The City of Vancouver is currently reviewing a revised rezoning application submitted by the owners of Oakridge Centre. This open house will show the changes and analysis completed since the last open house in November 2012.

The proposal is for a mixed-use redevelopment of Oakridge Centre. Details include:

- Doubling the size of the mall to 1.4 million sq-ft, including a new high street within the site
- Over 2,900 residential units (including 280 units of social housing, 100 units of affordable home ownership, and 390 units of market rental units)
- 300,000sq-ft of new office space
- 70,000sq-ft civic centre (including a community centre, library, seniors’ centre and child care)
- 9 acre open space on the roof of the mall
- A range of building heights between 6 to 45 storeys

Oakridge Centre is located on a 28 acre site at the southwest corner of Cambie Street and 41st Avenue, adjacent to Oakridge-41st Avenue Canada Line Station. It is Vancouver’s only Municipal Town Centre in the Metro Vancouver Regional Growth Strategy.

There is still more staff review to be done on this application. There will also be more opportunities for the public to provide comment. Staff have not scheduled this for a Public Hearing of Council at this time.

We want to hear from as many people as possible, answer your questions, and get your input.

- Follow our website at: vancouver.ca/oakridge
- Join our e-mailing list to be notified of upcoming events: oakridge@vancouver.ca
- Fill out a comment sheet today (or provide comments online at our website)

We look forward to your comments.
The City of Vancouver’s Regional Context Statement (long range growth plan) identifies the Cambie Corridor as an area of growth over the next 30 years. Major developments and planning programs include the following:

**Children’s and Women’s Hospital**
Rezoning approved December 2012 for a new acute care facility and the 30-year master plan. The plan would provide an additional 650,000sq-ft of health-care services.

**RCMP Site + Bus Barns**
Future redevelopment of these major sites anticipated. No planning programs have commenced.

**Pearson Dogwood**
The City is undertaking a policy planning program to guide the redevelopment of the site. Residential, commercial, health-care and recreational buildings from 3 to 28 storeys, amounting to approximately 3.1 million square feet of development, including community amenities and parks are being considered on this 25 acre site.

**Marpole Community Plan**
The City is developing a community plan to guide change and growth over 30 years. It integrates policy on land use, housing, transportation, parks community amenities and more.

**Cambie Corridor Rezonings**
The Cambie Corridor plan recommends a range of new building heights, primarily six storeys along Cambie Street, and 8-12 storeys on prominent corners. Rezoning applications have been approved or are currently under review.

**Little Mountain**
Policy plan completed for redevelopment of the 15-acre site. Residential buildings up to 12 storeys, and approximately 1.5 to 1.6 million square feet of development.

**Langara Gardens**
The City is undertaking a policy planning program to guide the future redevelopment of Langara Gardens. It is anticipated that the four towers will be retained, and the existing rental housing units will be protected or replaced.

**Cambie + Marine**
Rezonings to higher density development up to 35 storeys as contemplated in the Cambie Corridor Plan. Five towers with a total of 1,015 residential units and 550,000 sq ft of commercial development are under construction, with an additional 850 residential units in three towers being considered through rezoning applications.
On November 15 + 17 2012, City staff held open houses to receive feedback on the developer’s rezoning application. This is a summary of the key comments we heard:

**AFFORDABLE HOUSING**
More family-housing to complement the generally family-oriented Oakridge area.
What is being proposed as “affordable housing” is not clearly defined.
Many seniors noted the proposed seniors centre is inadequate for an aging population in the area.
The proposed number of seniors housing units is insufficient.

**BUILDING HEIGHT + CHARACTER**
The scale of the proposed development is warranted when considered in the context of the city as a whole.
Building heights of up to 45 storeys departs too far from the previous height limit of 24 storeys.
There is an opportunity to create a landmark and add architectural variety to the area.
Building heights and form are incompatible with the surrounding lower-scaled buildings.
Taller slender towers free up more space between buildings that can be translated to better public realm.

**ROOF-TOP OPEN SPACE**
More open space in the area is a positive thing for the neighbourhood and future residents.
Public access to the rooftop open space must be ensured. There should also be a mix of active and passive uses, such as community gardens and sports facilities.
The proposed above-grade open space needs to be as accessible as possible.

**AMENITIES + SERVICES**
The more public amenities there are, the more successful the development.
Consider capacity of the Canada Line, schools and hospitals when planning the area.
The increased vehicular traffic will have impacts on the bike route and surrounding areas.
If density increases the amenities should increase as well.
The proposal should contain more local-serving stores.
From April 17 to May 15 2013, the City of Vancouver held an online consultation to gather further input from the public. The consultation asked questions about community facilities, housing, built form, public open spaces, and active transportation. Some of the things we learned are:

**AMENITIES + FACILITIES**

The top six things people wanted to be able to do at a redeveloped Oakridge Library were:

1. Download e-books
2. Sign out TV series or new release DVDs
3. Have electronic access to daily worldwide newspapers
4. Access Wi-Fi in the Library
5. Bring your coffee or tea into the Library
6. Use computers.

Some respondents did not realize these can already be done at the existing library.

Fitness Facilities, Classes, and Meeting Rooms were the most used services for people who used their community centres (both public and private).

**WHAT WE HEARD: ONLINE CONSULTATION**

A majority of respondents either lived or shopped at Oakridge Centre, with over 56% of respondents visiting at least once a week.

71% of respondents felt seniors needed more affordable housing at Oakridge Centre. 57% of respondents felt housing for families was important.

**ROOFTOP OPEN SPACES + OTHER PUBLIC SPACES**

The top five items people wanted to see for programming on the rooftop space were:

1. Sitting areas
2. Walking path with fitness stations
3. Community garden
4. Fountains
5. Children’s play areas

47% of respondents felt weather protection was the most important feature to improve the current transit plaza at Cambie and 41st (trees and green space were the second most important at 46%).

53% of respondents felt the rooftop space seemed easily accessible from the street.

Respondents chose outdoor cafes, trees and green space, and benches and seating as the top three features to include in the proposed High Street to make it a more enjoyable and engaging walking/shopping experience.

Many respondents felt additional trees on the Cambie Historic Boulevard would be the best way to improve it.

**40% of respondents travel more frequently to Oakridge Centre because of the Canada Line**

The biggest concern about the building heights at Oakridge Centre was that the towers would be too visible in the neighbourhood and just not appropriate in the neighbourhood context.

40% of people felt all the building heights should be reduced

40% felt the heights were appropriate for this location given the context in the City and Region

20% felt the three tallest buildings should be reduced to 35 storeys like recent approvals at Cambie and Marine

40% of respondents felt all the building heights should be reduced.

40% felt the heights were appropriate for this location given the context in the City and Region.

20% felt the three tallest buildings should be reduced to 35 storeys like recent approvals at Cambie and Marine.

40% of respondents travel more frequently to Oakridge Centre because of the Canada Line.
### 2012 Proposed Rezoning vs. 2013 Proposed Rezoning

#### Overall Floor-Area

**Building Height**
- Up to 45 Storeys

**Retail**
- 1,430,600 sq-ft

**Office**
- 424,620 sq-ft

**Amenity**
- 45,000 sq-ft

**Residential**
- 2,697,680 sq-ft

**TOTAL FLOOR-AREA**
- 4,597,900 sq-ft

---

**2013 Proposed Rezoning**

**Building Height**
- Up to 45 Storeys

**Retail**
- 1,466,900 sq-ft

**Office**
- 424,620 sq-ft

**Amenity**
- 70,000 sq-ft

**Residential**
- 2,697,680 sq-ft

**TOTAL FLOOR-AREA**
- 4,659,200 sq-ft

---

#### Break Down

**Civic Centre**
- Community Centre: 23,500 sq-ft
- Library: 13,000 sq-ft
- Childcare: 8,500 sq-ft

**TOTAL FLOOR-AREA**: 45,000 sq-ft

**Civic Centre**
- Community Centre: 36,000 sq-ft
- Library: 25,000 sq-ft
- Childcare: 9,000 sq-ft

**TOTAL FLOOR-AREA**: 70,000 sq-ft

**Affordable Housing**
- Seniors Social Units: 90 Units
- Family Social Units: 60 Units
- Housing for Persons with Disabilities: None
- Housing for Persons with Limited Income: None

**TOTAL SOCIAL HOUSING**: 150 Units

**Affordable Housing**
- Seniors Social Units: 138 Units
- Family Social Units: 80 Units
- Housing for Persons with Disabilities: 12 Units
- Housing for Persons with Limited Income: 50 Units

**TOTAL SOCIAL HOUSING**: 280 Units

**Other Housing**
- Affordable Home Ownership: 100 Units
- SAFER Units: 54 Units
- Market Rental: 391 Units
- Market Condos: 2125 Units

**TOTAL SOCIAL HOUSING + OTHER HOUSING**: 2,820 Units

**Other Housing**
- Affordable Home Ownership: 100 Units
- Market Rental: 390 Units
- Market Condos: 2,143 Units

**TOTAL SOCIAL HOUSING + OTHER HOUSING**: 2,913 Units

**Rooftop Open Space**
- Access from Street: 3 Access Points
- **USABLE OPEN SPACE**: 6.76 Acres

**Rooftop Open Space**
- Access from Street: 6 Access Points
- **USABLE OPEN SPACE**: 9 Acres

---

**WHAT HAS CHANGED?**

- **Civic Centre**
  - Community Centre: Increase in overall size
  - Inclusion of Seniors Centre
  - Improvement in accessibility and visibility

- **Affordable Housing**
  - More social housing units
  - Including housing for families and seniors

- **Open Space**
  - More access points from the ground
  - More usable open space

For more information, please consult the developer’s boards.
Through the Oakridge Centre Process, there have been many questions regarding the capacity of area schools, hospitals, and the impacts of retail expansion on other shopping expansion areas. Staff, in consultation with the Vancouver School Board, and Vancouver Coastal Health have further information.

**SCHOOLS**
Oakridge Centre is within the Jamieson Elementary and Eric Hamber Secondary catchment areas.

The VSB’s preference and priority is to accommodate students in their neighbouring school. However occasionally capacity issues may arise at a school and district staff will explore options including not accepting cross boundary students, accommodating overflow students in adjacent school facilities where there is space, and exploring portables/building additions where feasible.

The VSB reviews local school capacity issues if a school is being seismically upgraded.

The City is working with the Vancouver School Board to monitor population growth and determine the potential need for new or expanded school facilities serving the Corridor.

*For more information on the VSB current capital projects and Capital Plan see: www.vsb.bc.ca/capital-projects

**HOSPITALS**
In 2004, Vancouver General Hospital received zoning approval of their expansion plan for the VGH Campus, which included construction of new buildings and replacement of existing buildings. That project is ongoing.

BC Women and Children's Hospital received zoning approval of their 30-year master plan expansion in December 2012, including construction of new buildings and replacement of existing buildings.

A new community health centre is proposed for the Pearson Dogwood site.

We continue to work with our partners at Vancouver Coastal Health regarding population projections and related health care expansion needs.

*For more information on the VSB current capital projects and Capital Plan see: www.vsb.bc.ca/capital-projects

**RETAIL EXPANSION**
To assess the impacts of the proposed expansion of Oakridge Centre, a Retail Impact Study was conducted to focus on:

- Potential impacts of the expansion on Downtown Vancouver, including Pacific Centre and Robson Street;
- Potential impacts on commercial areas (including Business Improvement Areas)

The study noted Vancouver has about 20 to 25 per cent less retail and service space per capita than the regional average. Increased population growth in the city will increase the demand for new retail space.

The study showed that an expanded Oakridge Centre would have minimal, if any, impact on any shopping areas.

The study also found that the expansion of Oakridge Centre will draw new clients who would normally travel to other shopping areas outside of Vancouver, including Metrotown and Park Royal.

*For more information on the Retail Impact Study please visit: vancouver.ca/oakridge
FREQUENTLY ASKED REZONING QUESTIONS

Q: WHAT IS ZONING?
A. Zoning regulates the use and development of property in the city through bylaws approved by City Council. Zoning is informed by Council policies, initiatives, or directions based on goals for the future of the city and its neighbourhoods.

Q: WHAT DOES ZONING REGULATE?
A. Zoning regulates the use of a site (retail, residential, office, etc.) and the characteristics of buildings on a site (height, floor area and other physical aspects of the development).

Q: WHO MAKES A DECISION ON REZONING?
A. City Council makes the final decision on whether to approve, modify, or refuse a rezoning application. City staff review applications and make a recommendation to City Council.

Q: HOW IS ZONING CHANGED?
A. A property owner or developer/architect working on behalf of a property owner will make an application to rezone a site. A developer starts the process with an enquiry to the City.

Staff give the applicant advice, but no formal position is provided. After an application is received, Rezoning Centre staff seek input from various City departments, the public, and advisory groups of Council such as the Urban Design Panel, Vancouver Heritage Commission, etc.

The application is then evaluated by Planning staff, taking into consideration the input received from the various departments, the public and advisory groups. A report is written which provides a comprehensive analysis of the application and a recommendation that it be referred to a public hearing.

Council then hears from the public and makes its decision on the application. The final step for Council is enactment of the zoning bylaw. This occurs after the applicant has fulfilled required bylaw conditions.

Q. WHAT IS THE RELATIONSHIP BETWEEN POLICY, ZONING, AND DEVELOPMENT PERMITS?
A. • Policy sets broad goals for a community. It can also provide location and types of housing, shopping areas, neighbourhood centres, and a vision for a particular area.
• Zoning sets the use and regulations on any given parcel of land.
• A development permit grants permission for a particular development in accordance with the zoning.

Q. WHAT ARE IMPORTANT DESIGN COMPONENTS IN EVALUATING A REZONING?
A. • Height
• Access to sun
• Landscaping
• Access and circulation for pedestrians
• Ground floor uses
• Contribution to the public realm
• Building massing/form of development
Public benefits and amenities are key components in livable, complete communities, and improve the social and physical well-being of city residents. Public benefits include daycares, parks, community centres, libraries, cultural facilities, affordable housing and street improvements.

The **FOLLOWING PUBLIC BENEFITS** have been identified for Oakridge Centre:

### CIVIC CENTRE
- **Community Centre** (includes gym, fitness centre, meeting rooms, community kitchen + Oakridge Senior’s Centre)
  - 36,000 sq-ft
- **Library**
  - 25,000 sq-ft
- **Childcare** (69 space)
  - 9,000 sq-ft

### AFFORDABLE HOUSING
- **Seniors Social Units**
  - 138 Units
- **Family Social Units**
  - 80 Units
- **Housing for Persons with Disabilities**
  - 12 Units
- **Below Market-Rate Rental Housing Units**
  - 50 Units

### ROOF-TOP OPEN SPACE
- 6 Access Points from ground-level + 2 Additional Access Points from the mall
- Accessible from proposed civic centre
- Possible features (walking paths, children’s playground, community gardens, off-leash dog area)
- 2 Restaurants

**Total Floor-Area:**
- > 70,000 sq-ft

**Total Social Housing Units:**
- > 280 UNITS

**Total Usable Open Space:**
- > 9 ACRES

**Timing:**
- **CIVIC CENTRE**: Early phase of construction
- **AFFORDABLE HOUSING**: Developed throughout construction
- **ROOF-TOP OPEN SPACE**: Last phase of construction

NOTE: There are also 390 market rental units and 100 affordable home ownership units in addition to the 280 social housing units.
OAKRIDGE REZONING TIMELINE

REZONING APPLICATION
An application is formally submitted and the rezoning process begins.

REVIEW BY PUBLIC, STAFF + ADVISORY GROUPS
After an application is received, staff in the Rezoning Centre seek input from various City departments, the public, and advisory groups to the City, such as the Urban Design Panel.

STAFF ANALYSIS + INITIAL CONCLUSIONS
Staff authored a report to Council to receive high level directions to guide the rezoning application in its next steps. Council’s decision has been used along with community comments to shape the application.

FURTHER REVIEW BY PUBLIC, STAFF + ADVISORY GROUPS

WE'RE HERE!

SECOND SET OF OPEN HOUSES
(Oct 3+ 5, 2013)

URBAN DESIGN PANEL
(Nov 6, 2013)

TARGETED CONSULTATIONS with RPSC Visions Community, Oakridge-Langara Area Residents, Seniors Centre, Terraces Residents, etc.
(Ongoing)

REZONING REPORT + RECOMMENDATIONS TO COUNCIL
A report is written which provides a complete analysis of the application and a recommendation that it be referred to a public hearing and approved or refused.

PUBLIC HEARING
(DATE: TBD)
A decision is made by City Council to approve or refuse the rezoning application.
One of the key comments from the November 2012 Open Houses was regarding the Canada Line’s capacity to handle the increased density.

TransLink, in consultation with the City, is completing an assessment of Canada Line’s capacity to accommodate increased growth along the corridor. The initial review indicates that there is potential to increase line capacity from 6,500 pphpd (persons per hour per direction) today to 15,000 pphpd.

**CURRENT PASSENGER VOLUME**

2-car trains + 3mins-20secs between trains

At the busiest point on the line, during the busiest period of the day, the Canada Line currently moves 5,500 people per hour per direction (ppphpd). This is based on current conditions of two cars with 3 minutes 20 seconds between trains at the peak period.

**CURRENT CAPACITY**

with 2-car trains + 3mins-20secs between trains

The current capacity is 6,500 pphpd, provided by running two car trains with a frequency of 3 minutes – 20 seconds between trains.

**INCREASED CAPACITY**

with 3-car trains + 2mins between trains

By upgrading to three car-trains and decreasing the time between trains to 120 seconds (2 minutes), the capacity increases to 15,000 pphpd. This would require an investment of additional cars and station expansion to achieve the capacity.

**CURRENT PASSENGER VOLUME**

with 2-car trains + 3mins-20secs between trains

At the busiest point on the line, during the busiest period of the day, the Canada Line currently moves 5,500 people per hour per direction (ppphpd). This is based on current conditions of two cars with 3 minutes 20 seconds between trains at the peak period.

**CURRENT CAPACITY**

with 2-car trains + 3mins-20secs between trains

The current capacity is 6,500 pphpd, provided by running two car trains with a frequency of 3 minutes – 20 seconds between trains.

**INCREASED CAPACITY**

with 3-car trains + 2mins between trains

By upgrading to three car-trains and decreasing the time between trains to 120 seconds (2 minutes), the capacity increases to 15,000 pphpd. This would require an investment of additional cars and station expansion to achieve the capacity.
Council directed staff to consider tower heights up to 45 storeys for the tower closest to Cambie Street and 41st Avenue. Staff made the recommendation considering Oakridge Centre not only in the local context, but also in the context of the the Cambie Corridor, the city, and the region.

**METRO VANCOUVER REGION**

- Increasing demand for living near transit – especially rapid transit
- General trend to more intense development and greater height at major station sites in the Lower Mainland
- Oakridge Centre is a Municipal Town Centre in the Metro Vancouver Regional Growth Strategy. It’s defined as locations within 800 metres of a rapid transit station, with employment, services, business and commercial activities typically serving the municipal area. Like a Regional Town Centre, it contains high and medium density housing including affordable housing choices
- Burnaby’s Brentwood mall site rezoning, also a municipal town centre, will have residential towers of 45 to 70 storeys

**WHY CONSIDER 45 STOREYS AT OAKRIDGE CENTRE?**

- Residential tower developments in Vancouver’s downtown have typically been about 300 to 350 feet.
- Vancouver’s taller downtown buildings range upwards to the current tallest structure of 600 feet and 58-storeys.
- Recent approvals around Joyce-Collingwood Station are up to 30 storeys

**OAKRIDGE CENTRE COMPARED TO OTHER TALLER BUILDINGS IN VANCOUVER**

- Shangri-La: 58 Storeys
- Hotel Georgia Residences: 48 Storeys
- One Wall Centre: 48 Storeys
- Harbour Centre: 28 Storeys
- Capitol Residences: 42 Storeys
- OAKRIDGE: 45 Storeys

**OAKRIDGE CENTRE COMPARED TO OTHER STATION AREAS ALONG CANADA LINE**

- Oakridge as a municipal town centre is on the top of hierarchy for stations along Canada Line

**#1 OAKRIDGE CENTRE**
- Municipal Town Centre
- Major crossroads: Canada Line and current/future 41st Avenue Transit

**#2 FUTURE PEARSON-DOGWOOD SITE**
- Future transit station
- Limited east-west connections
- Ongoing Pearson Policy Statement process considering building heights of 3 to 28 storeys

**#3 MARINE + CAMBIE**
- 2 to 5 acre sites
- Transit hub
- 6 to 35 storeys
On May 29, 2013, staff presented the “Oakridge Centre Rezoning: Issues and Directions” report to City Council. The report to Council asked for direction on many high-level questions, which would then be used to guide further processing of the rezoning application.

The DECISION OF COUNCIL was as follows:

A. **Consider** an intensification of the Oakridge Centre site beyond density envisaged in the 2007 Oakridge Centre Policy Statement to include additional residential, office, and retail space.

B. **Consider** tower heights of up to 45 storeys for the tower closest to the intersection of 41st Avenue and Cambie Street, with heights decreasing as distance from the intersection increases.

C. **Direct** staff to work with the applicant to revise the rezoning application to better address the City’s inclusionary housing policies, with a focus on maximizing the number of social housing units that can be achieved within the development.

D. **Consider** payment-in-lieu of park land to satisfy the outstanding obligation to provide 1.15 ha (2.83 acres) of park space on the Oakridge Centre site. Report back at time on the value of the payment-in-lieu and opportunities for re-investment for park and recreation services.

E. **Endorse** in principle the use of the rooftop of Oakridge Centre as public space for the community, noting that all obligations for operation, ongoing maintenance and capital renewal will be the requirement of the owner of Oakridge Centre.

F. **Endorse** its commitment to prioritizing walking, cycling, and transit as transportation options for Oakridge Centre; Continue to work with the applicant to determine appropriate parking supply, measures to reduce the required parking, and methods to manage parking spill-over onto nearby residential streets.

G. **Endorse** in principle the proposed public benefits package for Oakridge Centre, including a City-owned civic centre and affordable housing.

H. **Continue** to work with the community on enhancing the consultation process on Oakridge Centre in the rezoning process. In addition to proposed phase 2 open Houses and online surveys, Council direct staff to seek further input from the community on other methods of public consultation, including kiosk displays in the Oakridge mall, special events other than open houses and meetings with interested stakeholders.

I. **Direct** staff to continue to evaluate the rezoning application for Oakridge Centre against the principles contained in Section 2.3 of the Oakridge Centre Policy Statement (2007) and Section 2 of the Cambie Corridor Plan (2011), and to report back to Council with any recommended revisions to these principles based on community feedback prior to the rezoning coming to Council.

*For more information on the Issues and Directions Report, please visit: vancouver.ca/oakridge*