

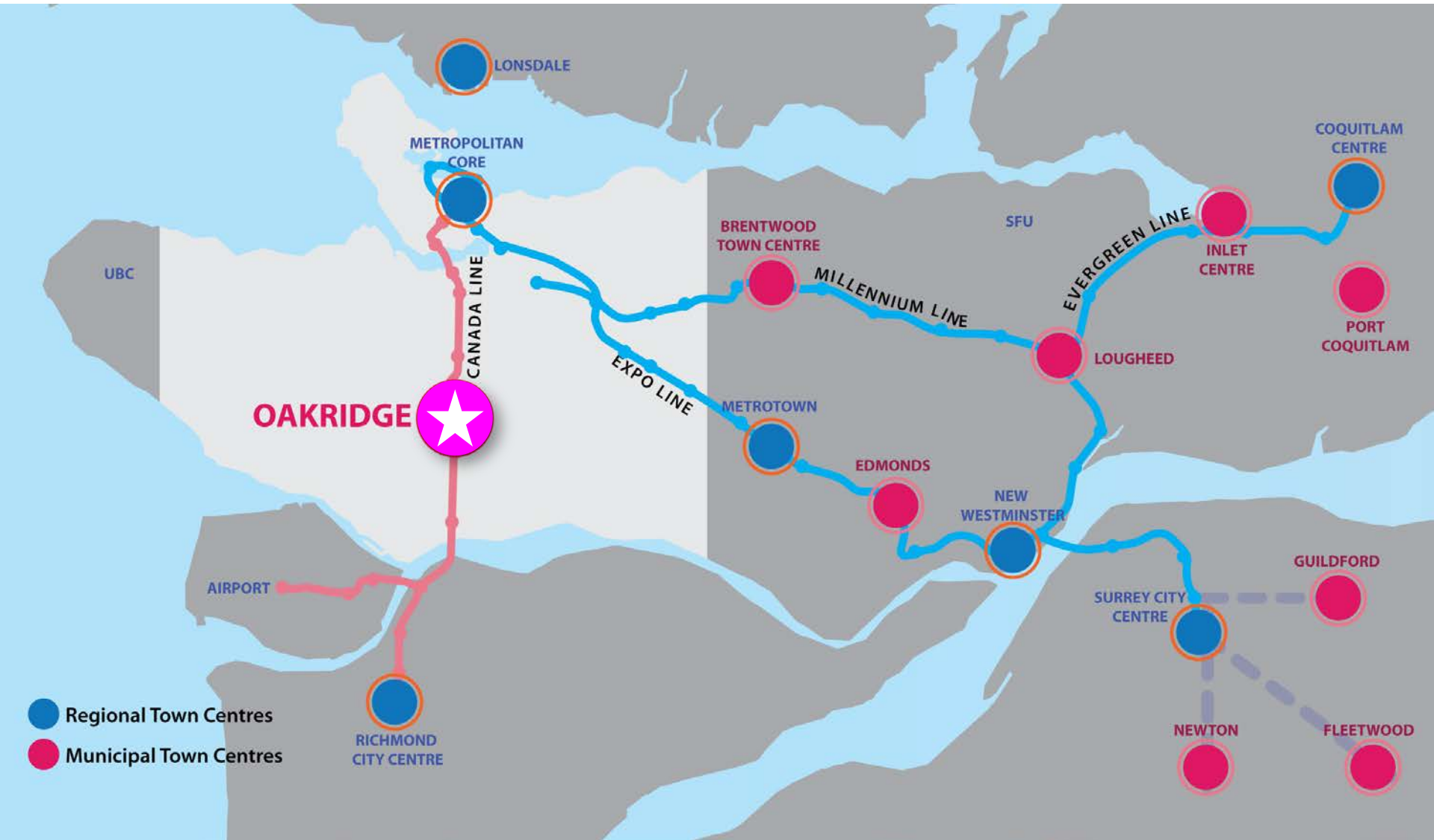
OAKRIDGE CENTRE REZONING



Council Public Hearing
March 10th, 2014

OAKRIDGE CENTRE REZONING

Oakridge in a Regional Context




OAKRIDGE CENTRE REZONING

Comparable Developments in Metro Vancouver




39
to 70
Storeys

BRENTWOOD TOWN CENTRE



24 to
48
Storeys

SURREY CITY CENTRE



Low-30s
to 43
Storeys

COQUITLAM CITY CENTRE



35 to
57
Storeys

METROTOWN

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 bousing, on-site amenities to be determined at later date

OAKRIDGE CENTRE REZONING

Site Context



Municipal Town Centre

- 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

OAKRIDGE CENTRE REZONING

Oakridge Centre Policy Statement (2007)

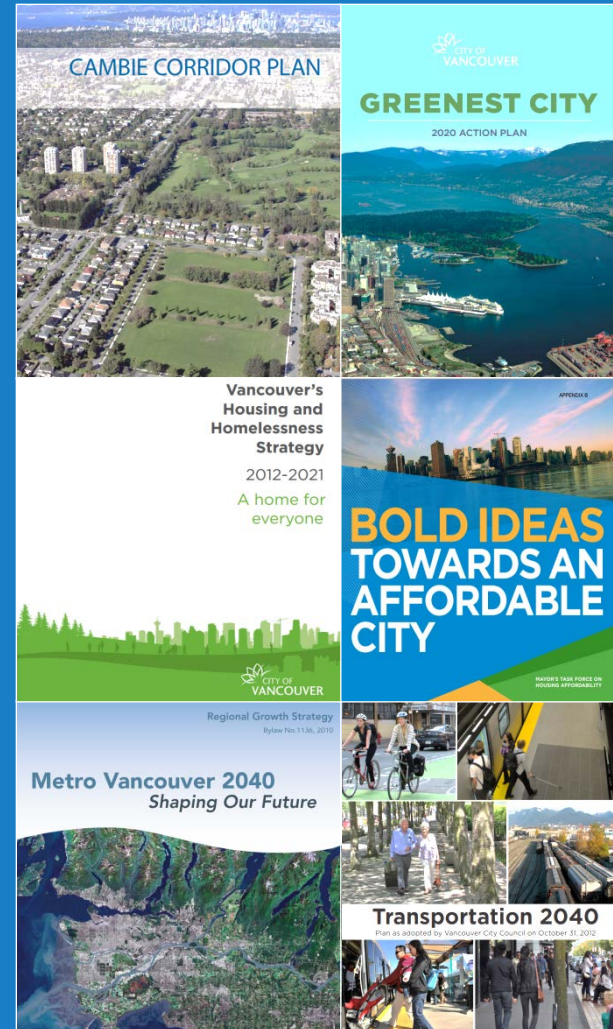


- Mixed use redevelopment
- Varied buildings forms (heights up to 24 storeys)

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.

OAKRIDGE CENTRE REZONING

Council Direction (from Issues and Directions Report May 2013)



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**

**2012
Proposal
shown**



2012 Proposal

1,430,600 sq-ft

424,260 sq-ft

2,697,680 sq-ft

45,000 sq-ft

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

TOTAL: 4,552,540 sq-ft

OAKRIDGE CENTRE REZONING

2013 Revised Rezoning Proposal

Tallest Tower:
44 Storeys

2013
Revised
Proposal
shown



RETAIL

OFFICE

RESIDENTIAL

AMENITY*

2013 Proposal

1,466,900 sq-ft

424,260 sq-ft

2,697,680 sq-ft

70,000 sq-ft

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

TOTAL: 4,588,840 sq-ft

OAKRIDGE CENTRE REZONING

2014 Revised Rezoning Proposal

Tallest Tower:
44 Storeys

2014
Revised
Proposal
shown



2014 Proposal

1,384,716 sq-ft

424,260 sq-ft

2,761,388 sq-ft

70,000 sq-ft

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

TOTAL: 4,570,364 sq-ft

OAKRIDGE CENTRE REZONING

Comparison of Statistics

	EXISTING	2007 POLICY	2012 REZONING	2014 REZONING
<i>Retail</i>	620,000 sq-ft	950,000 sq-ft	1,430,600 sq-ft	1,384,716 sq-ft
<i>Office</i>	126,000 sq-ft	326,620 sq-ft	424,260 sq-ft	424,260 sq-ft
<i>Amenity</i>	26,000 sq-ft	60,000 sq-ft	45,000 sq-ft*	70,000 sq-ft*
<i>Residential</i>	50,000 sq-ft	1,250,000 sq-ft	2,697,680 sq-ft	2,761,388 sq-ft
<i>TOTAL</i>	822,000 sq-ft	2,586,000 sq-ft	4,552,540 sq-ft	<u>4,570,364 sq-ft</u>

What has changed

*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

	# of Units	2-bedroom Units	3-bedroom units
<i>Social Housing Units</i>	290 Units	87 Units	58 Units
<i>Market Rental Units</i>	290 Units	73 Units	29 Units
<i>Market Strata Units</i>	2,334 Units	965 Units	479 Units
TOTAL	<u>2,914 Units</u>	<u>1,124 Units</u> (38%)	<u>569 Units</u> (19%)

Exceeds
minimum
requirement of
25% family units

Satisfies
requirement for
50% of social-
housing units to
be family
oriented

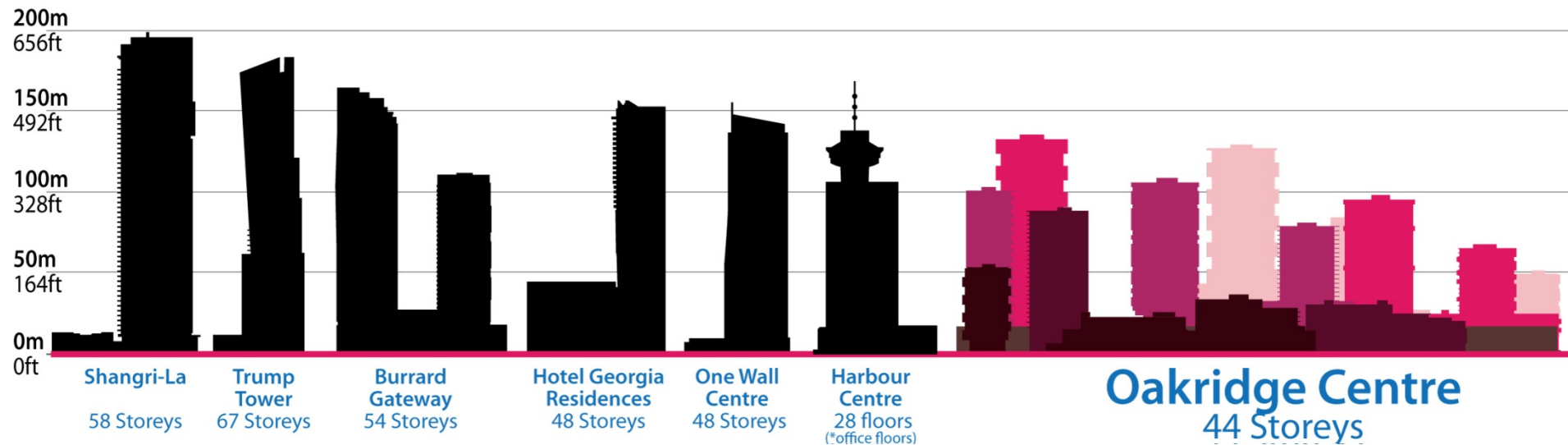
OAKRIDGE CENTRE REZONING

High Street and New Street from 41st Ave



OAKRIDGE CENTRE REZONING

Comparison: Downtown Buildings + Recent Transit Oriented Developments



Vancouver's taller downtown buildings

> Up to 58 Storeys (~600 feet)

Cambie and Marine Station on Canada Line

> Up to 35 Storeys

Joyce-Collingwood Expo Line

> Recent Approvals 31 Storeys

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)

Langara/Pearson

- Future Transit Station
- Limited east-west connections

#2



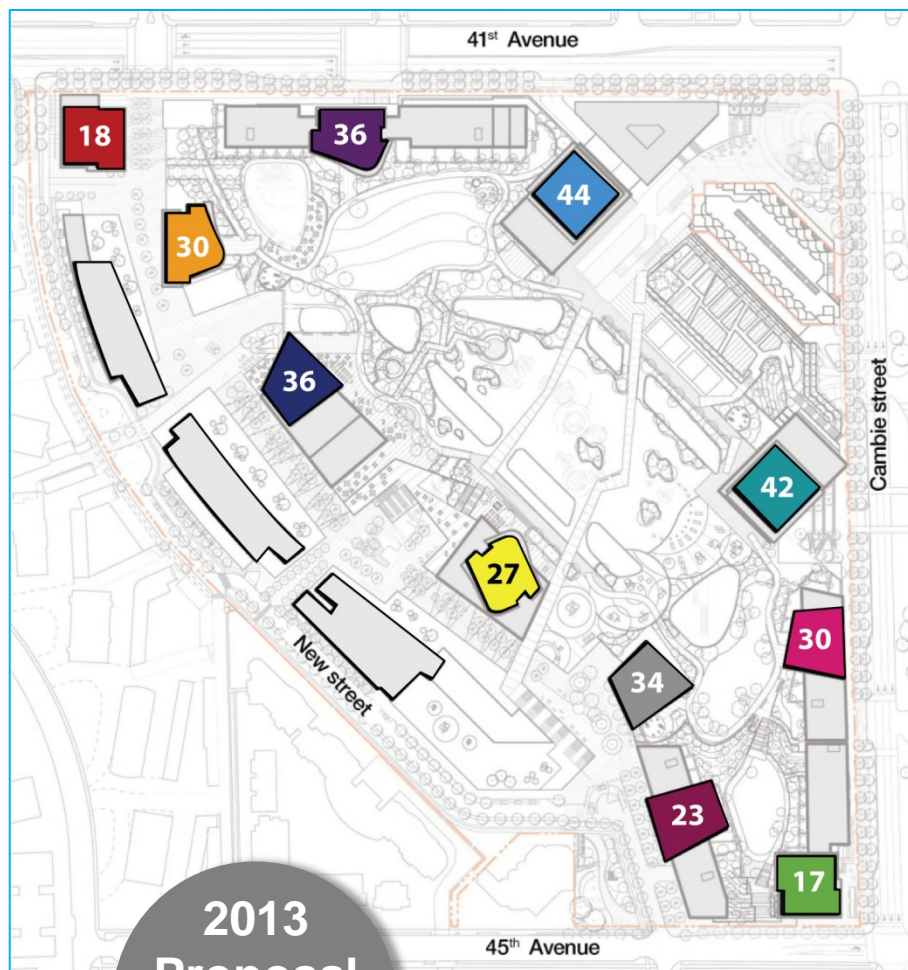
MARINE GATEWAY (35 Storeys)

Marine + Cambie

- 2 to 5 Acre sites
- Transit Hub

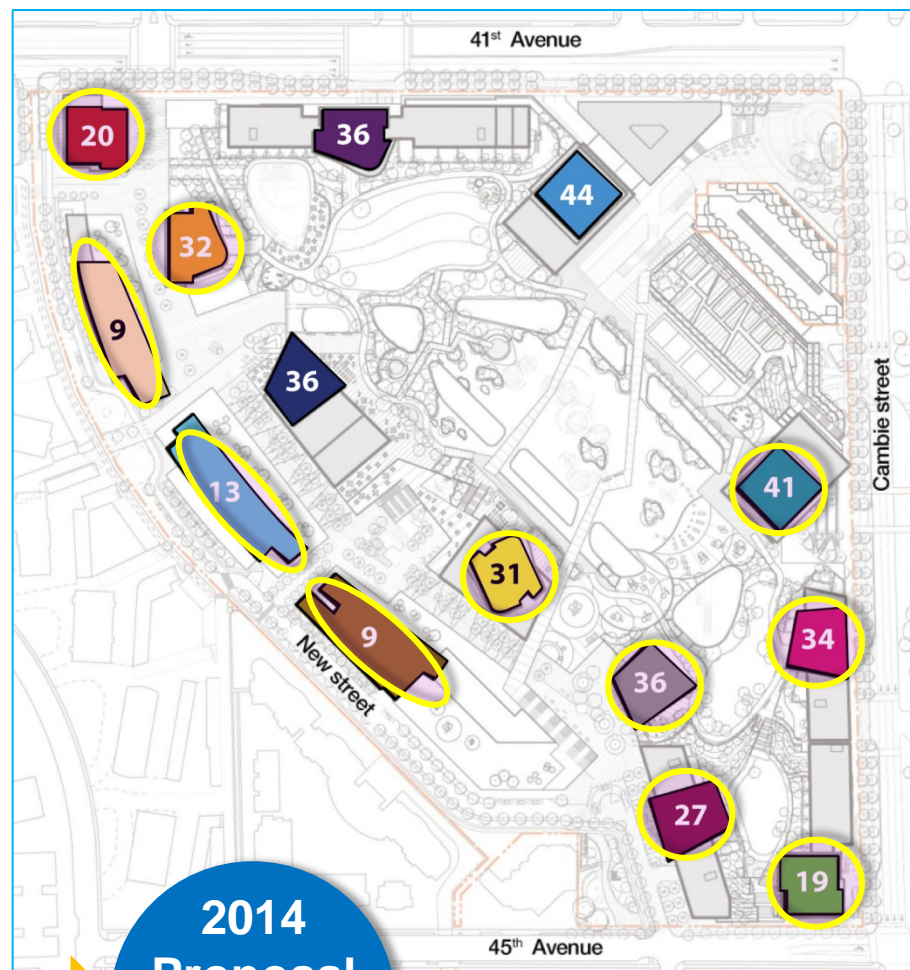
OAKRIDGE CENTRE REZONING

Tower Height Changes



2013
Proposal
Heights
shown

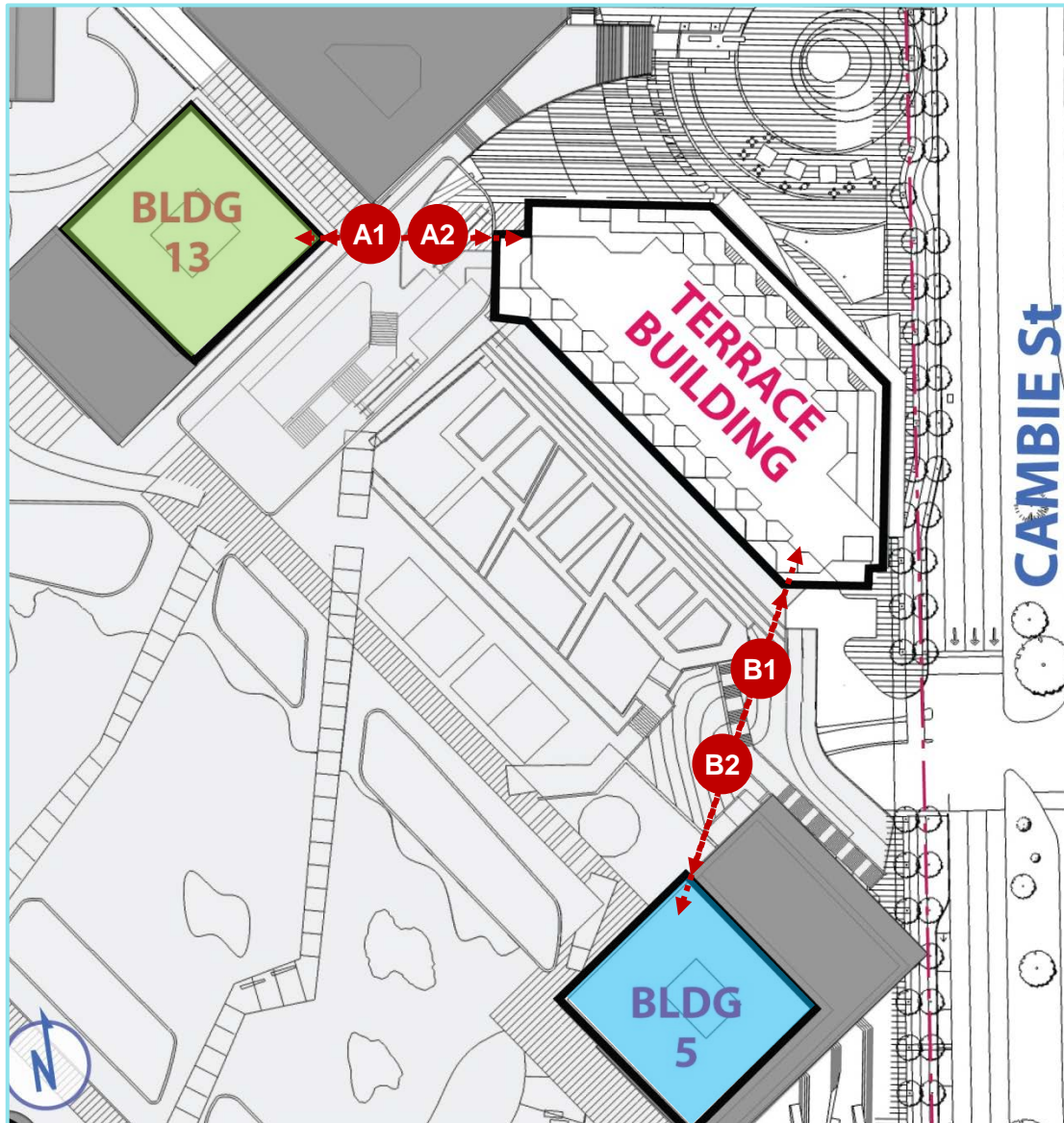
What has changed



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



2012 PODIUM PLAN

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

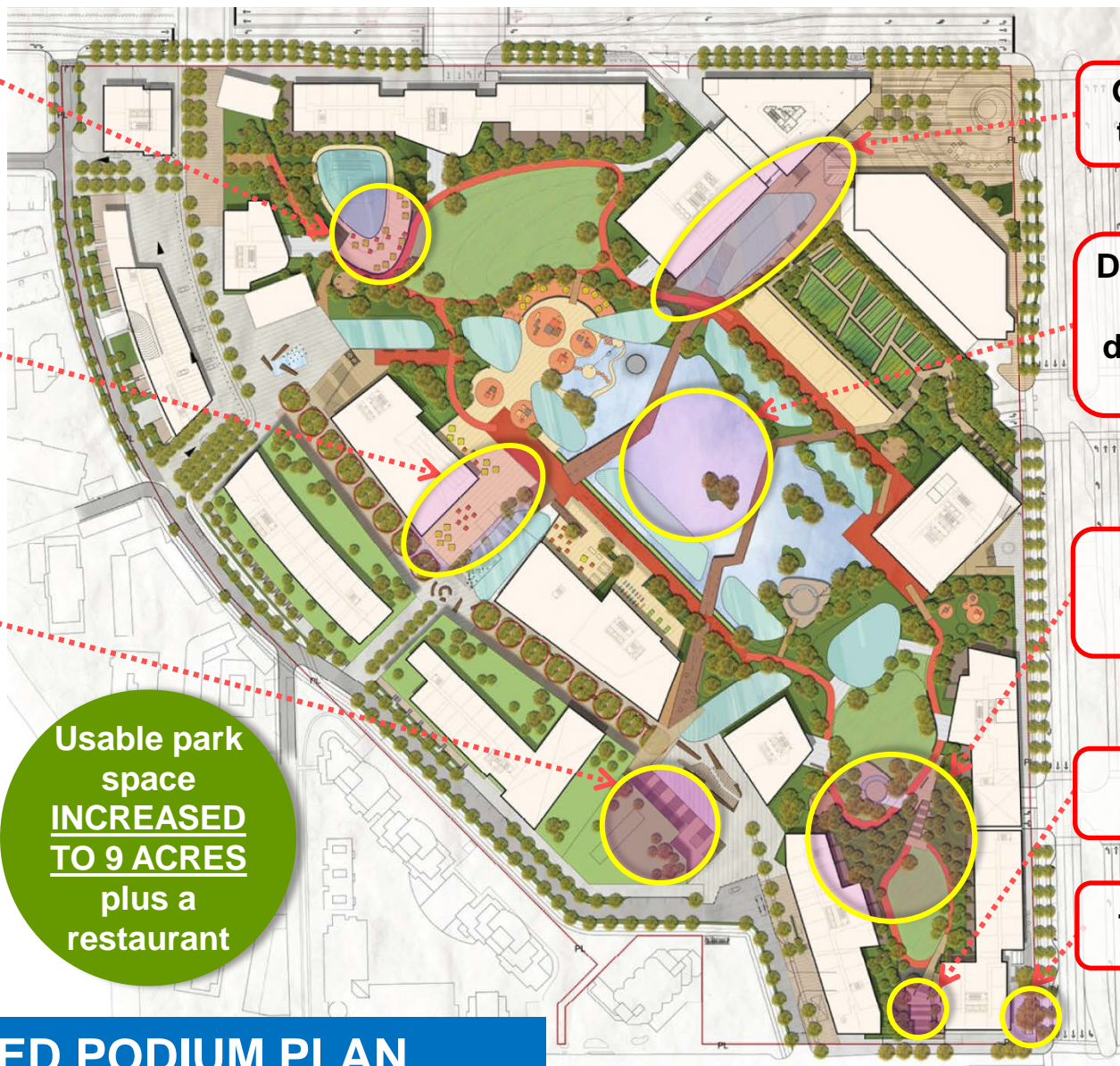
Grand entrance
to rooftop park

Design condition
added to
decrease size of
water body

Amount of
useable space
increased

Entrance
from grade

Tree retention



OAKRIDGE CENTRE REZONING

Comparable Rooftop Parks

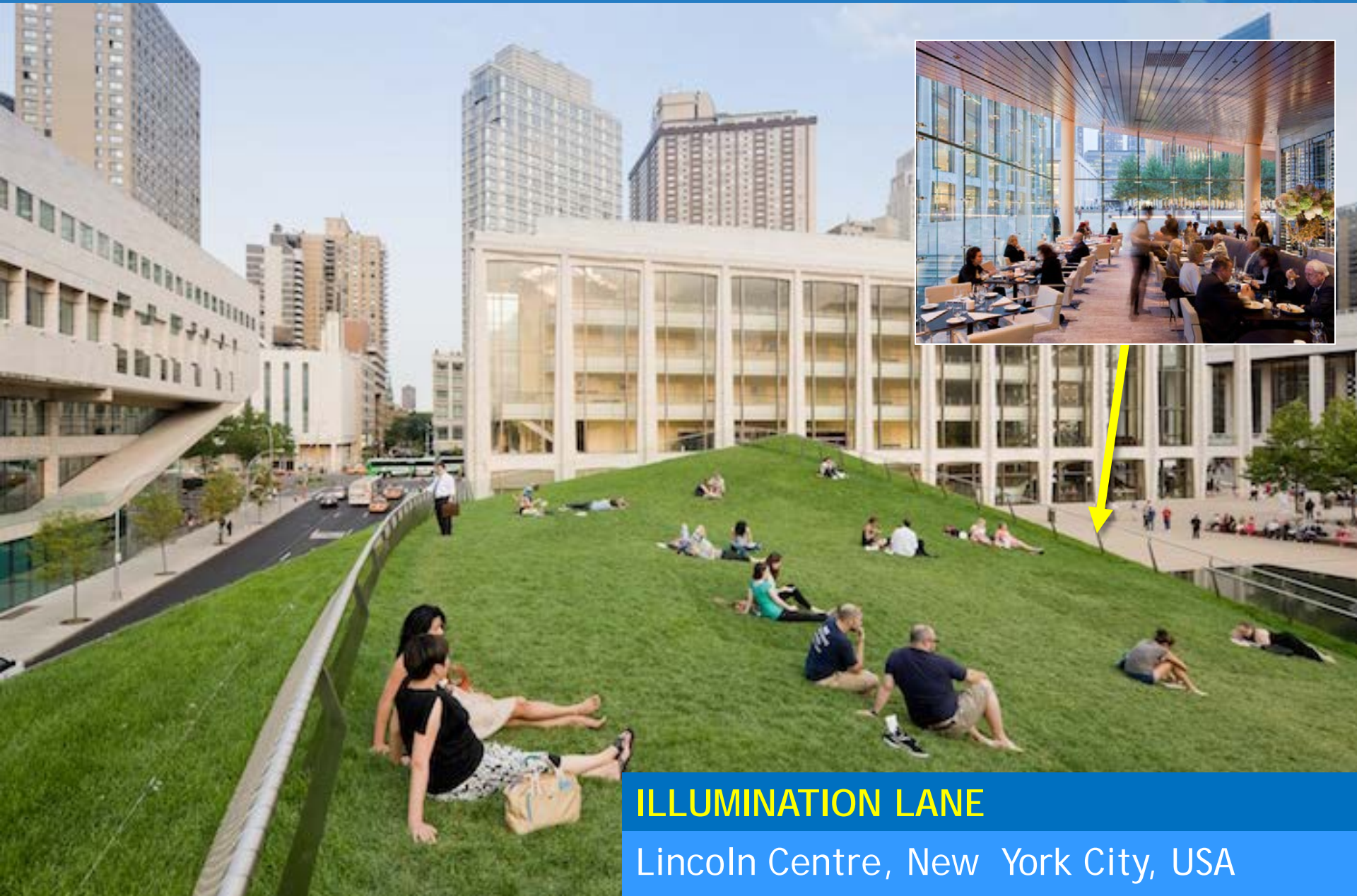


JUBILEE PARK

Canary Wharf, London, UK

OAKRIDGE CENTRE REZONING

Comparable Rooftop Parks

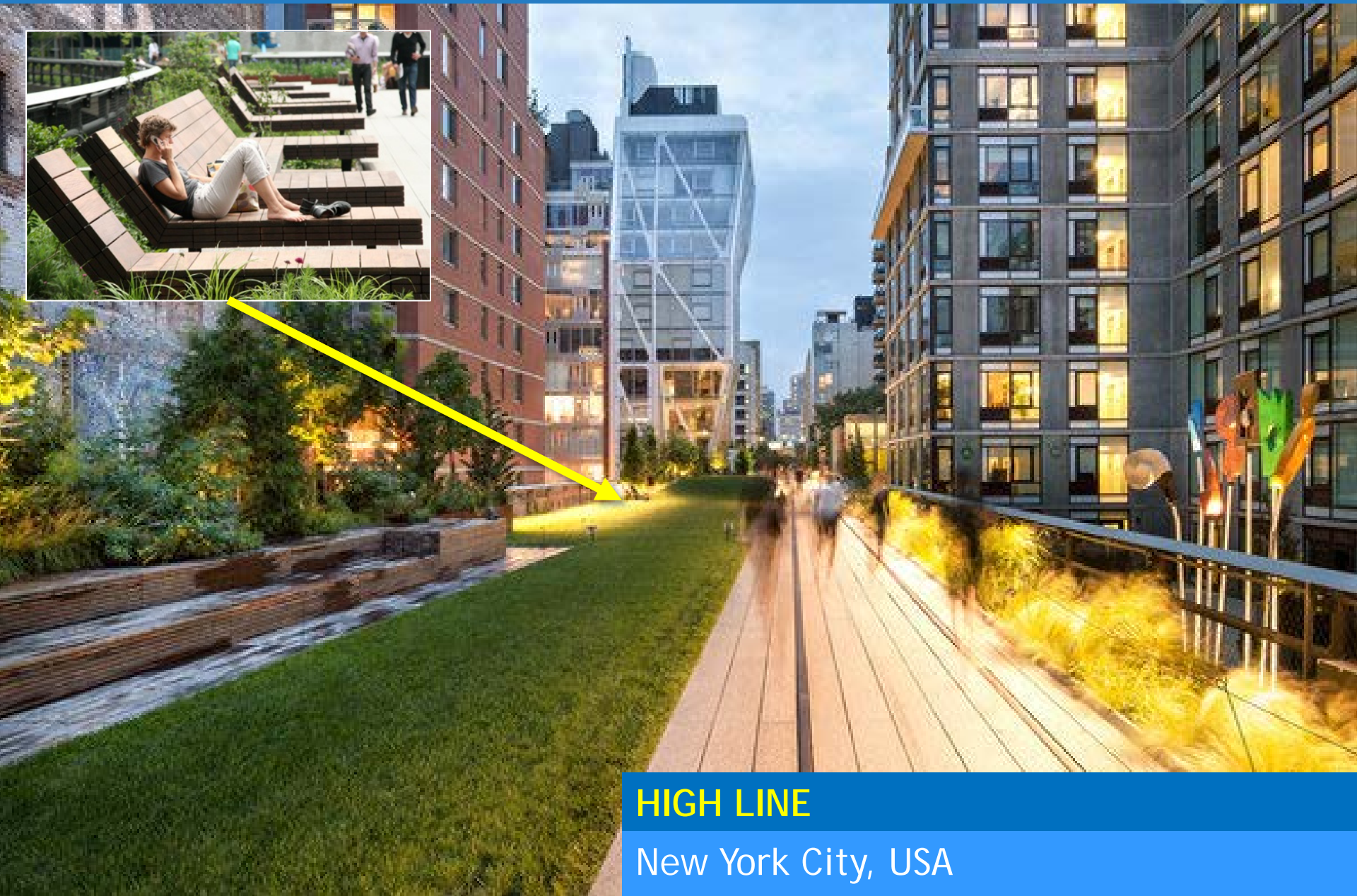
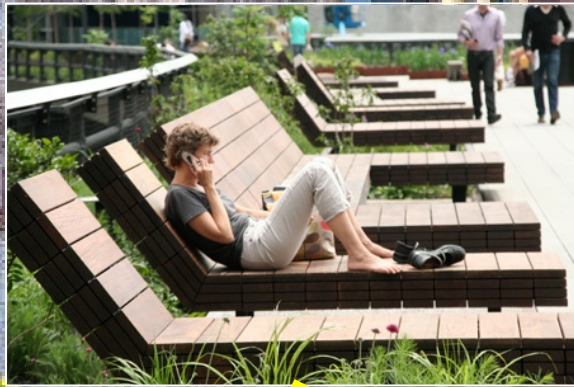


ILLUMINATION LANE

Lincoln Centre, New York City, USA

OAKRIDGE CENTRE REZONING

Comparable Rooftop Parks

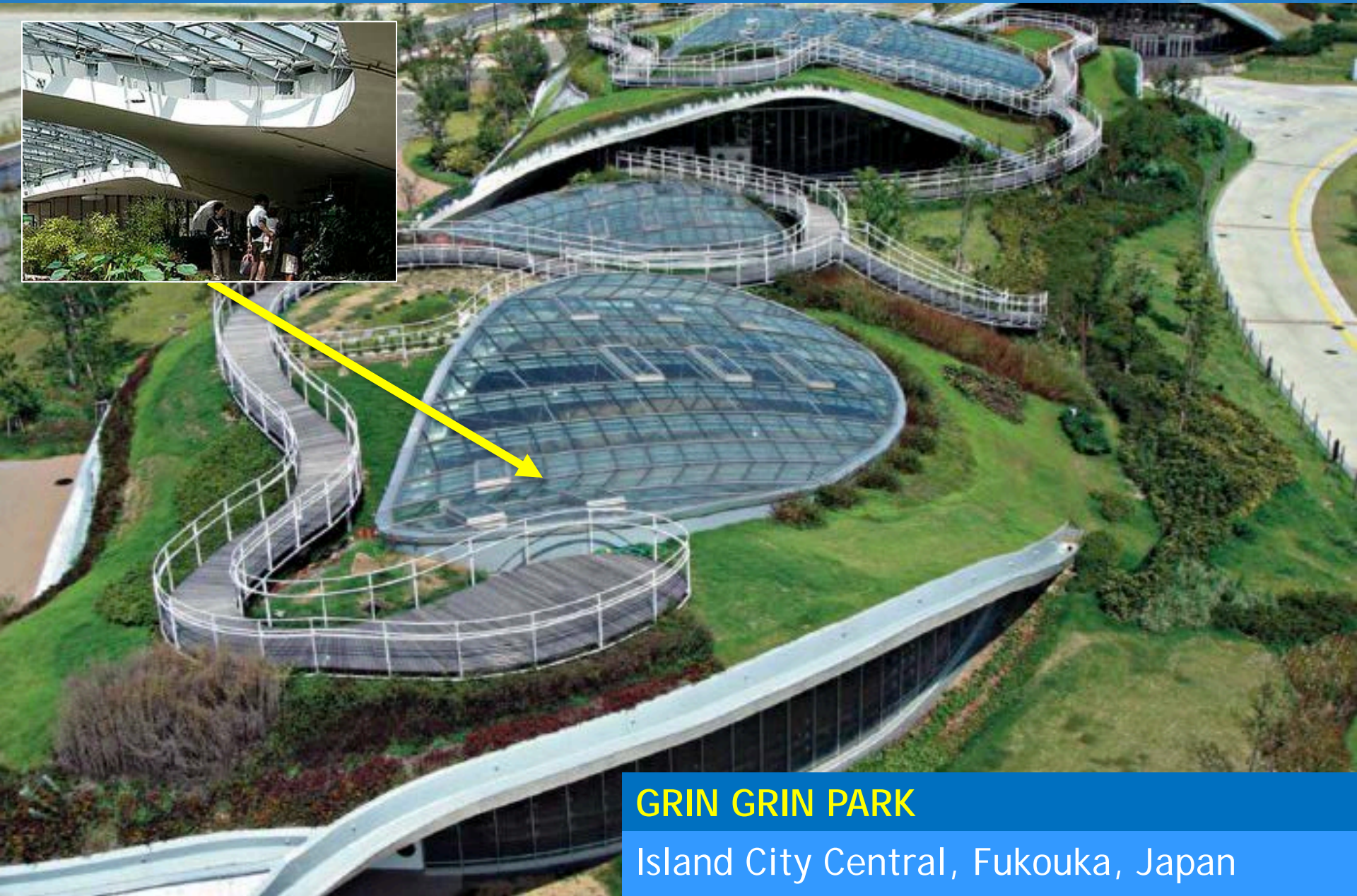


HIGH LINE

New York City, USA

OAKRIDGE CENTRE REZONING

Comparable Rooftop Parks



GRIN GRIN PARK

Island City Central, Fukouka, Japan

OAKRIDGE CENTRE REZONING

Comparable Rooftop Parks

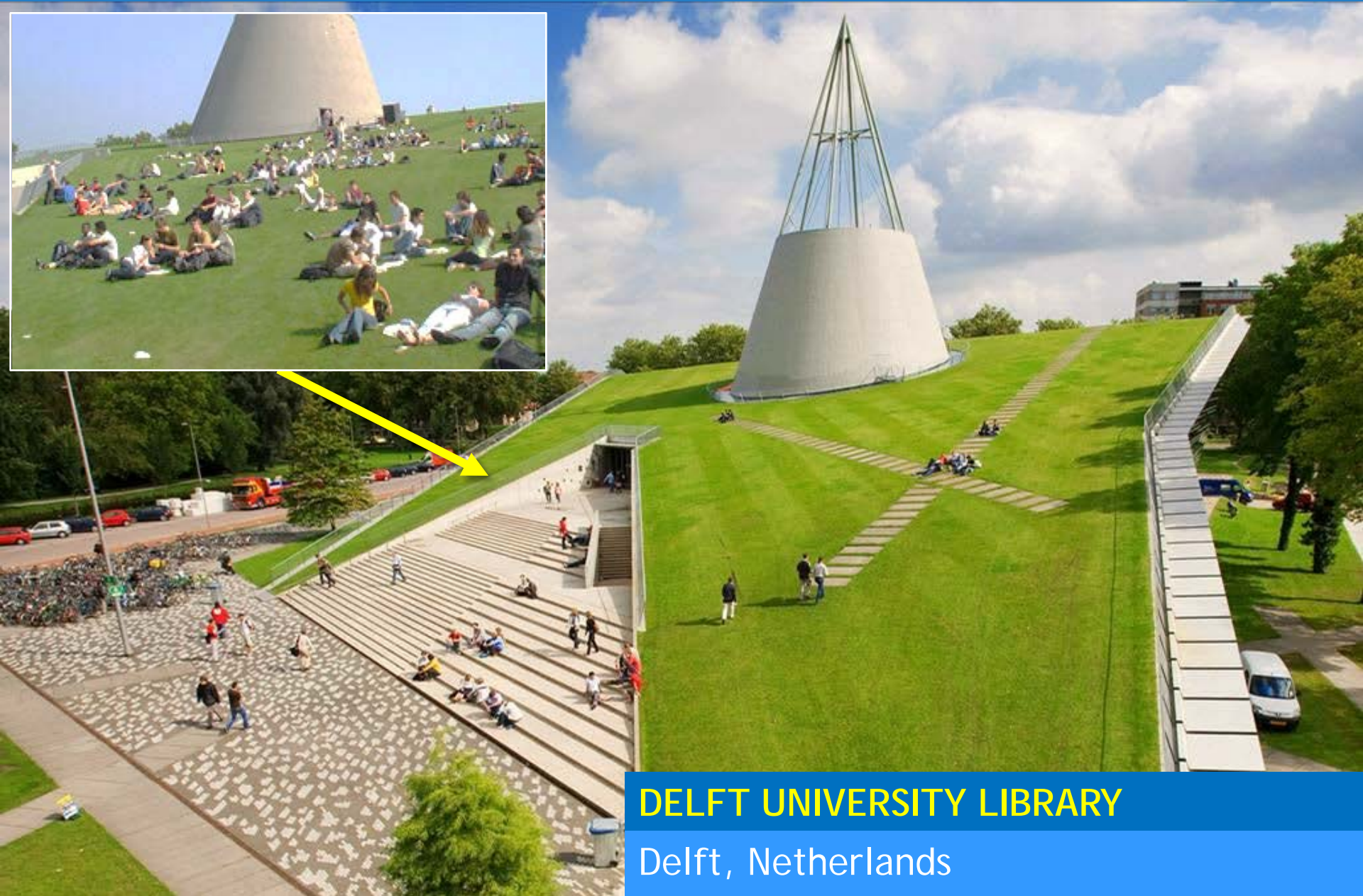


TORONTO CITY HALL ROOF GARDENS

Toronto, Canada

OAKRIDGE CENTRE REZONING

Comparable Rooftop Parks



DELFT UNIVERSITY LIBRARY

Delft, Netherlands

OAKRIDGE CENTRE REZONING

Park Deficiency in the Surrounding Area



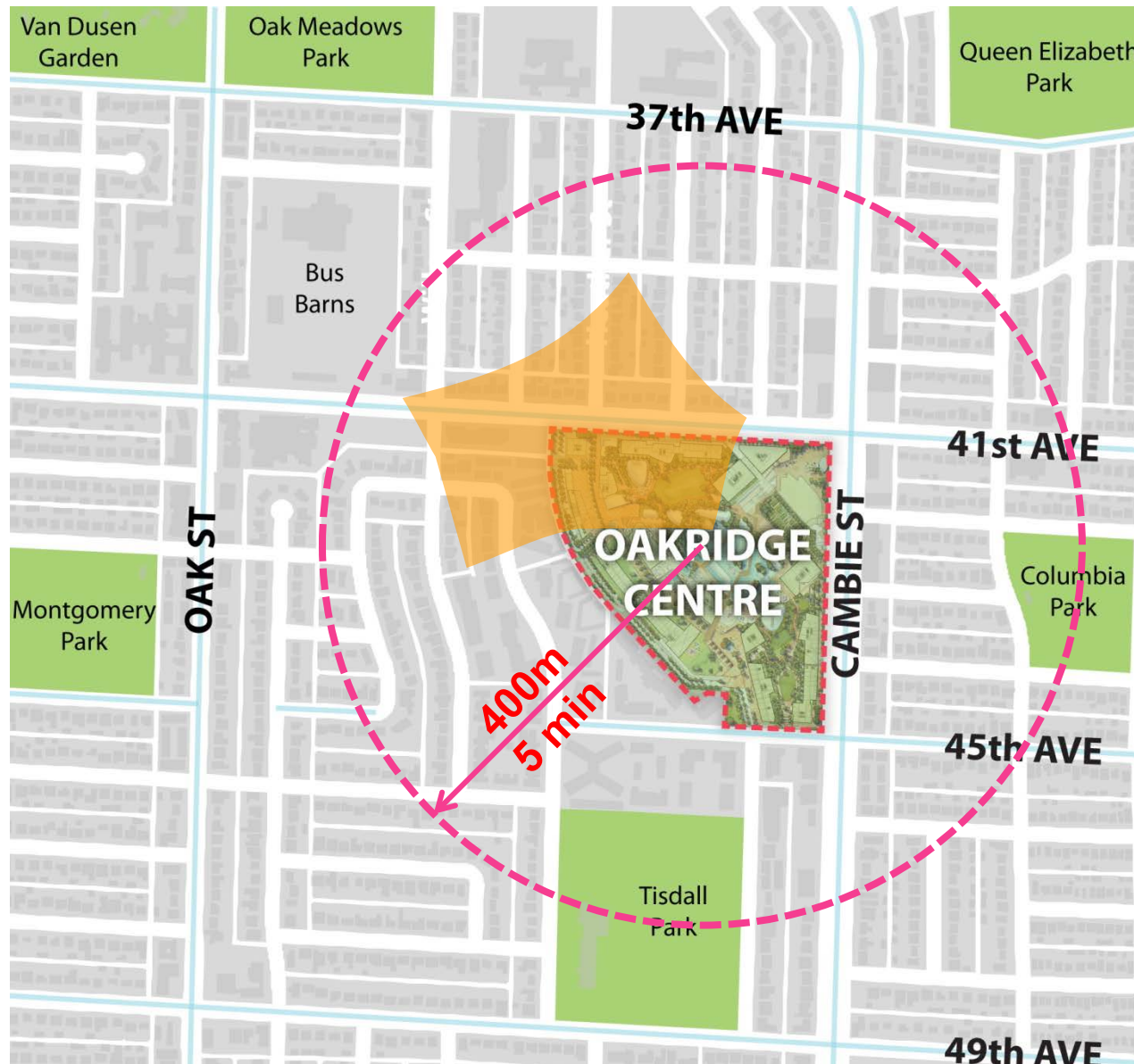
- Rooftop Park reduces the park deficient areas in the vicinity
- Aligns with Greenest City 2020:

- 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

 **Identified Park Deficient Areas**

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

 **Identified Park Deficient Areas**

OAKRIDGE CENTRE REZONING

Park Programming, Maintenance + Operations

- 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

Rooftop Park



OAKRIDGE CENTRE REZONING

Increased Access Points to Rooftop Park



Access
points from
street level

Access
points from
street level
INCREASED
FROM 3 TO 6

2014 REVISED PODIUM PLAN

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

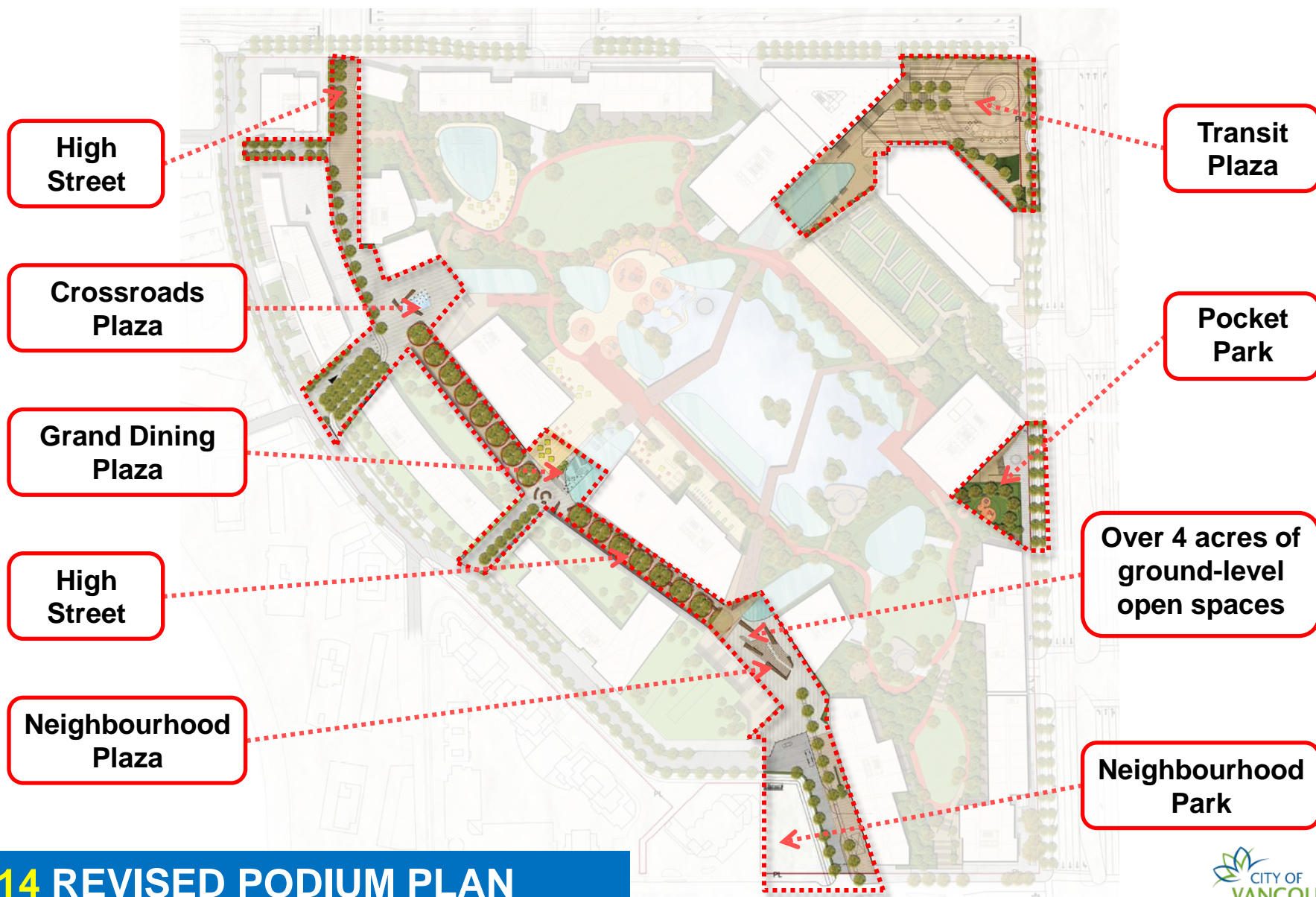
Increased Access Points to Rooftop Park

**STAIRS TO
ROOFTOP
PARK FROM
45th AVE**



OAKRIDGE CENTRE REZONING

Plaza Spaces at Ground Level



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



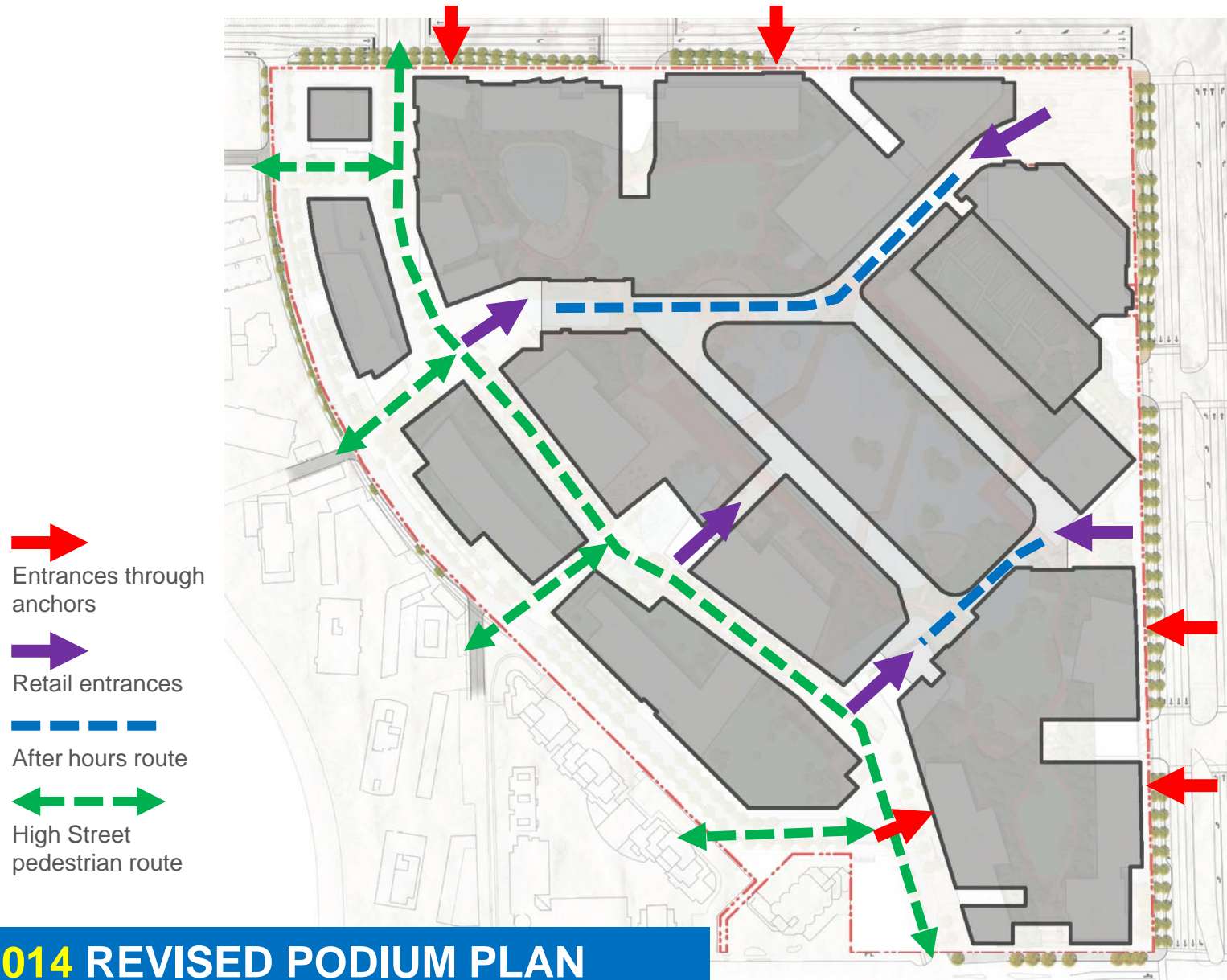
OAKRIDGE CENTRE REZONING

Pocket Park on Cambie St. and 43rd Ave



OAKRIDGE CENTRE REZONING

Connectivity across Ground Floor Level



OAKRIDGE CENTRE REZONING

Transportation Changes

Conflict with
new street &
relocated
bikeway
eliminated

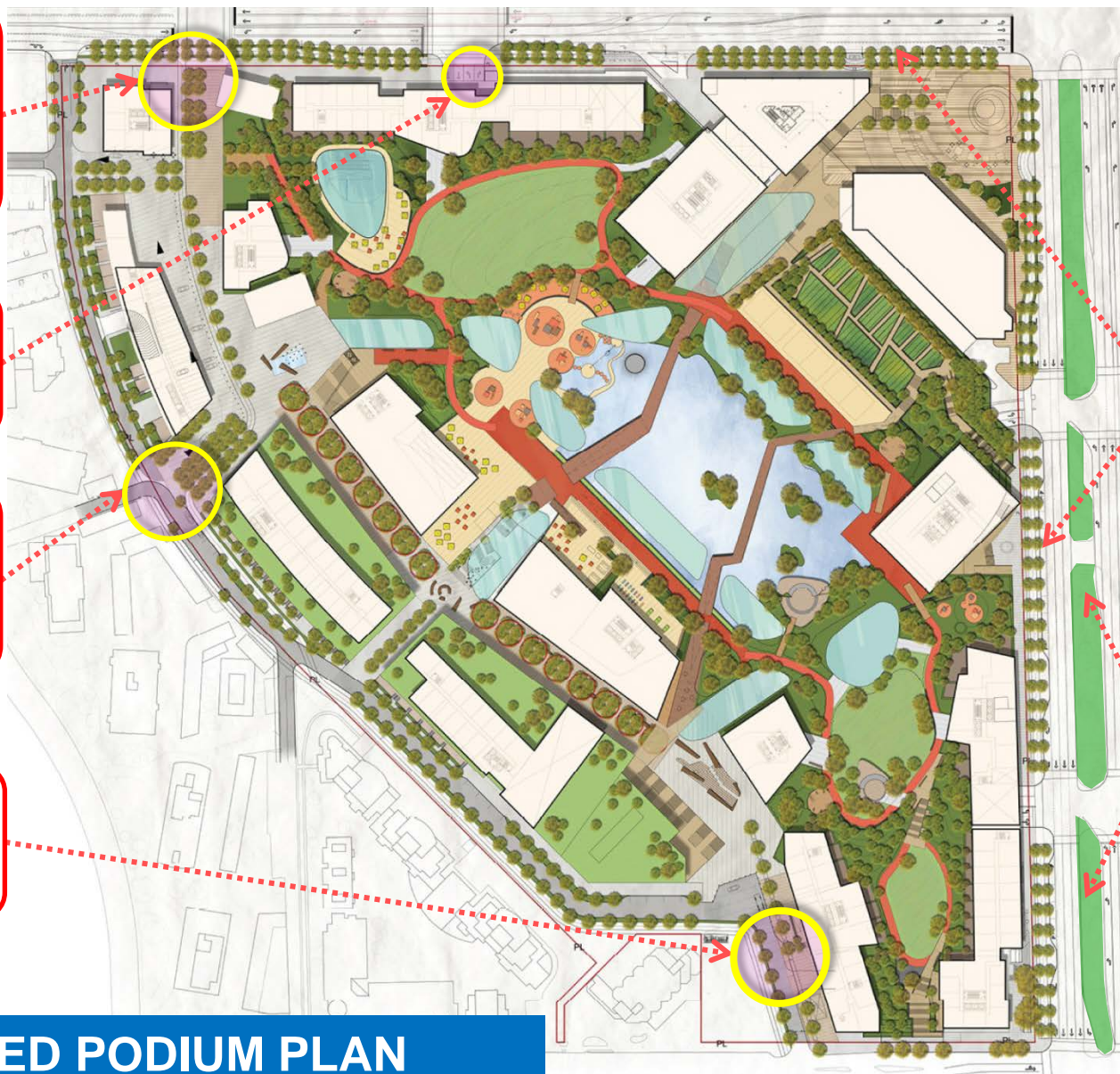
Parking
access point
relocated

New street
designed to
discourage
short-cutting

Parking
access point
relocated

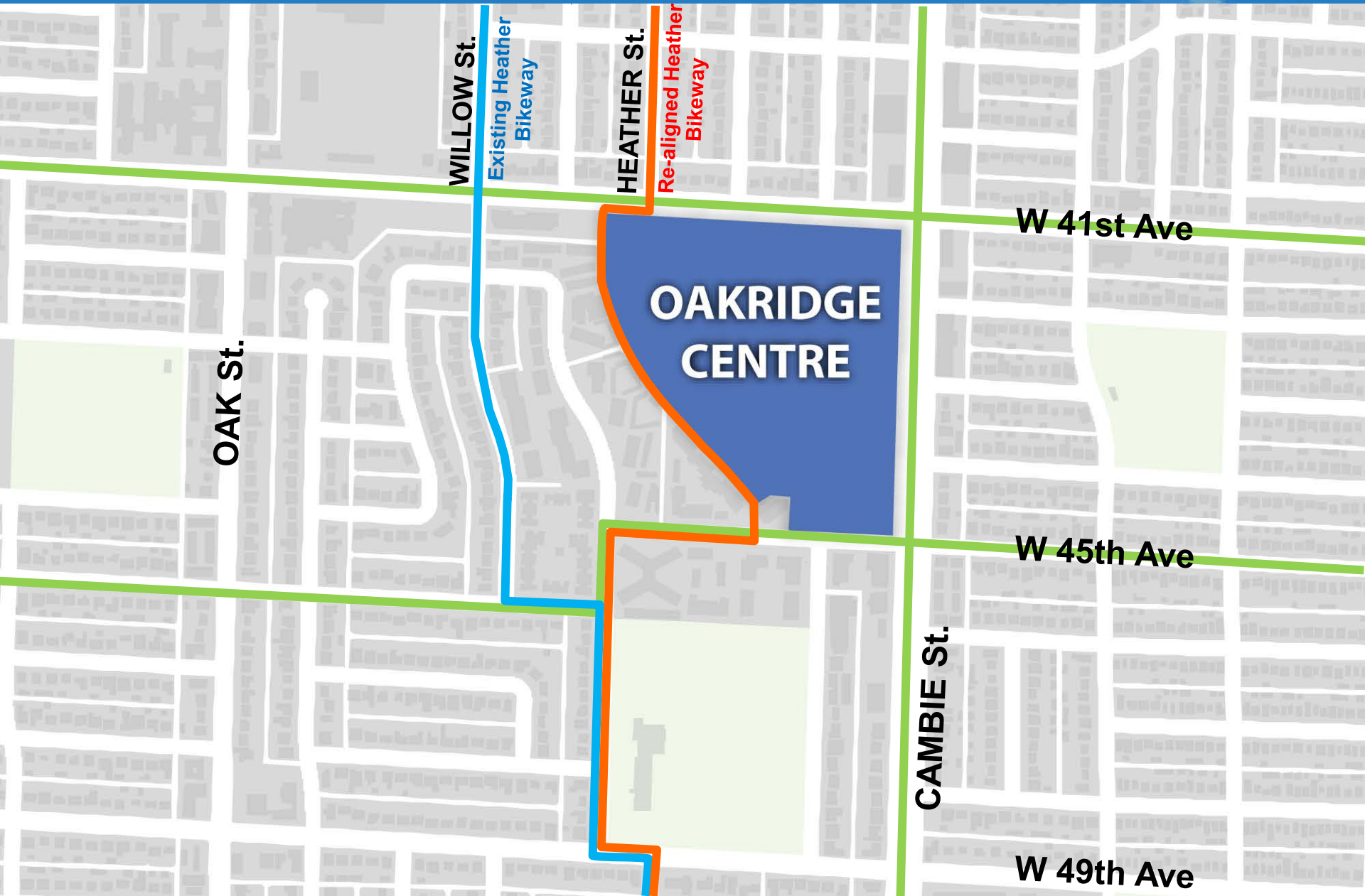
Separated
bike lanes on
41st Ave and
Cambie St.

Increased
green space
on Boulevard



OAKRIDGE CENTRE REZONING

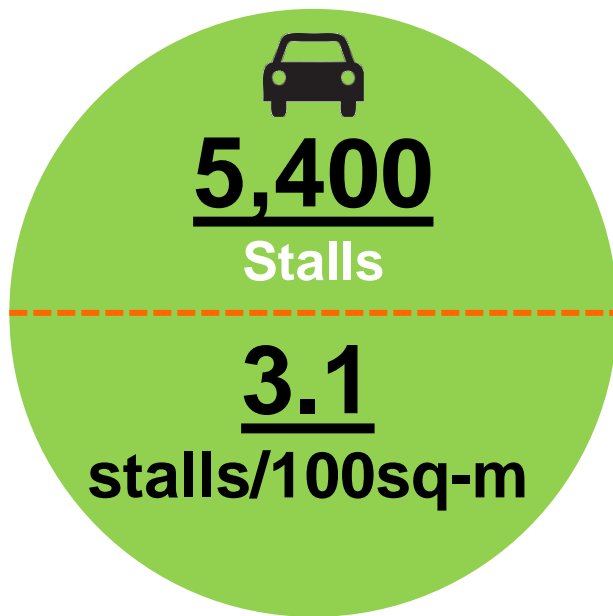
Re-aligned Heather Bikeway



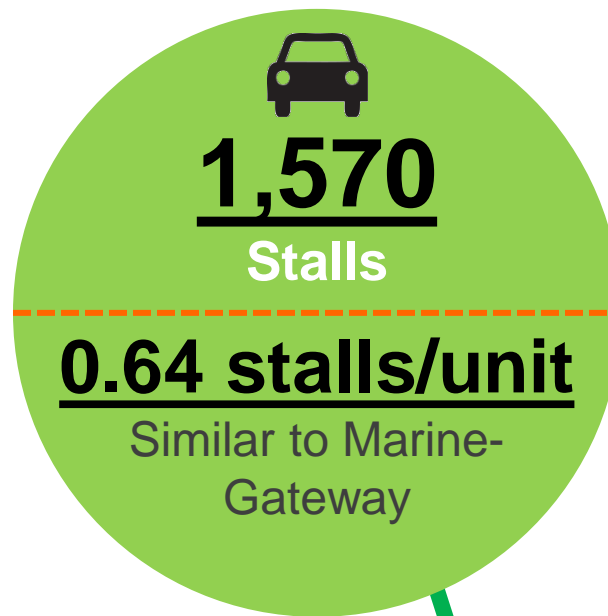
OAKRIDGE CENTRE REZONING

Parking on Site

COMMERCIAL PARKING



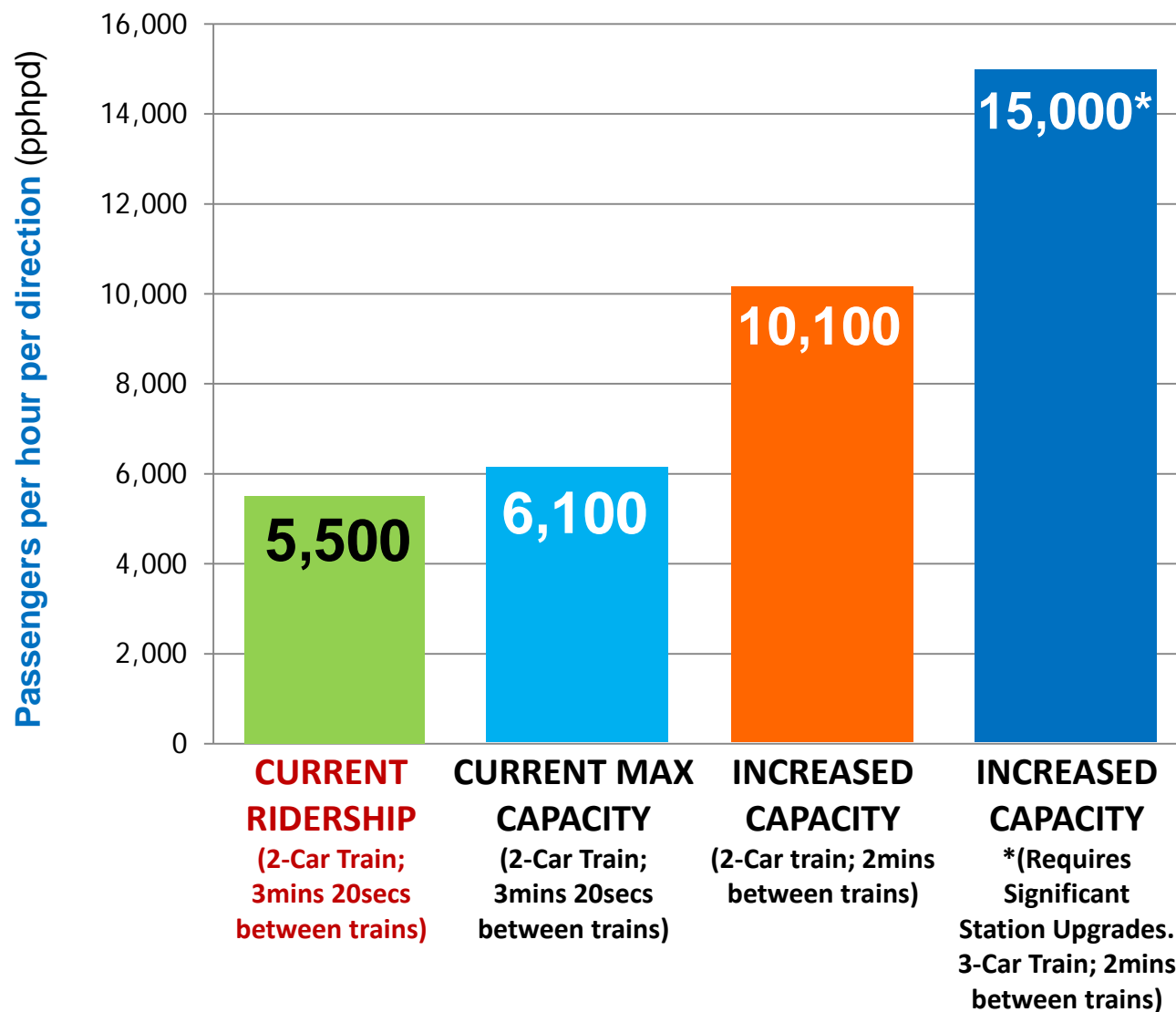
RESIDENTIAL PARKING



*Equivalent to 1,808,976sq-ft
(1,384,716sq-ft commercial –retail +
424,260sq-ft office)

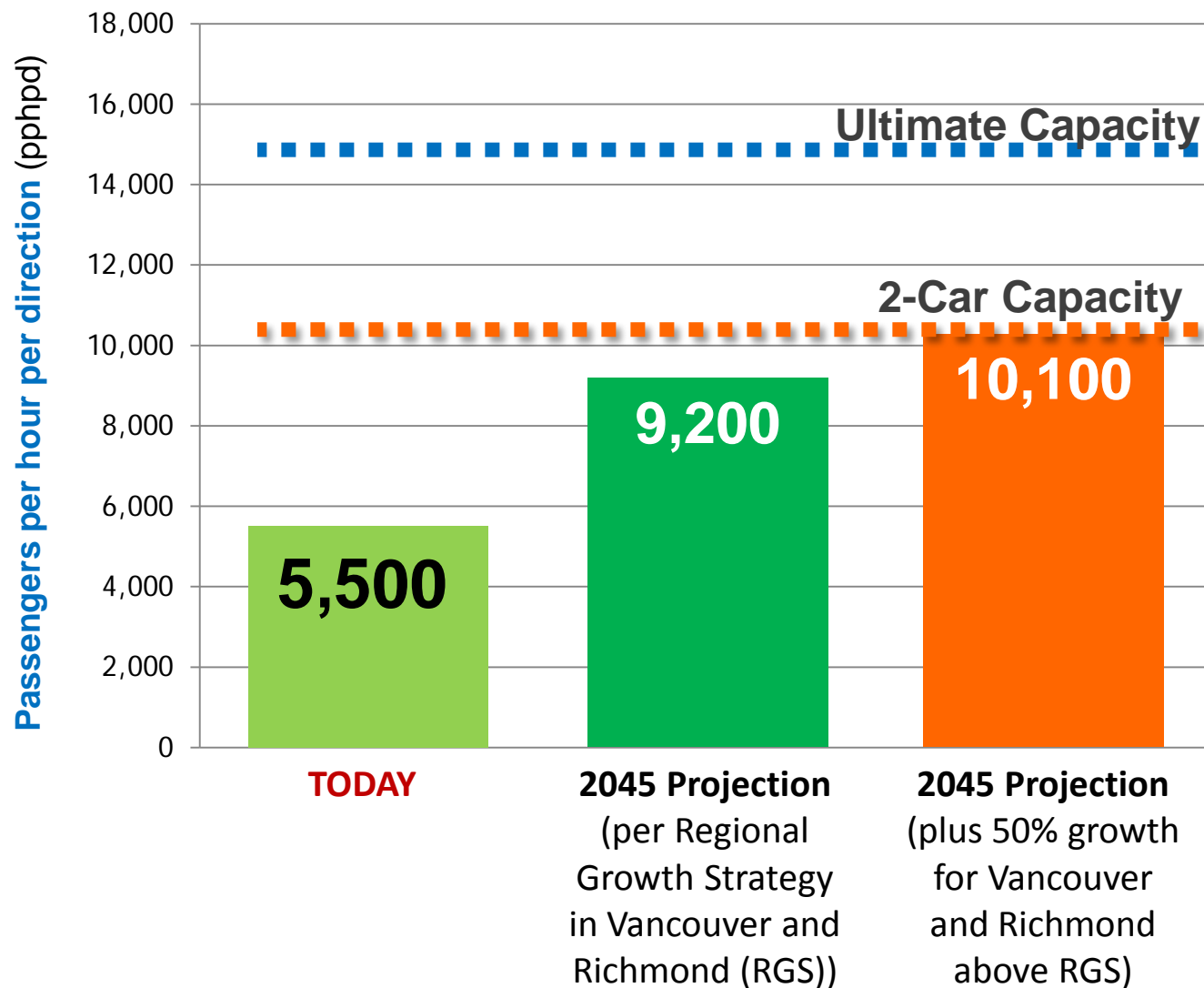
OAKRIDGE CENTRE REZONING

Canada Line Capacity



OAKRIDGE CENTRE REZONING

Canada Line Demand Forecast

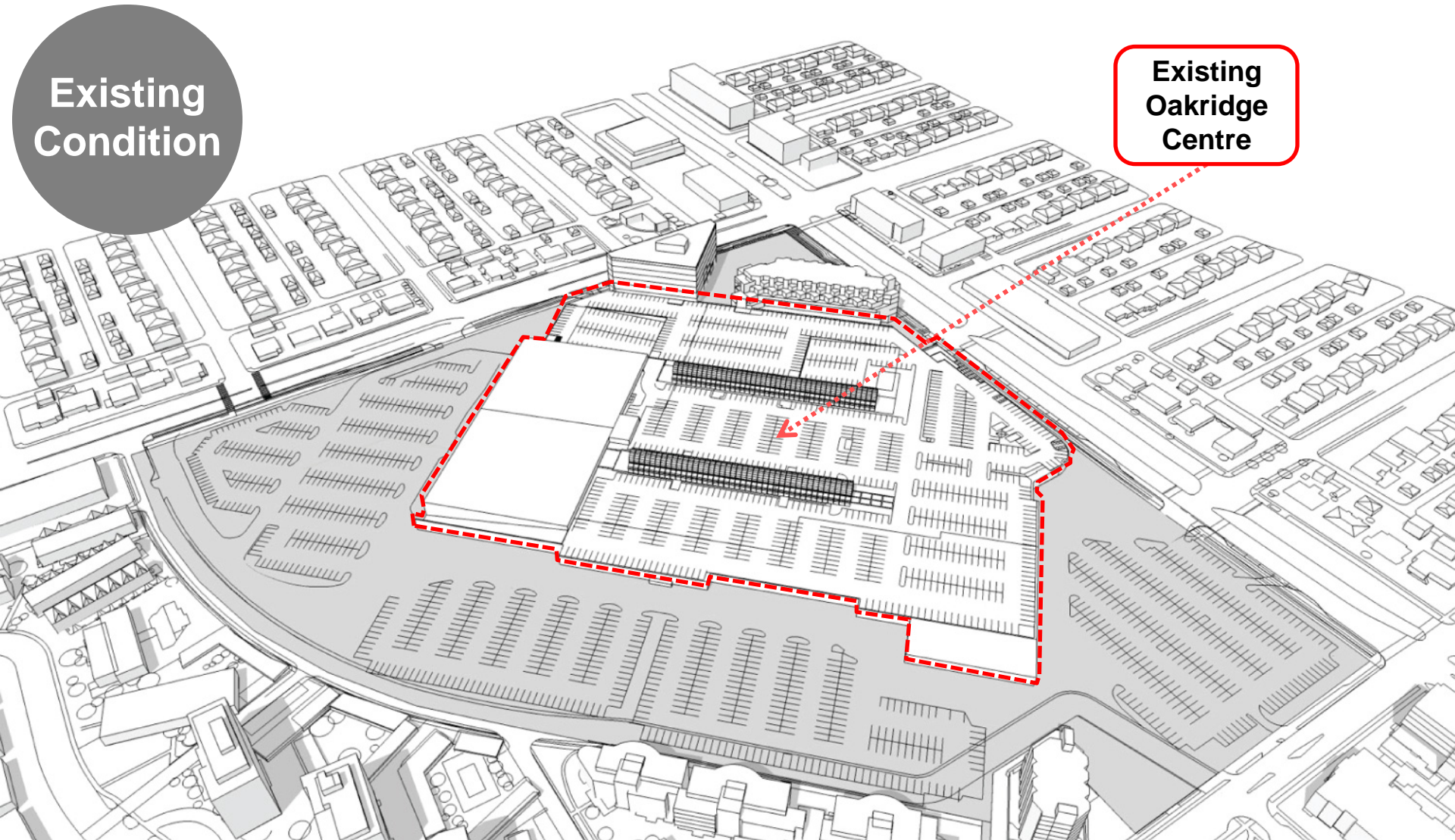


OAKRIDGE CENTRE REZONING

Phasing Plan: Existing Condition

Existing
Condition

Existing
Oakridge
Centre



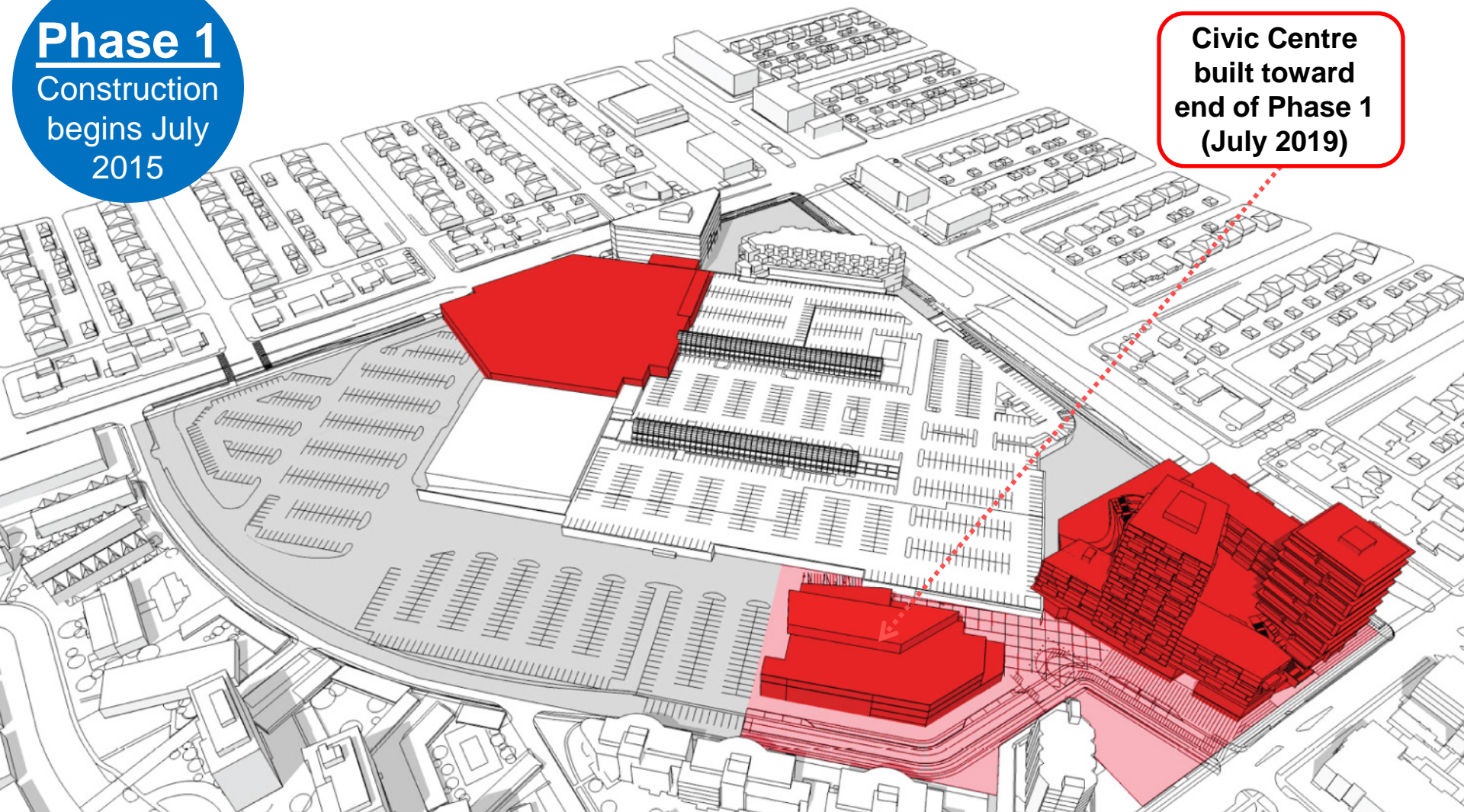
OAKRIDGE CENTRE REZONING

Phasing Plan: Phase 1

Phase 1

Construction
begins July
2015

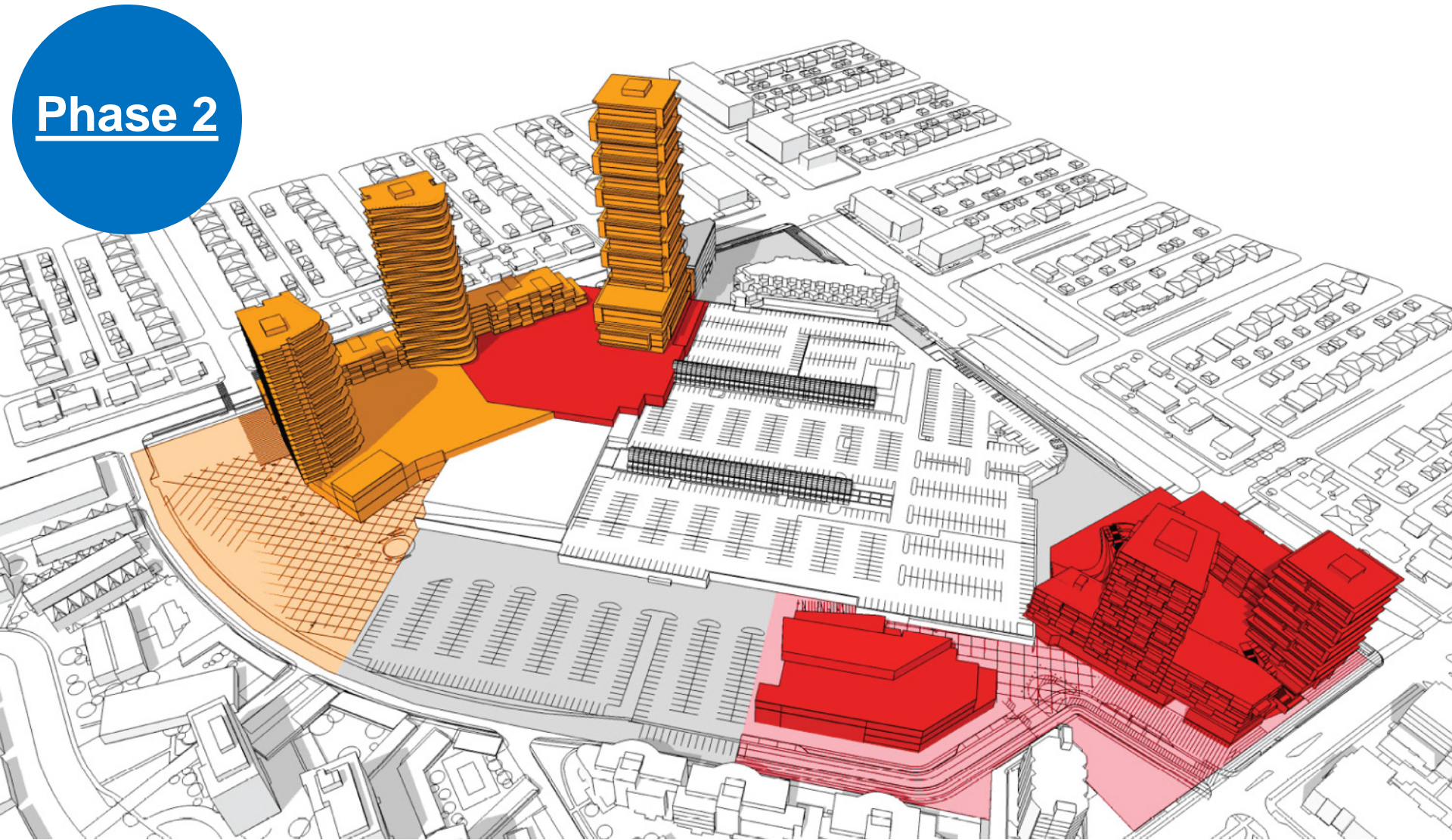
**Civic Centre
built toward
end of Phase 1
(July 2019)**



OAKRIDGE CENTRE REZONING

Phasing Plan: Phase 2

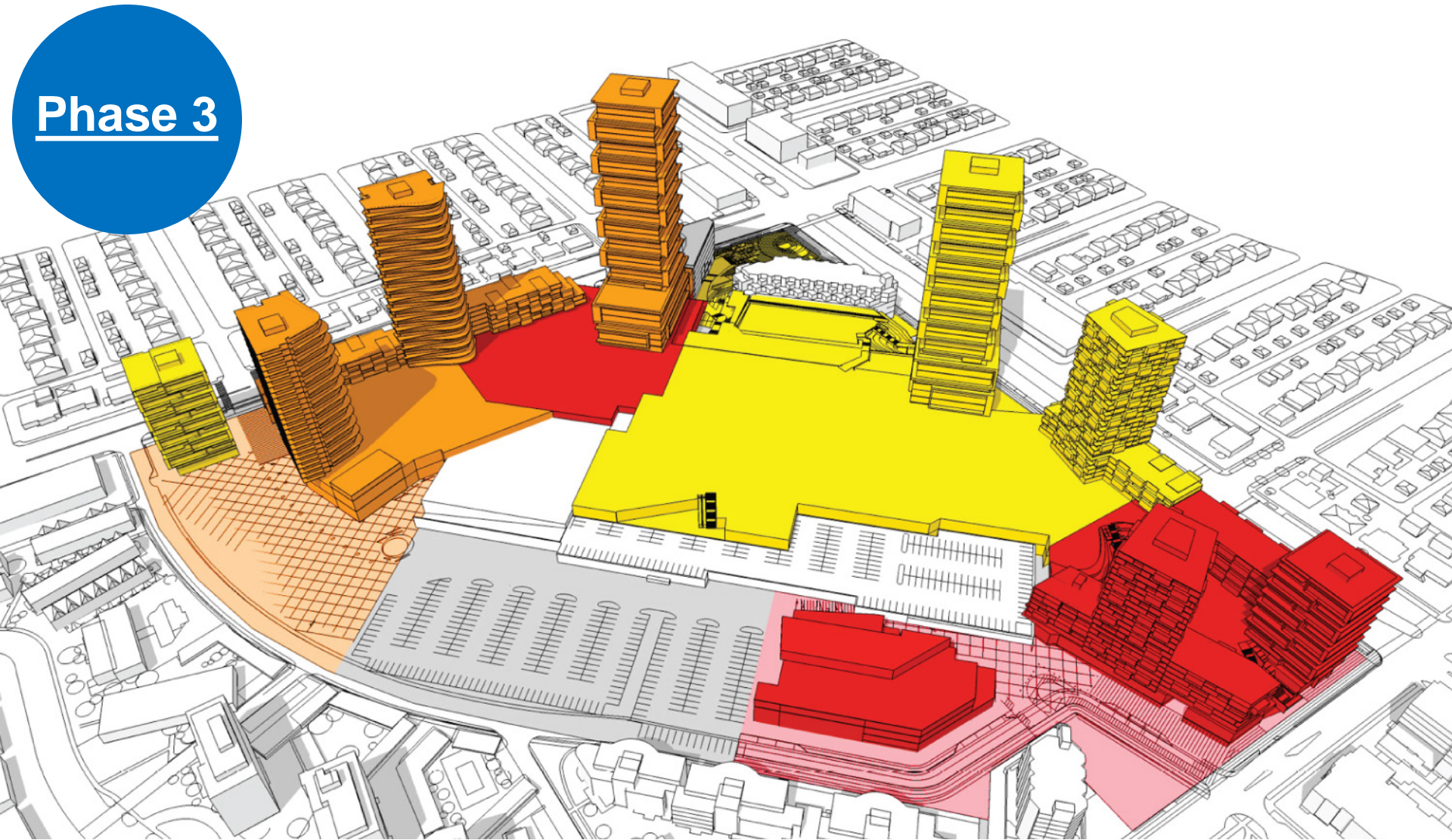
Phase 2



OAKRIDGE CENTRE REZONING

Phasing Plan: Phase 3

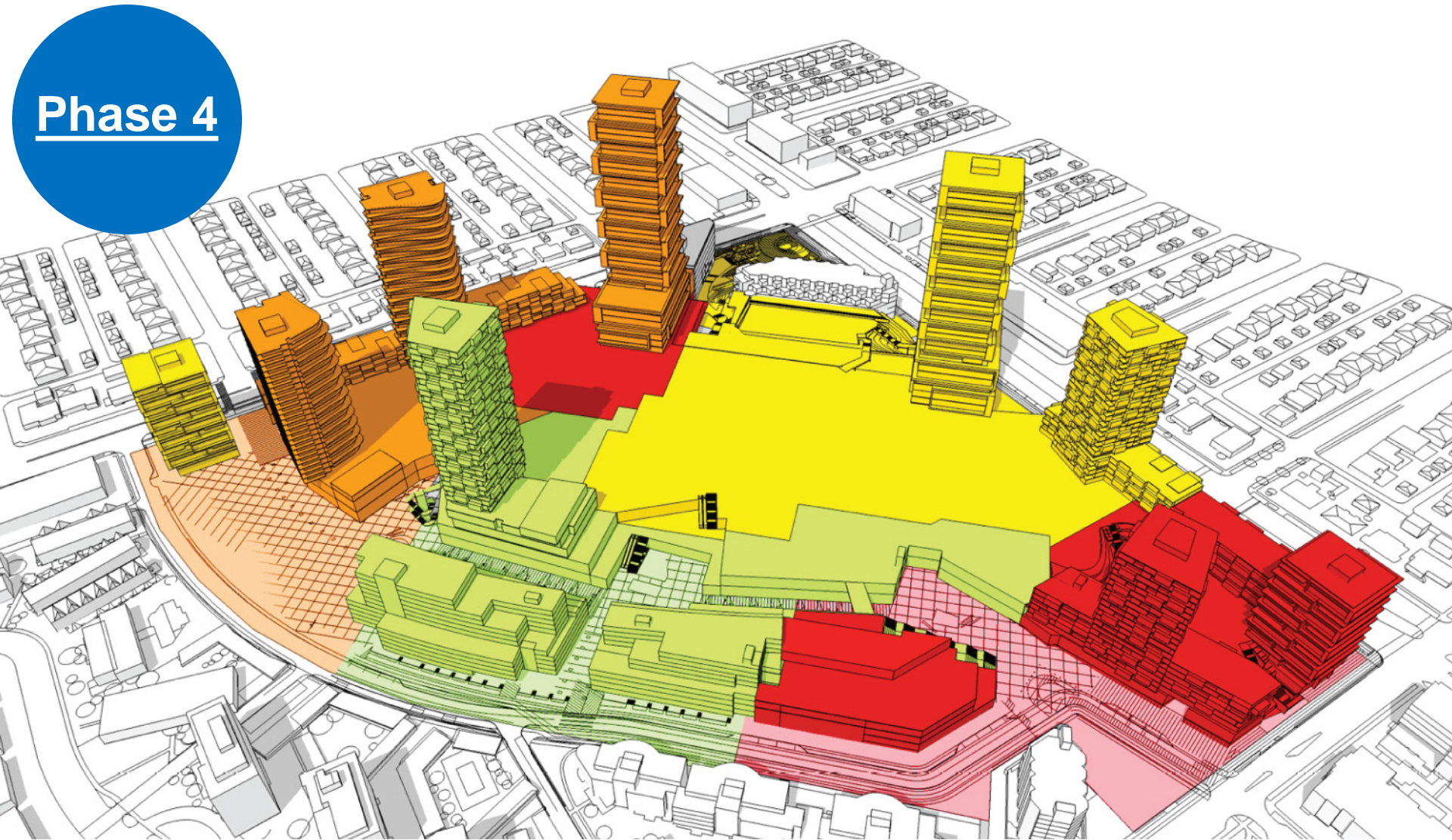
Phase 3



OAKRIDGE CENTRE REZONING

Phasing Plan: Phase 4

Phase 4



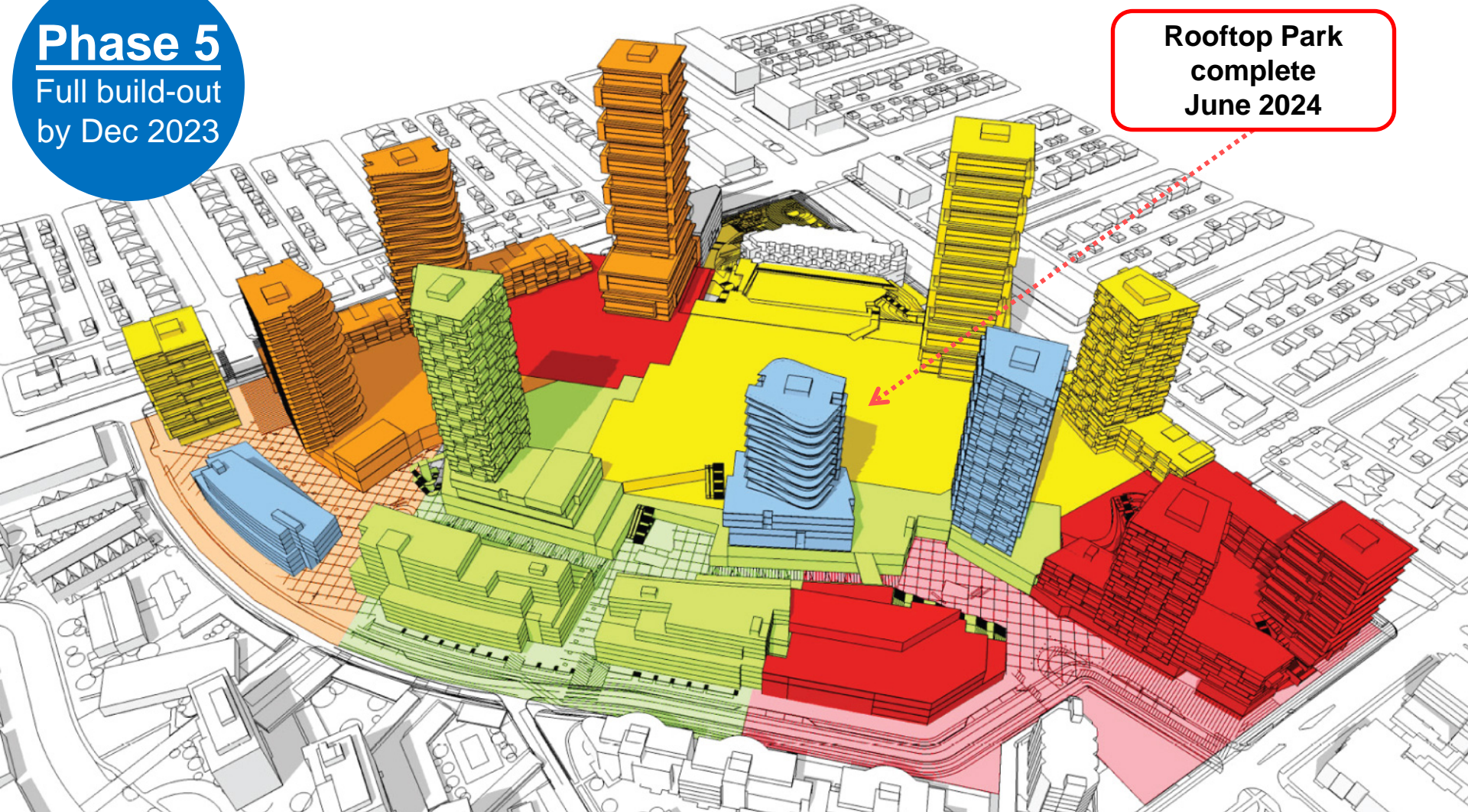
OAKRIDGE CENTRE REZONING

Phasing Plan: Phase 5

Phase 5

Full build-out
by Dec 2023

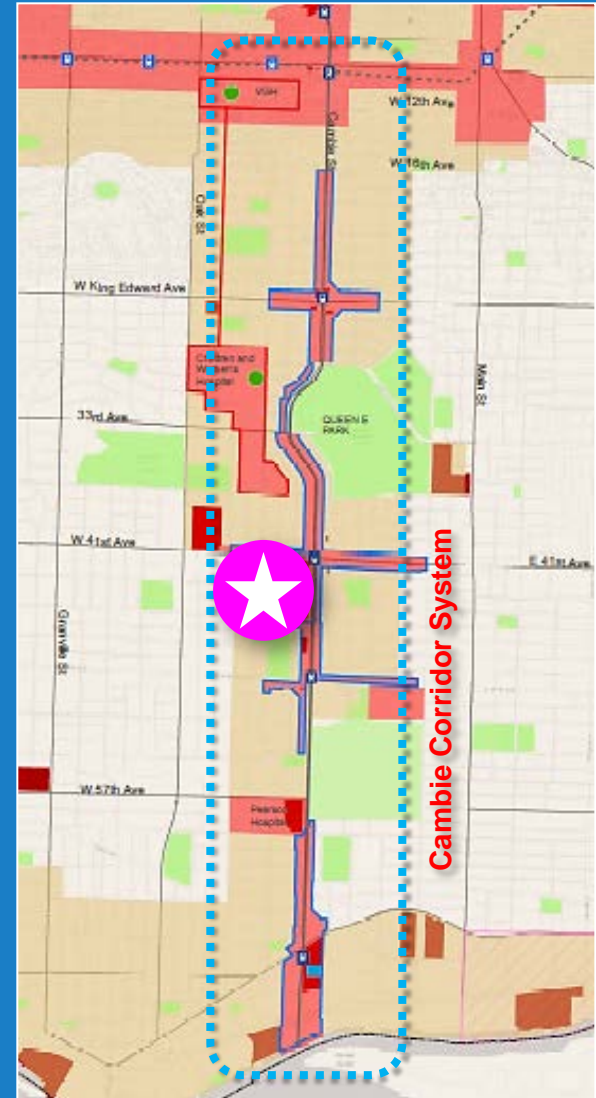
Rooftop Park
complete
June 2024



OAKRIDGE CENTRE REZONING

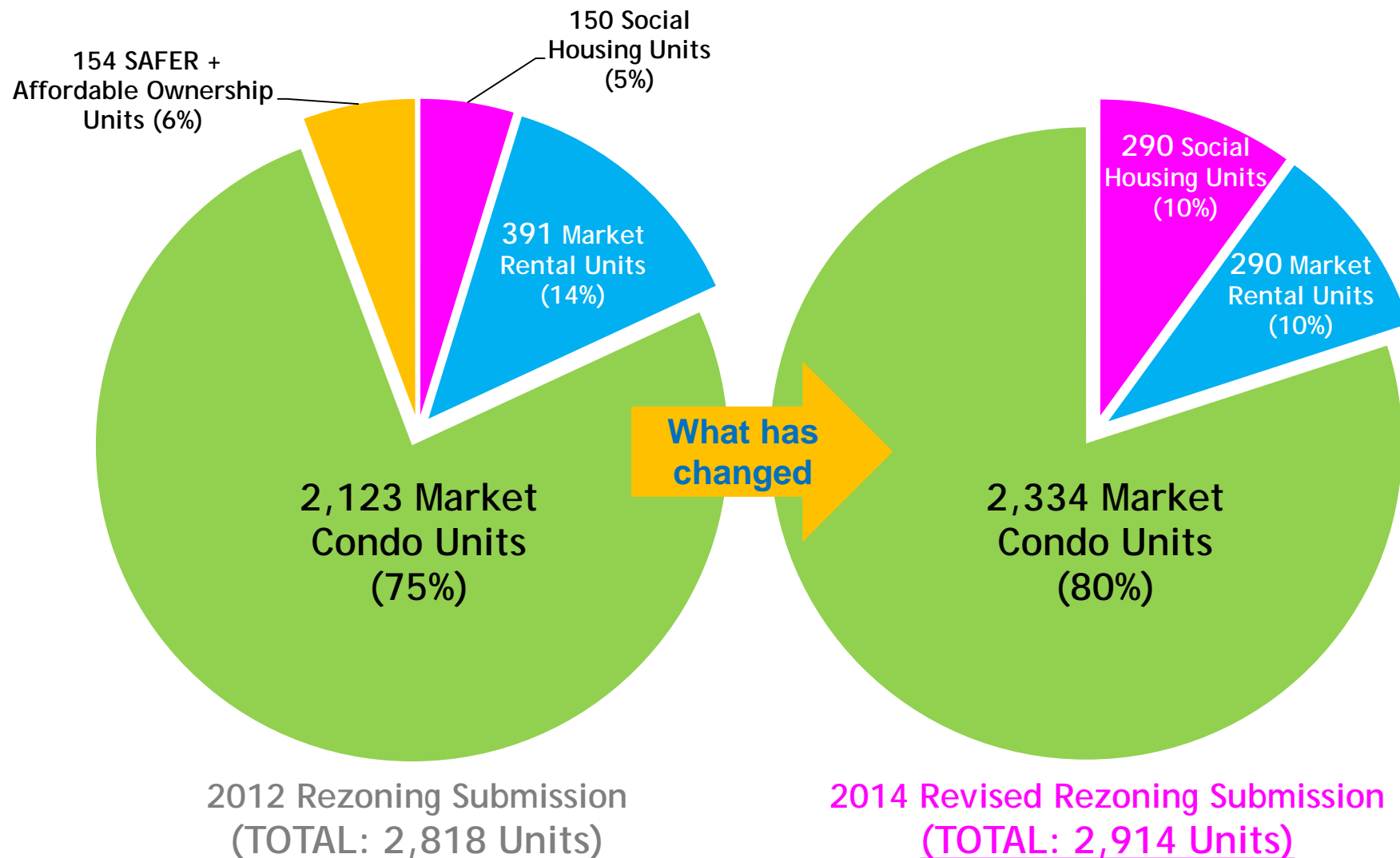
Neighbourhood Energy Strategy

- 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



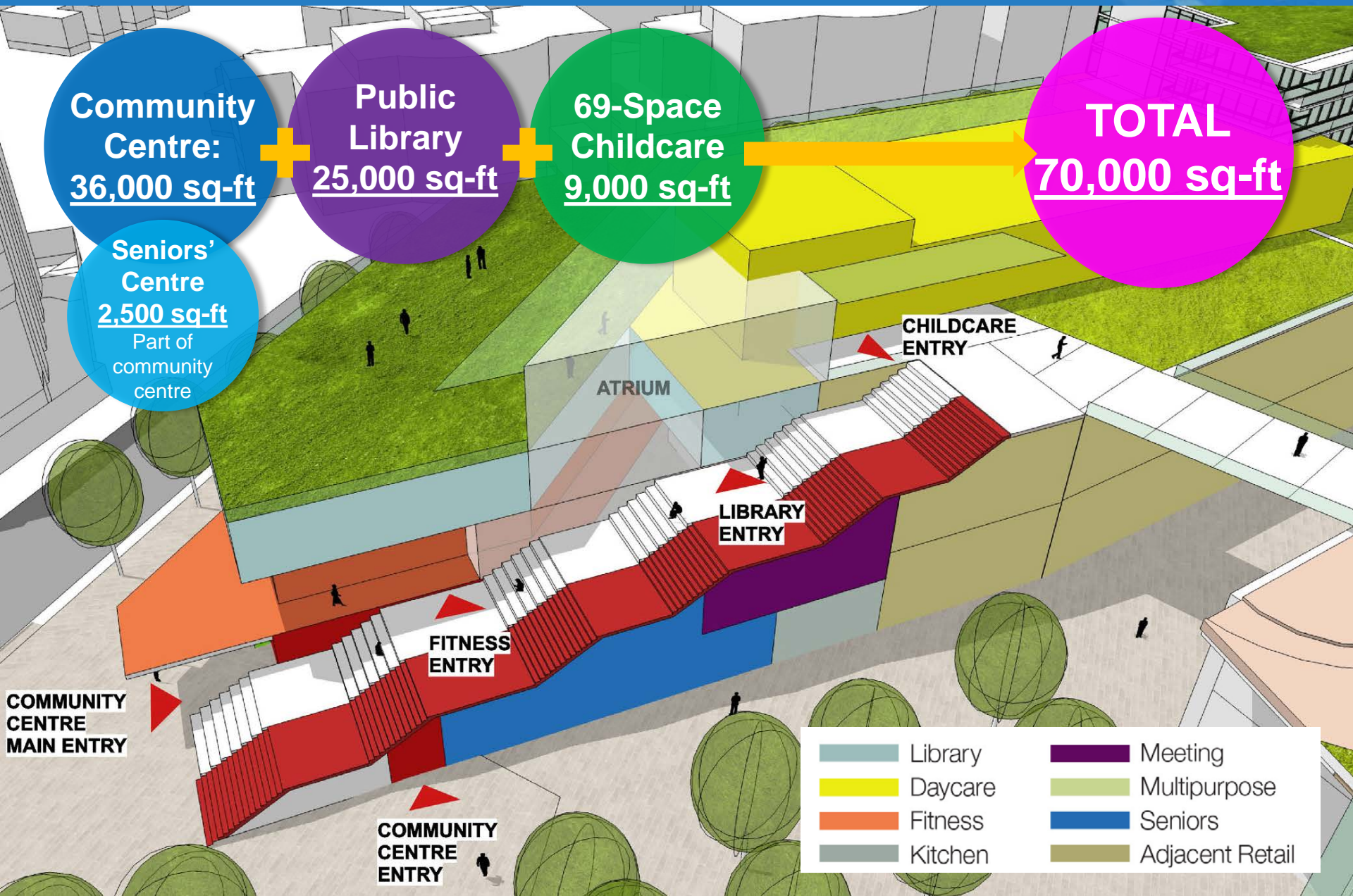
OAKRIDGE CENTRE REZONING

Affordable Housing Package



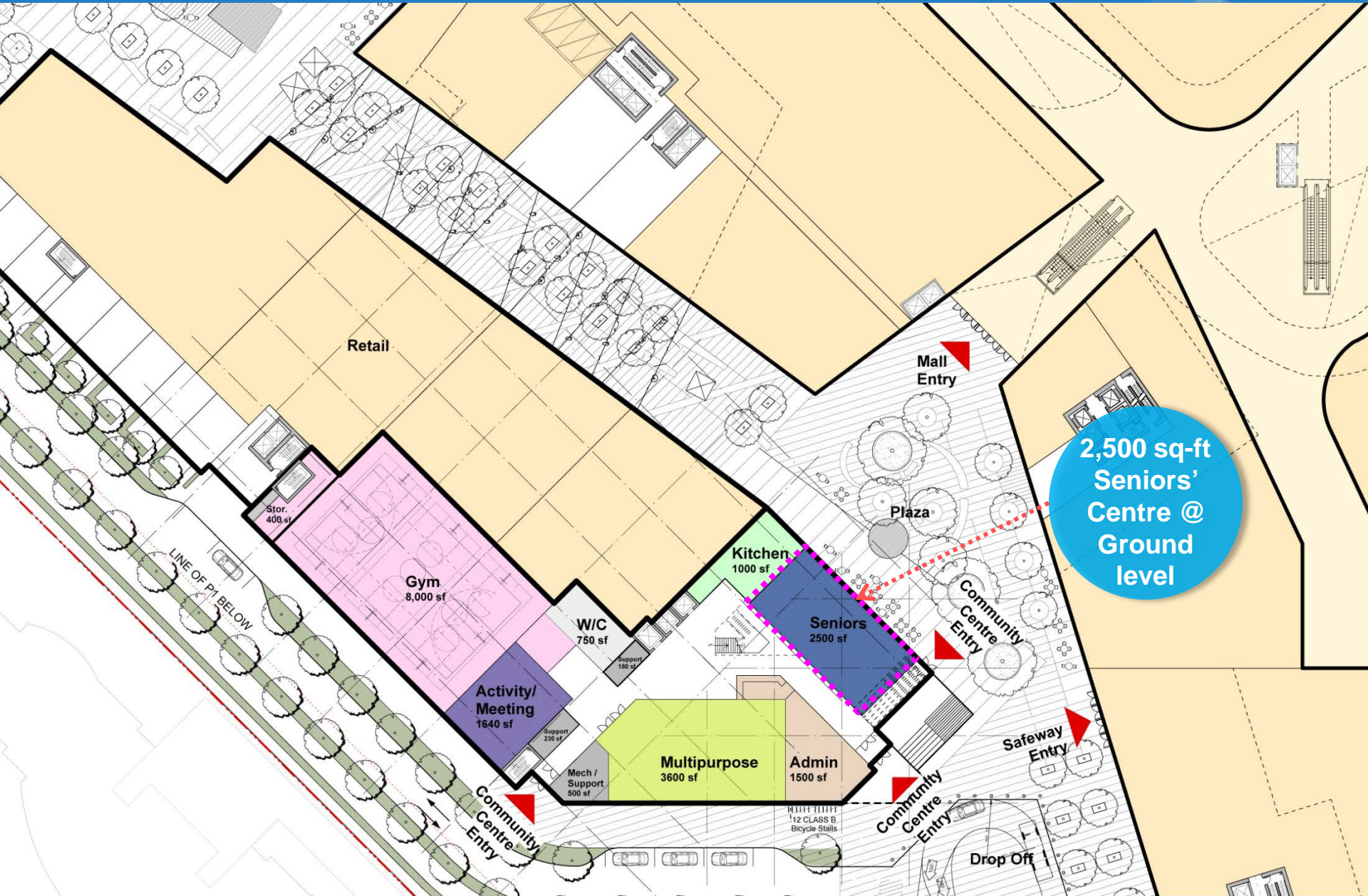
OAKRIDGE CENTRE REZONING

Civic Centre



OAKRIDGE CENTRE REZONING

Civic Centre (Ground Floor)



OAKRIDGE CENTRE REZONING

Increased Access Points to Rooftop Park

PEDESTRIAN
BRIDGE FROM
CIVIC CENTRE
TO ROOFTOP
PARK



OAKRIDGE CENTRE REZONING

Public Benefits Package (Delivery)

<u>Amenity</u>	Cumulative Square-footage Constructed	Cumulative number of dwelling units	Anticipated date of delivery
<i>125 units (min) of Social Housing</i>	1,805,781 sq-ft	937 units	Dec 31, 2018
<i>70,000 sq-ft Civic Centre</i>	2,172,453 sq-ft	1,289 units	Jun 30, 2019
<i>1.5 acres of Completed Park</i>	2,561,768 sq-ft	1,491 units	Dec 31, 2019
<i>1.5 acres of Completed Park</i>	3,876,544 sq-ft	2,615 units	Jun 30, 2021
<i>165 units of Social Housing</i>	4,213,686 sq-ft	2,615 units	Dec 31, 2021
<i>290 units of Secured Market Rental Housing</i>	4,570,364 sq-ft	2,914 units	Dec 31, 2022
<i>Remainder of Park Space (6 acres)</i>	4,570,364 sq-ft	2,914 units	Jun 30, 2024

OAKRIDGE CENTRE REZONING

Public Benefits Package (Value)

Required	<i>Deferred 2.83 Acres Park</i>	\$25,500,000
	<i>DCL (City-Wide)</i>	\$45,820,092
	<i>Public Art</i>	\$8,272,359
Offered (Community Amenity Contributions)	<i>69-space Childcare (with \$1.1 million reserve)</i>	\$4,950,000
	<i>290 Social Housing</i>	\$79,170,000
	<i>Rooftop Park Constr.+ Maintenance</i>	\$23,000,000
	<i>Community Centre</i>	\$23,150,000
	<i>Library</i>	\$17,000,000
	<i>Unallocated</i>	\$1,430,000
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



OAKRIDGE CENTRE REZONING

Public Consultation Before May 2013 Issues 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

OAKRIDGE CENTRE REZONING

What we heard



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



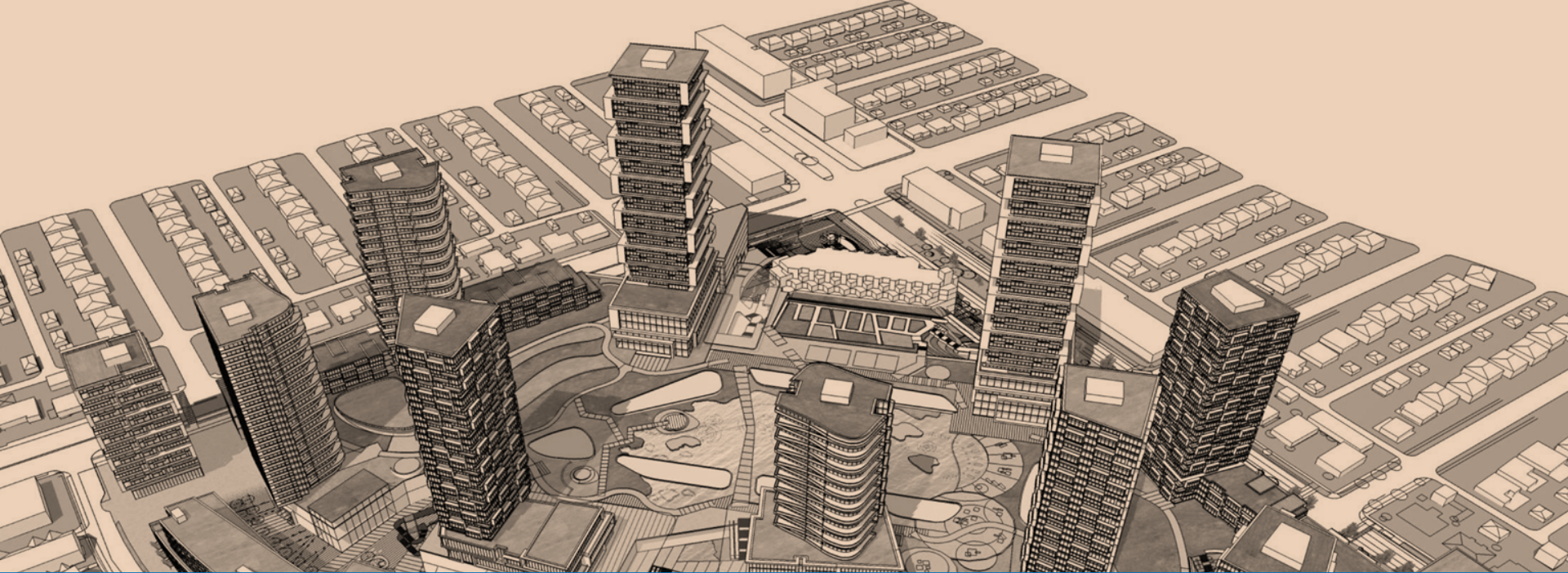
OAKRIDGE CENTRE REZONING

Adjacent Properties Rezoning



OAKRIDGE CENTRE REZONING

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