

Project Statistics

Site Area: 28.3 Acres/1,231,267 ft²

Existing Building Area [sf]	Gross Leasable Area (GLA)	Gross Floor Area (GFA)
Commercial	468,334	708,624
Office	119,298	161,587
Amenity	N/A	26,028
Residential	N/A	50,400
Total		946,639
FSR		0.77

Retail Area [sf]	GLA	GFA
Rezoning Resubmission 2013	1,182,130	1,466,900
Original Rezoning Submission 2012	1,193,490	1,430,600
Difference	-11,360	36,300

Office Area [sf]	GLA	GFA
Rezoning Resubmission 2013	385,770	424,620
Original Rezoning Submission 2012	385,770	424,620
Difference	-	-

Amenity Area [sf]	Community	Library	Childcare	Total
Rezoning Resubmission 2013	35,000	26,000	9,000	70,000
Original Rezoning Submission 2012	23,500	13,000	8,500	45,000
Difference	11,500	13,000	500	25,000

Car Parking (stalls)	Proposed
Commercial / Office / Amenity	5,400
Residential	1,380
Bicycle Share/ Bicycle Valet	100
Total	6,880

Bicycle Storage	Proposed
Commercial / Office / Amenity	570
Residential	3,640
Bicycle Share/ Bicycle Valet	100
Total	4,310



Residential Statistics

Residential	Location	Area [sf]	Levels*	Geodetic Top of Parapet**	Affordable Housing Type	Market Housing Type	Housing Area [sf]	Units	Studio	1B	1B+	2B	2B+	3B	3B+
Building 1	Cambie / 45 Ave	149,000	17	+140.46 M	Low-End of Market Rental		27,300	50	25	20		5			
					Rental		105,400	156	31	39		70		16	
					Affordable Ownership		16,300	28	8	17		3			
Building 2	45 Ave	221,500	23	+157.23 M	Affordable Ownership		41,000	72	22	43		7			
						Sustainable Transit Oriented	180,500	221		88		99		33	
Building 3	41 Ave	343,380	36	+194.07 M	Accessible Non-Market		7,600	12		7		5			
						Sustainable Transit Oriented	168,580	206		82		93		31	
						Traditional Market	167,200	117		23	18	18	23	29	6
Building 4	41 Ave	190,000	30	+177.30 M		Sustainable Transit Oriented	68,400	84		33		38		13	
						Traditional Market	121,600	85		17	13	13	17	21	4
Building 5	Cambie St	263,500	42	+218.03 M		Sustainable Transit Oriented	102,000	125		50		56		19	
						Traditional Market	161,500	113		23	17	17	23	28	6
Building 6	Cambie St	214,800	30	+177.30 M	Family Non Market		70,200	80				60		20	
					Rental		144,600	221	45	55		99		22	
Building 7	High St	246,500	34	+188.48 M		Sustainable Transit Oriented	102,000	125		50		56		19	
						Traditional Market	144,500	101		20	15	15	20	25	5
Building 8	41 Ave	127,500	18	+144.47 M		Sustainable Transit Oriented	67,500	83		33		37		12	
						Traditional Market	60,000	42		8	6	6	8	11	2
Building 9	New St	96,000	8	+114.23 M		Sustainable Transit Oriented	96,000	117		47		53		18	
Building 10	New St	116,900	12	+125.41 M		Sustainable Transit Oriented	116,900	143		57		64		21	
Building 11	New St	71,500	8	+114.23 M	Seniors Non-Market		71,500	132	99	33					
Building 12	High St	246,500	36	+197.02 M		Sustainable Transit Oriented	68,000	71		28		32		11	
						Traditional market	178,500	125		25	19	19	25	31	6
Building 13	Cambie / 41 Ave	289,000	45	+226.42 M		Sustainable Transit Oriented	102,000	125		50		56		19	
						Traditional Market	187,000	131		26	20	20	26	33	7
Building 14	High St	121,600	26	+168.49 M		Sustainable Transit Oriented	121,600	149		60		67		22	
Total		2,697,680					2,697,700	2,913							

Notes:
* Each retail level is counted as two levels of residential
** Floor level of ground retail is +88.88M geodetic

Retail

The increase in the retail and anchor space at Oakridge Centre will allow more **variety, diversity and usability** for the entire neighbourhood.

A variety of opportunities



Diversity of retail/services

Oakridge offers a rich variety of retail services from traditional fashion, health and beauty to community based service offerings. The future expansion of the retail areas will further enhance this diversity by the addition of outdoor pedestrian street level retail and restaurants, updated anchor stores, and new grocery.



After hours retail

The diversity of retail planning at Oakridge will allow for a broader range of offerings that extend beyond the traditional operational hours. Lots of street accessible shops and services can extend their hours to serve the needs of the community and provide a lively animated gathering place around three new public plazas.



Retail spilling out to street

Part of the new retail at Oakridge will focus on the new public high street. Offering a broad range of retail, restaurants, and community services, High street will redefine the retail experience at Oakridge.



Something for everyone

The expanded fashion, refreshed anchors, pedestrian street retail, expanded dining, and a broader range of community services come together to make Oakridge a truly integrated community retail centre.



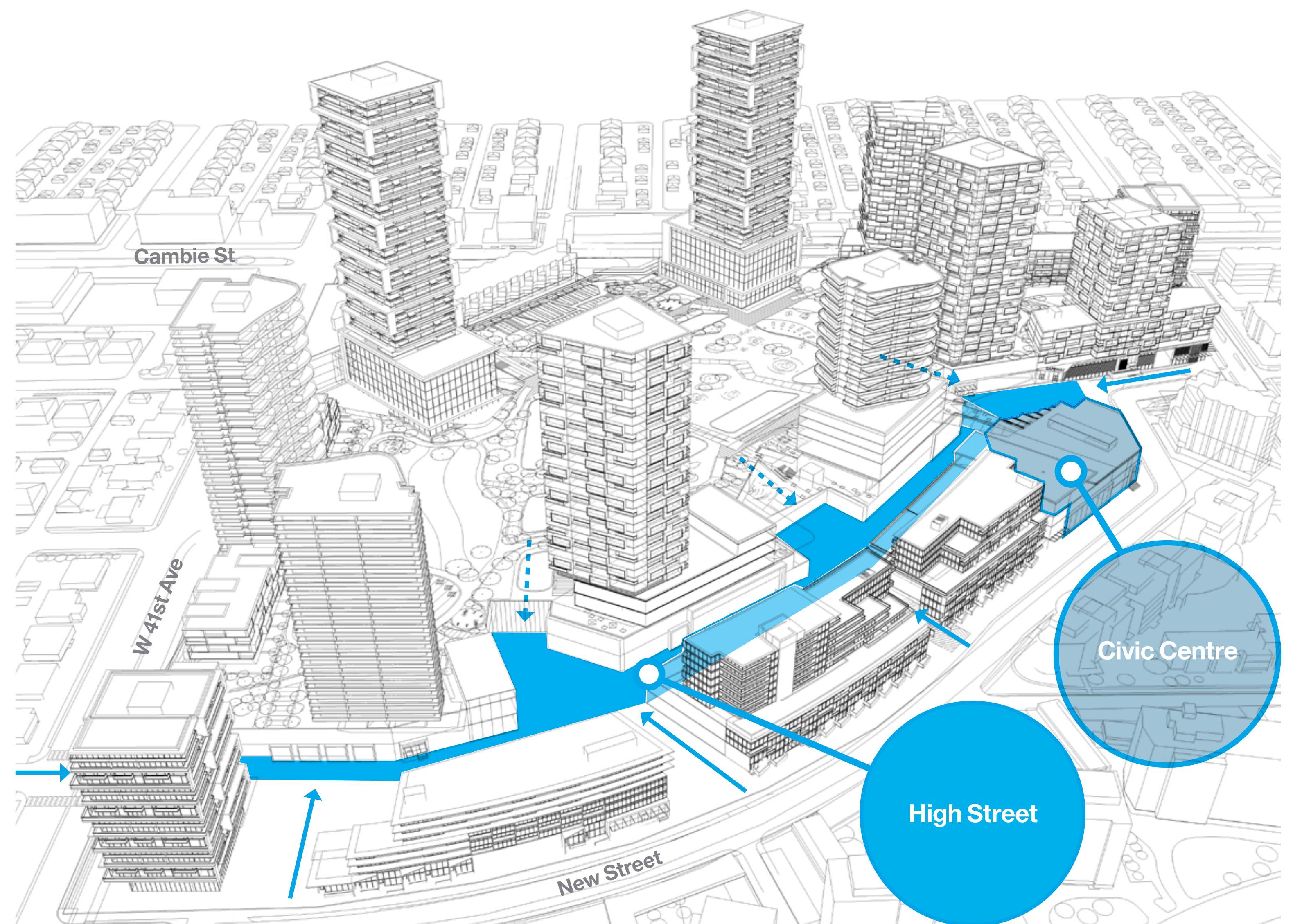
Civic Plaza

High Street

High Street will be a lushly landscaped pedestrian corridor running along the western edge of the new Oakridge. The corridor will be programmed with neighborhood shopping, dining, and communal activities, hosting a variety of amenities for people of all ages.

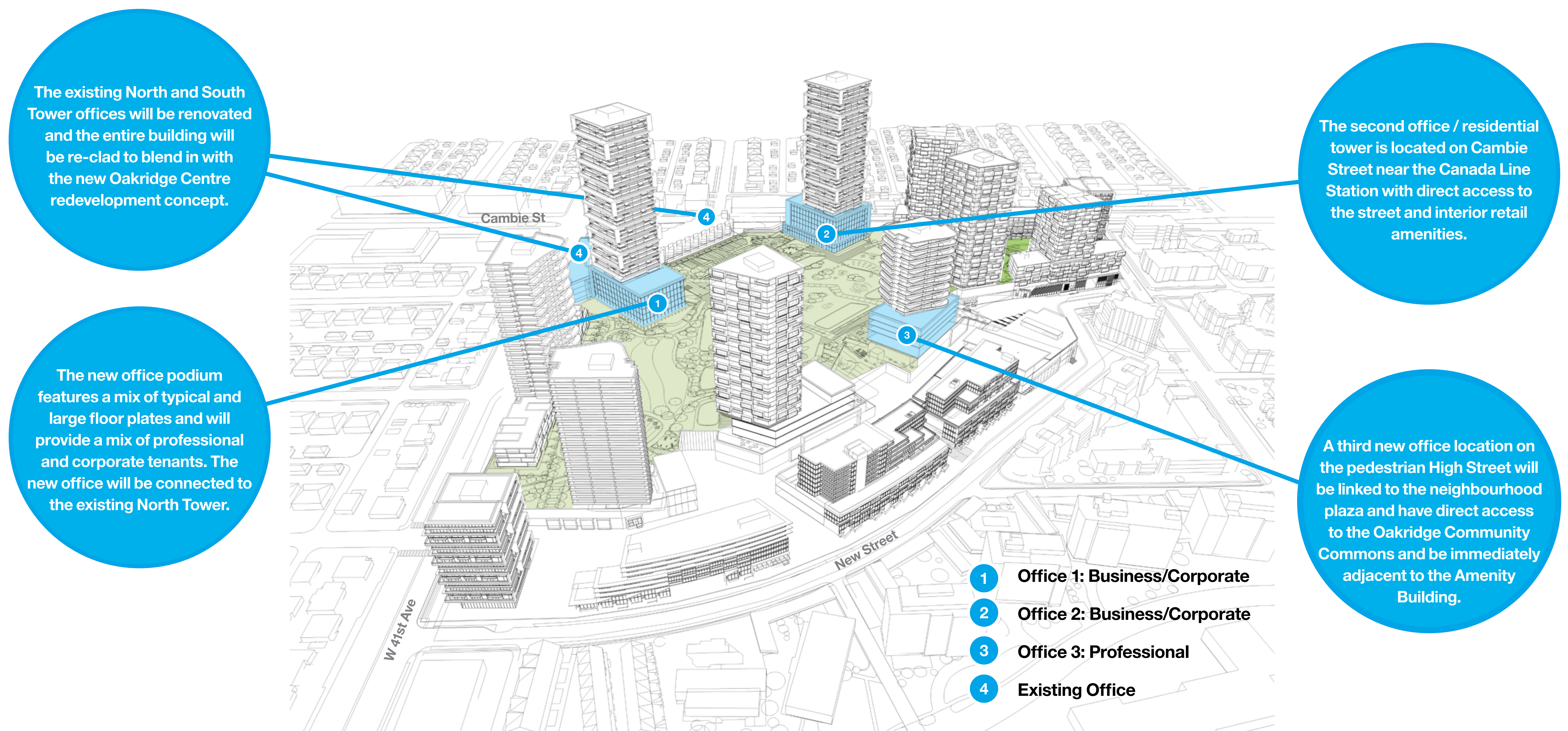


Typical Street Section through High Street



Office Space

Oakridge Centre seeks to expand on the existing office space while integrating economic sustainability with the addition of office buildings in three key locations.



The new Oakridge Centre will increase the mix of businesses on site, including retail goods, local services, restaurants, and offices.

With a diverse and significantly sized community, Oakridge Centre's local economy can offer all the goods and services necessary to live and work in the community. It will also provide daily necessities for the neighbourhood at large.

An increased population will also make Oakridge Centre an ideal place for cooperatives. Car and bicycle share programs are effective tools for reducing single-ownership consumption.



Major Anchors

The Major Anchors will draw people from around the City of Vancouver. They will also provide employment to the local population.

Retail

A range of value, mid priced and higher end retail will be offered.



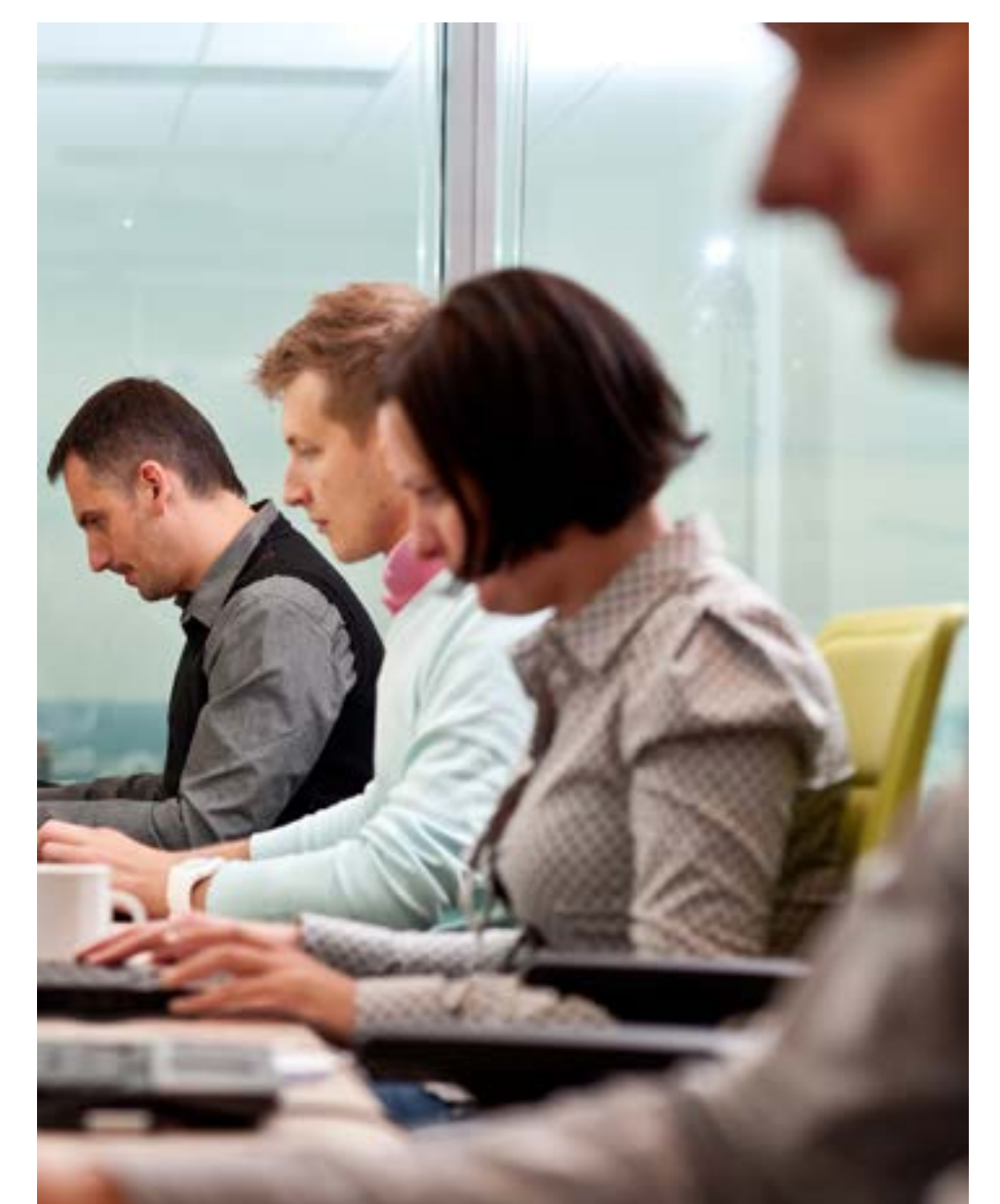
Dining & Entertaining

Dining and entertainment will be a significant feature of Oakridge Centre, enlivening the community day and night.



Local Goods & Services

The community will have access to local goods and services, thereby encouraging local commutes.



Office Services

Services, such as medical offices, will be expanded for the local community.

Corporate Offices

The increase in office space will bring in more jobs to Oakridge and increase the opportunities to enhance the live work aspects of the social sustainability goals.

Economic Impact Assessment

There are **ongoing economic spin-offs** from the redevelopment of Oakridge Centre including employment opportunities and increased municipal property tax revenue.*

Development Cost Charges (DCC) and Property Tax:

Proposed redevelopment is anticipated to generate \$45.7 million in up-front DCC's and levies. Upon completion property tax revenue associated with expanded office, retail and residential space is estimated at \$13.7 million per year

Jobs (Construction):

Over the course of the construction period it is estimated that the redevelopment would support 2,600 full-time construction and development related jobs annually.

1,600 directly (most located on-site during redevelopment) and 1,000 in other industries as a result of the development.

Jobs (Construction):

For the 1,600 direct jobs employment income generated annually is \$93.8 million, of which \$73.2 million would be spent on goods and services each year.

Jobs (at build out):

At completion employment on site in the expanded office and retail would be 3,200 (full time equivalent) - 990 Office and 2,210 Retail Jobs.

Employment income generated annually:

\$166.0 million, of which \$129.7 million would be spent on goods and services each year.

Population:

Based on 2,800 units the permanent population upon full build out and occupancy is between 5,200 and 6,200.

*Urban Futures Economic Impact Study 2013

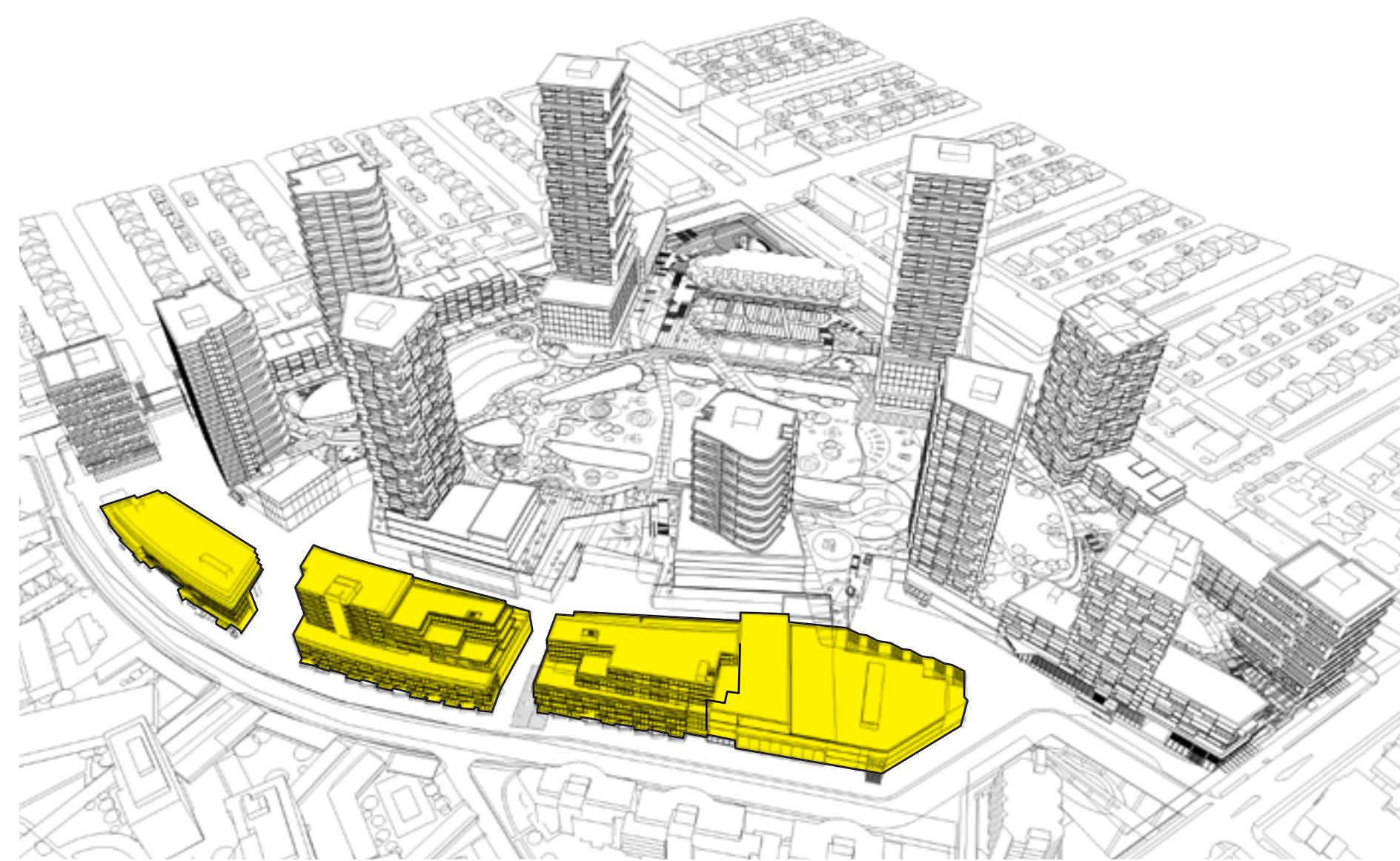
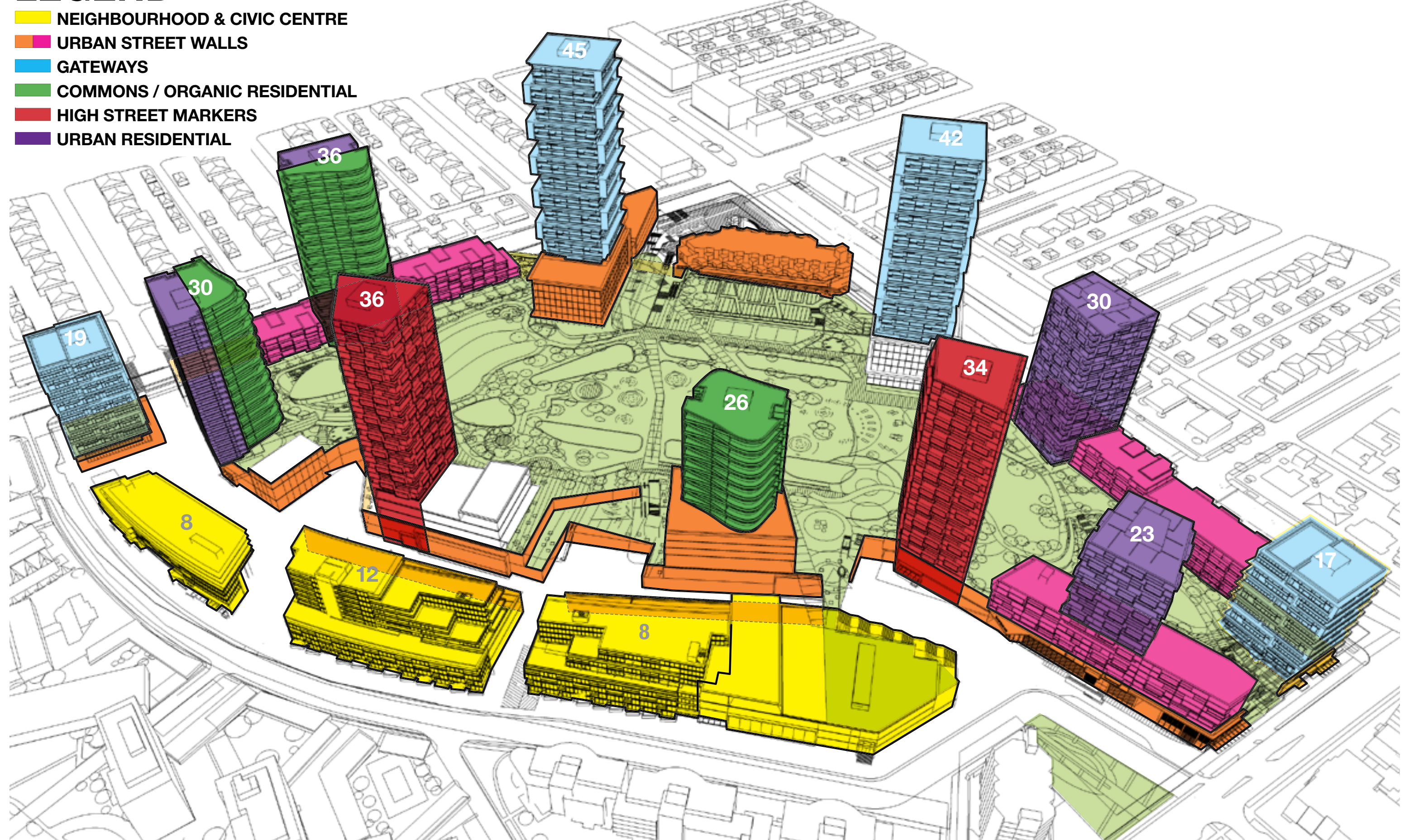


Residential Design

The revised residential design framework is based on urban design concepts; response to neighbourhood context, and integration between landscape, retail and office components.

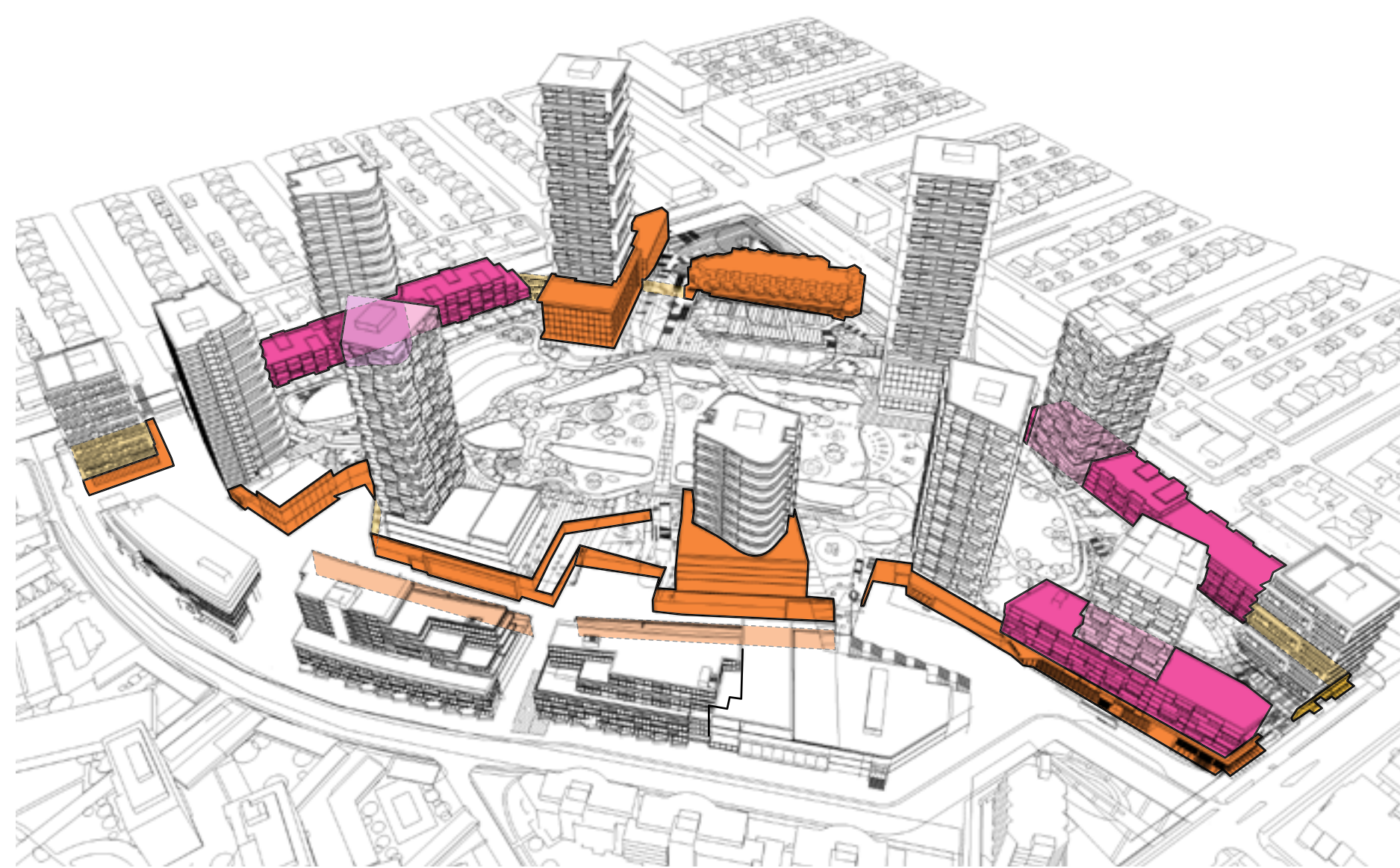
LEGEND

- NEIGHBOURHOOD & CIVIC CENTRE
- URBAN STREET WALLS
- GATEWAYS
- COMMONS / ORGANIC RESIDENTIAL
- HIGH STREET MARKERS
- URBAN RESIDENTIAL



NEIGHBOURHOOD & CIVIC CENTRE

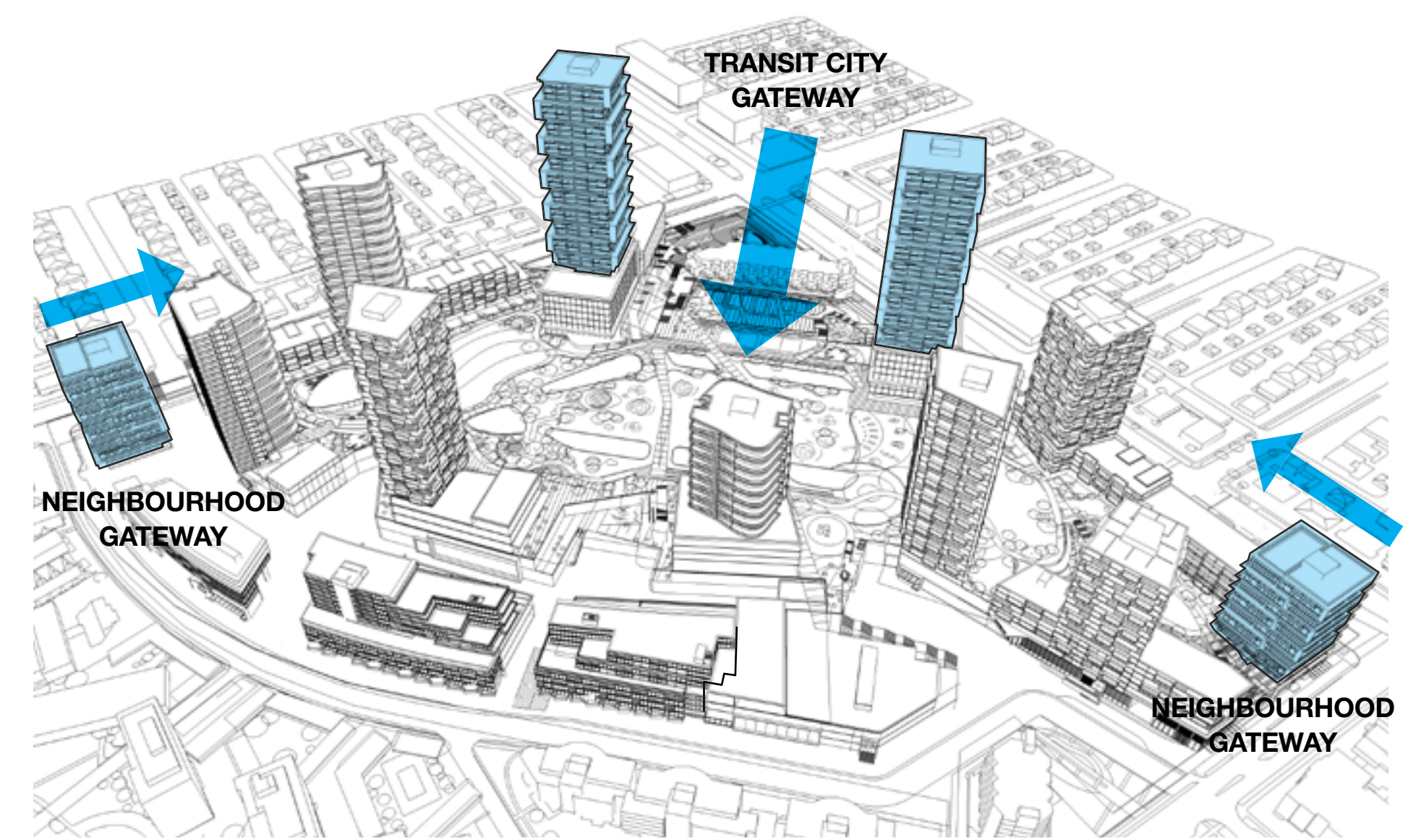
The buildings along New Street at the southern edge of the site are proposed as low to medium height blocks that respond to the scale of the adjacent residential neighbourhood. The buildings are terraced at the ends and stepped back from the street to break down the massing and provide planted roof decks.



URBAN STREETWALL

RESIDENTIAL: Residential towers and podiums stretch along the major retail frontage along Cambie Street and 41st Ave as well as the southern edge of High Street, creating an urban mixed use streetwall. The facades are articulated through window bays and recessed balconies to reflect the scale of the individual units and create a varied textural expression.

RETAIL: The commercial frontages along the lower level facades are conceived as a series of stacked 'display' boxes within which retailers can insert their storefronts. The neutral boxes allow for each retailer to express their identity within a cohesive framework.



GATEWAYS

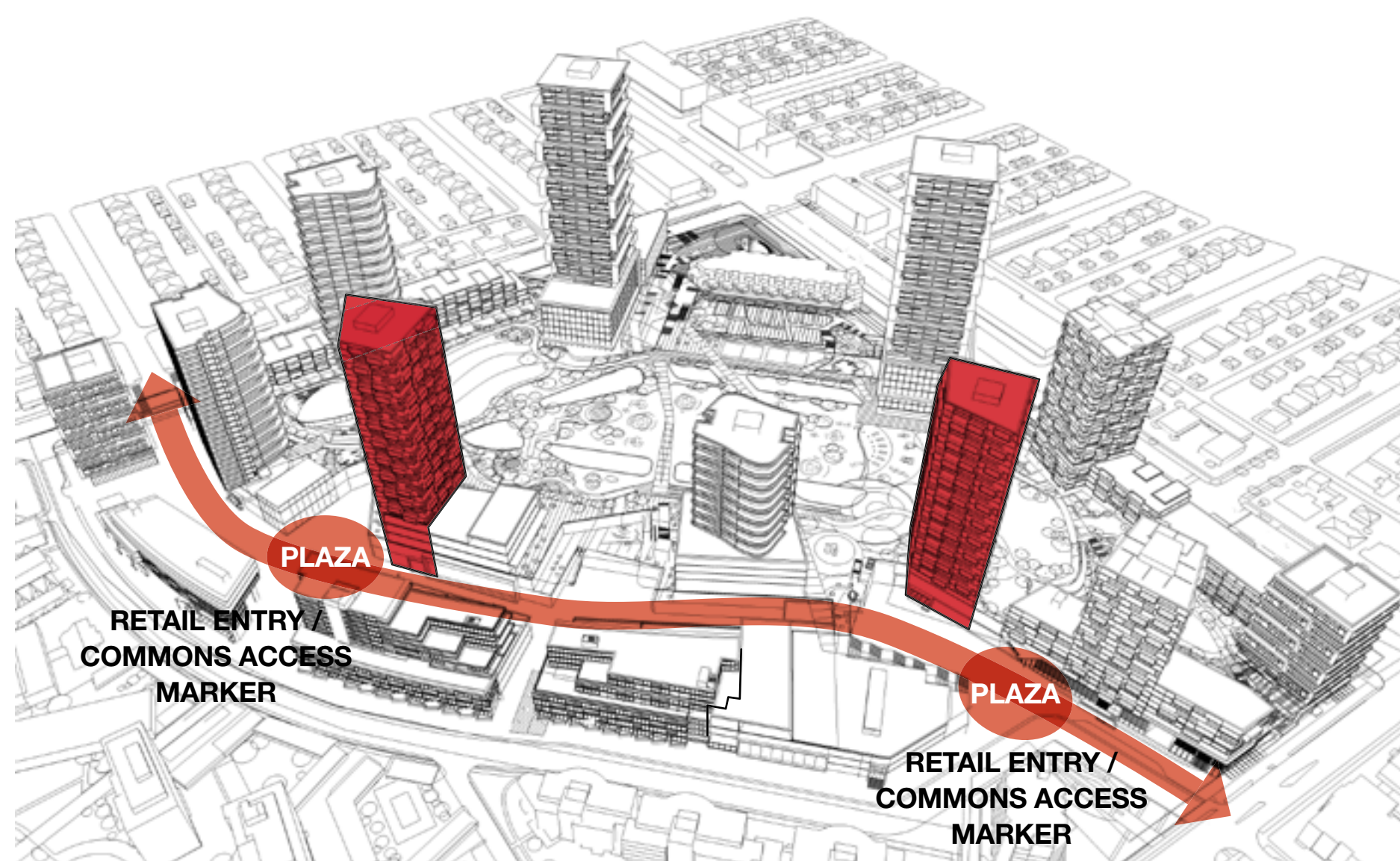
CITY: The two tallest residential towers flank the Transit Plaza and face the Cambie and 41st intersection. The buildings have been articulated into stacked three storey 'boxes' to reduce their scale and maintain legibility of the forms as viewed from the surrounding City.

NEIGHBOURHOOD: The north and south corners of the site have two smaller gateway buildings that mark the connection to the surrounding neighbourhood.



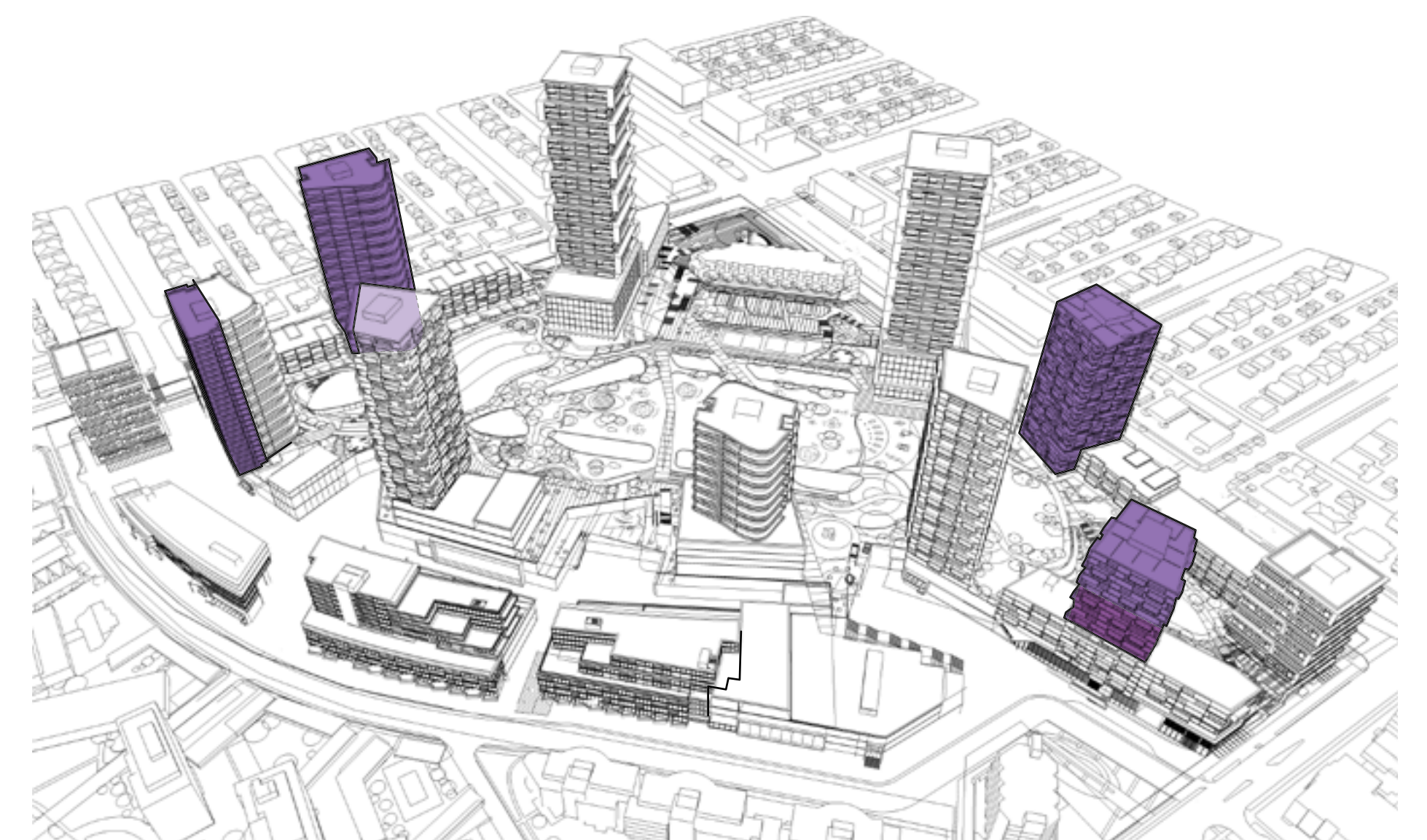
COMMONS / ORGANIC RESIDENTIAL

The northwest towers along the Great Lawn are designed as hybrid buildings; The facades facing the Community Commons are curvilinear, relating to the organic forms of the park below and acting as a backdrop to the Great Lawn and Bay Restaurant below. The central tower along High Street is curvilinear on all sides, acting as a beacon at the symbolic centre of the Commons.



HIGH STREET MARKERS

Two residential towers at each end of High Street mark the main retail centre entries, Oakridge Community Commons access points and two major plazas.



URBAN RESIDENTIAL

Paired simple tower forms at the northwest and southeast corners bookend the podium park while addressing the surrounding street edges.