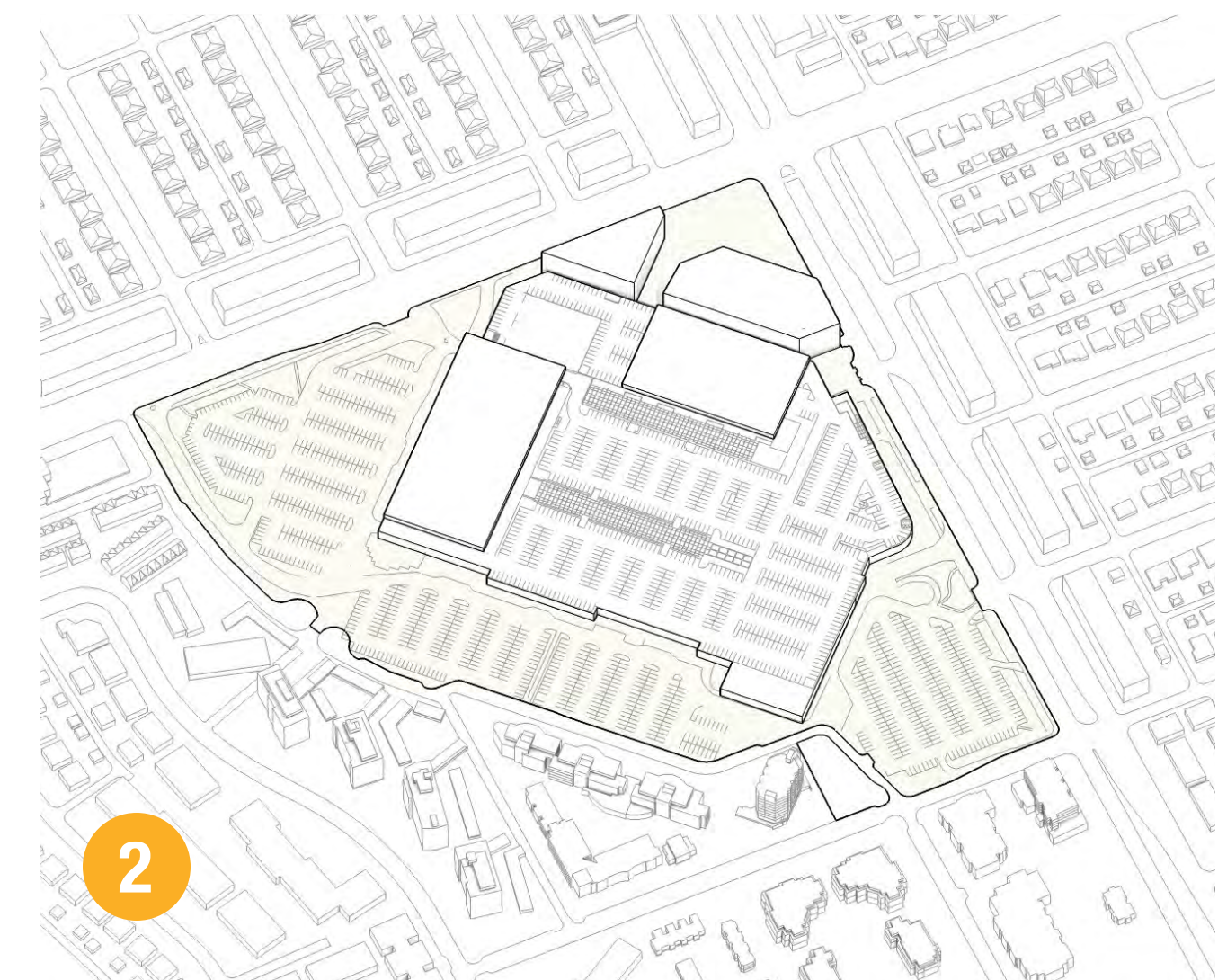
Oakridge
A vibrant street oriented design that integrates nature and topography to create a variety of experiences for the public and provides places for people to live, shop, work, and play at a major transit node.

DESIGN RATIONALE

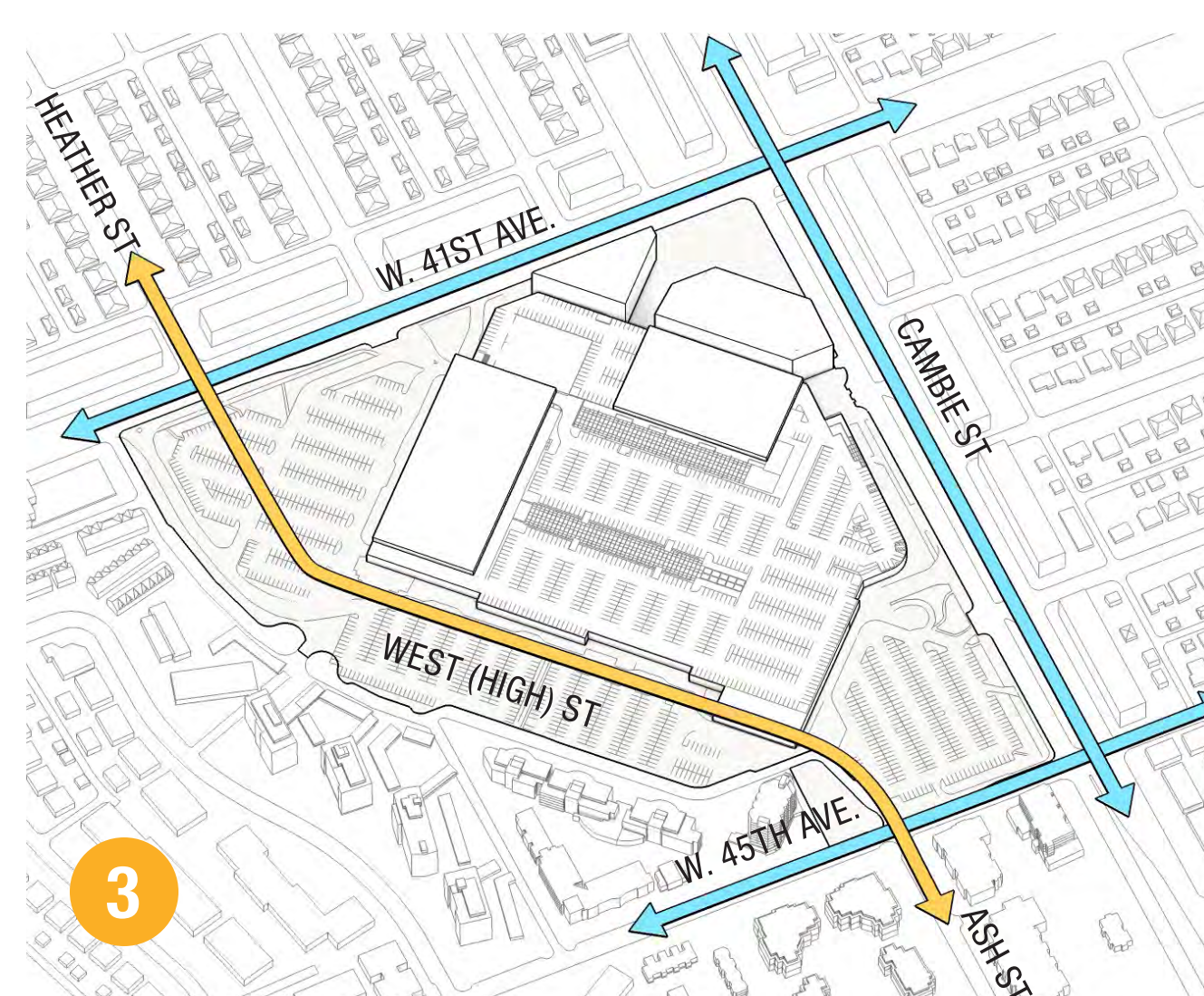
The original site was part of one of the last parcels of privately owned first growth forest within the City of Vancouver. In the 1950's the forest was razed and replaced with a typical suburban mall surrounded by parking completely detached from the urban fabric. The following series of diagrams illustrate how the new project re-establishes connections to the neighbourhood, reinforces its urban streetwalls and reintroduces the lost landscape.



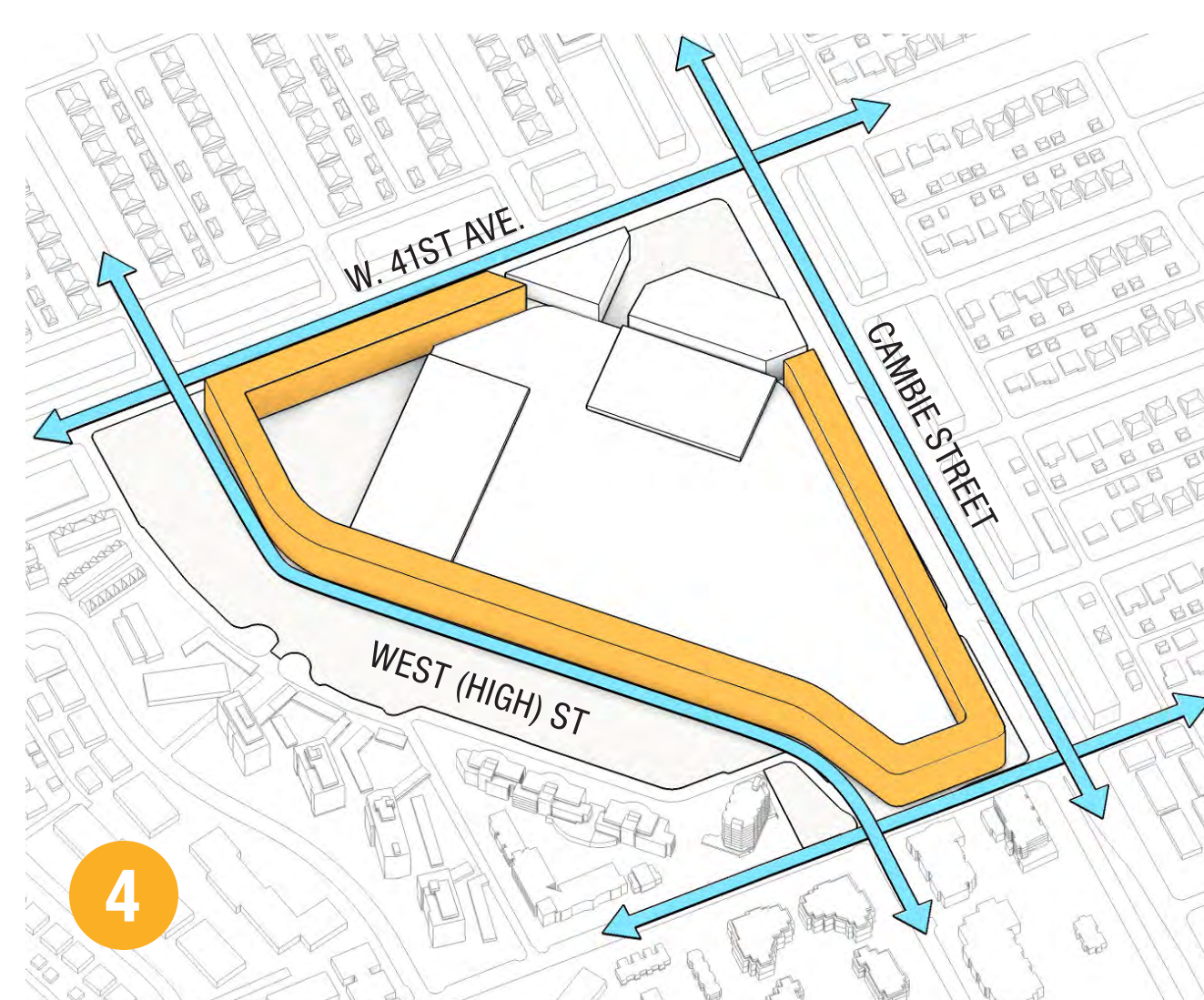
1 1948 first growth forest park within the city grid.



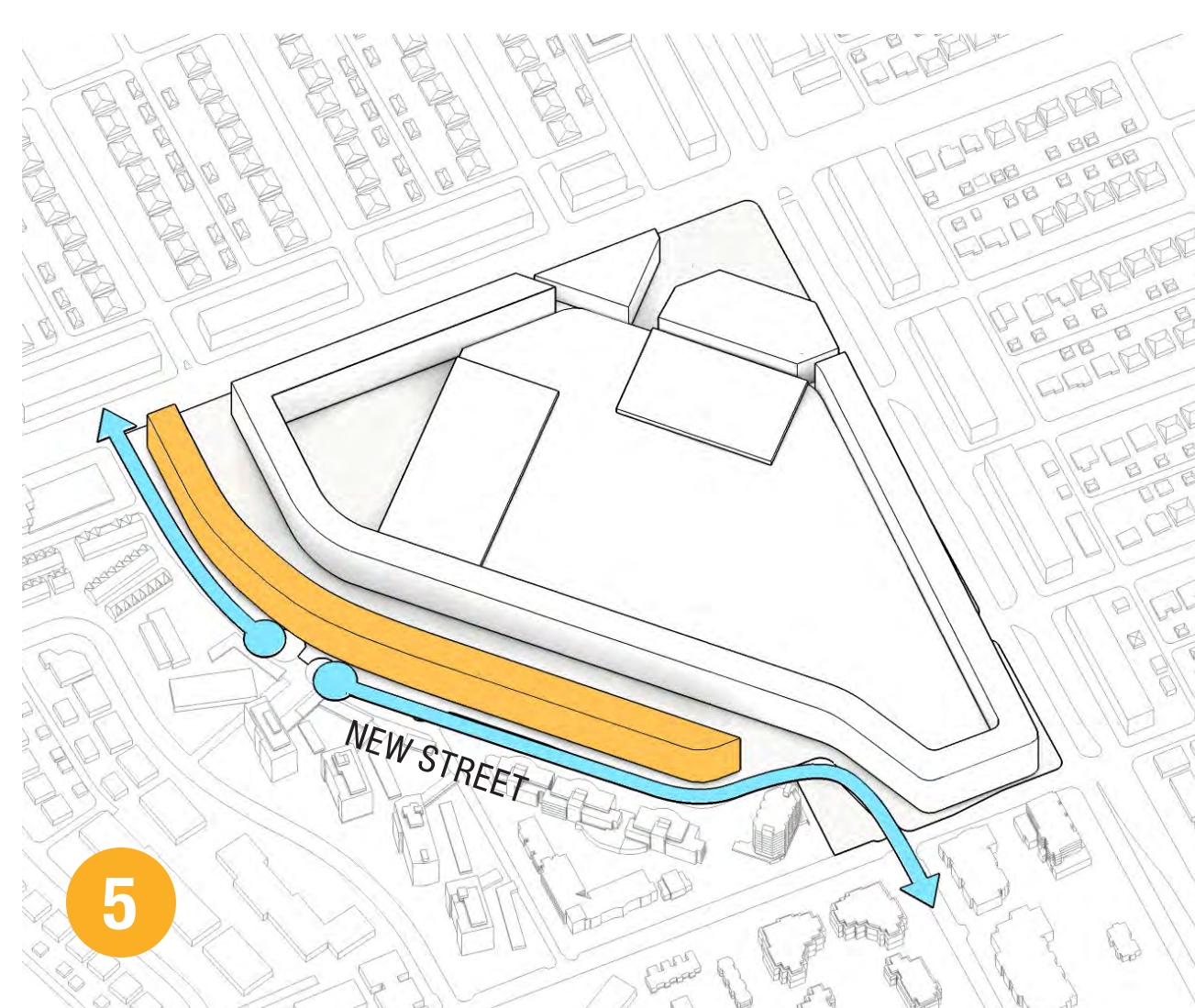
2 1950–1980: Site razed for suburban mall surrounded by parking lots.



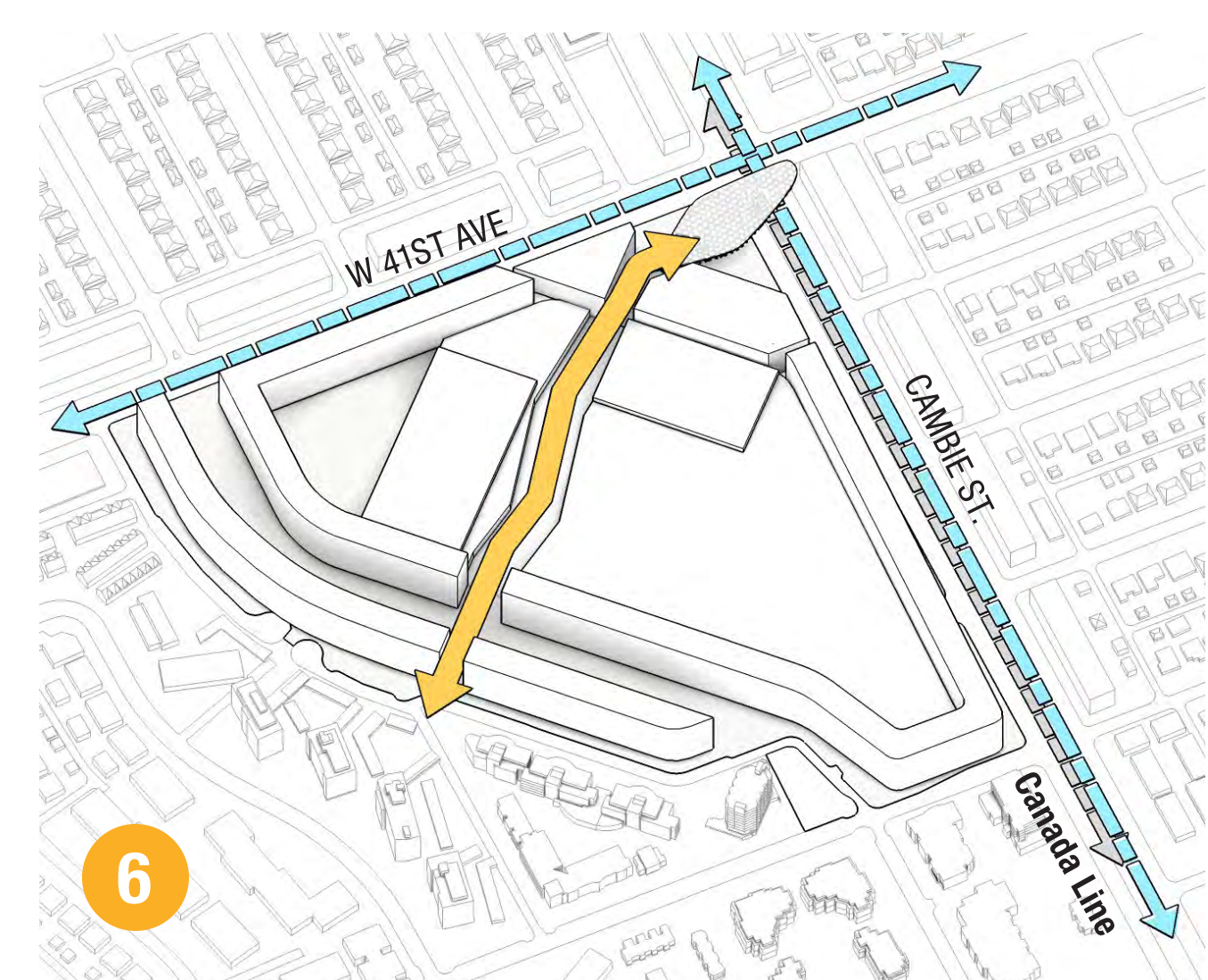
3 Introduction of West (High) Street to establish third major urban street.



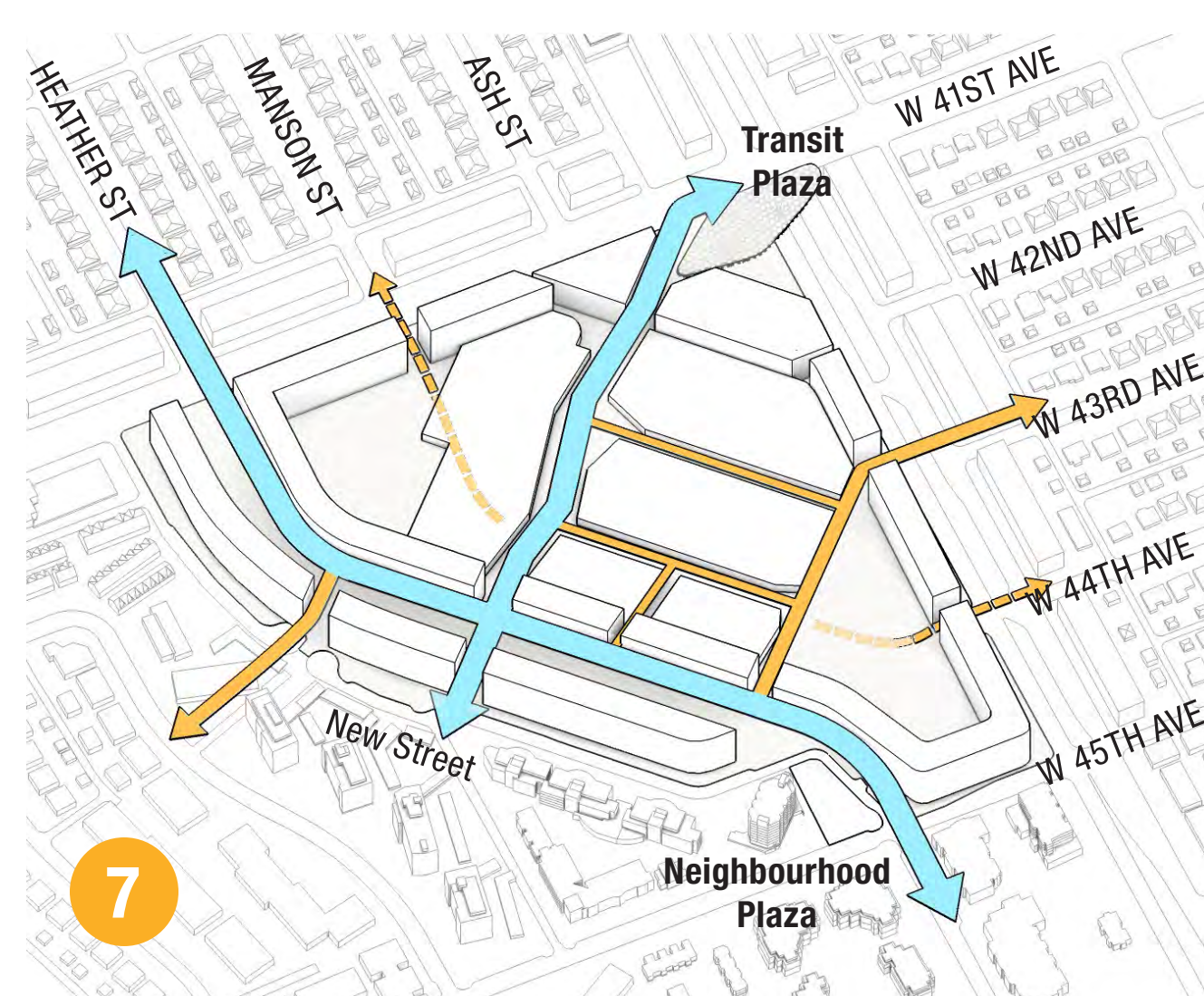
4 Establish new urban streetwalls along Cambie, W 41st Avenue, and High Street.



5 New street is established to transition to the residential neighbourhood, providing access for buildings to the west and new Oakridge townhomes.



6 The primary connection from the neighbourhood to the transit plaza is created through the site. A sculpted canopy reinforces this connection.



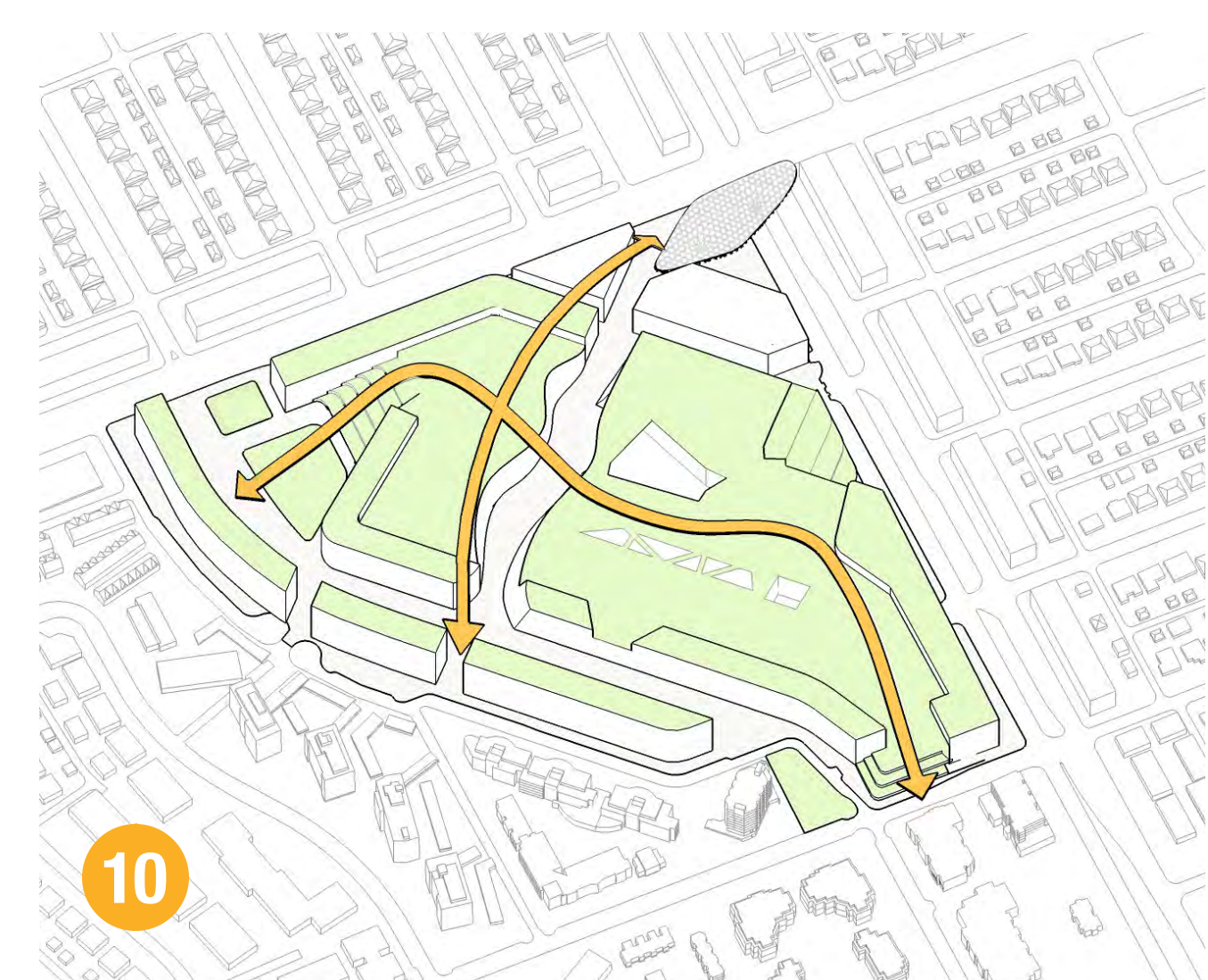
7 Secondary paths are established to connect to the existing street network locating plazas at major nodes.



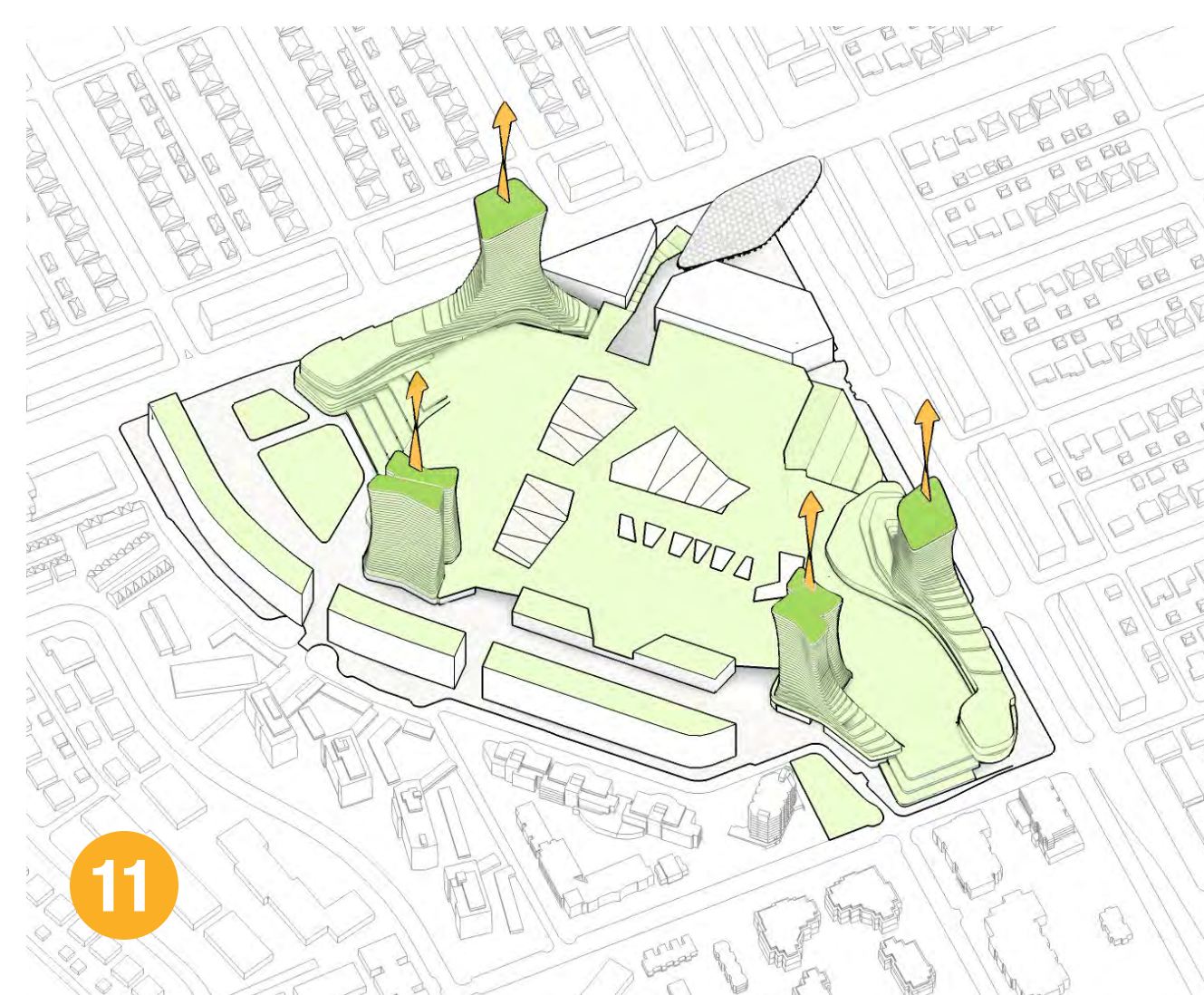
8 Reintroduction of lost landscape and topography.



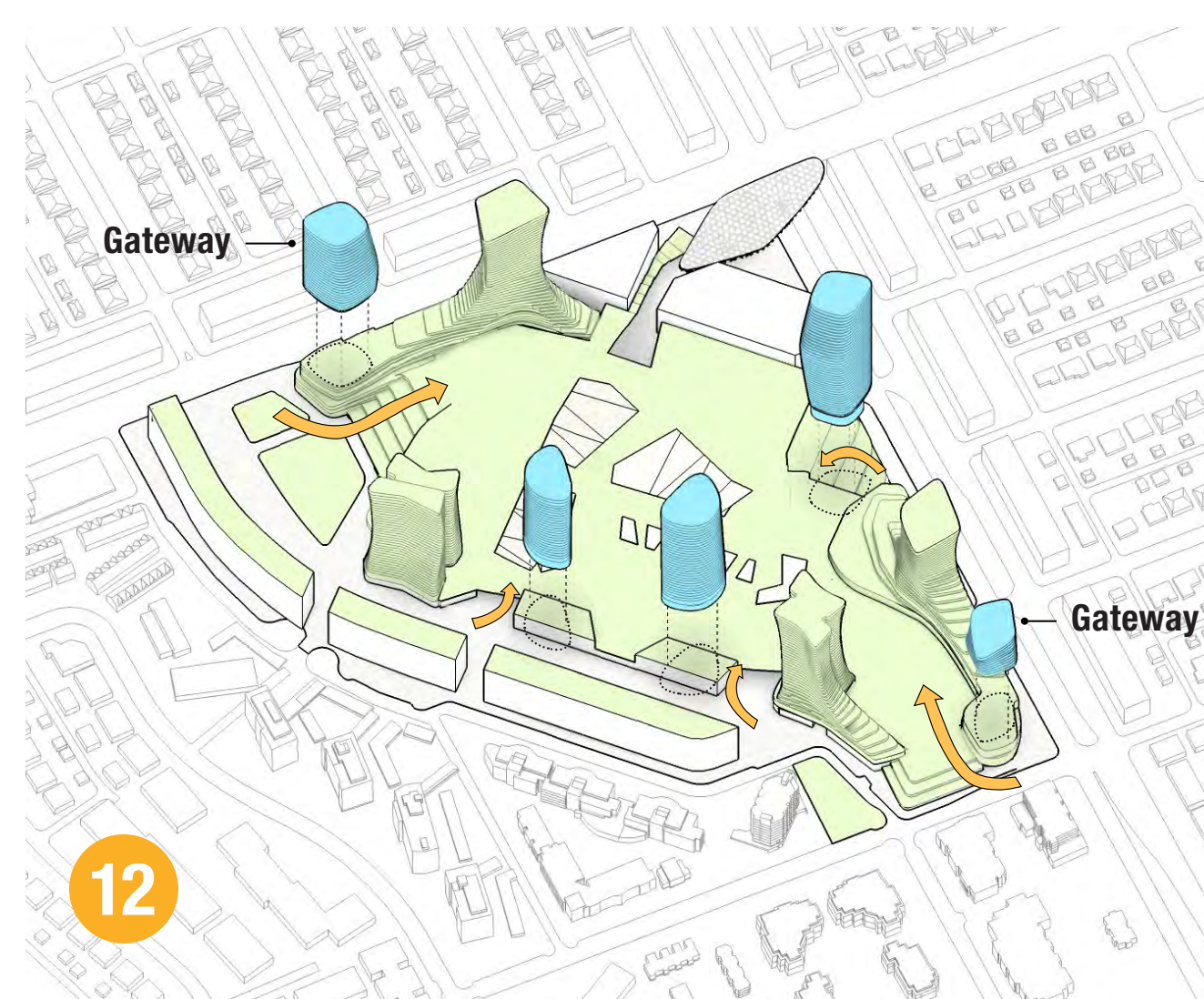
9 New landscape sculpts the buildings. Lateral and vertical connections from the city to the park are carved from the landscape.



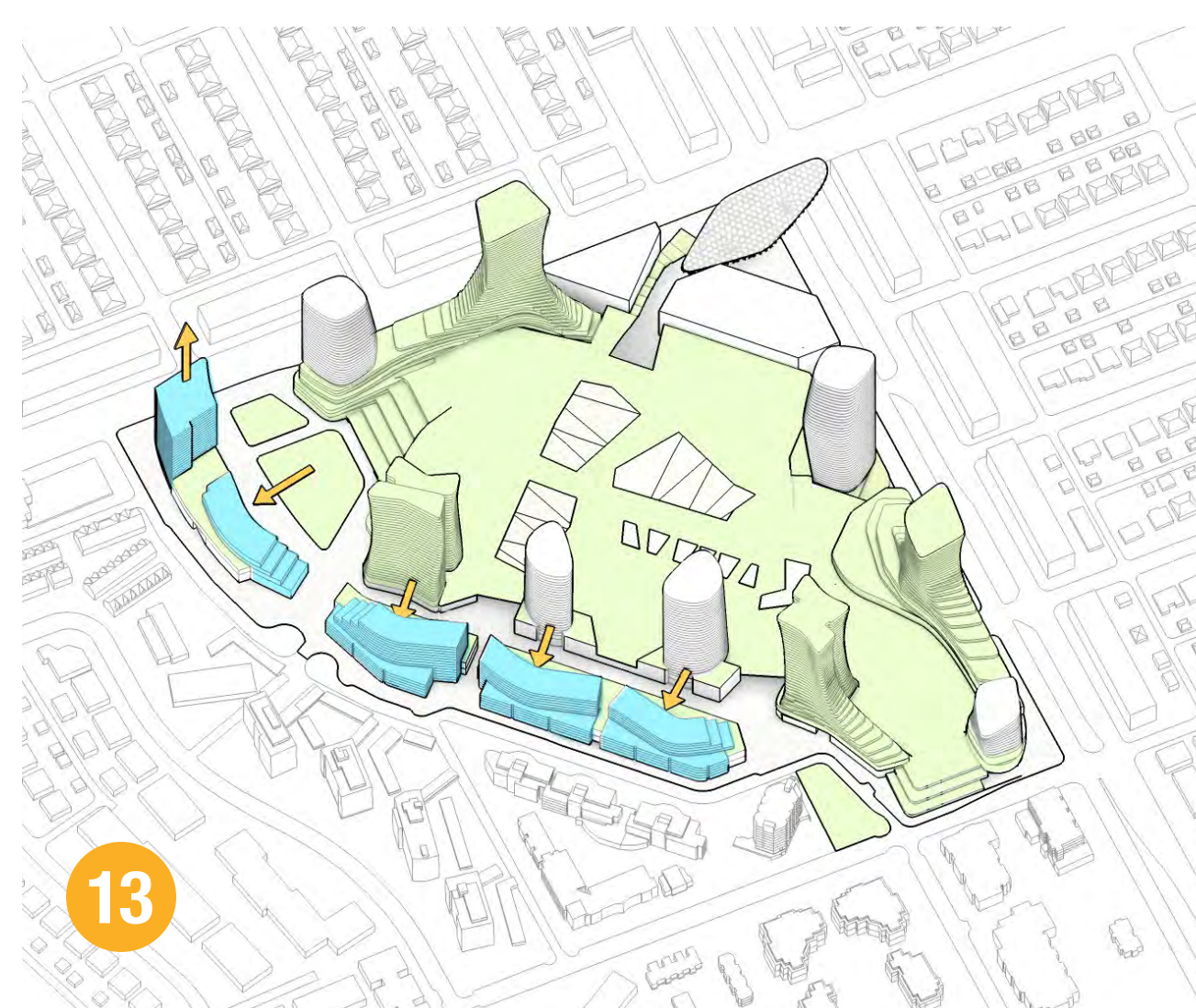
10 Continuous paths from grade through the park are established, connecting the major public spaces.



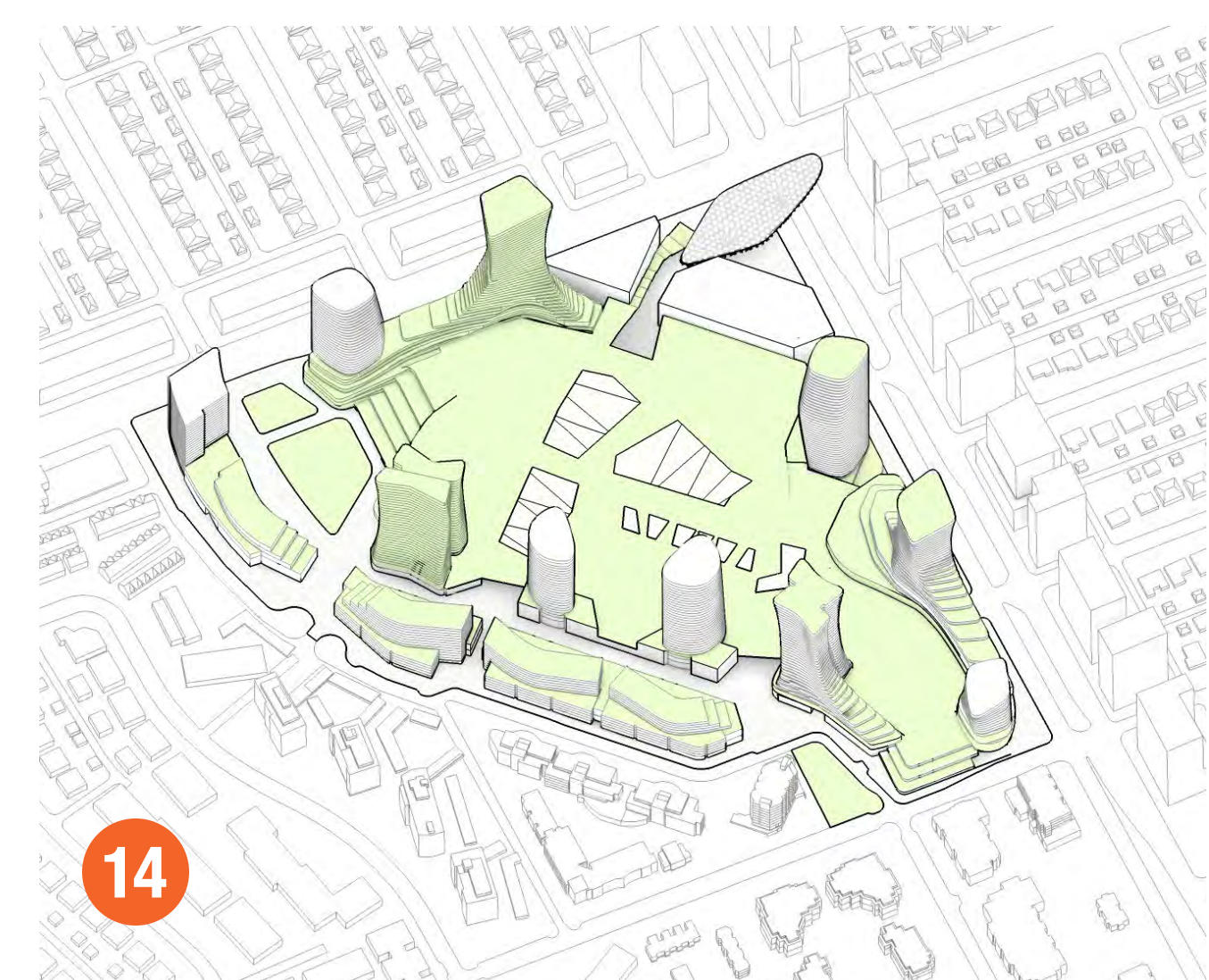
11 Towers emerge from the landscape topography, twisting towards views and light.



12 Gateway and Landmark towers mark the major park access points.



13 The New Street streetwall buildings respond to the scale of the neighbourhood and the new High Street towers.

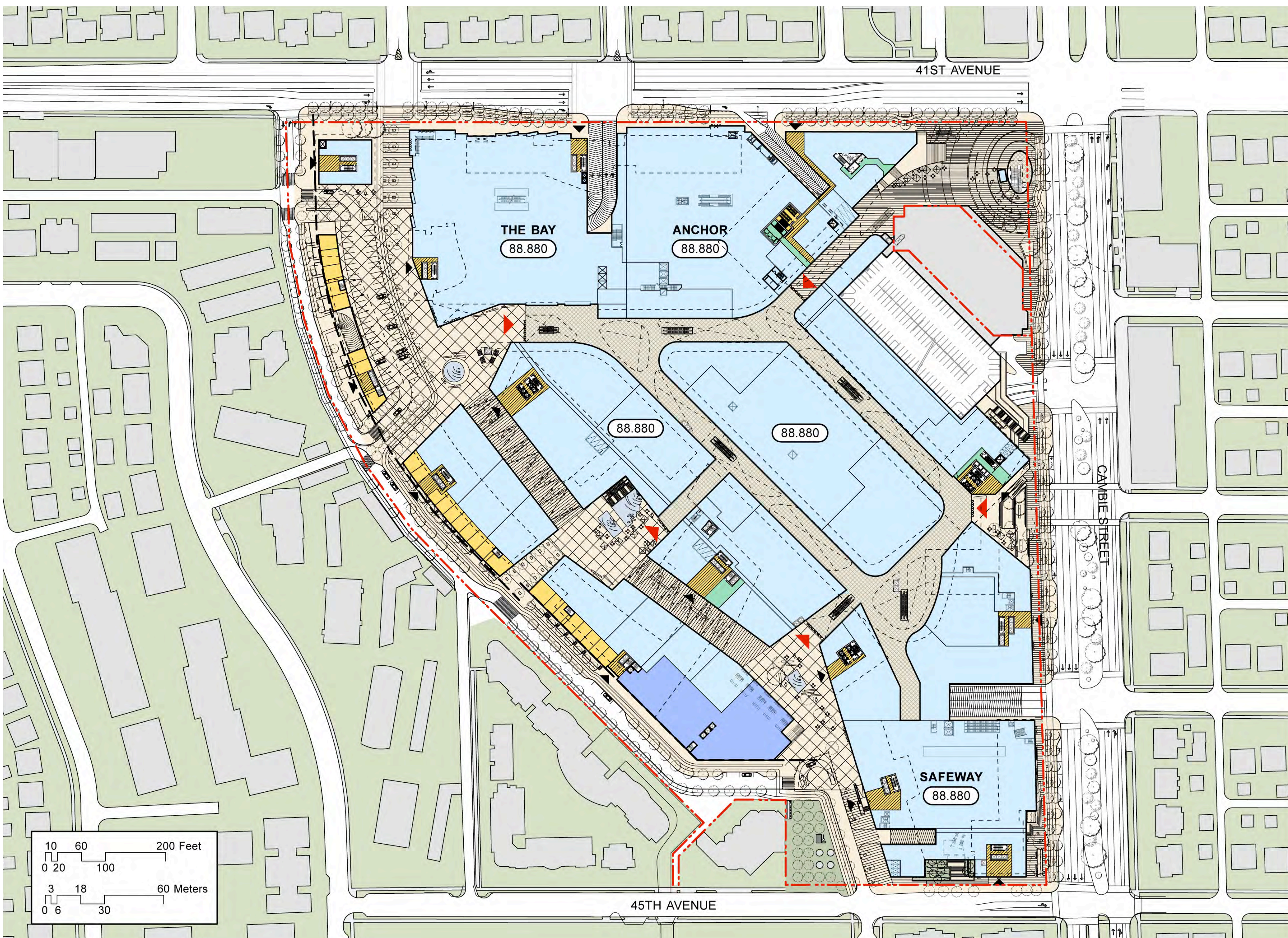


14 THE OAKRIDGE REDEVELOPMENT

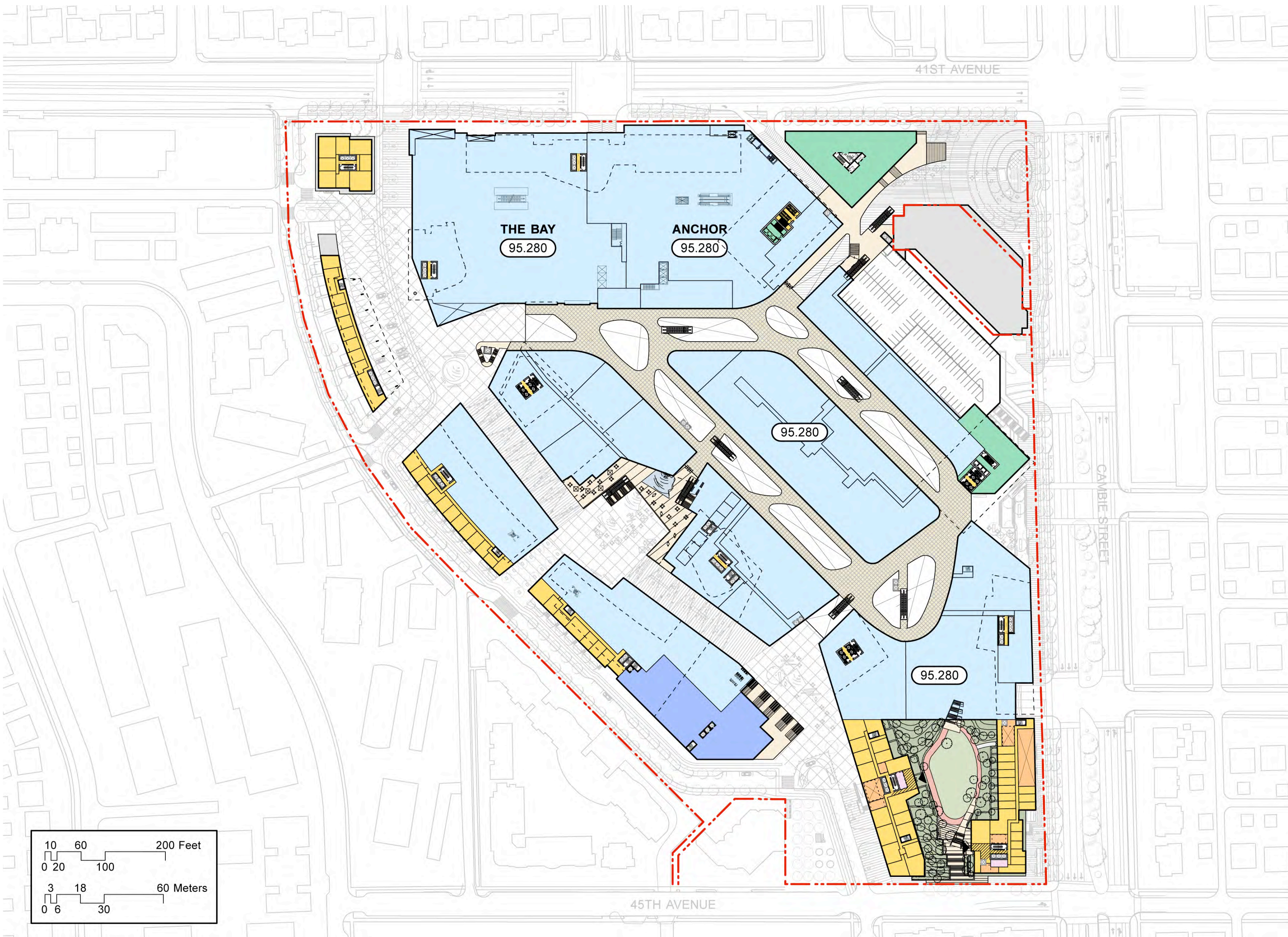
2014 REZONING FLOOR PLANS

LEGEND

- Retail
- Office
- Amenity
- Residential
- Residential Lobby
- Electrical
- Mechanical
- Structural Transfer
- Property Line
- Line of 66' R.O.W



Level 1 Plan



Level 2 Plan

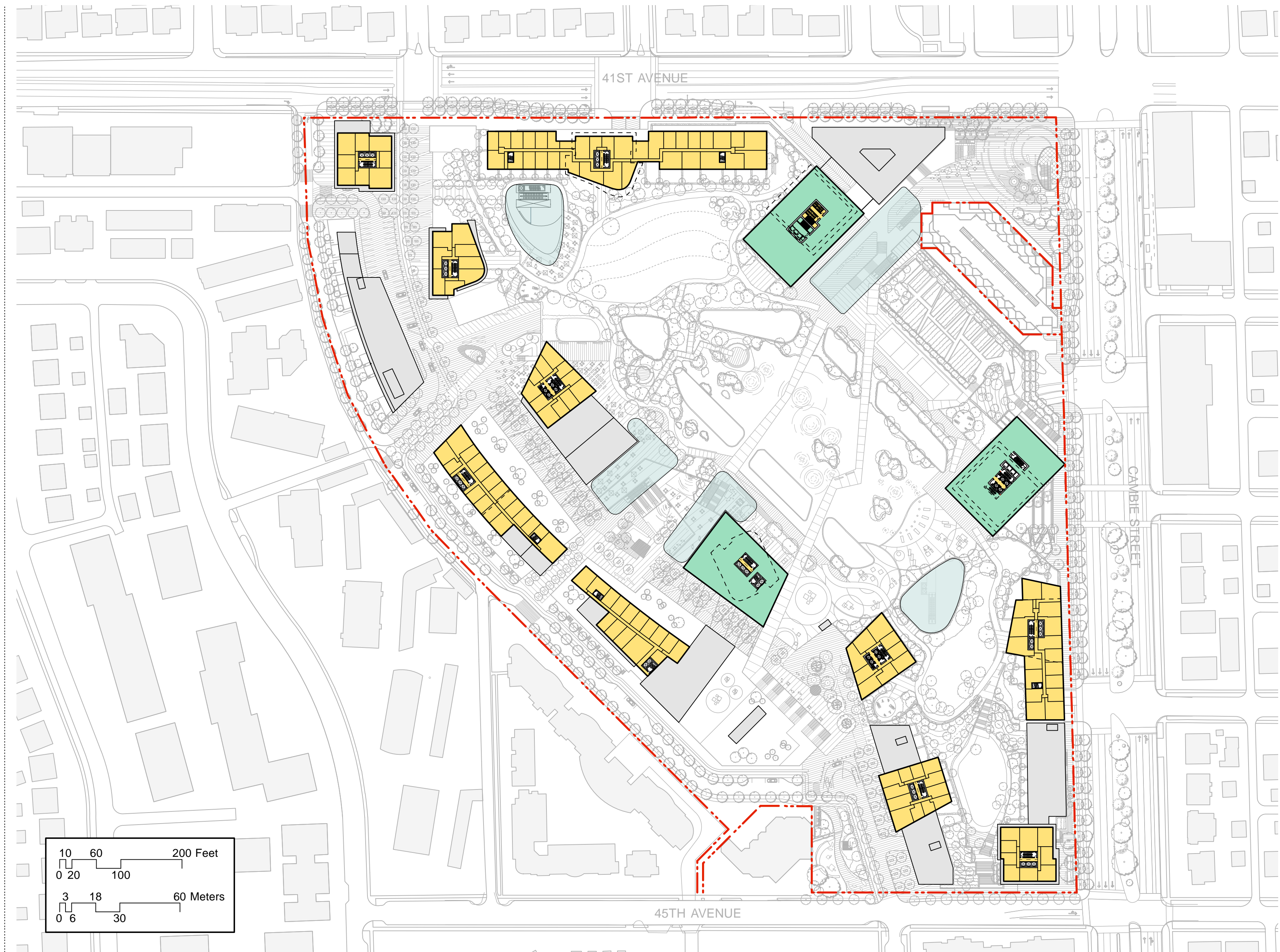
2014 REZONING FLOOR PLANS

LEGEND

- Retail
- Office
- Amenity
- Residential
- Residential Lobby
- Electrical
- Mechanical
- Structural Transfer
- Property Line
- Line of 66' R.O.W



Level 3 Plan



Low Rise Floor Plan

2017 PROPOSAL

FLOOR PLANS

LEGEND

- Retail – Existing / New
- Office – Existing
- Office – New
- Civic Centre
- Residential
- Residential Amenity
- Circulation
- Park / Community Garden / Grass / Extensive Green Roof
- Up to Park
- Mall Entry
- Parkade Entry
- Property Line



L1 – Ground Floor Plan



L2 – Upper Floor Plan

2017 PROPOSAL

FLOOR PLANS

LEGEND

- Retail – Existing / New
- Office – Existing
- Office – New
- Civic Centre
- Residential
- Residential Amenity
- Circulation
- Park / Community Garden / Grass / Extensive Green Roof
- Up to Park
- Mall Entry
- Parkade Entry
- Property Line



L3 – Park / Amenity Plan



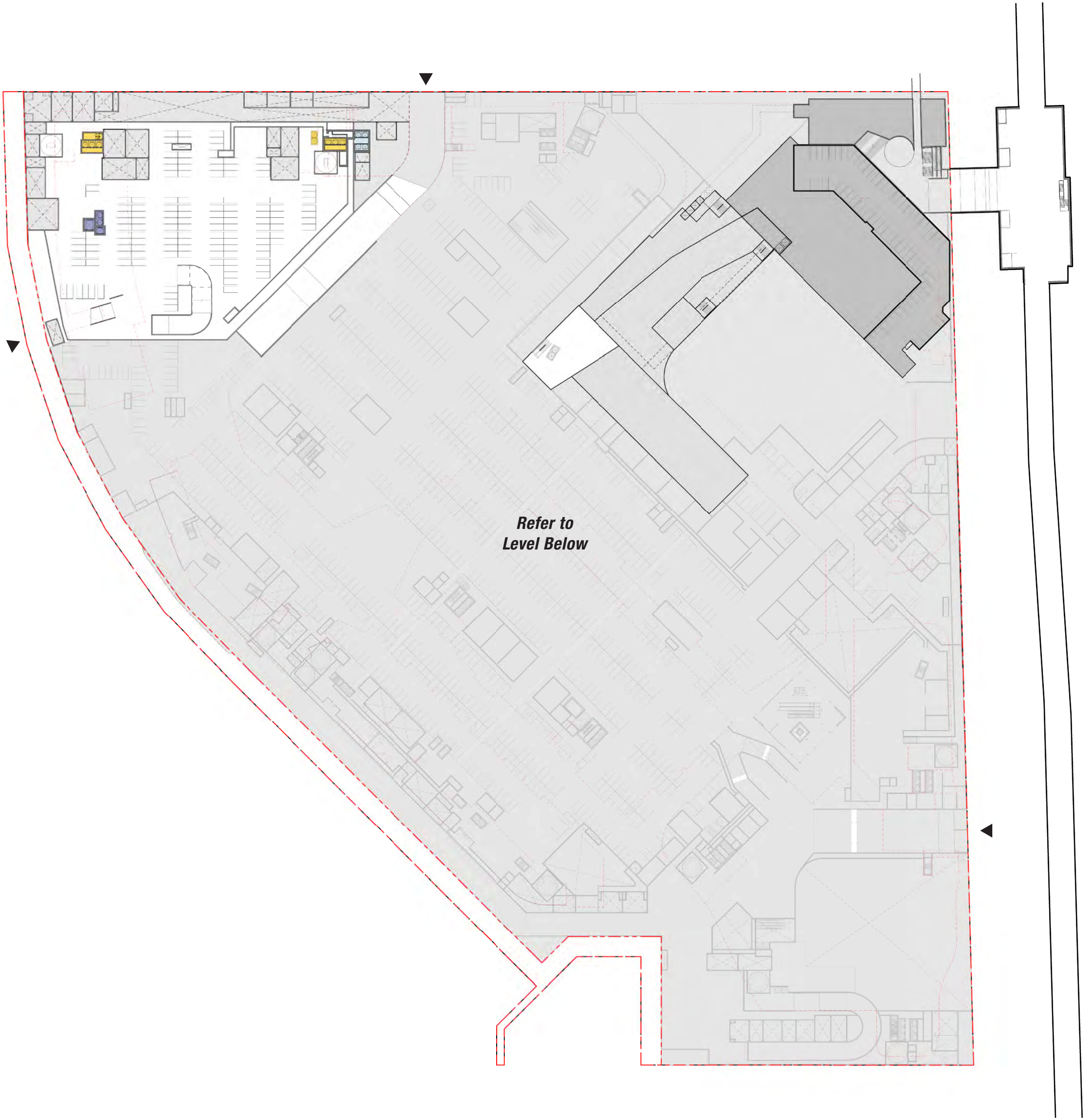
Typical Tower Plan

2017 PROPOSAL

FLOOR PLANS

LEGEND

- Retail – New
- Elevator – Office
- Elevator – Civic Centre
- Elevator – Residential
- Parkade Entry
- Property Line



Parking Level 1a Plan



Parking Level 1 Plan

2017 PROPOSAL

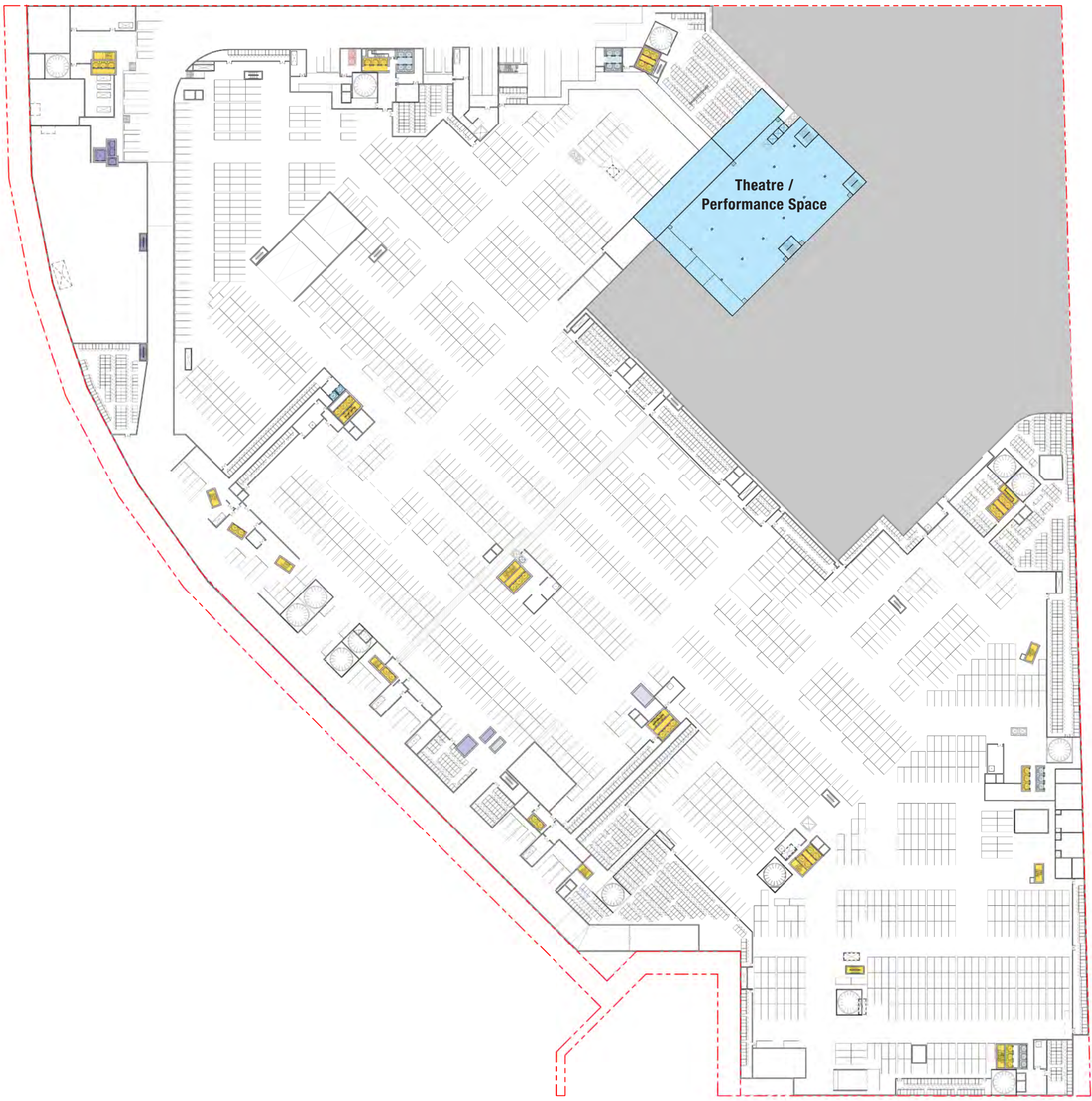
FLOOR PLANS

LEGEND

- Retail – New
- Elevator – Office
- Elevator – Civic Centre
- Elevator – Residential
- Parkade Entry
- Property Line



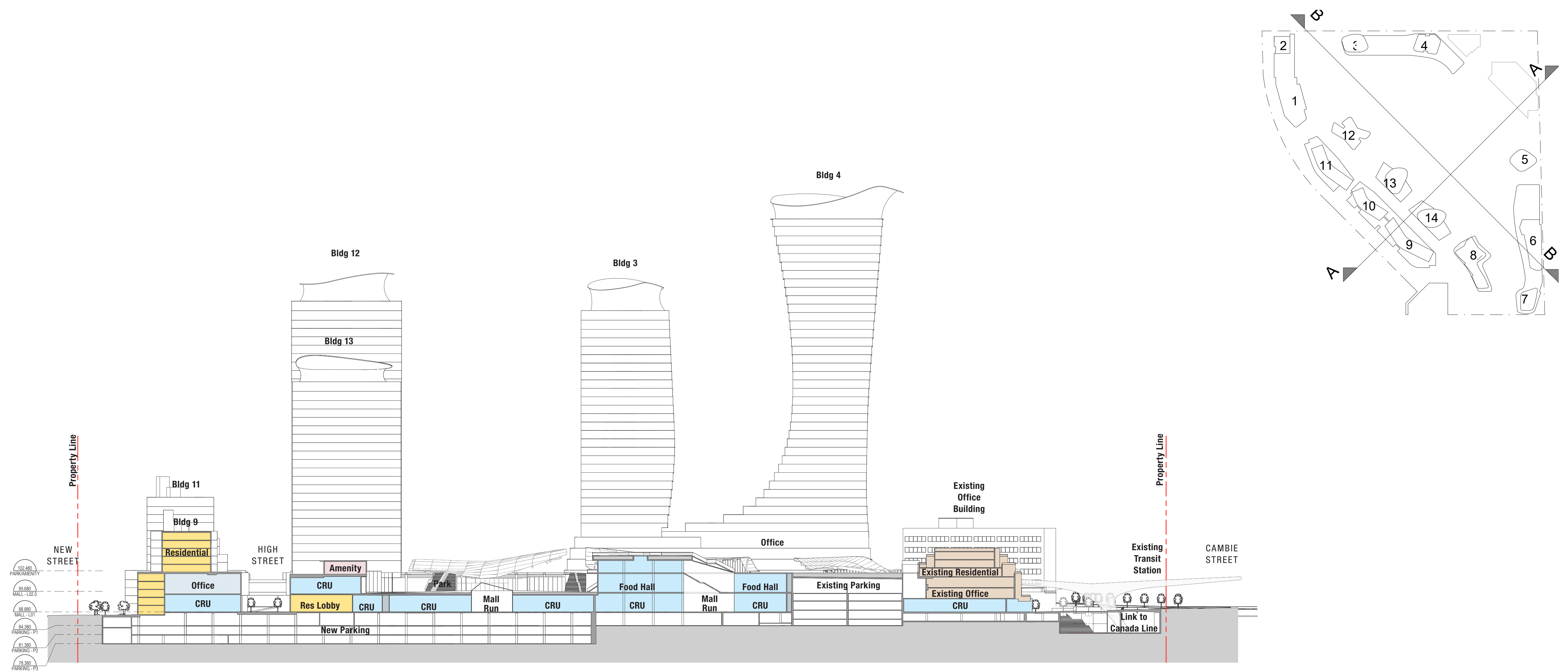
Parking Level 2 Plan



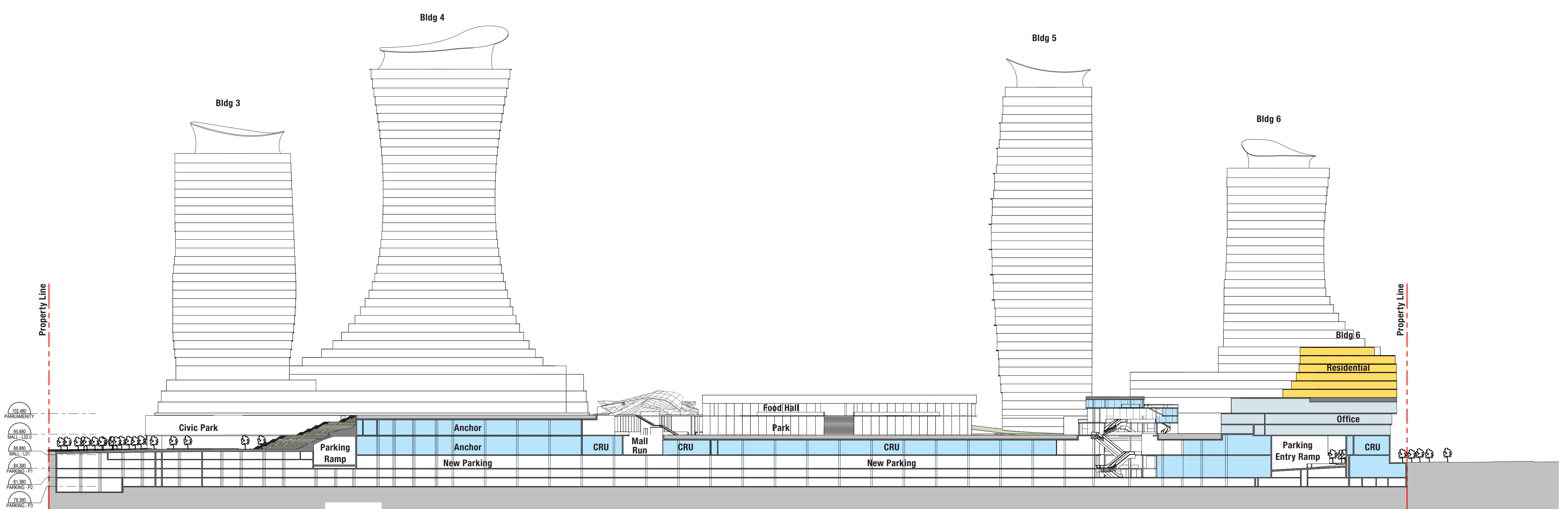
Parking Level 3 Plan

2017 PROPOSAL

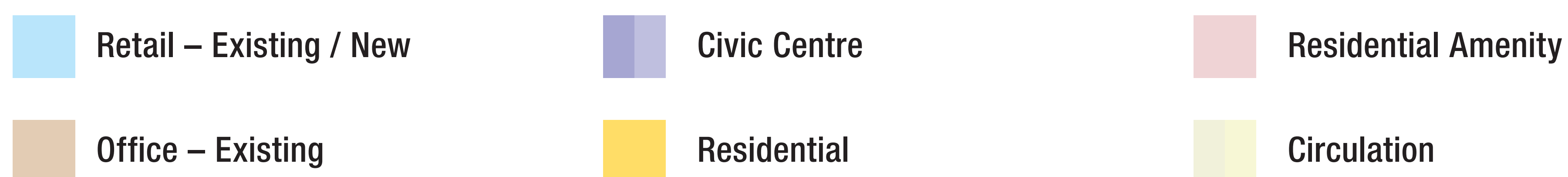
SITE SECTIONS



Section A-A – North / West



Section B-B – North / East



SHARE YOUR IDEAS

The Oakridge project is proceeding with a preliminary Development Permit application in 2018. The current concept complies with the approved 2014 rezoning including building heights, density, land uses and public amenities determined as part of a comprehensive community engagement process. It includes some significant improvements to the previous plan such as more park at grade, one less tower and reduced density. **What do you think about how the project has evolved?**

Oakridge

Pre-Development
Permit
Open House



