

WELCOME TO THE OAKRIDGE CENTRE OPEN HOUSE (FALL 2013)

WHY IS THE CITY HOSTING THIS EVENT?

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.

WHAT IS BEING CONSIDERED?

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

WHERE IS THE SITE?

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.



WHEN WILL THIS BE GOING TO COUNCIL?

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.

會內有操國粵語市政府規劃職員
與您交流意見及回答問題。
歡迎以中文查詢: 604.871.6598

Cantonese and Mandarin-speaking planning staff are available at the open house for discussion and answering questions. Inquiries in Chinese are welcome:

604.871.6598

> HOW CAN I PARTICIPATE?

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.

OAKRIDGE WITHIN THE CAMBIE CORRIDOR

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.

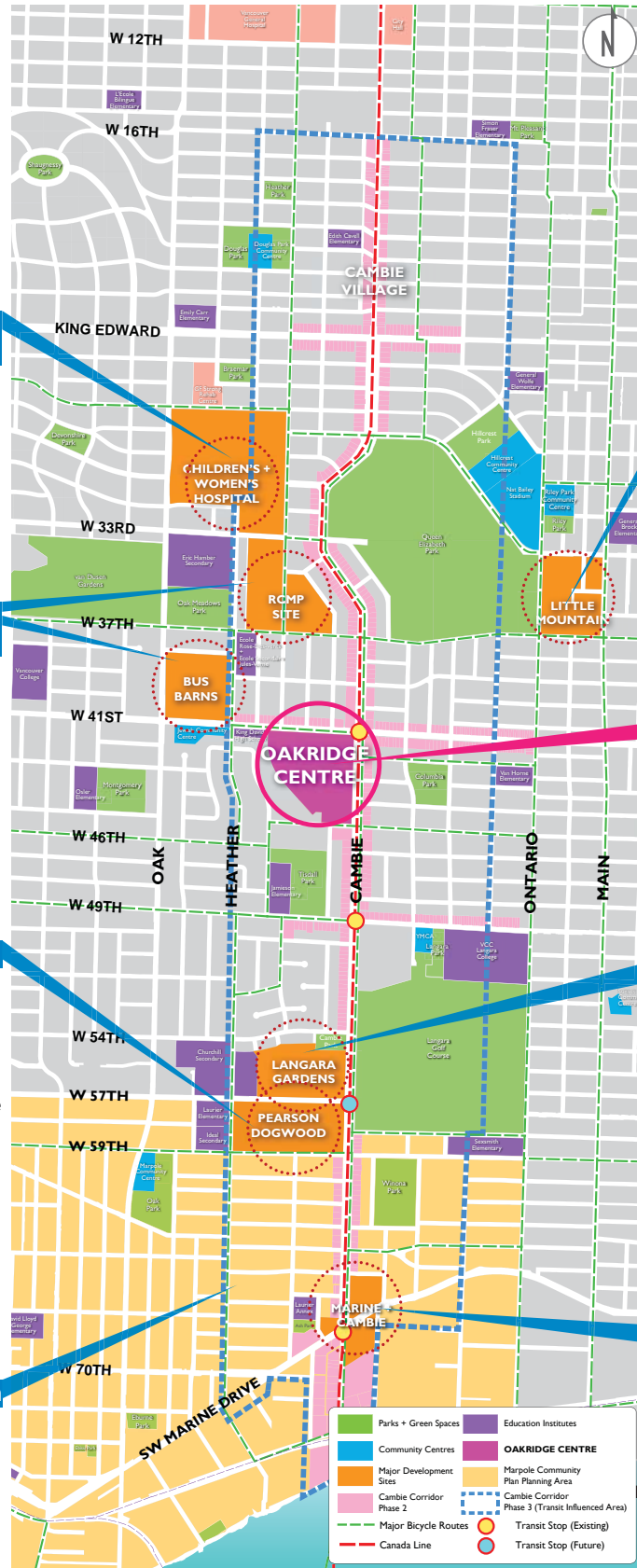
OAKRIDGE CENTRE

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 950 residential units in three towers being considered through rezoning applications.



WHAT WE HEARD: OPEN HOUSES

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.

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.



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.

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.

WHAT WE HEARD: ONLINE CONSULTATION

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:

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.

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)

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 travel more frequently to Oakridge Centre because of the Canada Line

WHAT HAS CHANGED?

2012 PROPOSED REZONING



BUILT FORM CHANGES

For more information please consult the developer's boards.

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	2,697,680sq-ft

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

BREAK DOWN

> Civic Centre

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

TOTAL FLOOR-AREA 45,000 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

> 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

> Rooftop Open Space

Access from Street	3 Access Points
USABLE OPEN SPACE	6.76 Acres

CIVIC CENTRE
As per community feedback there are:
• Increases in overall size
• Inclusion of Seniors Centre
• Improve accessibility and visibility

AFFORDABLE HOUSING
As per community feedback there are:
• More social housing units (including housing for families and seniors)

OPEN SPACE
As per community feedback there are:
• More access points from the ground
• More usable open space

2013 PROPOSED REZONING



OVERALL FLOOR-AREA

Building Height	Up to 45 Storeys
Retail	1,466,900 sq-ft
Office	424,620 sq-ft
Amenity	70,000 sq-ft
Residential	2,697,680sq-ft

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

BREAK DOWN

> Civic Centre

Community Centre (includes senior centre)	36,000 sq-ft
Library	25,000 sq-ft
Childcare	9,000sq-ft

TOTAL FLOOR-AREA 70,000 sq-ft

> 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
Market Rental	390 Units
Market Condos	2,143 Units

TOTAL SOCIAL HOUSING + OTHER HOUSING 2,913 Units

> Rooftop Open Space

Access from Street	6 Access Points
USABLE OPEN SPACE	9 Acres

SCHOOLS, HOSPITALS + RETAIL

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.

RETAIL EXPANSION

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

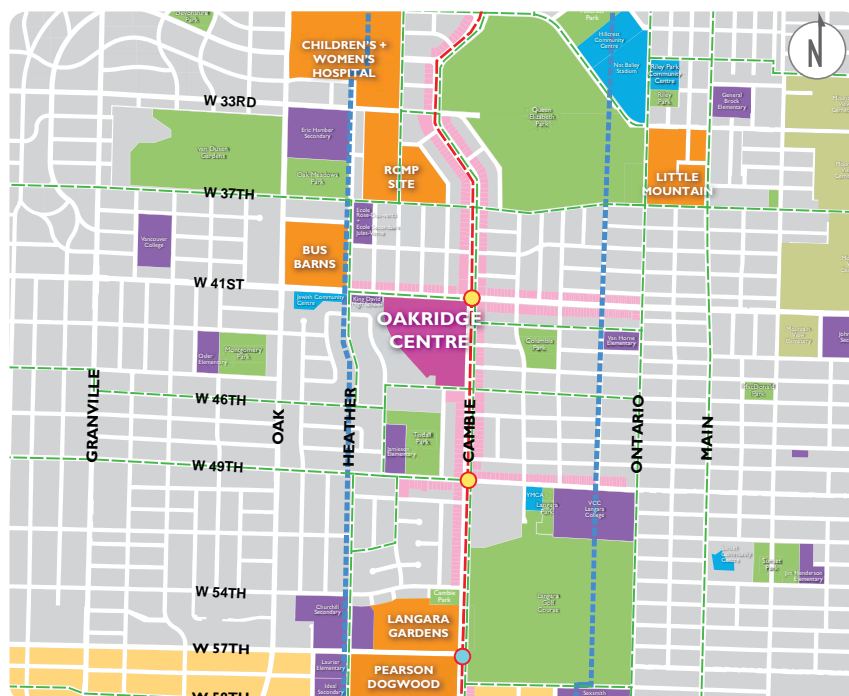
- Potential impacts of the expansion on Downtown Vancouver, including Pacific Centre and Robson Street;
- Potential impacts on commercial areas (including Business Improvement Areas)

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?

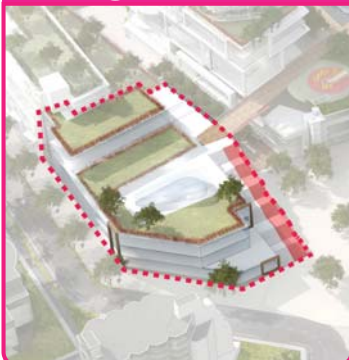
- A.**
- Height
 - Access to sun
 - Landscaping
 - Access and circulation for pedestrians
 - Ground floor uses
 - Contribution to the public realm
 - Building massing/form of development



PUBLIC BENEFITS AT OAKRIDGE CENTRE

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



The revised proposal for the Civic Centre consists of:

- **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

Total Floor-Area:

> 70,000 sq-ft

Timing:

- Early phase of construction

AFFORDABLE HOUSING



The revised proposal for Social Housing consists of:

- **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

Total Social Housing Units:

> 280 UNITS

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

Timing:

- Developed throughout construction

ROOF-TOP OPEN SPACE



The revised rooftop open space consists of:

- **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 Usable Open Space:

> 9 ACRES

Timing:

- Last phase of construction

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

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.

REZONING APPLICATION SUBMITTED
(Oct 15, 2012)

FIRST SET OF OPEN HOUSES
(Nov 15 and 17, 2012)

URBAN DESIGN PANEL WORKSHOP
(Dec 5, 2012)

ON-LINE CONSULTATION
(Apr to May, 2013)

ISSUES REPORT
(May 29, 2013)

COUNCIL DECISION ON ISSUES REPORT
(Jun 11, 2013)

REVISED APPLICATION RECEIVED
(Sep 20, 2013)

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)

PUBLIC HEARING
(DATE: TBD)

A decision is made by City Council to approve or refuse the rezoning application

PUBLIC CONSULTATION EVENTS THROUGHOUT

CANADA LINE CAPACITY

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.

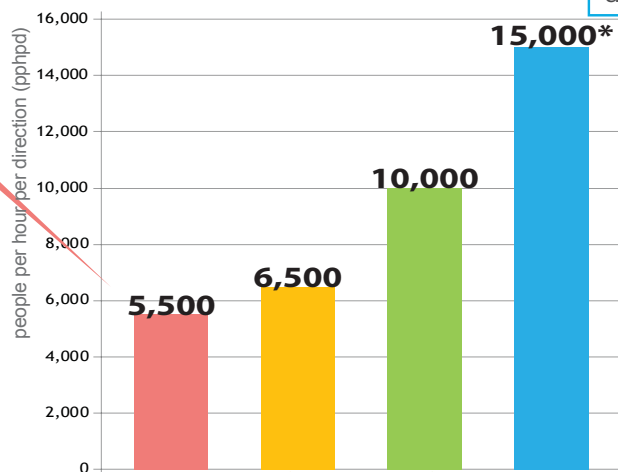


CURRENT PASSENGER VOLUME 2-car trains + 3mins-20secs between trains

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 (pphpd). This is based on current conditions of two cars with 3 minutes 20 seconds between trains at the peak period.

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 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.

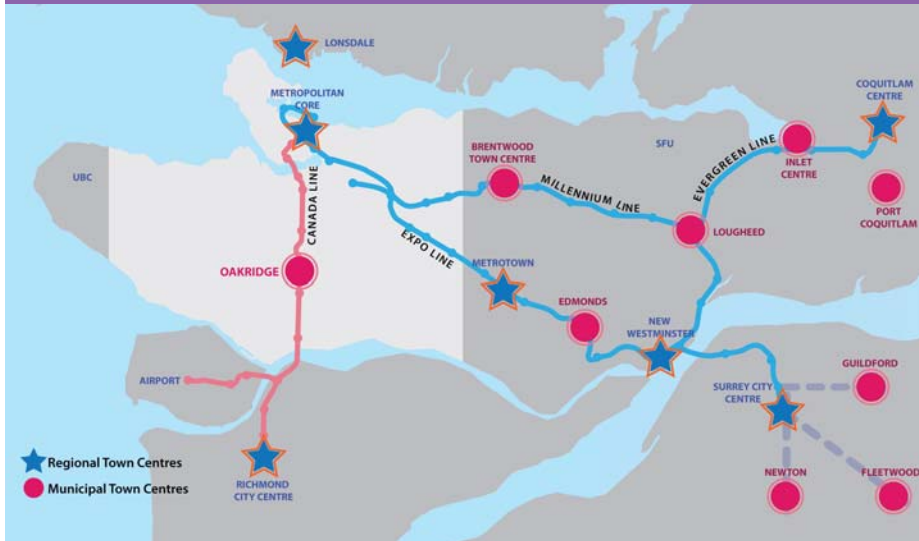
INCREASED CAPACITY with 2-car trains + 2mins between trains

By decreasing the time between trains to 120 seconds (2 minutes), the capacity increases to 10,000 pphpd. This would require an investment of additional cars to achieve the capacity.

WHY CONSIDER 45 STOREYS AT OAKRIDGE CENTRE?

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.

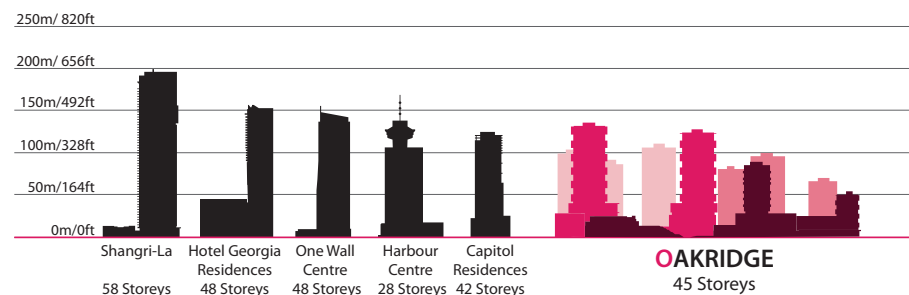
METRO VANCOUVER REGION



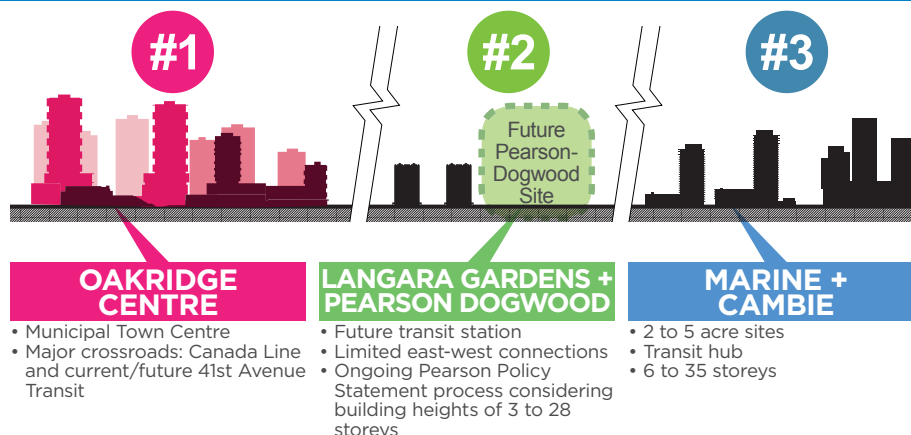
- Increasing demand for living near transit – especially rapid transit
- General trend to more intense development and greater height at major station sites in the Lower Mainland
- Oakridge Centre is a Municipal Town Centre in the Metro Vancouver Regional Growth Strategy. It's defined as locations within 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

- 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



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

ISSUES + DIRECTIONS REPORT

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, on-going 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.