OAKRIDGE CENTRE REZONING

Oakridge in a Regional Context
OAKRIDGE CENTRE REZONING
Comparable Developments in Metro Vancouver

BRENTWOOD TOWN CENTRE
39 to 70 Storeys

SURREY CITY CENTRE
24 to 48 Storeys

COQUITLAM CITY CENTRE
Low-30s to 43 Storeys

METROTOWN
35 to 57 Storeys
OAKRIDGE CENTRE REZONING

Comparable Developments in Metro Vancouver

BRENTWOOD TOWN CENTRE (Burnaby)

- Municipal Town Centre
- 28 Acre site; Heights up to 70 storeys
- Approximately $111 Million in density
- Bounsing, on-site amenities to be determined at later date
OAKRIDGE CENTRE REZONING

Site Context

- Only Municipal Town Centre in Vancouver
- High and Medium Density Housing (similar to Regional Town Centres)
- Employment to serve the municipal level (as opposed to region-wide)
- Located at Transportation Hub
Mixed use redevelopment

Varied buildings forms (heights up to 24 storeys)
OAKRIDGE CENTRE REZONING
Council adopted plans since 2007

- Metro Core Jobs and Economy Plan
- Greenest City 2020 Action Plan
- Cambie Corridor Plan
- Housing and Homelessness Strategy 2012-2021
- Metro Vancouver 2040: Shaping our Future
- Vancouver Economic Action Strategy
- Transportation 2040
- Priority Action Plan from the Mayor’s Task Force on Housing Affordability
COUNCIL DIRECTIONS

- Consider redevelopment proposals for Oakridge Centre that vary from the parameters established in the Oakridge Centre Policy Statement (2007).

- Staff to work with the community to define and to carry out an enhanced program of public consultation during the Oakridge Centre rezoning process that recognizes its scale and strategic significance.
HEIGHT AND DENSITY
- Consider density ranges as proposed
- Consider tower heights up to 45 storeys

TRANSPORTATION
- Prioritize walking and cycling

HOUSING
- More social housing; previous application had 150 units

PARK
- Consider payment in lieu of park
- Pursue rooftop open space

PUBLIC BENEFITS
- Public benefits strategy with additional funding options

PUBLIC CONSULTATION
- Other methods of public consultation in addition to Open Houses
OAKRIDGE CENTRE REZONING

2012 Rezoning Proposal

Tallest Tower: 45 Storeys

<table>
<thead>
<tr>
<th></th>
<th>2012 Proposal</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>RETAIL</td>
<td>1,430,600 sq-ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OFFICE</td>
<td>424,260 sq-ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RESIDENTIAL</td>
<td>2,697,680 sq-ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AMENITY*</td>
<td>45,000 sq-ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>4,552,540 sq-ft</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*The amenity space is excluded from the total floor-area calculations.
OAKRIDGE CENTRE REZONING
2013 Revised Rezoning Proposal

Tallest Tower:
44 Storeys

2013 Revised Proposal shown

<table>
<thead>
<tr>
<th></th>
<th>RETAIL</th>
<th>OFFICE</th>
<th>RESIDENTIAL</th>
<th>AMENITY*</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013 Proposal</td>
<td>1,466,900 sq-ft</td>
<td>424,260 sq-ft</td>
<td>2,697,680 sq-ft</td>
<td>70,000 sq-ft</td>
</tr>
</tbody>
</table>

TOTAL: 4,588,840 sq-ft

*The amenity space is excluded from the total floor-area calculations
OAKRIDGE CENTRE REZONING

2014 Revised Rezoning Proposal

Tallest Tower: 44 Storeys

2014 Revised Proposal shown

2014 Proposal

<table>
<thead>
<tr>
<th>RETAIL</th>
<th>OFFICE</th>
<th>RESIDENTIAL</th>
<th>AMENITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,384,716 sq-ft</td>
<td>424,260 sq-ft</td>
<td>2,761,388 sq-ft</td>
<td>70,000 sq-ft</td>
</tr>
</tbody>
</table>

TOTAL: 4,570,364 sq-ft

*The amenity space is excluded from the total floor-area calculations
# Oakridge Centre Rezoning

## Comparison of Statistics

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>2007 Policy</th>
<th>2012 Rezoning</th>
<th>2014 Rezoning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Retail</strong></td>
<td>620,000 sq-ft</td>
<td>950,000 sq-ft</td>
<td>1,430,600 sq-ft</td>
<td>1,384,716 sq-ft</td>
</tr>
<tr>
<td><strong>Office</strong></td>
<td>126,000 sq-ft</td>
<td>326,620 sq-ft</td>
<td>424,260 sq-ft</td>
<td>424,260 sq-ft</td>
</tr>
<tr>
<td><strong>Amenity</strong></td>
<td>26,000 sq-ft</td>
<td>60,000 sq-ft</td>
<td>45,000 sq-ft*</td>
<td>70,000 sq-ft*</td>
</tr>
<tr>
<td><strong>Residential</strong></td>
<td>50,000 sq-ft</td>
<td>1,250,000 sq-ft</td>
<td>2,697,680 sq-ft</td>
<td>2,761,388 sq-ft</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>822,000 sq-ft</td>
<td>2,586,000 sq-ft</td>
<td>4,552,540 sq-ft</td>
<td>4,570,364 sq-ft</td>
</tr>
</tbody>
</table>

*The civic centre (Amenity space) is excluded from the total floor-area calculations for the 2012 and 2014 rezoning applications*
OAKRIDGE CENTRE REZONING
Increase in Job Space

**In line with Council-approved plans:**
- “Protect, enhance, increase, and densify employment spaces” (Vancouver Economic Action Strategy)
- Space for 24,000 additional jobs outside the Downtown/Broadway areas are required by 2031. (Metro Core Jobs and the Economy Plan)
## OAKRIDGE CENTRE REZONING
### Breakdown of Family Units

<table>
<thead>
<tr>
<th></th>
<th># of Units</th>
<th>2-bedroom Units</th>
<th>3-bedroom units</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Social Housing Units</strong></td>
<td>290 Units</td>
<td>87 Units</td>
<td>58 Units</td>
</tr>
<tr>
<td><strong>Market Rental Units</strong></td>
<td>290 Units</td>
<td>73 Units</td>
<td>29 Units</td>
</tr>
<tr>
<td><strong>Market Strata Units</strong></td>
<td>2,334 Units</td>
<td>965 Units</td>
<td>479 Units</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>2,914 Units</strong></td>
<td><strong>1,124 Units</strong> (38%)</td>
<td><strong>569 Units</strong> (19%)</td>
</tr>
</tbody>
</table>

- **Exceeds minimum requirement of 25% family units**
- **Satisfies requirement for 50% of social-housing units to be family oriented**
OAKRIDGE CENTRE REZONING
High Street and New Street from 41st Ave
Vancouver’s taller downtown buildings
Cambie and Marine Station on Canada Line
Joyce-Collingwood Expo Line

- Up to 58 Storeys (~600 feet)
- Up to 35 Storeys
- Recent Approvals 31 Storeys

OAKRIDGE CENTRE REZONING
Comparison: Downtown Buildings + Recent Transit Oriented Developments
OAKRIDGE CENTRE REZONING

Hierarchy of Station Areas (along Cambie Corridor)

#1
- **OAKRIDGE (44 STOREYS)**
- **OAKRIDGE CENTRE**
  - Municipal Town Centre
  - Major crossroads: Canada Line and current/future 41st Ave transit

#3
- **PEARSON (28 Storeys)**
  - Future Transit Station
  - Limited east-west connections

#2
- **MARINE GATEWAY (35 Storeys)**
  - 2 to 5 Acre sites
  - Transit Hub

**Langara/Pearson**
- Future Transit Station
- Limited east-west connections
OAKRIDGE CENTRE REZONING
Tower Height Changes

What has changed

2013 Proposal Heights shown

2014 Proposal Heights shown
OAKRIDGE CENTRE REZONING

Distances from Terraces Building

Building 13 to Terraces

- **A1** Building edge to building edge: 102’
- **A2** Window edge to window edge: 124’

Building 5 to Terraces

- **B1** Building edge to building edge: 177’
- **B2** Window edge to window edge: 190’
OAKRIDGE CENTRE REZONING

Changes to Rooftop Park
OAKRIDGE CENTRE REZONING

Changes to Rooftop Park

- Restaurant on roof for animation
- Grand entrance to rooftop park
- Access to the rooftop park from civic centre
- Usable park space INCREASED TO 9 ACRES plus a restaurant
- Entrance from grade
- Design condition added to decrease size of water body
- Amount of useable space increased
- Tree retention

2014 REVISED PODIUM PLAN
OAKRIDGE CENTRE REZONING
Comparable Rooftop Parks

JUBILEE PARK
Canary Wharf, London, UK
OAKRIDGE CENTRE REZONING
Comparable Rooftop Parks

HIGH LINE
New York City, USA
OAKRIDGE CENTRE REZONING

Comparative Rooftop Parks
OAKRIDGE CENTRE REZONING
Comparable Rooftop Parks

TORONTO CITY HALL ROOF GARDENS
Toronto, Canada
OAKRIDGE CENTRE REZONING
Comparable Rooftop Parks

DELFT UNIVERSITY LIBRARY
Delft, Netherlands
OAKRIDGE CENTRE REZONING
Park Deficiency in the Surrounding Area

- Rooftop Park reduces the park deficient areas in the vicinity
- Aligns with Greenest City 2020:
  - Ensure all residents are within a 5-minute walks to a park or green space
  - Ensure all residents are within a 5-minute walk to fresh produce
OAKRIDGE CENTRE REZONING
5 Minutes Walk from Oakridge

- Rooftop Park reduces the park deficient areas in the vicinity
- Aligns with Greenest City 2020:
  - Ensure all residents are within a 5-minute walks to a park or green space
  - Ensure all residents are within a 5-minute walk to fresh produce
The park will function under the Parks Bylaw as per other Park Board parks.

Programming and operations are responsibilities of the Park Board.

Maintenance and repairs are the responsibilities of the commercial owner (Ivanhoe Cambridge).

Programming will be permitted as with other parks through the parks permitting process.

Design finalized after Park Board Public Consultation Process.
OAKRIDGE CENTRE REZONING
Increased Access Points to Rooftop Park

2014 REVISED PODIUM PLAN

Access points from street level
INCREASED FROM 3 TO 6
OAKRIDGE CENTRE REZONING
Increased Access Points to Rooftop Park

STAIRS TO ROOFTOP PARK FROM TRANSIT PLAZA ON CAMBIE + 41st Ave
OAKRIDGE CENTRE REZONING

Increased Access Points to Rooftop Park

STAIRS TO ROOFTOP PARK FROM TRANSIT PLAZA
OAKRIDGE CENTRE REZONING
Increased Access Points to Rooftop Park

STAIRS TO ROOFTOP PARK FROM 45th AVE
OAKRIDGE CENTRE REZONING
Plaza Spaces at Ground Level

High Street
Crossroads Plaza
Grand Dining Plaza
High Street
Neighbourhood Plaza

Transit Plaza
Pocket Park
Over 4 acres of ground-level open spaces
Neighbourhood Park

2014 REVISED PODIUM PLAN

CITY OF VANCOUVER
OAKRIDGE CENTRE REZONING

View of High Street
OAKRIDGE CENTRE REZONING

View of High Street (Crossroads Plaza)
OAKRIDGE CENTRE REZONING

Increased Access Points to Rooftop Park

ACCESS TO ROOFTOP PARK FROM HIGH STREET
OAKRIDGE CENTRE REZONING
Connectivity across Ground Floor Level

Enterances through anchors
Retail entrances
After hours route
High Street pedestrian route
OAKRIDGE CENTRE REZONING
Transportation Changes

- Parking access point relocated
- New street designed to discourage short-cutting
- Parking access point relocated
- Conflict with new street & relocated bikeway eliminated

Separated bike lanes on 41st Ave and Cambie St.
Increased green space on Boulevard
OAKRIDGE CENTRE REZONING

Re-aligned Heather Bikeway
OAKRIDGE CENTRE REZONING
Parking on Site

COMMERCIAL PARKING

5,400 Stalls
3.1 stalls/100sq-m

RESIDENTIAL PARKING

1,570 Stalls
0.64 stalls/unit
Similar to Marine-Gateway

includes 75 Car-share Stalls

*Equivalent to 1,808,976sq-ft (1,384,716sq-ft commercial –retail + 424,260sq-ft office)
OAKRIDGE CENTRE REZONING
Canada Line Capacity

Passengers per hour per direction (pphpd)

CURRENT RIDERSHIP
(2-Car Train; 3mins 20secs between trains) 5,500

CURRENT MAX CAPACITY
(2-Car Train; 3mins 20secs between trains) 6,100

INCREASED CAPACITY
(2-Car train; 2mins between trains) 10,100

INCREASED CAPACITY
*(Requires Significant Station Upgrades. 3-Car Train; 2mins between trains) 15,000*
OAKRIDGE CENTRE REZONING
Canada Line Demand Forecast

Passengers per hour per direction (pphpd)

Ultimate Capacity

TODAY

2045 Projection (per Regional Growth Strategy in Vancouver and Richmond (RGS))

2045 Projection (plus 50% growth for Vancouver and Richmond above RGS)

5,500

9,200

10,100

Ultimate Capacity

2-Car Capacity

0 2,000 4,000 6,000 8,000 10,000 12,000 14,000 16,000 18,000

Canada Line Demand Forecast
OAKRIDGE CENTRE REZONING

Phasing Plan: Phase 1

Phase 1 Construction begins July 2015

Civic Centre built toward end of Phase 1 (July 2019)
OAKRIDGE CENTRE REZONING
Phasing Plan: Phase 2

Phase 2
OAKRIDGE CENTRE REZONING
Phasing Plan: Phase 3

Phase 3
OAKRIDGE CENTRE REZONING
Phasing Plan: Phase 4

Phase 4
OAKRIDGE CENTRE REZONING
Phasing Plan: Phase 5

**Phase 5**
Full build-out by Dec 2023

Rooftop Park complete June 2024
• Oct 2012: Council approved Neighbourhood Energy Strategy including a Cambie Corridor system

• Pre-feasibility study confirms Oakridge Centre as critical link

• City issued RFP July 2013 to identify utility provider for Cambie Corridor

• Oakridge is required to connect to the Cambie Neighbourhood Energy System
OAKRIDGE CENTRE REZONING
Affordable Housing Package

What has changed

2012 Rezoning Submission
(TOTAL: 2,818 Units)

- 154 SAFER + Affordable Ownership Units (6%)
- 391 Market Rental Units (14%)
- 2,123 Market Condo Units (75%)

2014 Revised Rezoning Submission
(TOTAL: 2,914 Units)

- 290 Social Housing Units (10%)
- 290 Market Rental Units (10%)
- 2,334 Market Condo Units (80%)

150 Social Housing Units (5%)
OAKRIDGE CENTRE REZONING

Civic Centre

Community Centre: 36,000 sq-ft
Seniors’ Centre 2,500 sq-ft
Part of community centre

Public Library 25,000 sq-ft

69-Space Childcare 9,000 sq-ft

TOTAL 70,000 sq-ft
OAKRIDGE CENTRE REZONING
Civic Centre (Ground Floor)

2,500 sq-ft Seniors’ Centre @ Ground level
OAKRIDGE CENTRE REZONING
Increased Access Points to Rooftop Park

PEDESTRIAN BRIDGE FROM CIVIC CENTRE TO ROOFTOP PARK
<table>
<thead>
<tr>
<th>Amenity</th>
<th>Cumulative Square-footage Constructed</th>
<th>Cumulative number of dwelling units</th>
<th>Anticipated date of delivery</th>
</tr>
</thead>
<tbody>
<tr>
<td>125 units (min) of Social Housing</td>
<td>1,805,781 sq-ft</td>
<td>937 units</td>
<td>Dec 31, 2018</td>
</tr>
<tr>
<td>70,000 sq-ft Civic Centre</td>
<td>2,172,453 sq-ft</td>
<td>1,289 units</td>
<td>Jun 30, 2019</td>
</tr>
<tr>
<td>1.5 acres of Completed Park</td>
<td>2,561,768 sq-ft</td>
<td>1,491 units</td>
<td>Dec 31, 2019</td>
</tr>
<tr>
<td>1.5 acres of Completed Park</td>
<td>3,876,544 sq-ft</td>
<td>2,615 units</td>
<td>Jun 30, 2021</td>
</tr>
<tr>
<td>165 units of Social Housing</td>
<td>4,213,686 sq-ft</td>
<td>2,615 units</td>
<td>Dec 31, 2021</td>
</tr>
<tr>
<td>290 units of Secured Market Rental Housing</td>
<td>4,570,364 sq-ft</td>
<td>2,914 units</td>
<td>Dec 31, 2022</td>
</tr>
<tr>
<td>Remainder of Park Space (6 acres)</td>
<td>4,570,364 sq-ft</td>
<td>2,914 units</td>
<td>Jun 30, 2024</td>
</tr>
</tbody>
</table>
## OAKRIDGE CENTRE REZONING
### Public Benefits Package (Value)

<table>
<thead>
<tr>
<th>Required</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Deferred 2.83 Acres Park</strong></td>
<td><strong>$25,500,000</strong></td>
</tr>
<tr>
<td><strong>DCL (City-Wide)</strong></td>
<td><strong>$45,820,092</strong></td>
</tr>
<tr>
<td><strong>Public Art</strong></td>
<td><strong>$8,272,359</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Offered (Community Amenity Contributions)</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>69-space Childcare</strong> (with $1.1 million reserve)**</td>
<td><strong>$4,950,000</strong></td>
</tr>
<tr>
<td><strong>290 Social Housing</strong></td>
<td><strong>$79,170,000</strong></td>
</tr>
<tr>
<td><strong>Rooftop Park Constr. + Maintenance</strong></td>
<td><strong>$23,000,000</strong></td>
</tr>
<tr>
<td><strong>Community Centre</strong></td>
<td><strong>$23,150,000</strong></td>
</tr>
<tr>
<td><strong>Library</strong></td>
<td><strong>$17,000,000</strong></td>
</tr>
<tr>
<td><strong>Unallocated</strong></td>
<td><strong>$1,430,000</strong></td>
</tr>
</tbody>
</table>

**TOTAL VALUE OF PUBLIC BENEFITS**                                       **$228,292,451**
2.83 Acres of Park

1.1 Acre Housing Obligation (Land Only)

Satisfied through fulfillment of enactment conditions in this report
1,400 people attended open houses (Nov 15+17, 2012)
- 339 Comments forms received

500 respondents to online consultation (Apr 2013)
- In-depth questions on amenities, housing, transportation + built form

Targeted Consultations with Terraces, Fairchild, Hemingway, RPSC, OLAR, Oakridge Seniors Centre, various Cycling groups, UDI, ULI, UBC Students
OAKRIDGE CENTRE REZONING
Public Consultation since May 2013 Issues Report

- **Over 2,300** people attended open houses (Oct 3+5, 2013)
  - 342 Comments forms received
- **505** people gave feedback through the Talk Vancouver and Oakridge Centre Redevelopment websites (Oct 2013)
- **Over 13,000** people attended the kiosks at Oakridge Centre (17 Saturdays from Jul 2013 to Feb 2014)
- **Targeted Consultations** with Terraces, Fairchild Building, RPSC, Oakridge Seniors Centre, Translink, Langara College Students

Enhanced Engagement as directed by Council was achieved
WHAT WE HEARD:

- Good Location for higher density
- 42- and 45-storey buildings are not appropriate
- Questions on school and hospital capacity
- Increased traffic on Cambie and 41st
- Canada Line is already at capacity
- Don’t turn Oakridge into another Metrotown
- Ensure amenities are appropriate
- Ensure rooftop park is as publicly accessible as possible
OAKRIDGE CENTRE REZONING
Yellow Memo Provisions

- Additional uses and floor area restrictions
- Sustainability Conditions
- Park Conditions
- Groundwater Conditions
- Delivery dates for Amenities
- Phasing of Amenities
- Clarification - Canada Line Station Infrastructure
- Targeted Consultations
OAKRIDGE CENTRE REZONING
Adjacent Properties Rezoning

REZONING SITE

Southwest Properties

CD-1
RT-1 + RT-2
C1 + C2

41st Ave
45th Ave
Cambie St
Conclusion

- Responded to Council’s May 2013 Directions
- Responded to Council-approved wider policies:
  - Metro Core Jobs and Economy Plan
  - Greenest City 2020 Action Plan
  - Cambie Corridor Plan
  - Housing and Homelessness Strategy 2012-2021
  - Metro Vancouver 2040: Shaping our Future
  - Vancouver Economic Action Strategy
  - Transportation 2040
  - Priority Action Plan from the Mayor’s Task Force on Housing Affordability
- Responded to Public Concerns