

Project Team

We have a proven track record of doing responsible and innovative projects in Vancouver and around the world.

Ivanhoé Cambridge

Building Owner and Rezoning Proponent



Globally, Ivanhoé Cambridge is the real estate subsidiary of Caisse de dépôt, which is one of the largest institutional fund managers in Canada. Ivanhoé Cambridge's global head office is in Montréal, Québec, and the company employs 1,600 employees worldwide.

The majority of Ivanhoé

Cambridge's investor holdings are in Canada and the company is continually seeking sound long-term investment opportunities across the country. This principle underpins Ivanhoé Cambridge's vested interest in the long-term welfare of the communities in which it operates.

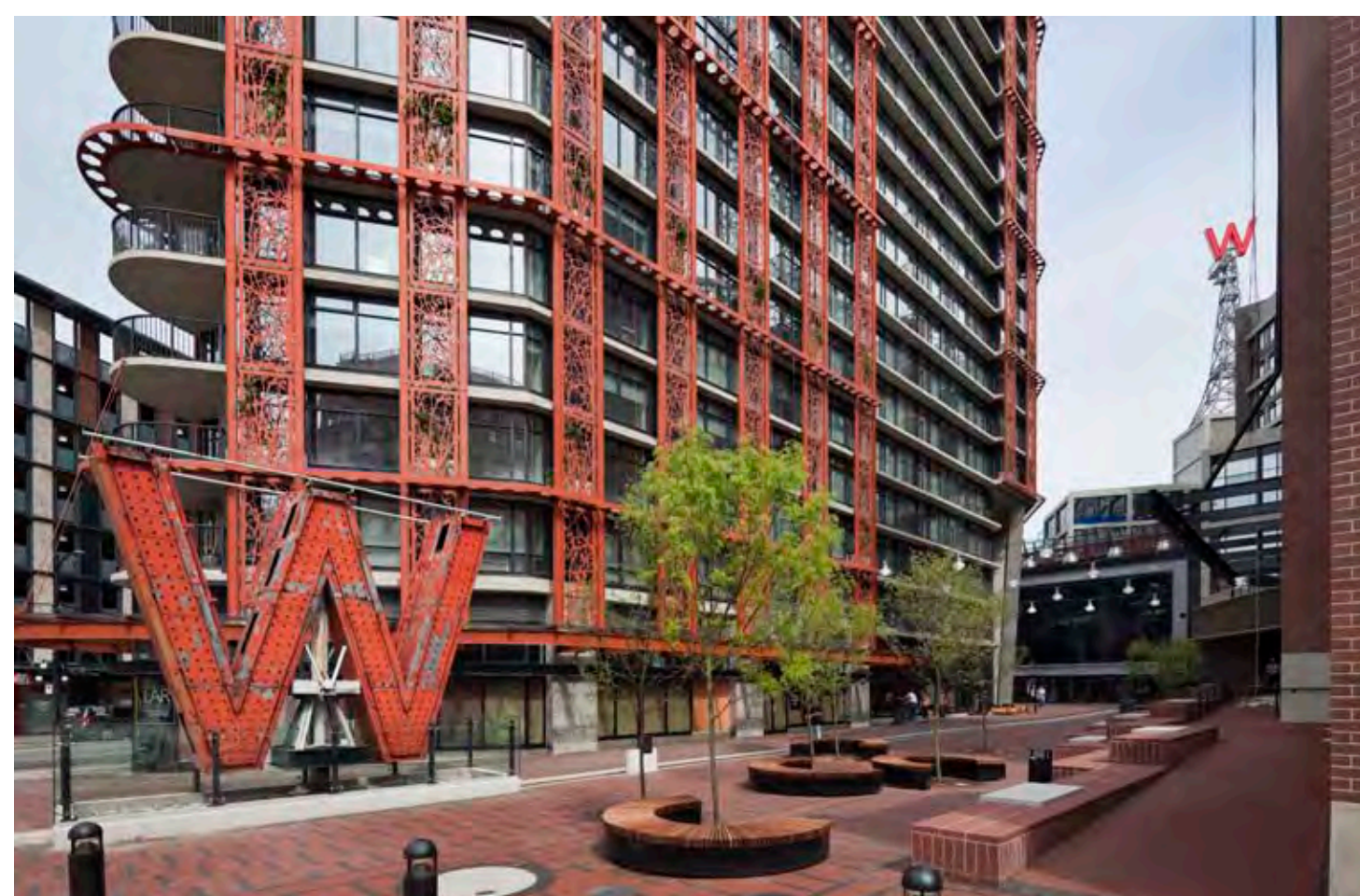
Westbank

Residential Development Partner



Westbank Projects Corp. was established in Vancouver in 1992 and to date has \$10 billion of projects either completed or under development. The leading residential and hotel developer in Canada, Westbank's primary focus is on large mixed-use urban projects involving highly complex entitlement processes and a variety of stakeholders.

The company is active across Canada in a diversity of product types, from luxury condominiums, rental apartments, and affordable housing to office, retail, hotel, and industrial. Ensuring that its commitment to quality is carried through to the final product, Westbank employs an affiliated company, Icon West Construction, to carry out the construction of each Westbank project.



Henriquez Partners Architects & Stantec Architecture Ltd.

Architects in Collaboration

Henriquez Partners Architects believes that socially responsible community development and environmental stewardship are the foundations of good design. The firm is committed to working closely with stakeholders to create buildings that are both culturally and environmentally sustainable. Henriquez Partners Architects has consistently demonstrated the ability to manage projects from design through to construction, and the technical expertise to create structures that stand the test of time. The firm's buildings have received several awards for design excellence, including Governor General's Medals in Architecture.

Stantec Architecture is an integral component of Stantec, a Canadian-based 12,000-person global multidisciplinary consulting company that provides a broad range of professional services in planning, architecture, engineering, interior design, landscape architecture, environmental sciences, project management, and project economics for infrastructure and facilities projects. Continually striving to balance economic, environmental, and social responsibilities, Stantec is recognized as a world-class leader and innovator in the delivery of sustainable solutions.



Phillips Farevaag Smallenberg

Landscape Architects

Phillips Farevaag Smallenberg (PFS) is a community planning, urban design, and landscape architectural firm. PFS undertakes projects for both the private and public sectors throughout Canada and the United States as well as Europe, Southeast Asia, and China.

PFS is well known for both planning and built works, and the firm's portfolio demonstrates its success in completing projects that have faced a high degree of complexity in both process and approvals. Large-scale urban planning, public realm, community design, and public engagement are at the core of PFS's practice.



Cobalt Engineering (Integral Group)

Mechanical and Sustainability Engineers

Cobalt Engineering, a member of Integral Group, is a building services consulting firm that provides mechanical and electrical building design, sustainable design, sustainable master planning, and LEED consulting.

Cobalt brings its cutting-edge ideas to projects across North America and around the world. As a member of both the Canada and US Green Building Councils, they have 106 LEED projects, 16 LEED Platinum certified projects, 15 Net-Zero Energy, and four Living Building Challenge projects in design.



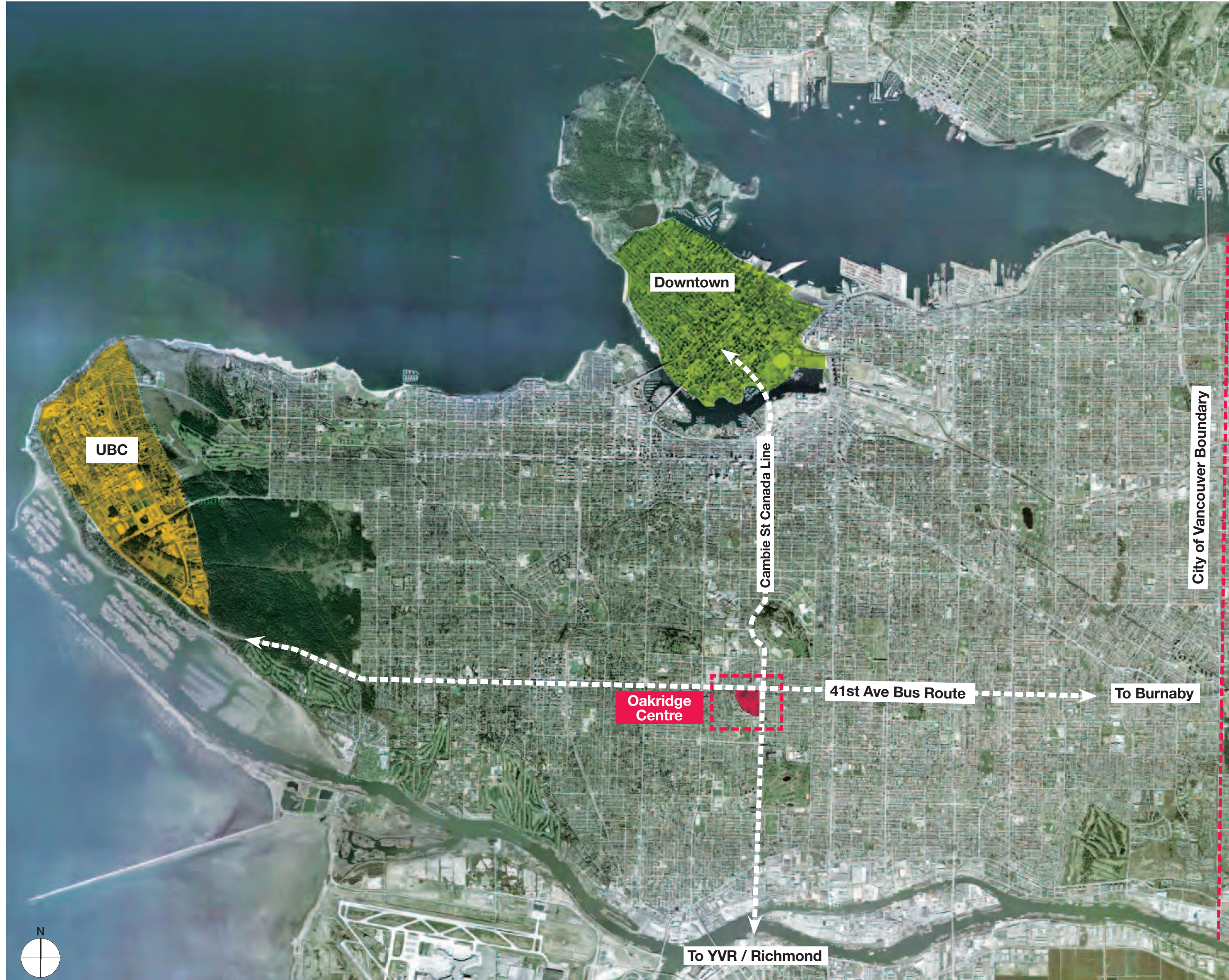
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Context & Site History

Oakridge Centre is located in the very centre of the City of Vancouver at the intersection of Cambie Street and West 41st Avenue.



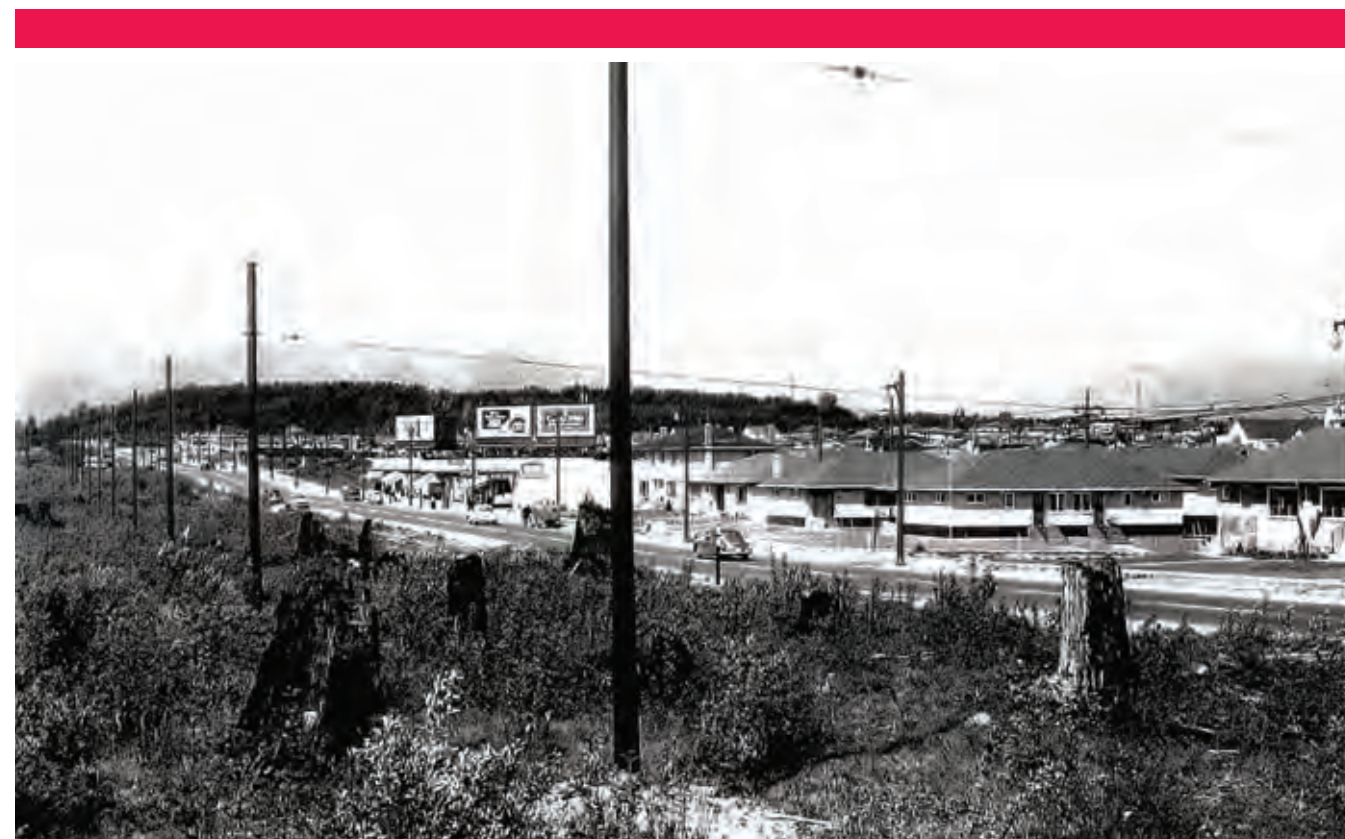
Context Aerial View



Enlarged Aerial View

History of Oakridge Centre

The site was originally owned by the Canadian Pacific Railway. It remained a natural enclave within the city until the 1950s, when the company sold its land holdings for residential and commercial use. In 1956, Oakridge Centre became the first CD-1 rezoning approved in the city. The first mall of Vancouver was built at the intersection of Cambie Street and 41st Avenue three years later. **Fifty years later in 2009, the Oakridge–41st Avenue SkyTrain station opened, making the site an important new hub in the city's transportation network.**



Pre-1950's

- Canadian Pacific Railway Land



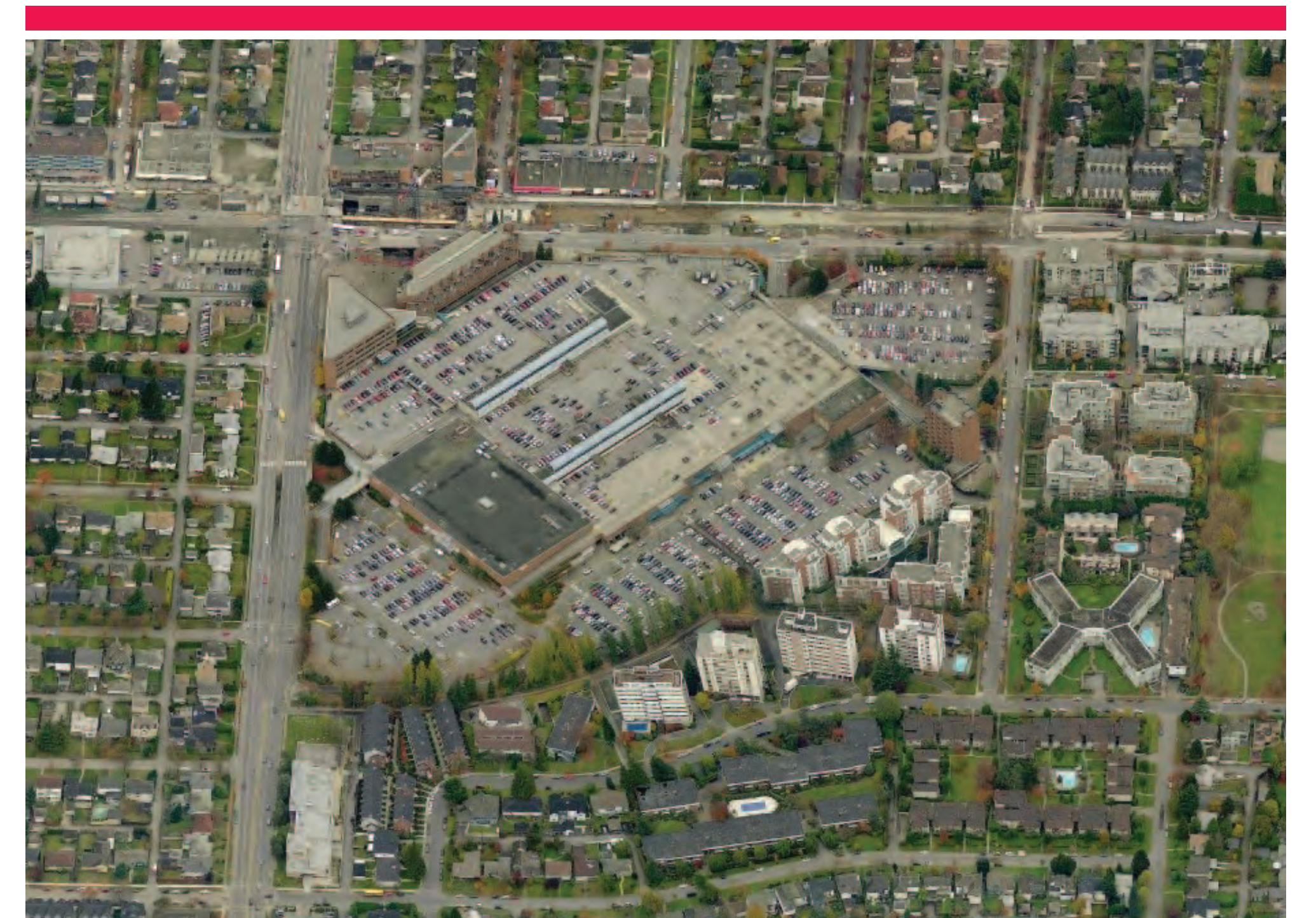
1950's

- Oakridge Centre rezoning approved from RS-1 to CD-1
- Stores Limited purchases Oakridge site for development
- Four stand-alone buildings are constructed with open-air walkways (1957)
- The majority of the buildings are one-storey (plus basement) except for Woodward's, which is two-storeys



1984

- Individual buildings are joined together with barrel vaulted skylights
- Department store and food areas are expanded
- Mixed-use components of office, residential, and community amenities are added
- Parking is allowed on the roof of 1957 structures
- Cambridge Shopping Centres Ltd. purchases Woodward's real estate portfolio, including Oakridge Centre (1985)



2012

Oakridge Centre still exists in this form.



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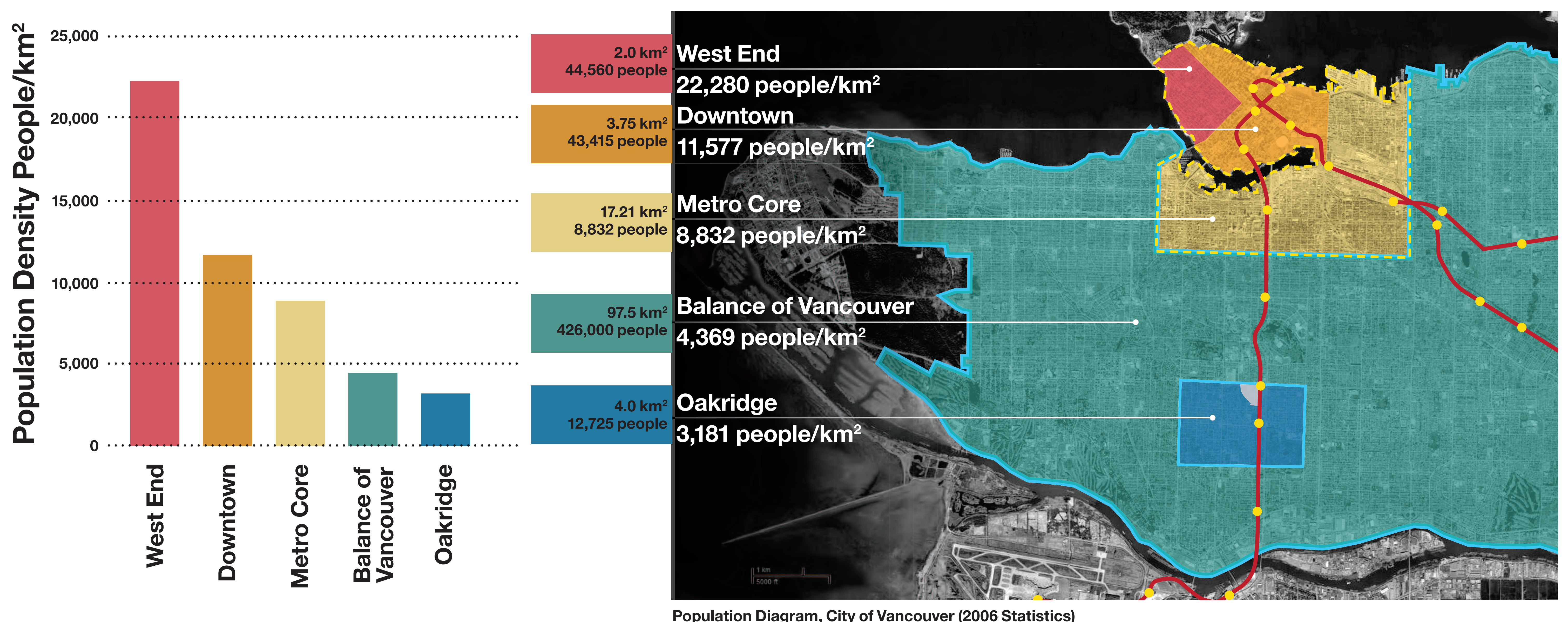
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Oakridge Has Room to Grow

Our goal is to increase the density of the site from a Floor Space Ratio (FSR) of 2.0* to 3.5. Vancouver is continuously growing, and with this growth comes significant challenges to affordability and appropriately located density. As a unique single ownership 28 acre site in Vancouver, located on the Canada Line and situated at the geographic midpoint of the City, Oakridge can become a model of Transit Oriented Development.

The Oakridge Center Rezoning will channel density to where it logically belongs, providing a vital mix of uses, residential and office density, public amenities and places to play, relax and hang out in a naturally located, and highly accessible Municipal Center. It will minimize the need for unplanned ‘spot re-zonings’ and protect the large stock of single family housing that is well established in the Oakridge area.

* An FSR of 2.0 was approved in the 2007 Oakridge Centre Policy Statement



Oakridge Centre Vision

A Unique Site

Oakridge is a thriving retail centre located in the geographic heart of Vancouver. Currently surrounded by a sea of surface parking, the site is immediately adjacent to an underused rapid transit hub.

Variety & Diversity

Increasing the variety and diversity of retail at Oakridge will allow it to better serve new residents and the neighbourhood at large. A new outdoor shopping street, High Street, will add a different type of retail experience: cafés and restaurants spilling out onto the street will enliven the community after the interior retail closes. More job space and increased housing options will create a real micro-city where people can live, work, and play. The residential range of housing will cater to a wide spectrum of people, including families and seniors.

Something for Everybody

A consolidated amenity building with a senior's centre, a library, and multipurpose rooms will be surrounded by over 16 acres of public space. This expansive area will feature activity fields, urban agriculture, quiet gardens, a reflecting pool, sport courts, a running track, and more... a space for everybody to enjoy.



Mixed-use retail



Transit oriented



Green outdoor space



Sustainable



Amenities



Residential



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Pre-Application Consultation

As part of our pre-application public consultation, we organized a number of community events and stakeholder meetings to start the discussion about the future of Oakridge Centre and gather community feedback.

First Open House, March 29, 2012

Please Join Us

You are invited to a public open house to discuss the future of Oakridge Centre.

Oakridge has been a part of the community since 1955. Over the years, we have been committed to serving the needs of our community, our tenants, and our customers. You may be aware that in 2007, the City of Vancouver approved a Policy Statement for Oakridge Centre that established guidelines for future development. We want to talk with you about the future of the Centre and recent initiatives adopted by the City, such as the Centre Control Plan.

We look forward to introducing you to our project team.

Open House Details
Time: 4:30 pm to 8:00 pm
Date: Thursday, March 29, 2012
Place: Oakridge Centre
Auditorium (Level 1000)

Organized by: Community Relations
Contact: Community Relations
Phone: 604-273-1000
Email: community@oakridgecentre.com
Website: www.oakridgecentre.com

Accessibility: The building is accessible to people with disabilities. Please contact the Community Relations team for more information.

For more information, please contact the Community Relations team at Oakridge Centre.

The purpose of this public open house was to:

- Introduce the consultant team to the community;
 - Review information related to the approved 2007 Oakridge Centre Policy Statement and recently approved City of Vancouver plans, policies, and priorities; and
 - Gather feedback from the community about the future of Oakridge Centre.
- 421 Attendees with 90 returned Comment Cards

Second Open House, May 15, 2012

Thank you for joining us tonight!
謝謝您今晚的到臨!

We have team members on hand to provide translation services in both Mandarin and Cantonese. 我們的工作人員可提供國語和粵語翻譯服務。
Mandarin or Cantonese speaking team members are identified by their name tags. 工作人員的名字標籤可識別他們是說國語或粵語。

The purpose of this public open house was to:

- Present a summary of the feedback received at the March 29, 2012 public open house;
 - Share our conceptual ideas for the future of Oakridge Centre; and
 - Gather feedback from the community on these conceptual ideas.
- 331 Attendees with 93 returned Comment Cards

Stakeholder Meetings + Information Kiosks, June–September 2012

We have been holding stakeholder meetings with a variety of groups since April of 2012. We have also engaged users of Oakridge Centre via an information kiosk, which was set up on two occasions.

Summary of meetings and in-shopping centre consultations

June 25	Jewish Community Centre, Board of Directors
July 6	BC Girl Guides, Oakridge Kerrisdale Branch
July 16	Oakridge Centre information kiosk
July 17	Kerrisdale Community Centre Society, Board of Directors and Oakridge Seniors' Centre Board of Directors
July 17	Marpole Oakridge Community Association, Board of Directors
July 28	Oakridge Centre information kiosk
August 15	Kerrisdale, Oakridge, Marpole Crime Prevention Society
August 28	Langara College, Senior Executives
September 20	Oakridge Seniors' Centre, General Membership

**Rezoning Application
Submitted October 15, 2012**

**Today, November 15/17, 2012
City of Vancouver-led
consultation process begins**



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How can we rethink transportation for this site?

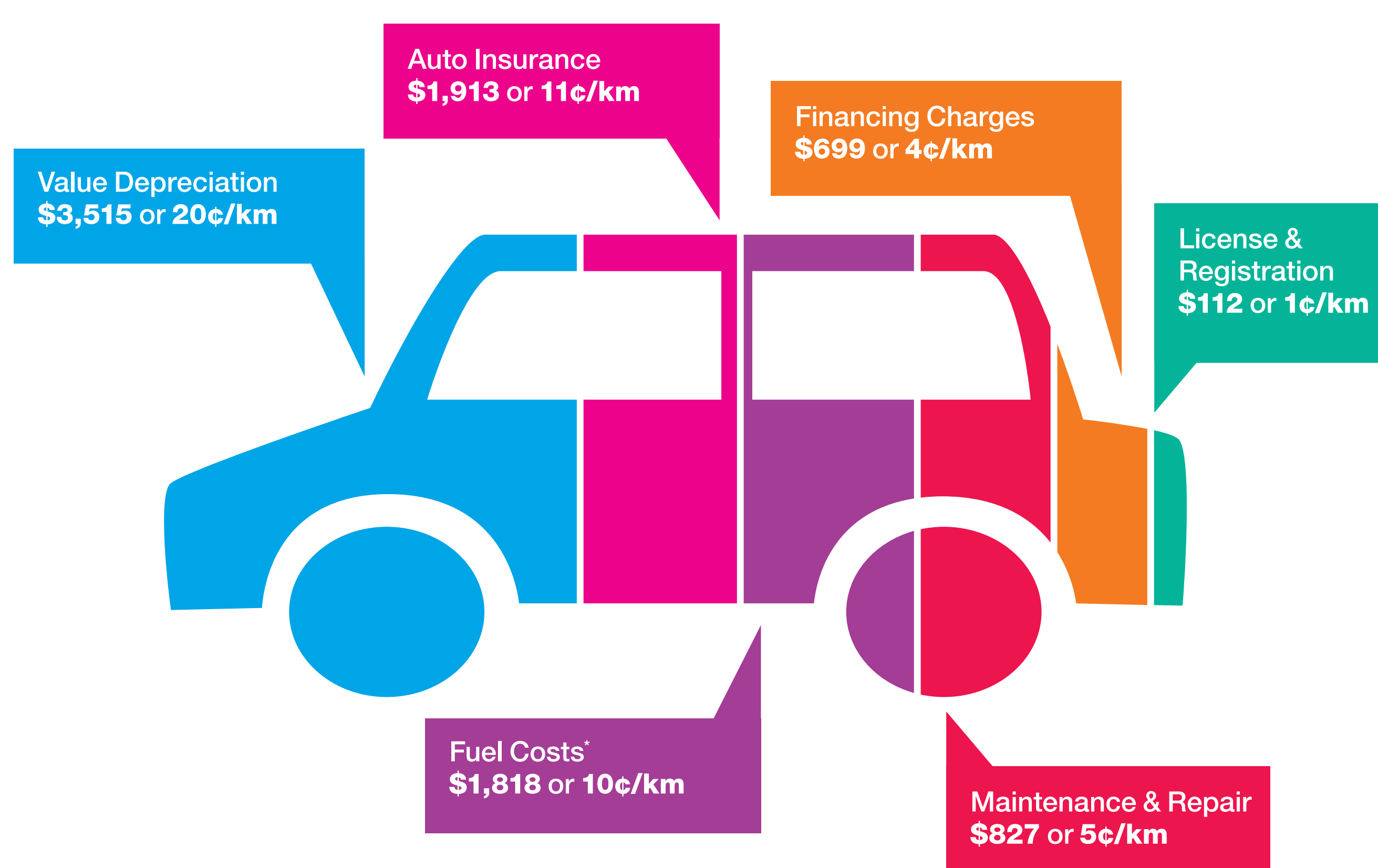
We have some innovative ideas about a local transportation-sharing network. A car share and a bike share could mean that future residents would not need to own either a car or a bicycle.

Transportation planning is key to the success of Oakridge Centre. We will build on the popularity of the Canada Line and use the proximity of a rapid transit station to encourage the public to rethink their use of the automobile.

Average Annual Cost of Owning a Car: \$8,884

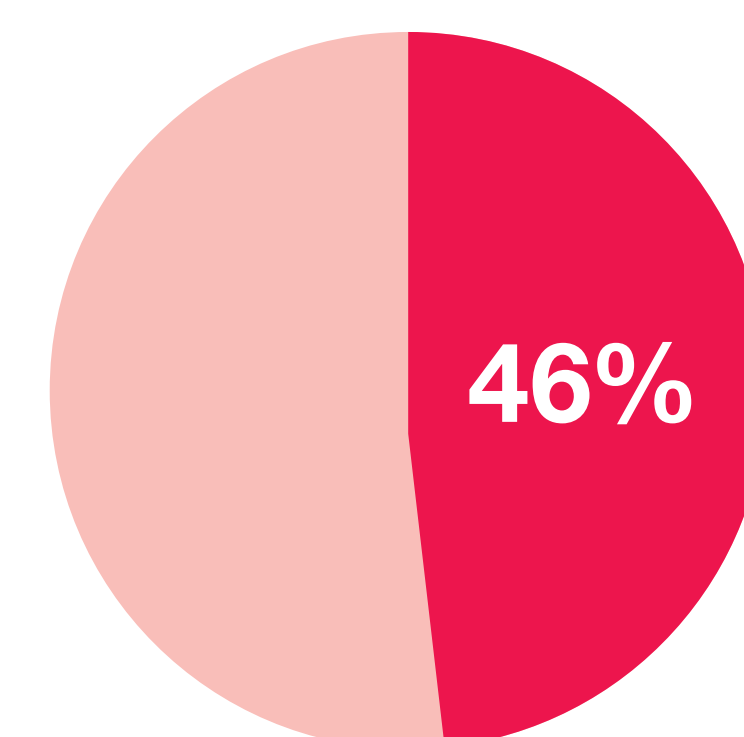
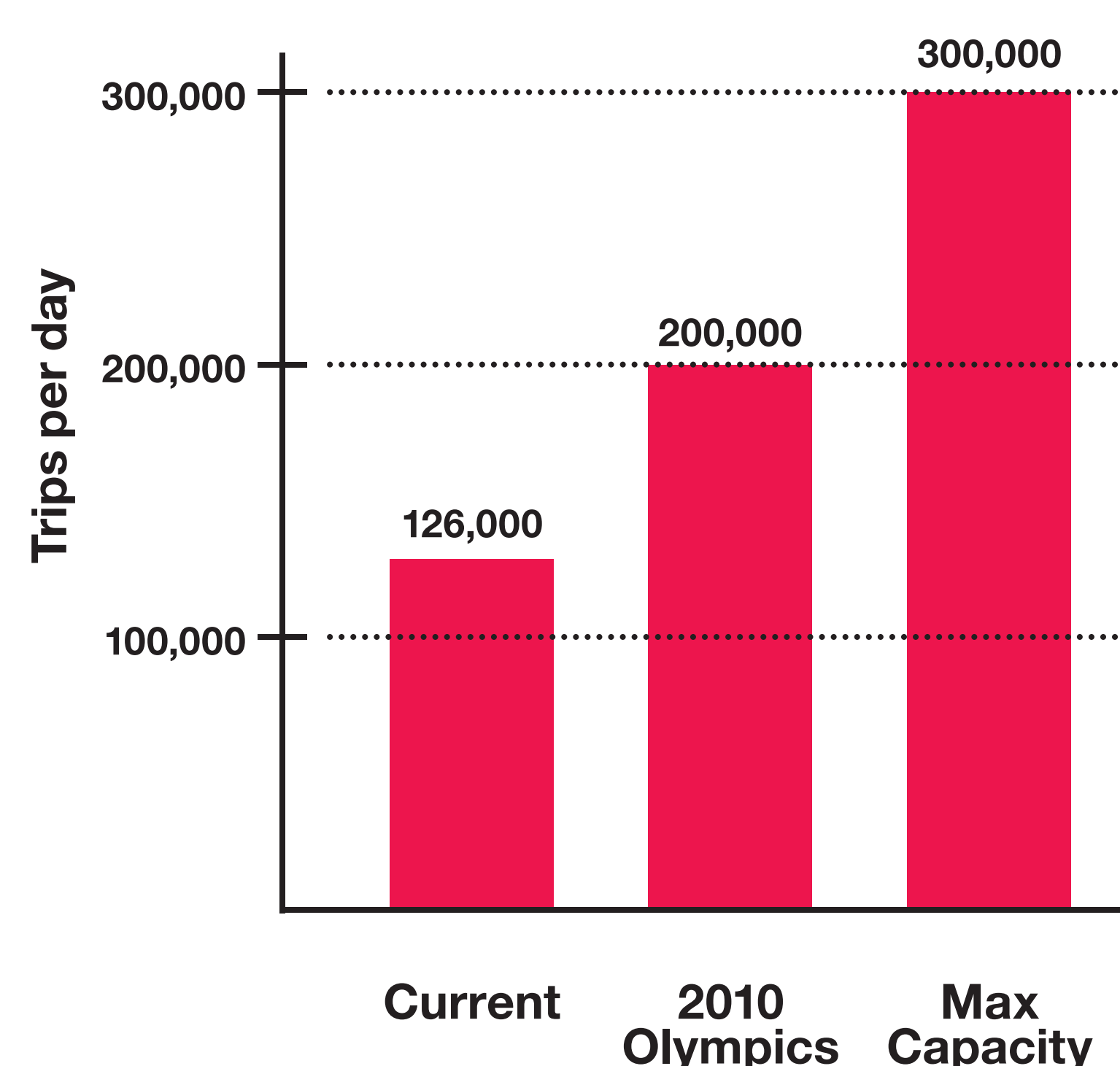
Based on 18,000 kms of driving per year

Based on Canadian Automobile Association 2010 Driving Costs *\$1.30/L

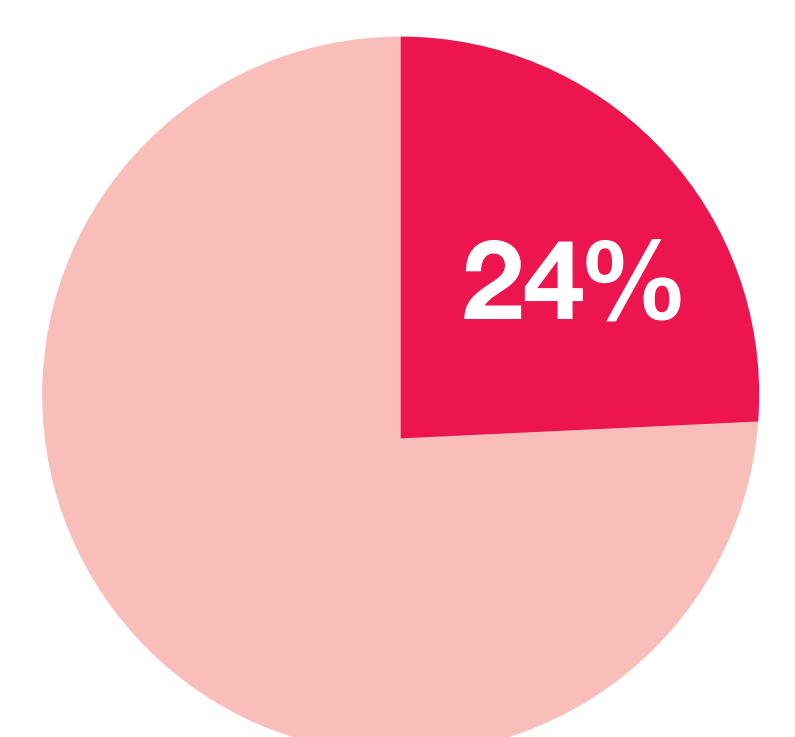


Canada Line Success

The success of the Canada Line has shown that given the opportunity, people will choose to use transit. The Canada Line's success as a transit hub can also help facilitate the expansion of transit to other areas of the city.



Arrivals to Metropolis at Metrotown via Skytrain



Non-automobile arrivals to Oakridge via Canada Line and other modes of transportation (bus/bike/pedestrian)

From the Translink Webpage:

Some media reports are indicating that the Canada Line is "nearing capacity", as daily ridership levels climb closer to the 100,000 mark. This is certainly a milestone that has been reached much sooner than originally projected, but it is nowhere near the capacity of the system. 100,000 rides a day is considered a milestone in that it is the financial break-even point for that service: the point at which fare revenues cover operating costs.

- 100,000 rides per day equates to about **5,000 rides per hour**
- The Canada Line can handle **15,000 rides per hour at the current service levels**.
- During the Olympics, the line often had all **20 trains in operation and easily handled over 200,000 riders per day**.

<http://www.translink.ca/en/About-Us/Media/2010/June/Addressing-Canada-Line-capacity-questions.aspx>



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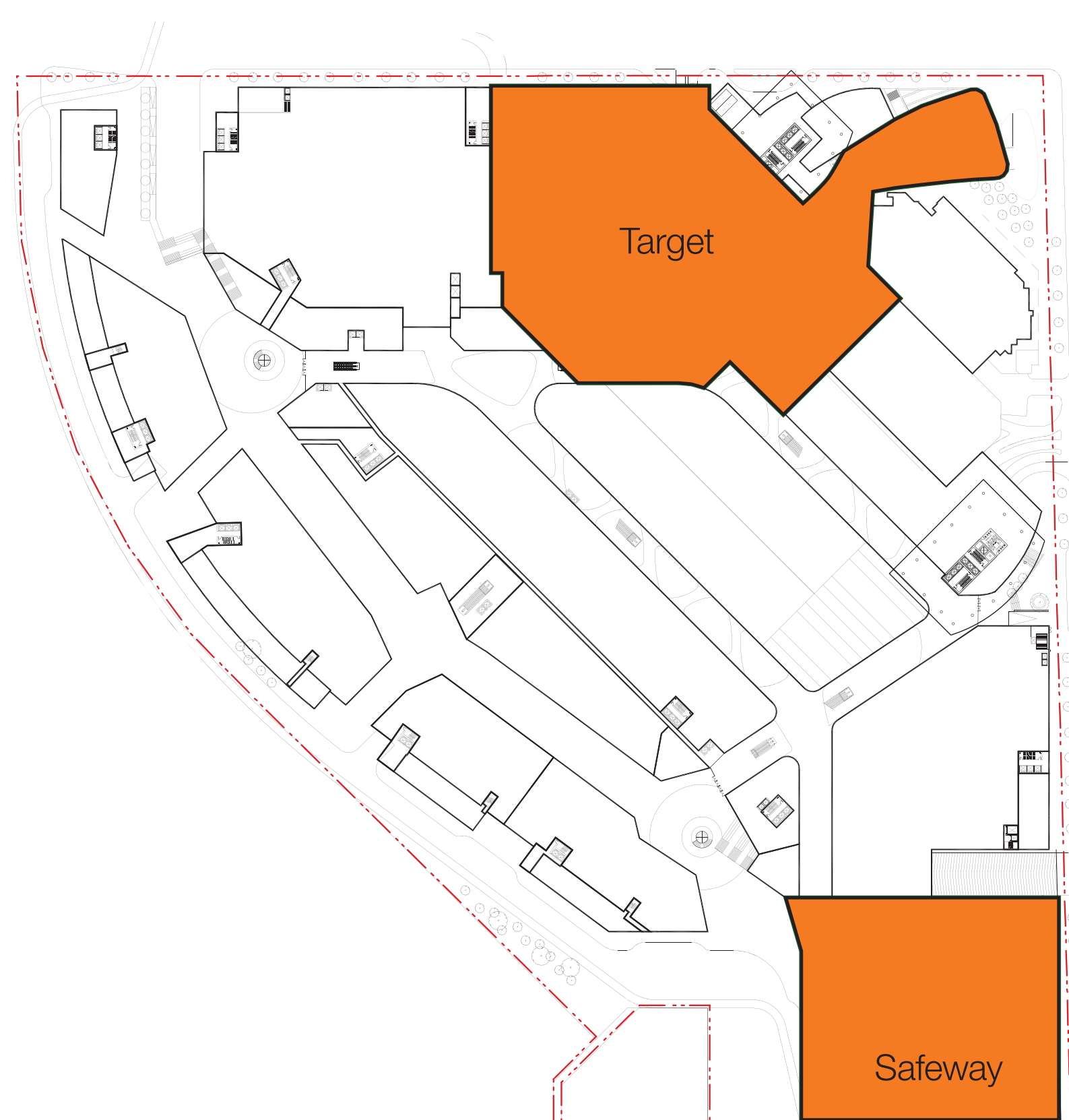
Design Parameters: Phasing

A thriving retail destination, Oakridge Centre will remain operational during the complete construction phasing of the project.

These diagrams note the scale and sequencing of the project phasing as currently planned. The parking (below the commercial) and residential (above the commercial) phasing will differ slightly to facility overall constructibility and accessibility.

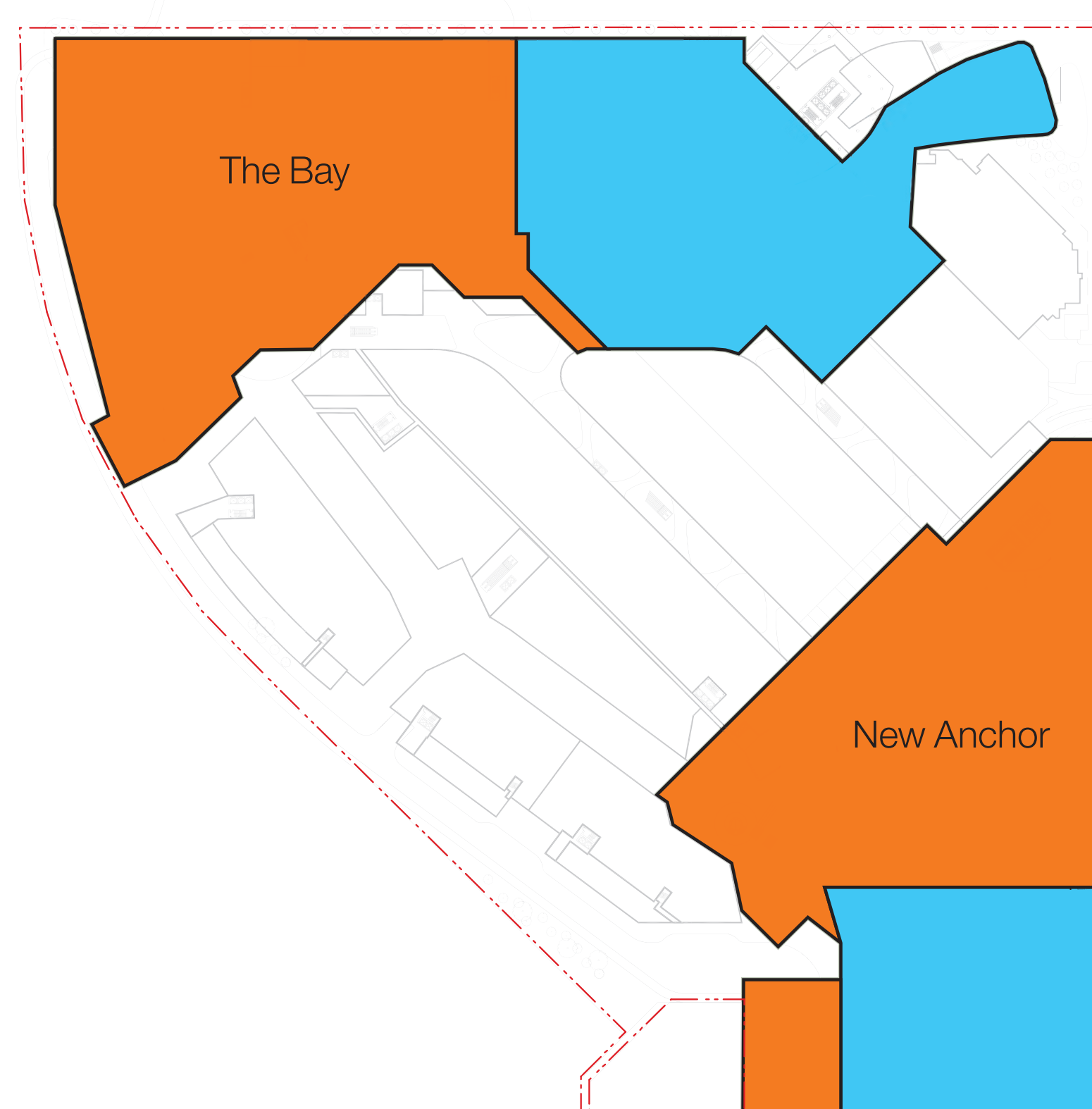
Phase 1A

Early phases start with repositioning the anchor tenants to 41st and Cambie streets.



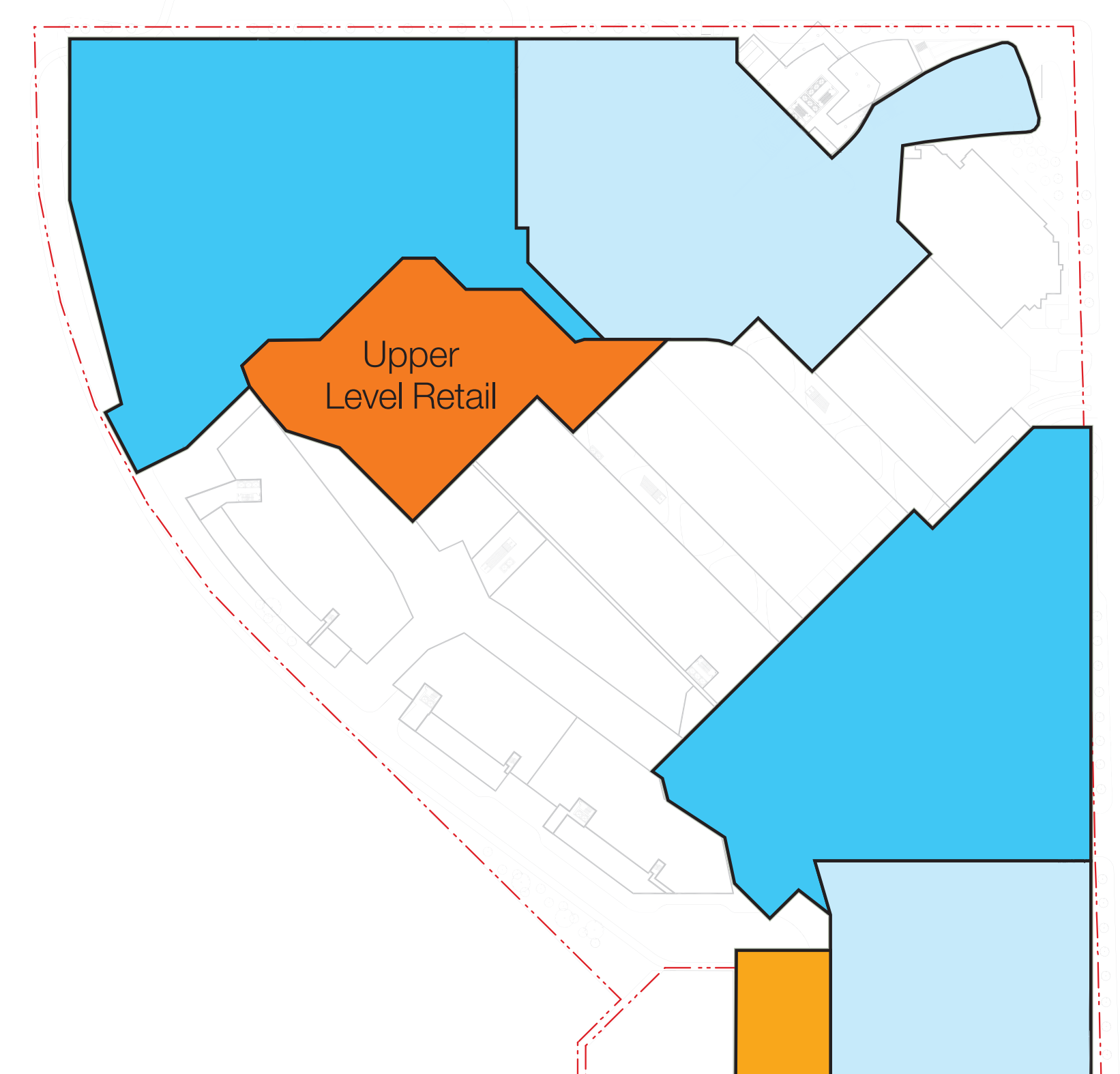
Phase 1B

The construction of the new Bay and 4th anchor are completed. Residential construction begins.



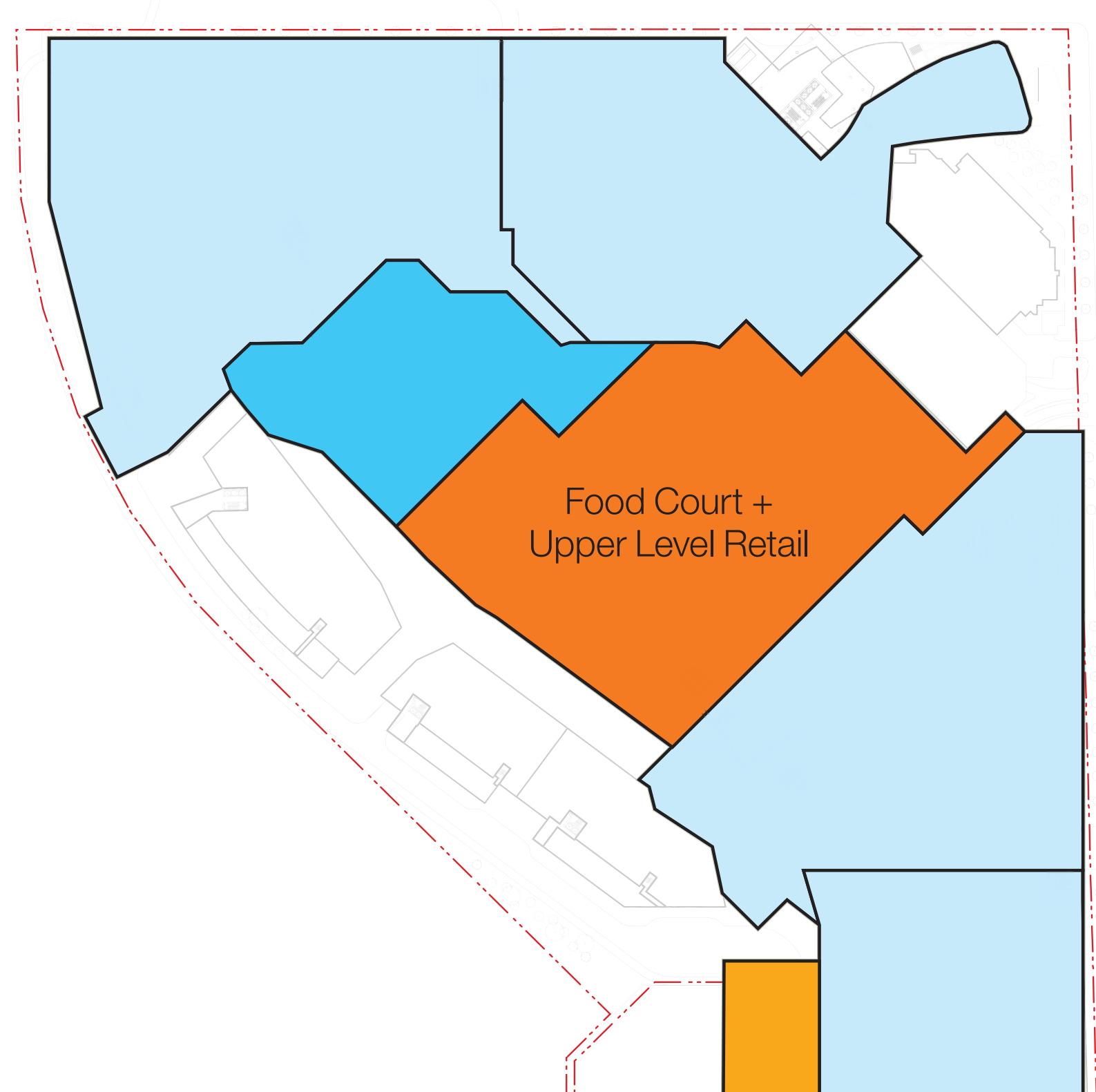
Phase 1C

The existing Bay store is reconstructed to link 41st & Cambie with new pedestrian street. Second phase residential site becomes available.



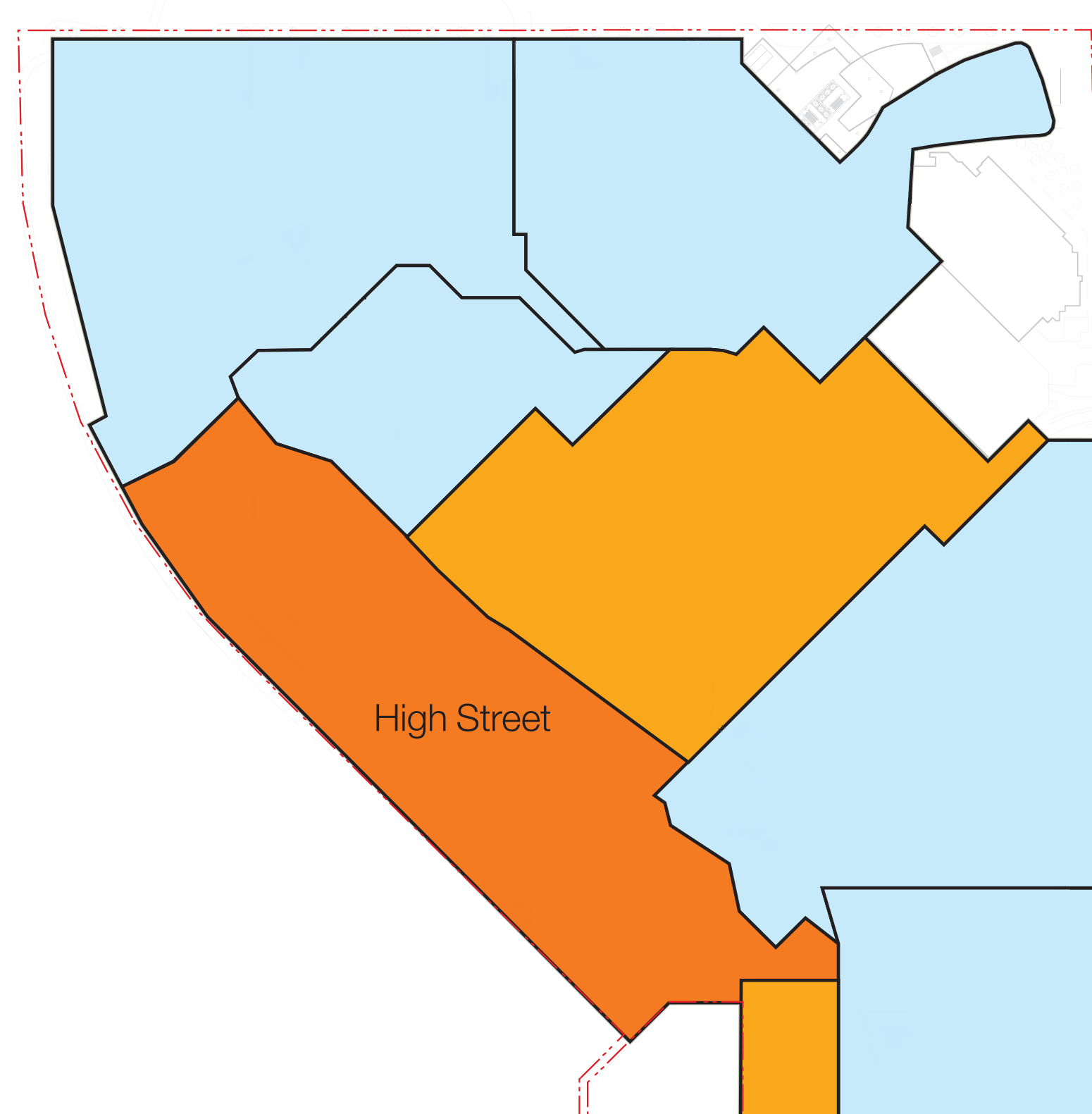
Phase 2A

Second-level retail is constructed over the existing Oakridge Centre.



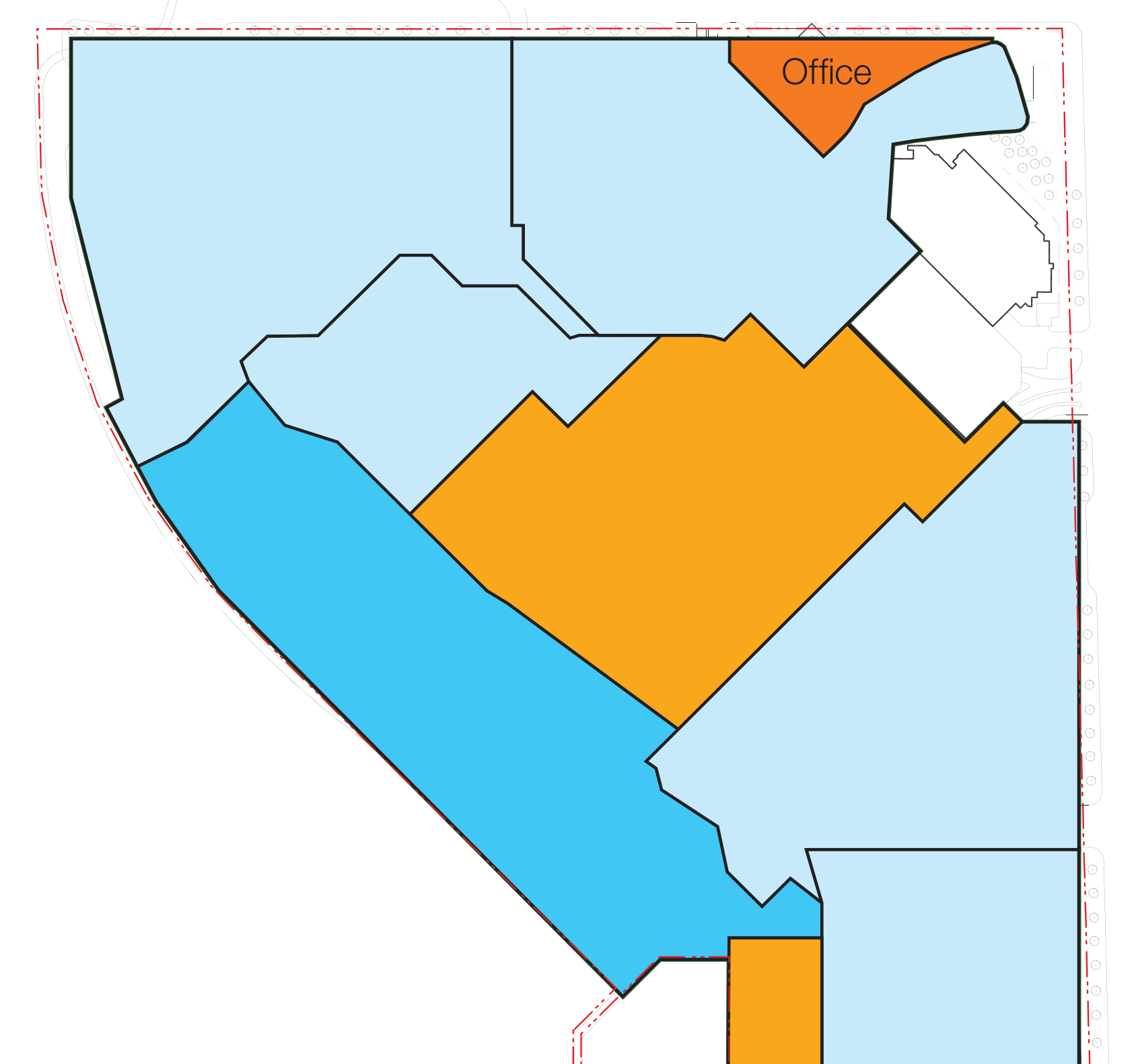
Phase 2B

High Street retail and low-rise residential completed along the new pedestrian street.



Phase 3A

Existing office is upgraded.



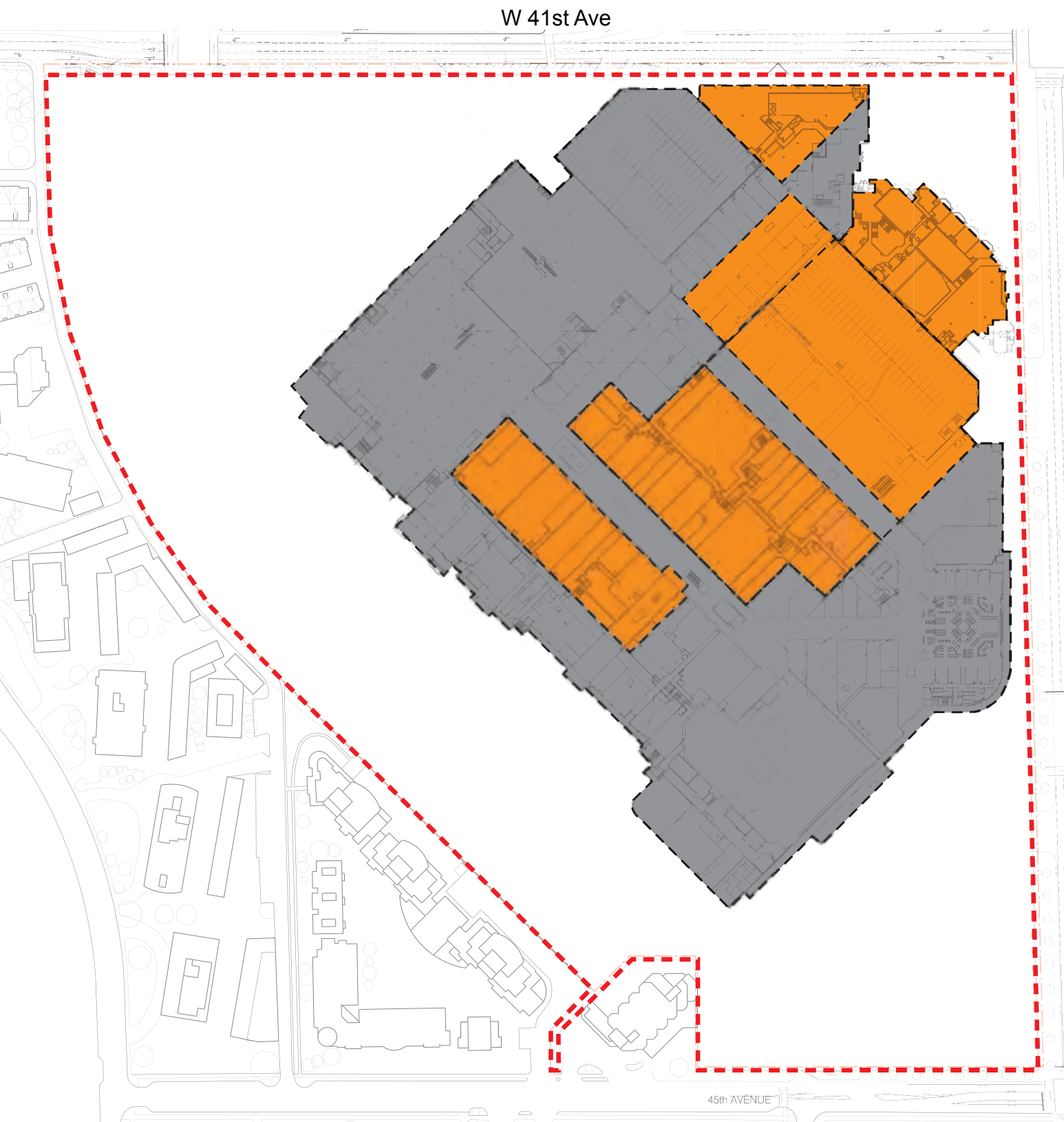
Legend:
New Retail (Orange)
Completed Retail (Yellow)
Available Residential Building Site (Light Blue)
Completed Residential (Light Blue)

Retail Design Parameters

The retail tenants at Oakridge Centre, particularly the Major Anchors, are important stakeholders.

Retain Portions of the Existing Building

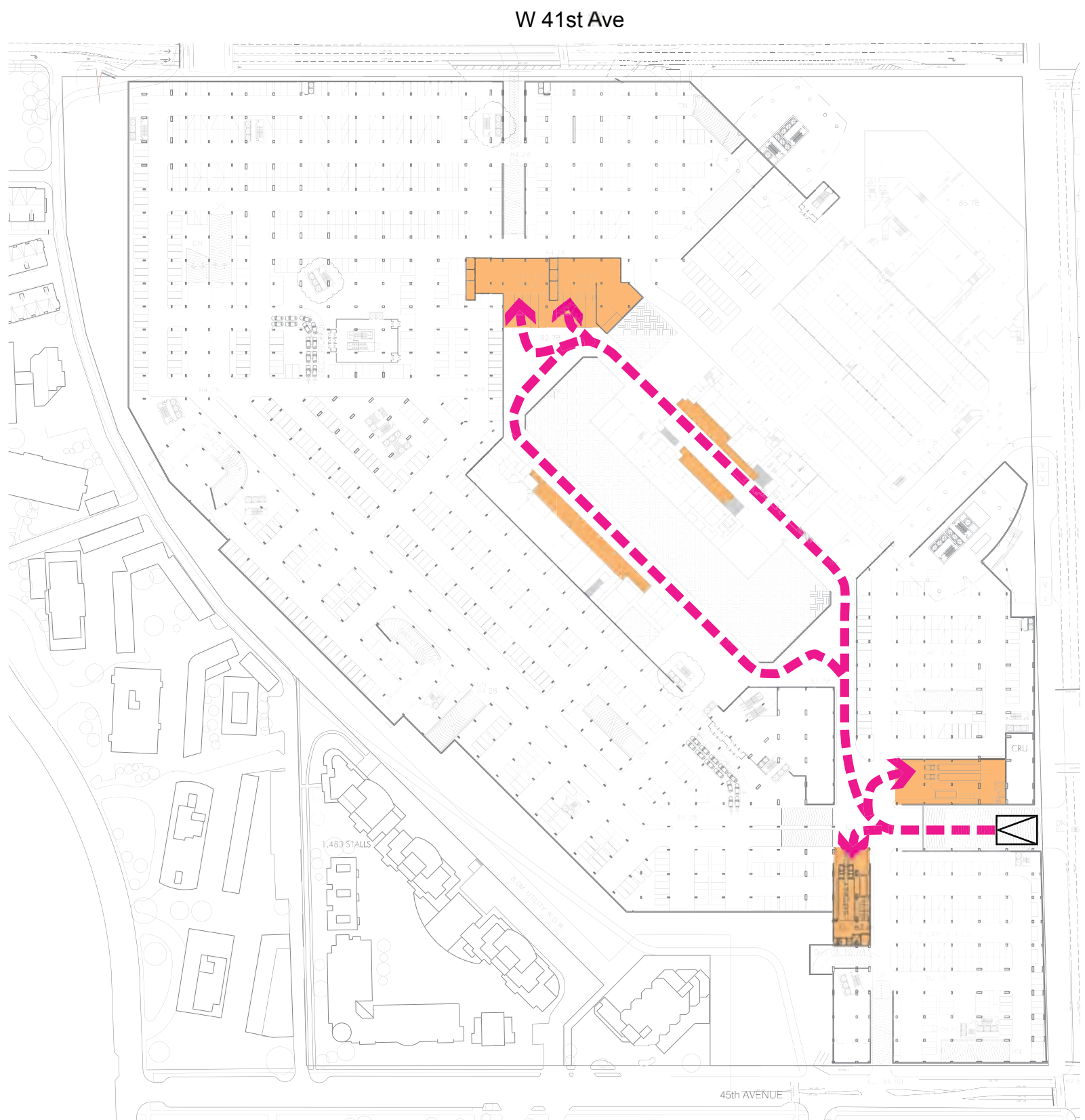
The heart of Oakridge Centre will remain while the existing anchors and food court will be demolished to make room for new retail and residential.



- Demolished Retail
- Retained Portion

Loading Operations

Critical to the ongoing operations of the Centre, the existing loading loop will need to remain operational for the duration of construction.



- Loading Area
- Loading Underground Entrance
- Cargo Truck Circulation

Structural Legacy

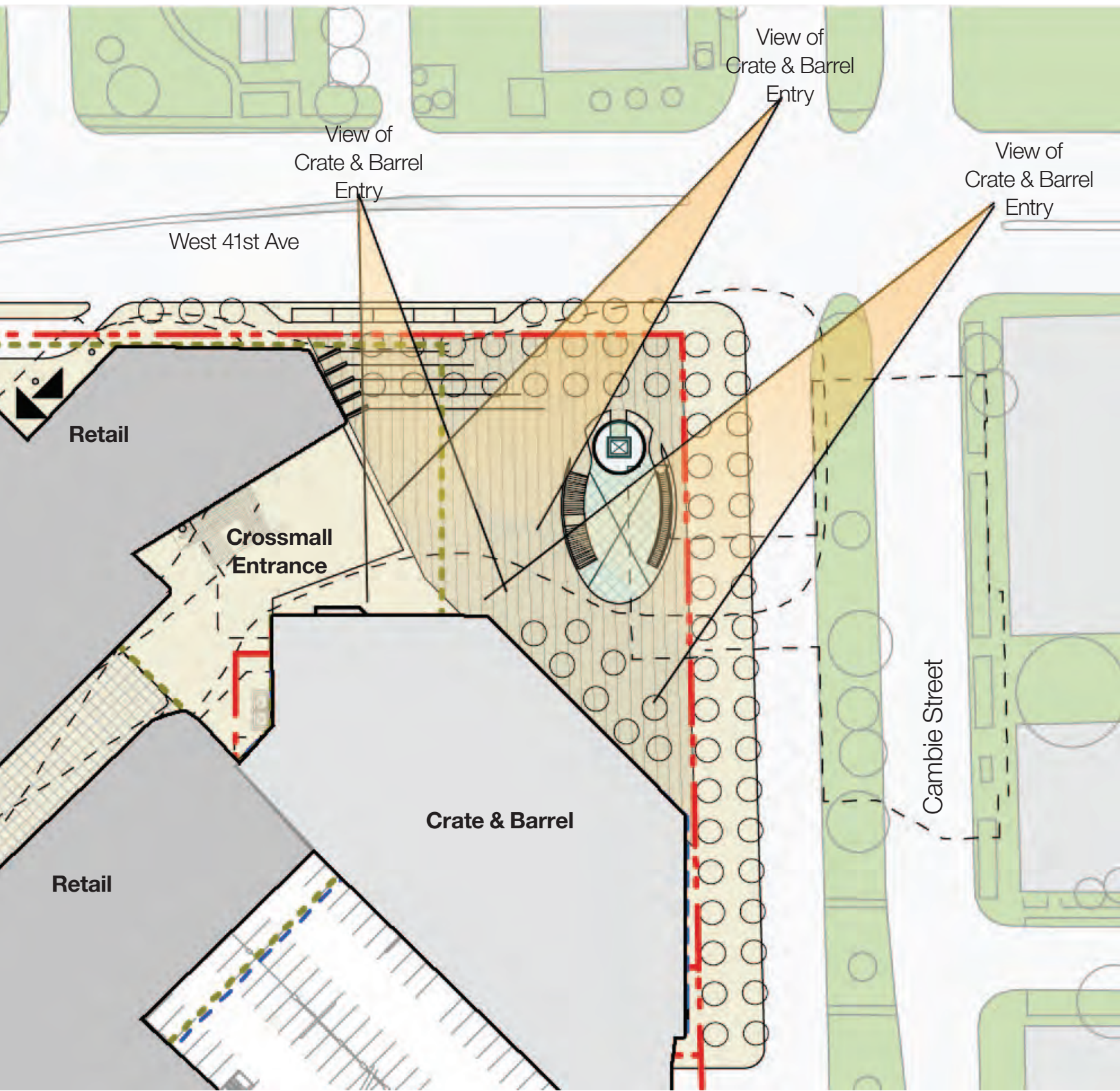
Construction lines are determined by the existing building legacy of Oakridge Centre and existing residential and office uses.



- Existing Construction
 - Preserved Upgraded Structure
 - Preserved Structure
 - Demolition
- Existing Mixed-Use Building
- Preserved Office
- New Construction
 - New Construction Area

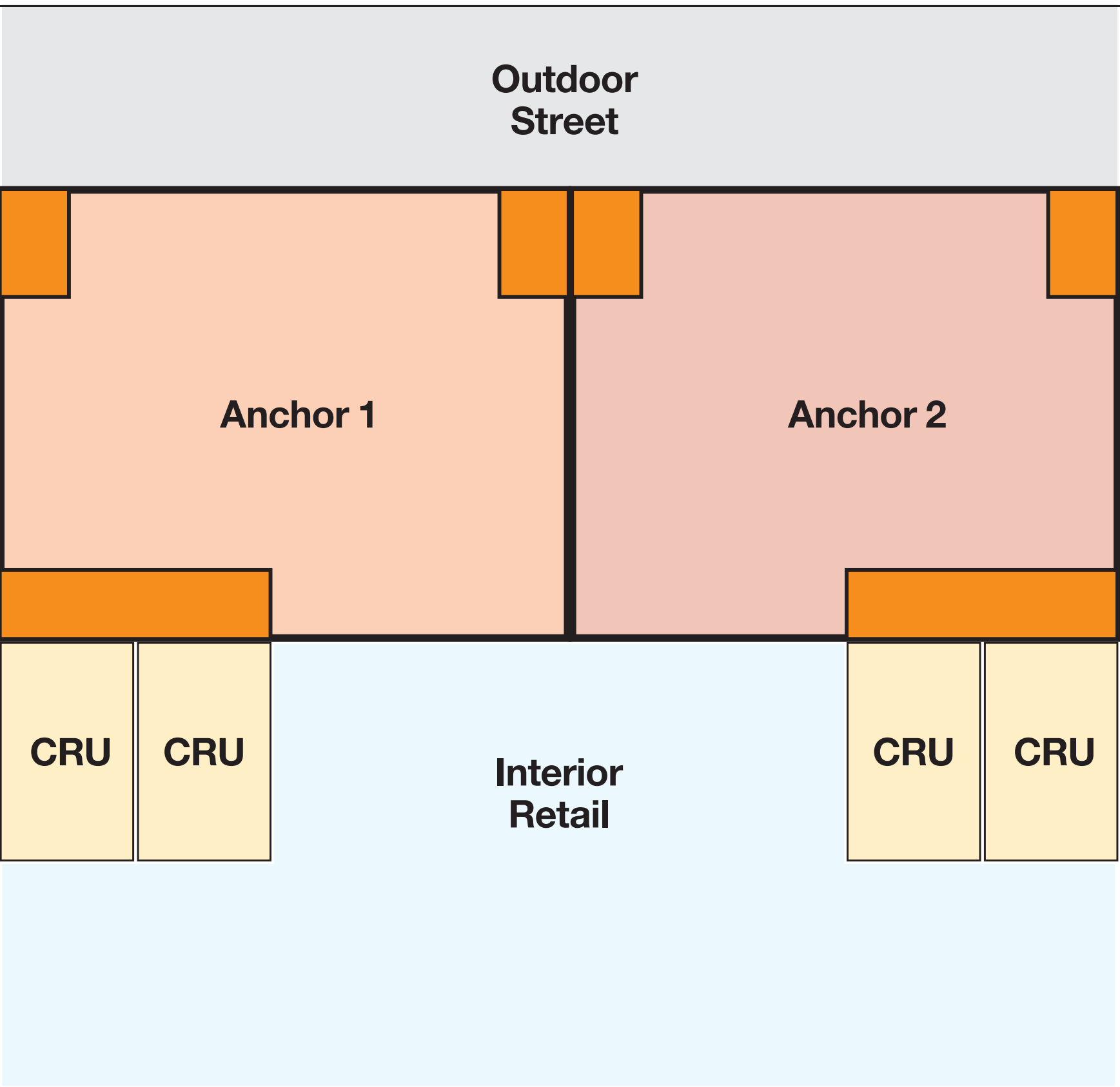
Line of Sight: Exterior

Visual access to street-front retail is a key driver for major and minor anchor tenants.



Core Locations

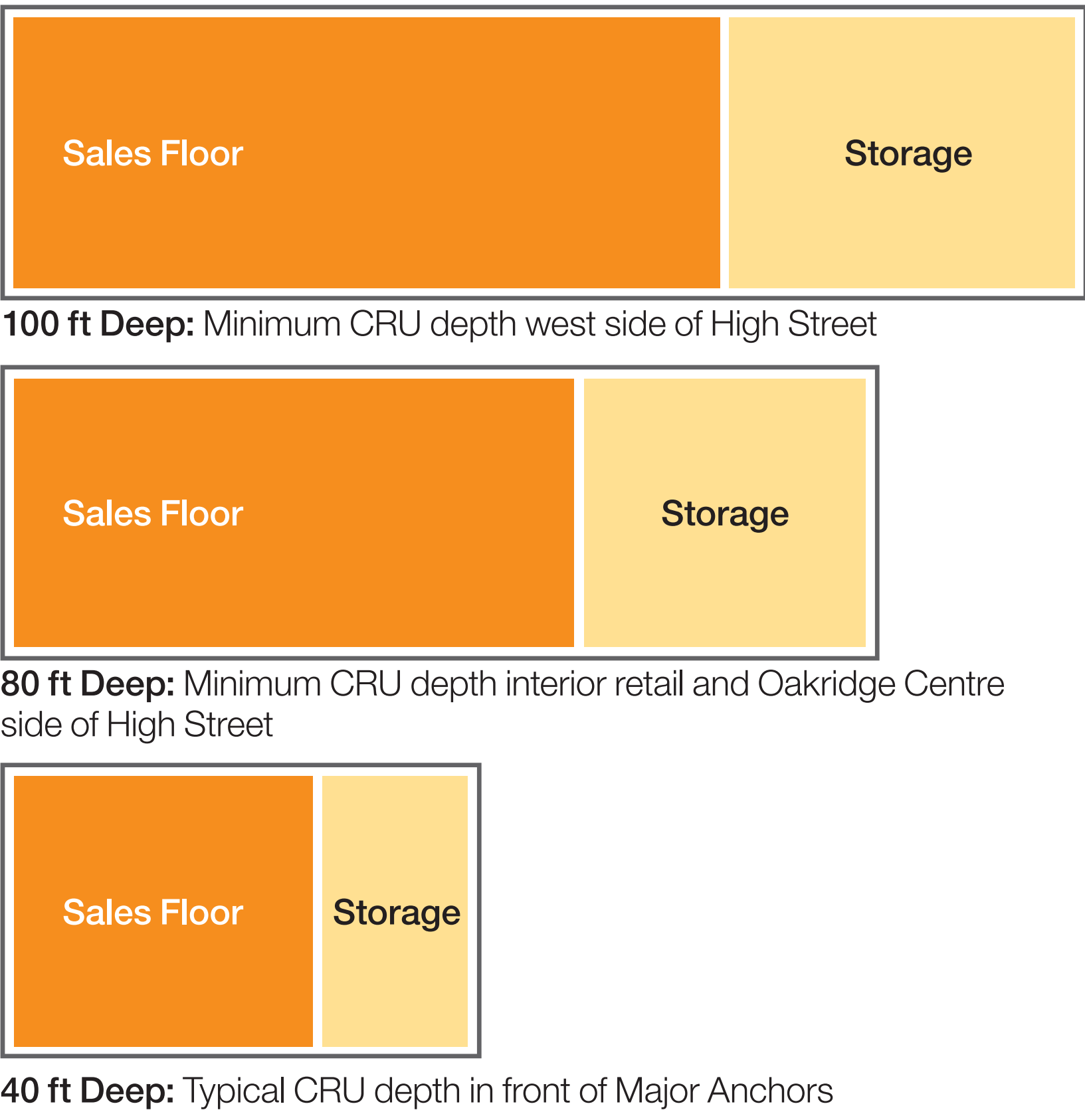
Core locations for new residential buildings are driven by Anchor lease requirements for open planed floor plates.



- Possible Locations for Residential Elevator/Stair Cores
- CRU: Commercial Retail Unit

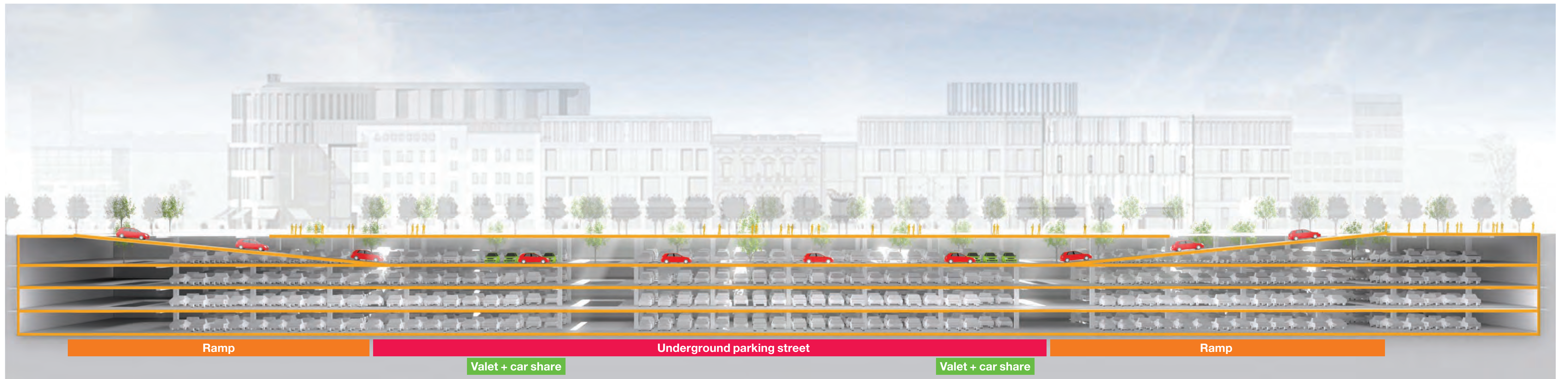
Minimum Retail Unit Depth

Retail unit depth is vital to provide functional and well utilized space for tenants.



Reducing parking

To make Oakridge more pedestrian friendly, vehicle access will be pushed below grade. In addition, an innovative car-sharing program will dramatically reduce the number of residential parking spaces.



Underground parking street

- + Mirrors the high street above
- + Filled with light from above
- + Lined with commercial spaces
- + Composed of high-end materials

Ramp

- + Located at both ends of the site for easy access
- + Will accommodate 1,500 cars per hour
(As per Bunt Engineering's preliminary Traffic Analysis)

Valet + car share

- + Two centralized valet locations serve both retail and residential users
- + Locations for residential car club pick-up and drop-off
- + Integrated with the mall above via elevators and stairs



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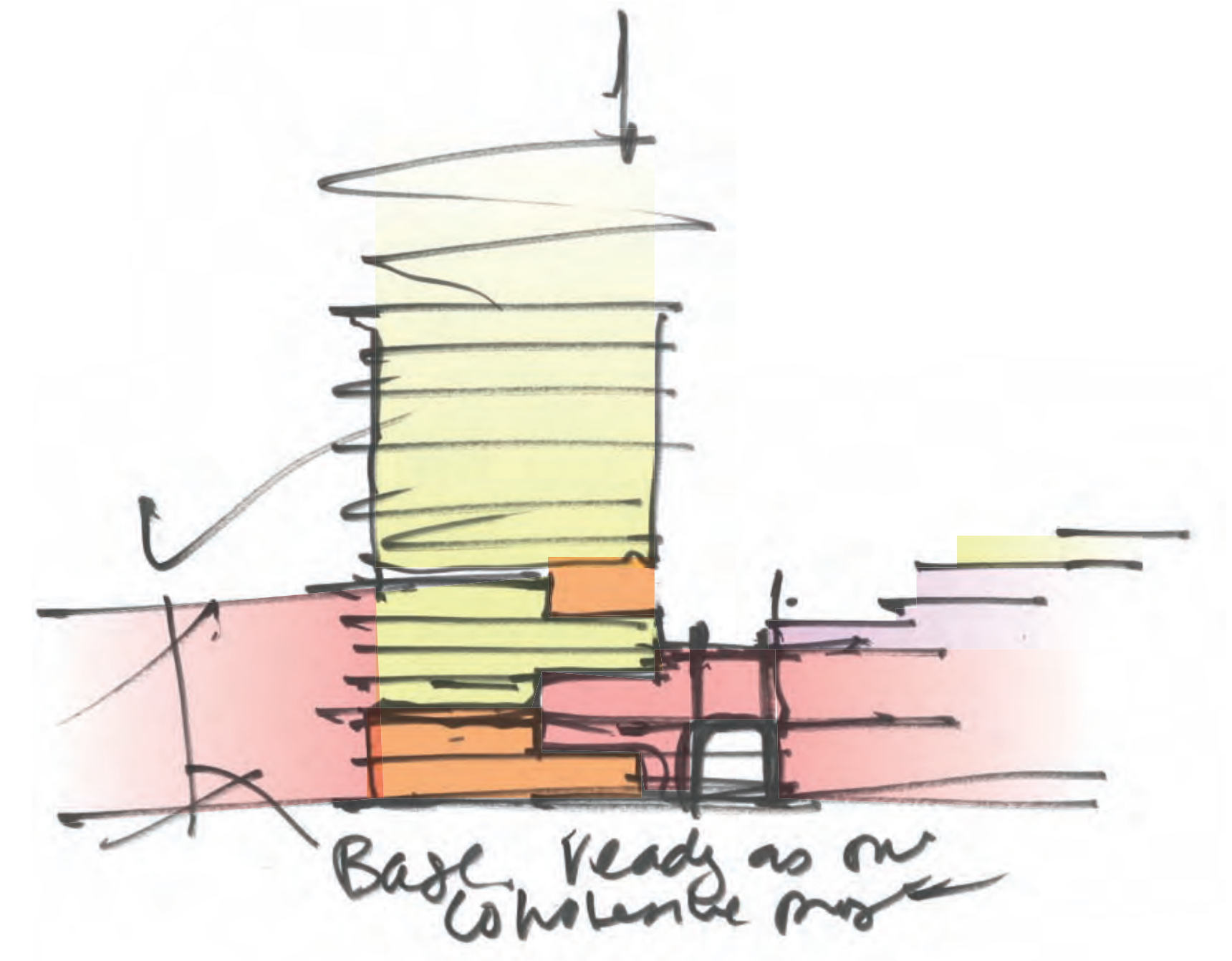
Poetics & Programming

These major concepts helped to influence the design of Oakridge Centre.



A Meaningful Whole

A network of neighbourhoods—each with their own distinct identity—are interconnected to create a meaningful whole.



Mixed Use

This design concept revolves around how the residential, retail, amenity, and office uses are seen as a coherent entity. They are completely formally integrated to create a sustainable whole.



A Coherent Entity

Design elements such as canopies and the landscape—conceptually unify the building components, and provide a coherent feel across the entire site.



Hilltop Town

Oakridge Centre draws inspiration from San Gimignano, Italy where buildings of a variety of heights cluster at the top of a hill. The hilltop town becomes the skyline of the surrounding landscape.



Earthwork Terraces

The undulating forms of the neighbouring North Shore Mountains provide the inspiration to create an architectural language of both horizontal and vertical transitions.



Embracing the Poetry of Sustainability

Nature is a source of inspiration for Oakridge Centre—poetically and formally. A fluid architectural response modelled after the organic forms of nature speaks to both form and environmental sustainability.



Strong Street Walls

Street wall buildings create both enclosure and an urban experience similar to historical European cities. These street walls create a cadence across the building façades that enhances the pedestrian experience and unifies the entire site.



Rooftop Commons

The Rooftop Commons are fully accessible and open to the public. It's a new typology of community open space located in an area that is typically unused.



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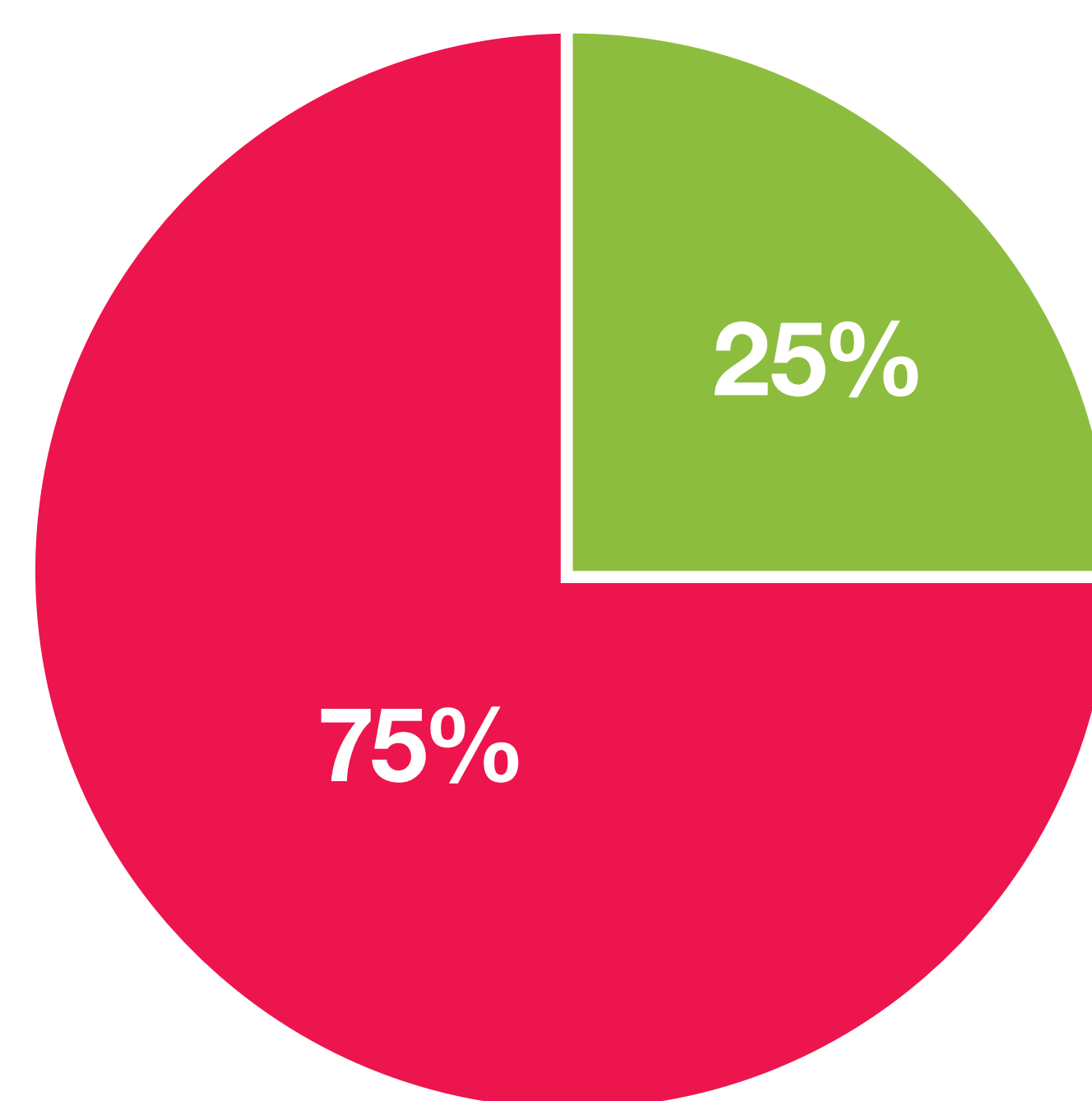
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Housing Diversity & Social Sustainability

Oakridge Centre is designed to be an inclusive mixed-use neighbourhood. A diversity of housing opportunities create a real city.

By providing a mix of affordable and market housing, Oakridge Centre caters to a diverse array of household incomes and types.

Our community vision sees a range of housing options that accommodates renters, first-time home buyers, families, and seniors.



Affordable

Geared toward people who can't afford to buy a home at market prices.

Market Housing

Privately-owned housing stock that sells for rates determined by the market.



Family Nonmarket

60 units proposed

Nonmarket housing designed to accommodate families of limited means.



Seniors Nonmarket

90 units proposed

Nonmarket housing designed to accommodate seniors of limited means.



Rental

391 units proposed

Units are rented out at rates determined by the private market.



SAFER

54 units proposed

Shelter Aid For Elderly Renters (SAFER)—subsidized by BC Housing for low-income seniors.



Affordable ownership

100 units proposed

Housing for sale at below market prices to buyers of limited means. Pricing and resale value may be constrained by registered covenants on title.



Sustainable Transit-Oriented Market

1,451 units proposed

Market housing that severely limits the availability of parking to promote sustainability and reduce costs and pricing.



Traditional Market

672 units proposed

A variety of unit sizes with the “traditional” parking ratios typical for Vancouver.



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A Living Organism



In nature, living organisms operate in harmony with their environment. Natural systems essentially do not produce waste.

Waste products from one aspect of the system are reused and recycled by a different aspect. These ongoing natural cycles are powered by energy from the sun and the earth. They are self-sufficient, serving generation after generation of living organisms. The general design philosophy for Oakridge Centre is to imitate these natural systems and treat the development as a living organism.



Living Walls



Hot Water Collectors



Vertical Sunshades



Urban Agriculture



Canopies



Photovoltaics



Heat Exchange



Rainwater Collectors



Horizontal Overhangs

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Environmental Sustainability



Oakridge intends to achieve **LEED Platinum ND**, which is based on three categories:

GOAL: 83 points	
Certified	40-49 points
Silver	50-59 points
Gold	60-79 points
Platinum	80+ points

Smart Linkage and Location (SLL)



The main goal of this category is to choose a site that will reduce the amount of greenhouse gas emissions associated with vehicle travel.

The site's proximity to existing bicycle networks and the addition of more cycling routes further reduce vehicle kilometres.

- ✓ Smart Location Near Existing Communities and Transit
- ✓ Preferred Locations Already Serviced with Infrastructure
- ✓ Locations with Reduced Automobile Dependence
- ✓ Bicycle Network and Storage
- ✓ Housing and Jobs Proximity
- ✓ Wetland and Water Body Conservation

Neighbourhood Pattern & Design (NPD)



This category of LEED ND speaks to the social aspects of sustainability by promoting a complete community and a pedestrian-friendly environment. Providing basic services in proximity to housing and job opportunities reduces the amount of driving within the community.

- ✓ Walkable Streets
- ✓ Mixed-Income Diverse Communities
- ✓ Reduced Parking Footprint
- ✓ Access to Civic and Public Spaces
- ✓ Mixed-Use Neighbourhood Centres
- ✓ Local Food Production

Green Infrastructure & Building (GIB)



Oakridge Centre's infrastructure addresses minimizing resource consumption, minimizing site disturbances, and preventing pollution.

- ✓ Certified Green Building
- ✓ Storm Water Management
- ✓ Minimum Building Energy Efficiency
- ✓ Heat Island Reduction
- ✓ Solar Orientation
- ✓ District Heating & Cooling

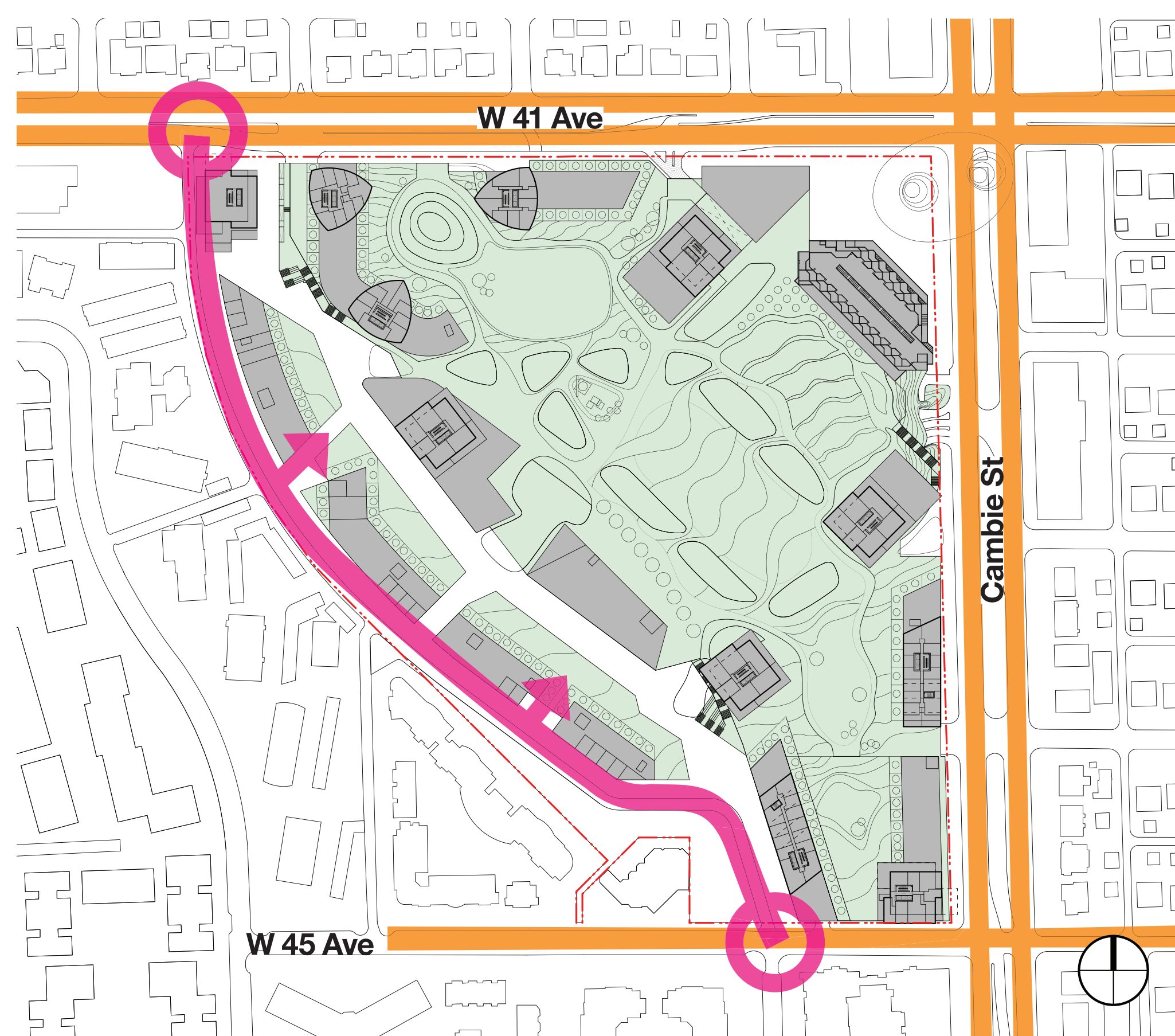
The City of Vancouver requires all buildings in Rezonings to be LEED Gold, Oakridge Centre is striving to attain LEED Platinum.

Urban Design Issue: Permeability & Connectivity

The site will have multiple access points. Clear and easy paths will provide access to the Rooftop Commons and connect Oakridge Centre to the neighbourhood.

New Neighbourhood Street

Proposed

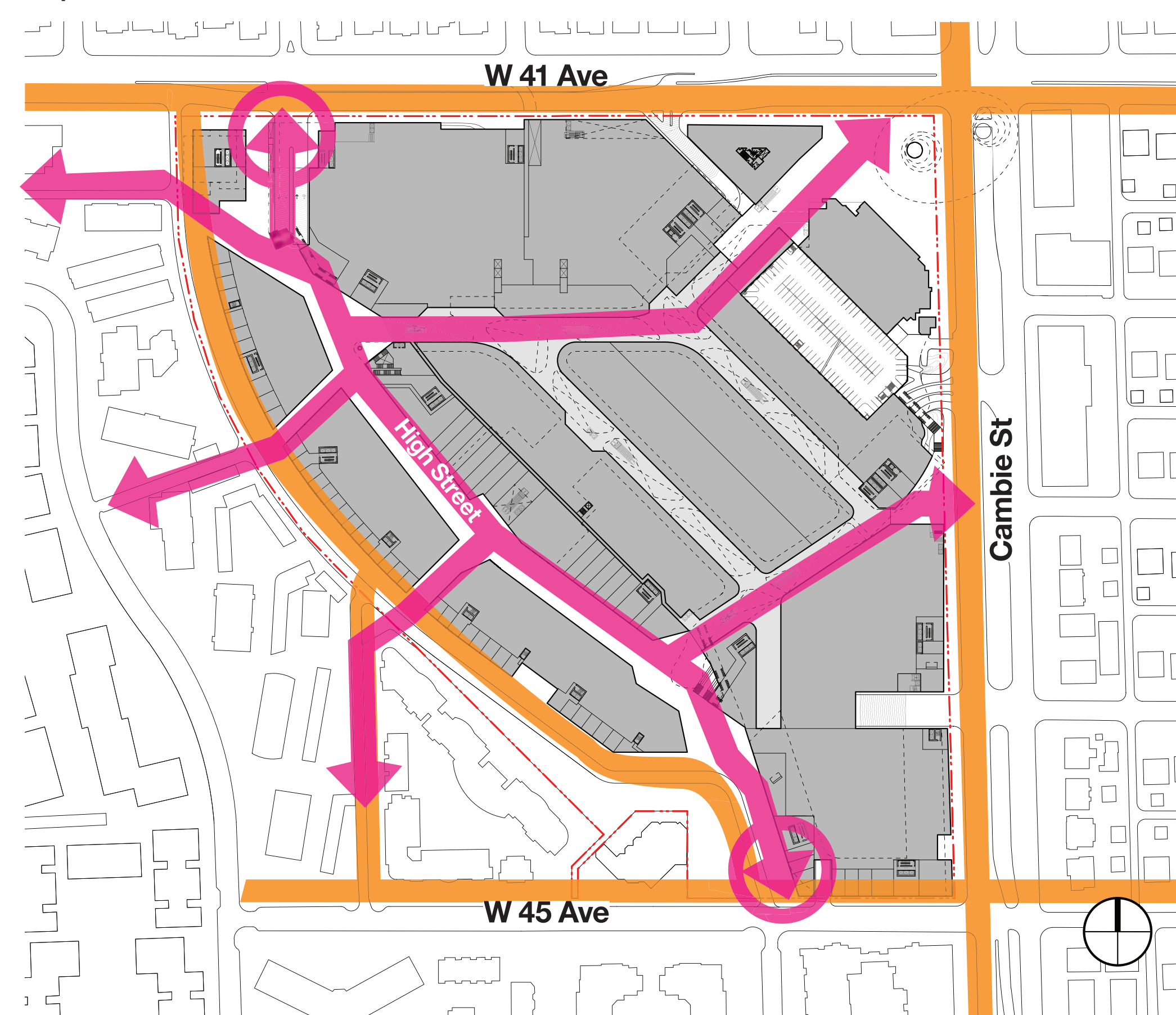


- New neighbourhood street linking West 41st Avenue with West 45th Avenue.
- Neighbourhood street for residents of Oakridge Centre that allows for low-speed entry to residential parking.
- Traffic-calmed street.

Existing Road
New Neighbourhood Road

Neighbourhood Connections

Proposed

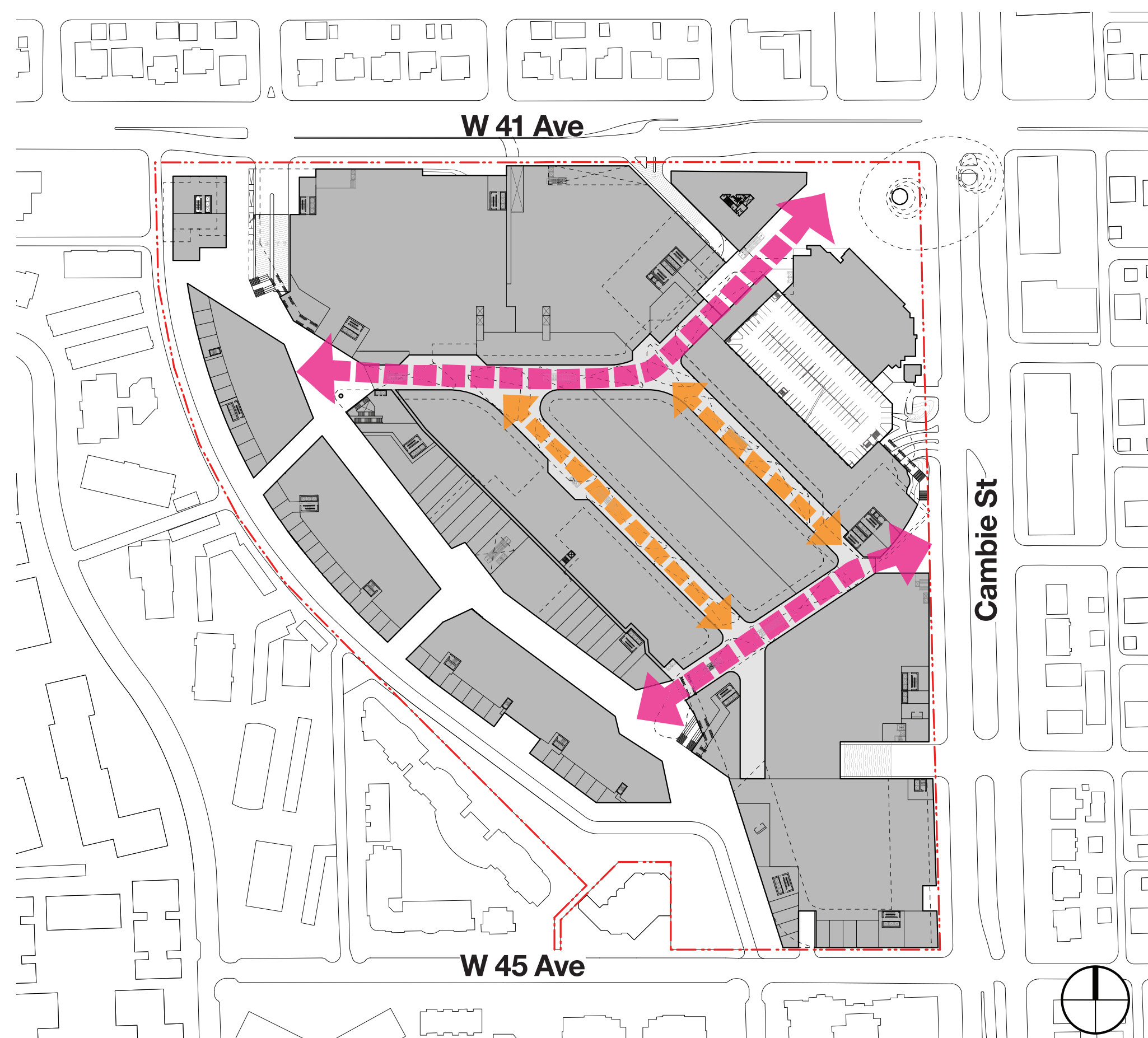


- New pedestrian-only High Street.
- Connects the neighbourhood from the southwest to West 41st and 45th avenues.
- Porous street with connections to the retail centre as well as various neighbourhood walking routes.

Existing Pedestrian Routes
High Street Pedestrian Routes

Oakridge Centre is Porous

Proposed



- Pedestrian routes through Oakridge Centre connect public spaces during transit hours.
- Cross-mall routes act as streets during business hours.

Day and Night Access Through Oakridge Centre
Cross-Mall Access Through Oakridge Centre During Business Hours

Vertical Retail and Podium Connections

Proposed



- Plazas indicate where there is vertical circulation (stairs, elevators, escalators) permitting public access to the Rooftop Commons.

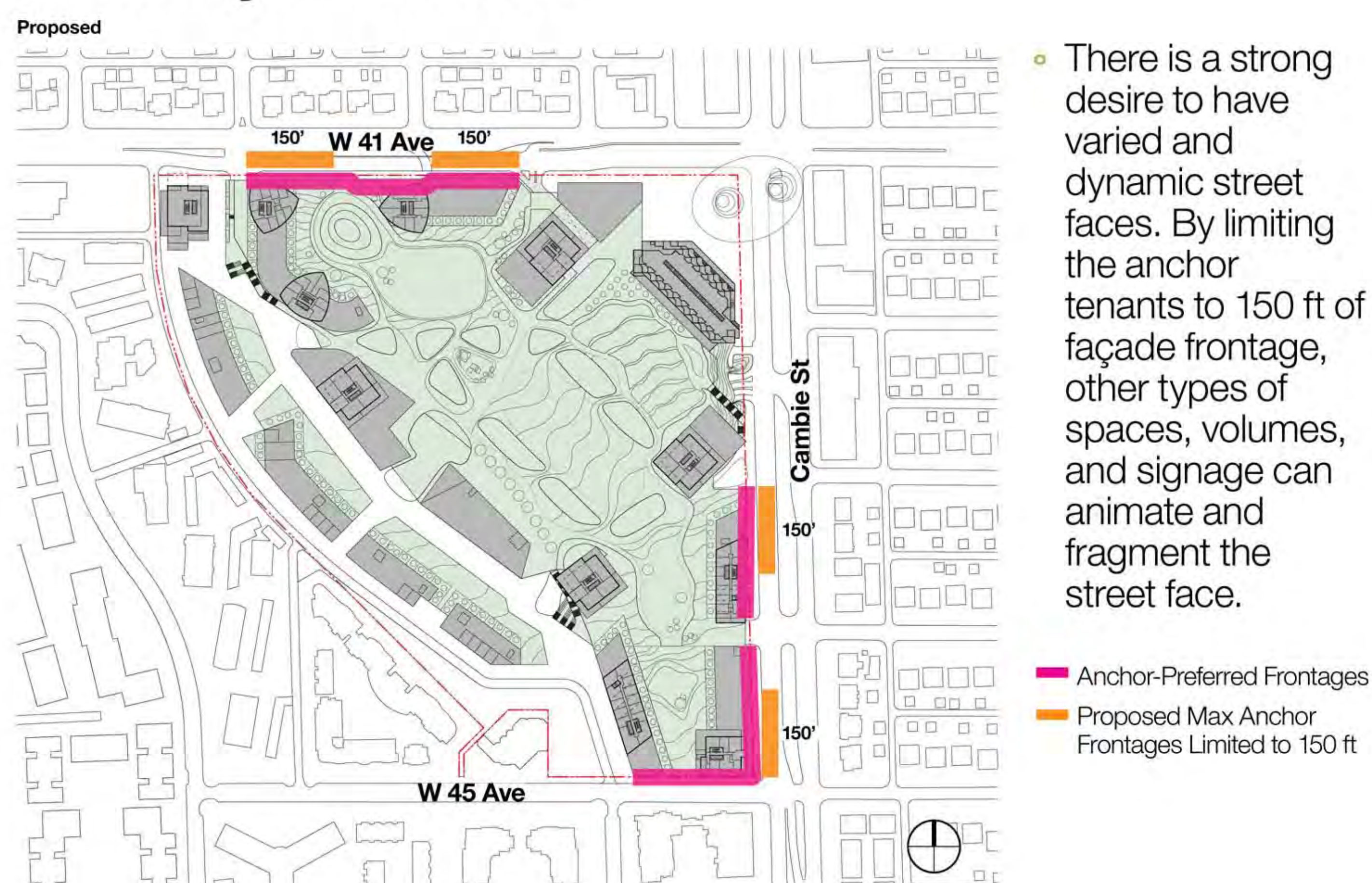
Major Pedestrian Route
Minor Pedestrian Route
Vertical Circulation (Stairs, Elevators, Escalators)

- 1 The Ridge Pathway
- 2 Cloud Walk Pathway
- 3 The Loops Pathway

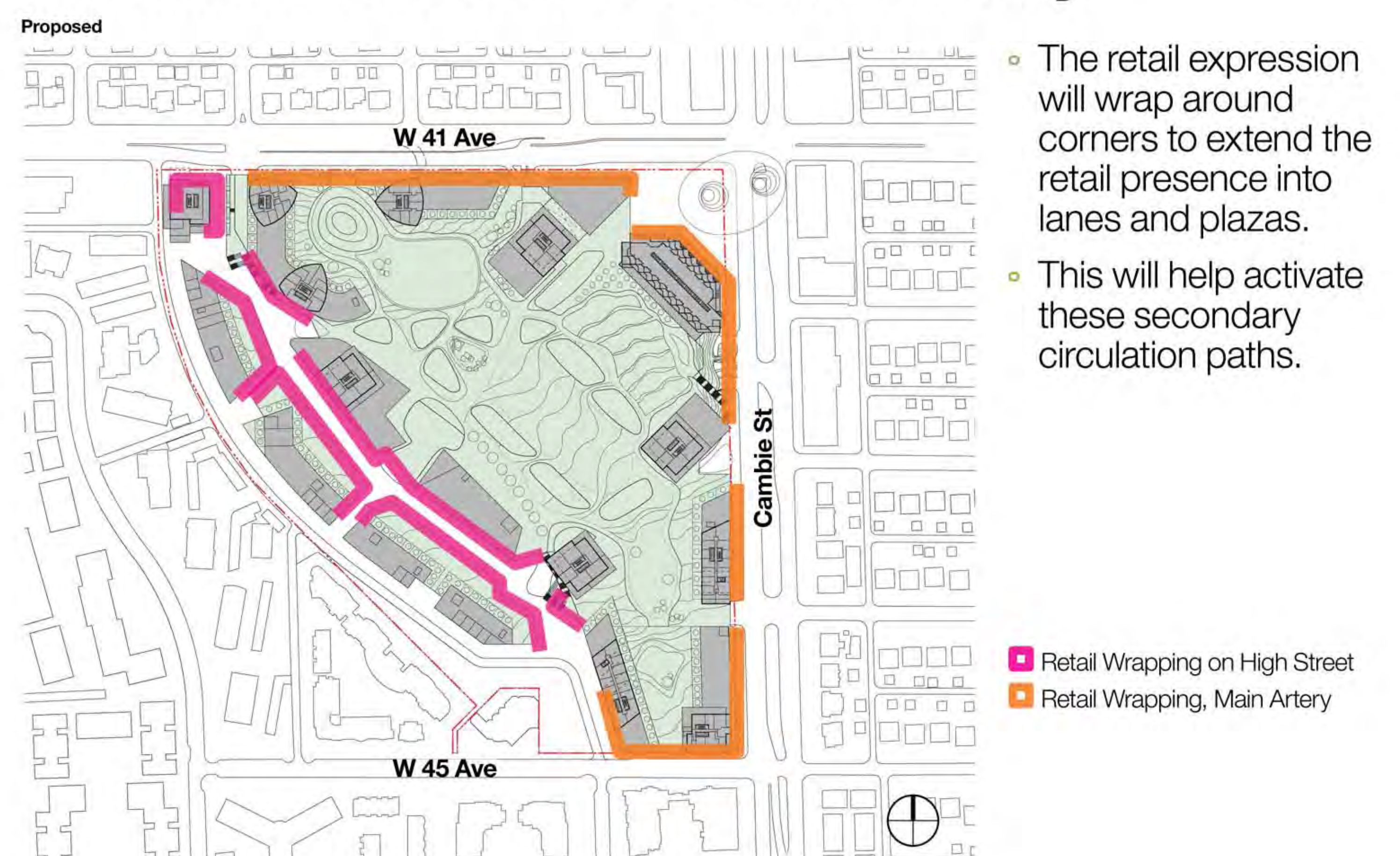
Urban Design Issue: Street Edges

The proposed development creates vibrant street fronts through variation in the height and depth of the street face and interjections of public art and landscaping.

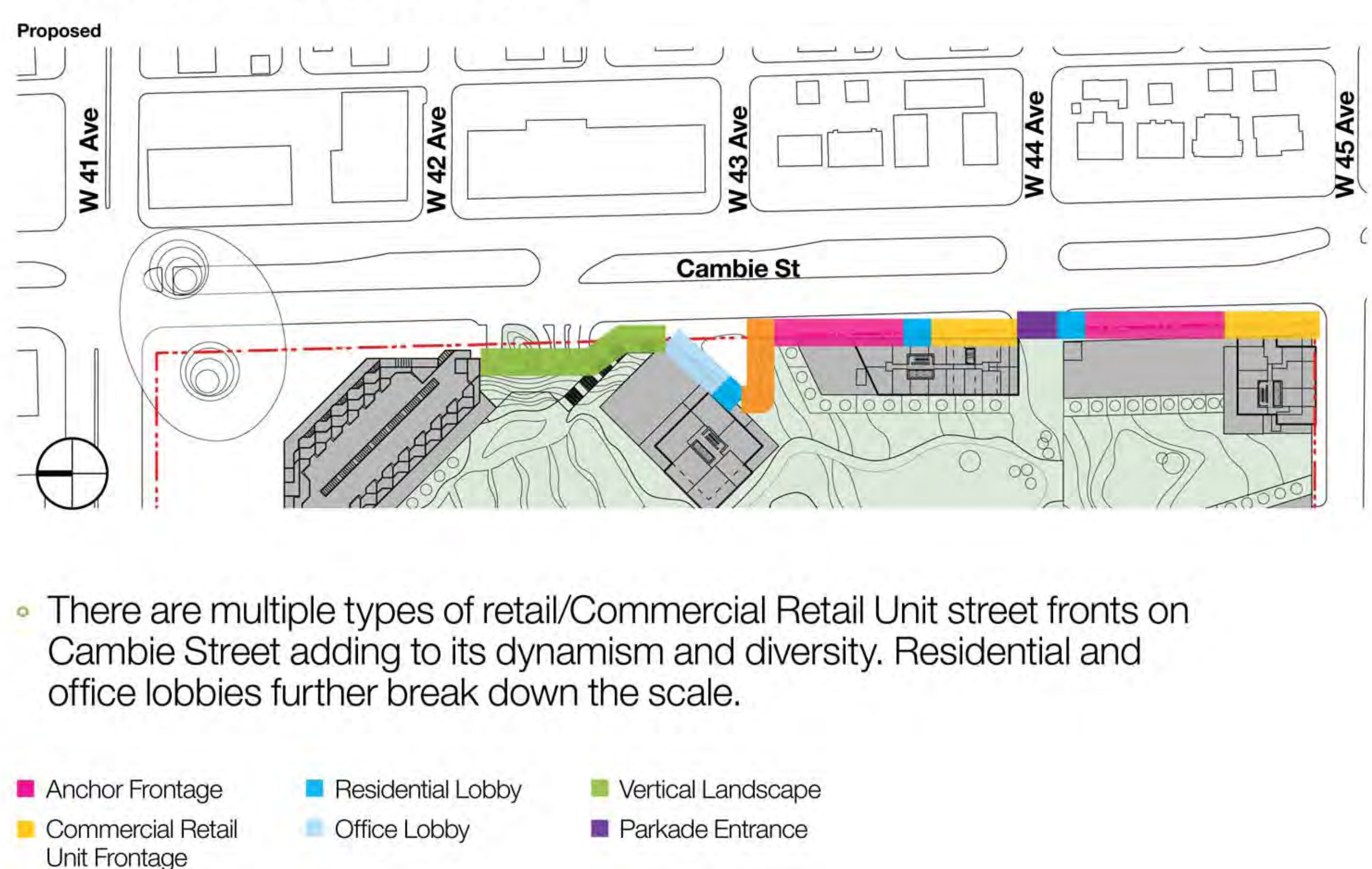
Limiting Anchor Frontage on the Major Streets



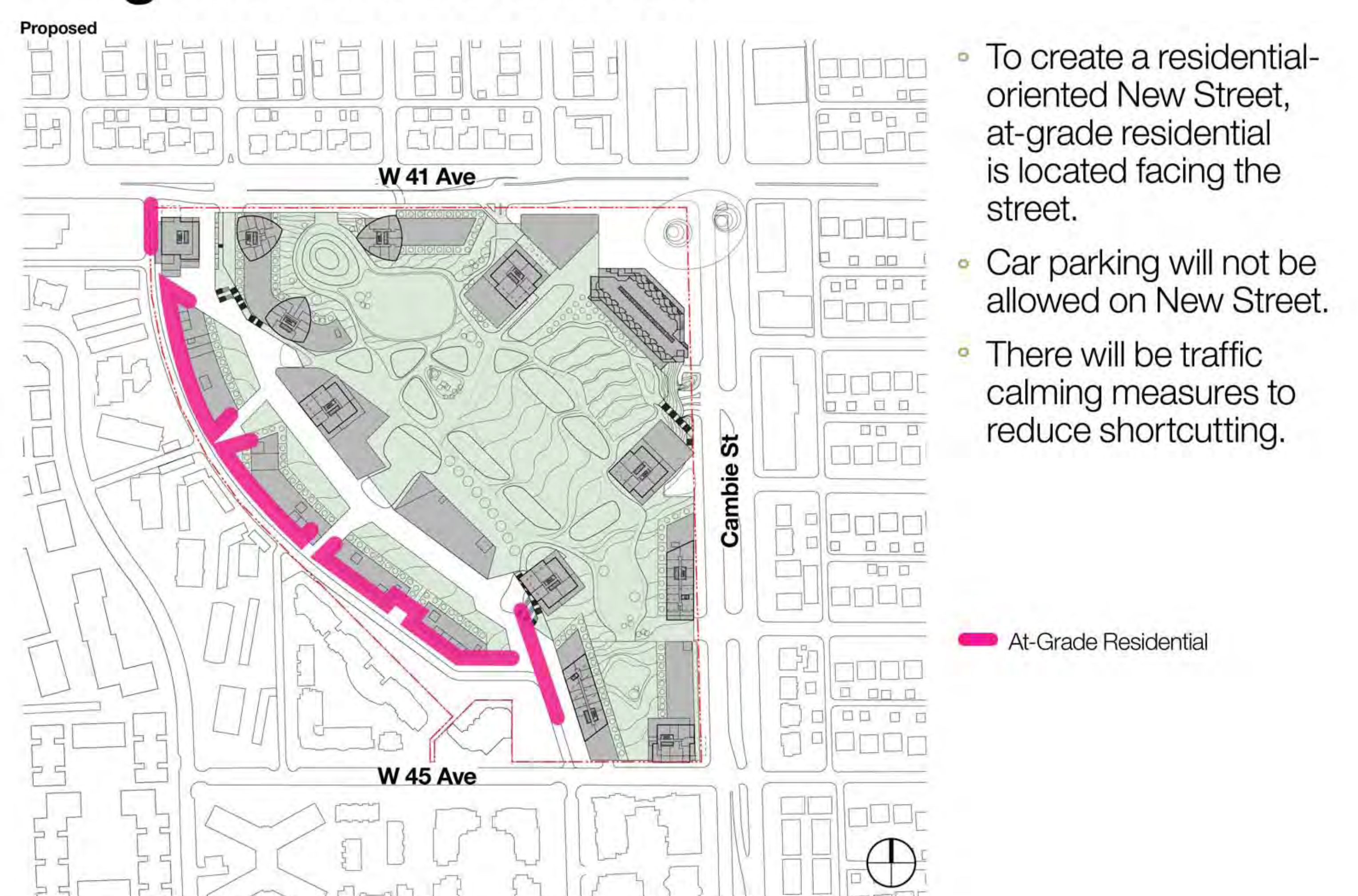
Retail Wrapping Around High Street Terminations + Main Artery



Street-Oriented Retail on Cambie Street



Residential At Grade on New Neighbourhood Street

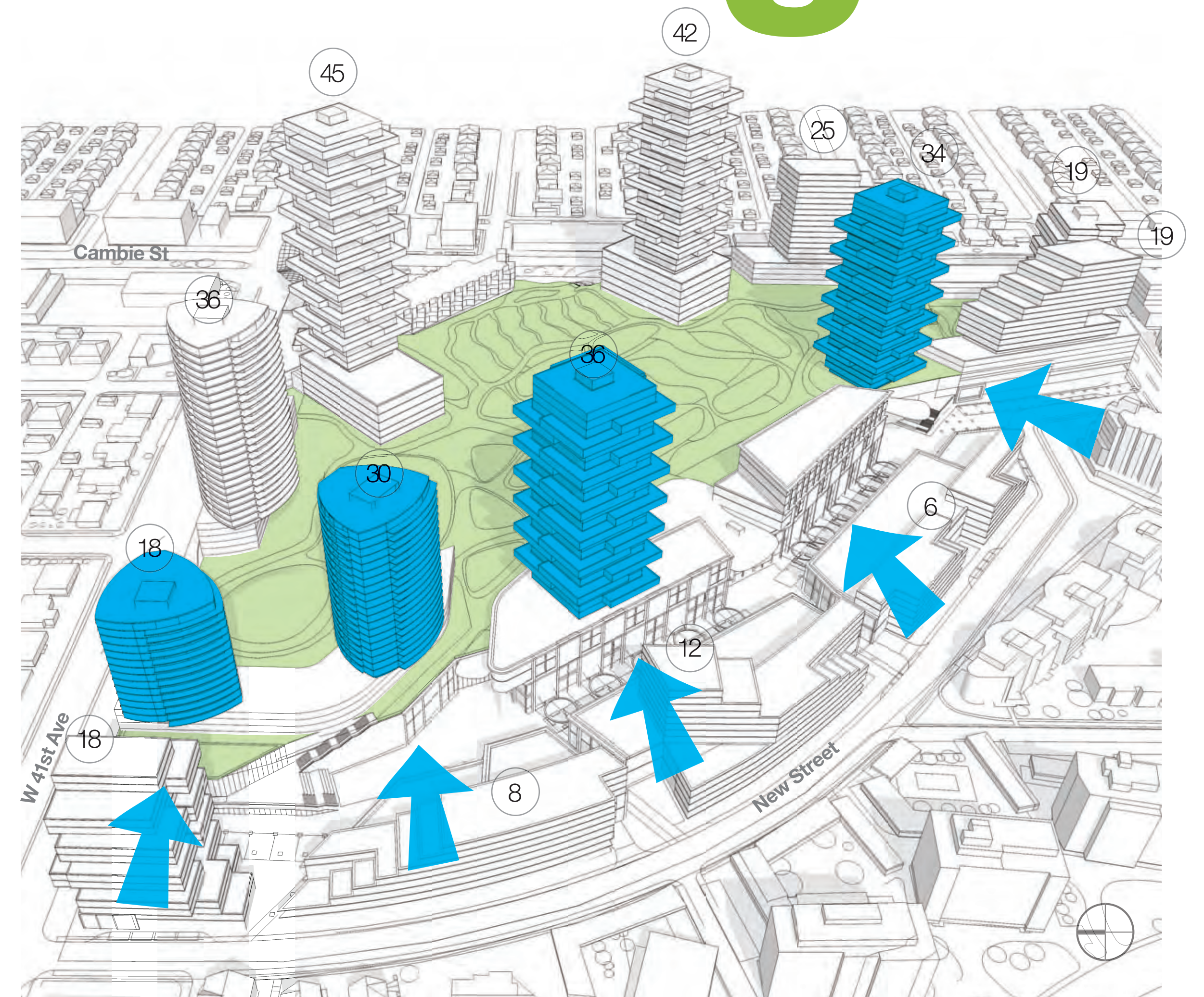


Urban Design: Arrangement of Height

Move Towers Away from New Neighbourhood Street

- An opportunity to move height from the edge of the site to the centre of the site.
- Create a perimeter row of buffer buildings that relates to the neighbourhood.

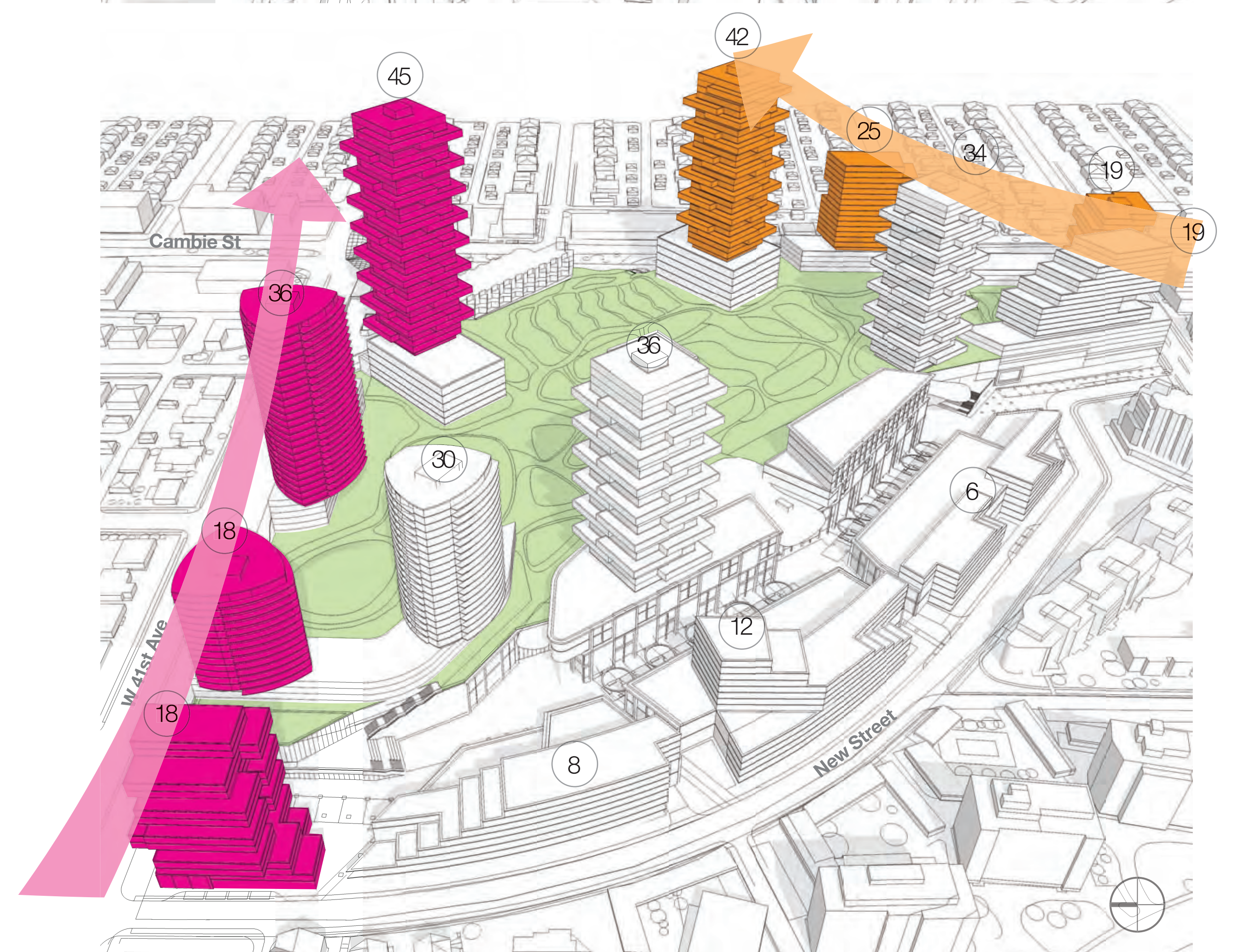
(X) # of equivalent building levels (each level of retail counts for 2 levels)



Transition of Height from 41st/Cambie to New Neighbourhood Street

- Transition of heights from low to high from neighbourhood to transit hub.

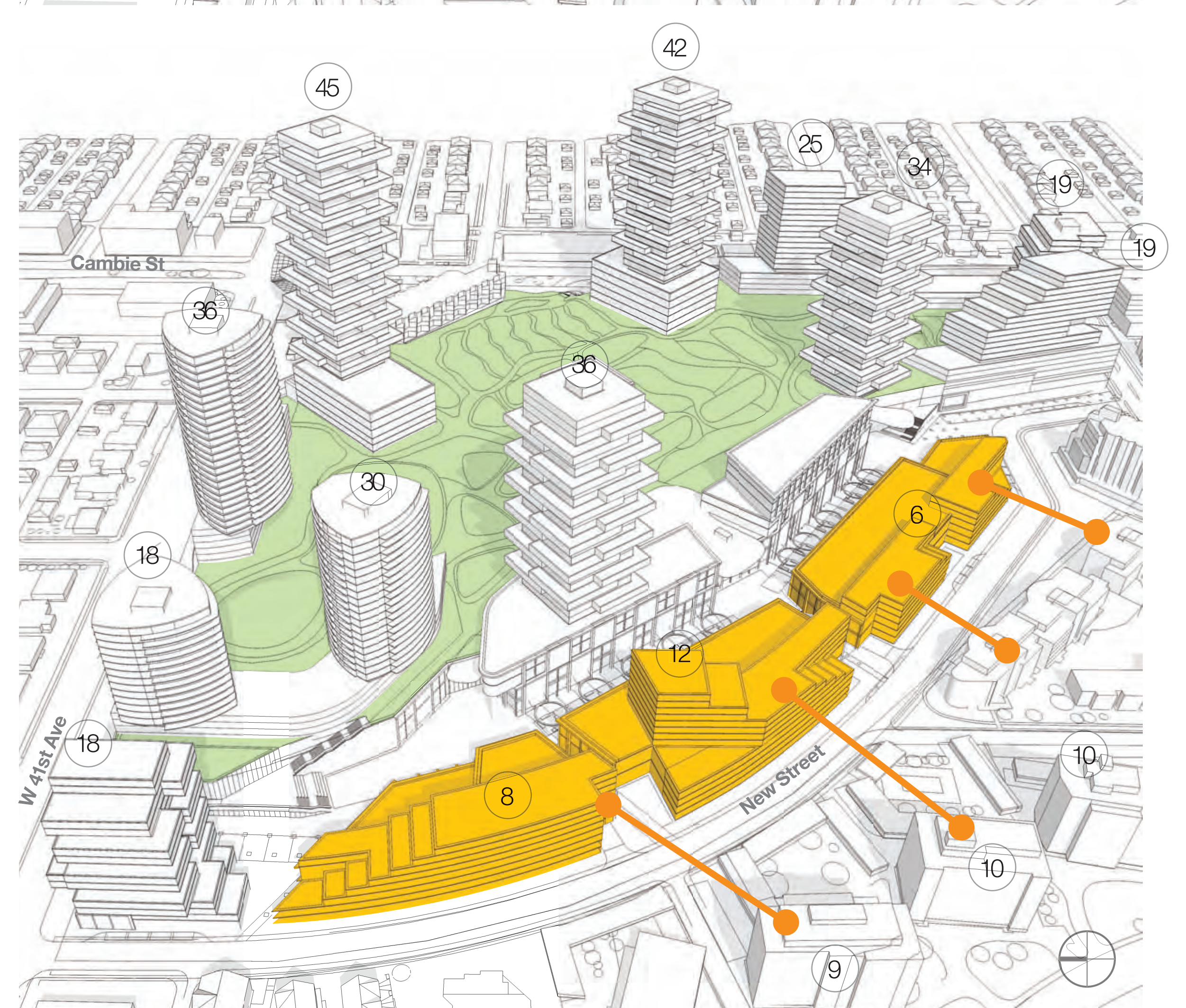
(X) # of equivalent building levels (each level of retail counts for 2 levels)



Low-Rise Buildings on New Neighbourhood Street

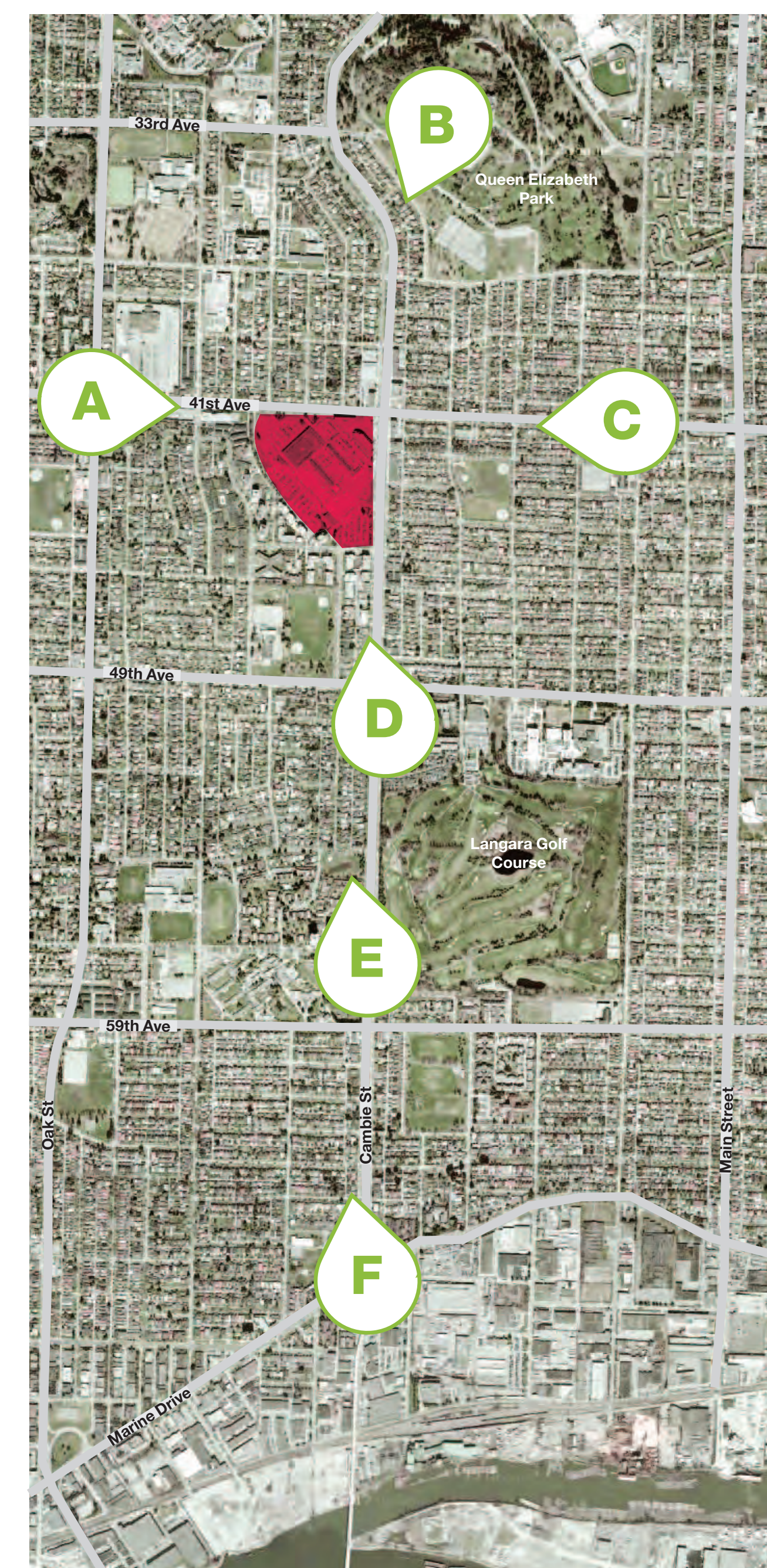
- Relationship between buildings adjacent to High Street and the existing neighbourhood.
- There was a strong desire to keep heights away from the existing neighbours adjacent to New Neighbourhood Street.

(X) # of equivalent building levels (each level of retail counts for 2 levels)



Views to the Site

Oakridge Centre is not an isolated project within the city. It will be seen from various points across Vancouver, and will integrate into the new Cambie Corridor Plan.



Keyplan



A Looking east from Oak Street and West 41st Avenue
Geodetic: +91 M
Distance to Oakridge: 700 M



B Looking south from Queen Elizabeth Park
Geodetic: +124 M
Distance to Oakridge: 1,150 M



C Looking west from Main Street and East 41st Avenue
Geodetic: +124 M
Distance to Oakridge: 1,250 M



D Looking north from Cambie Street and 49th Avenue
Geodetic: +76 M
Distance to Oakridge: 700 M



E Looking north from Langara Gardens
Geodetic: +50 M
Distance to Oakridge: 1,450 M



F Looking North from Marine and Cambie Canada Line Platform
Geodetic: +13 M (grade) + 10 M (station) = +23 M
Distance to Oakridge: 2,400 M

Public Realm Programming Options



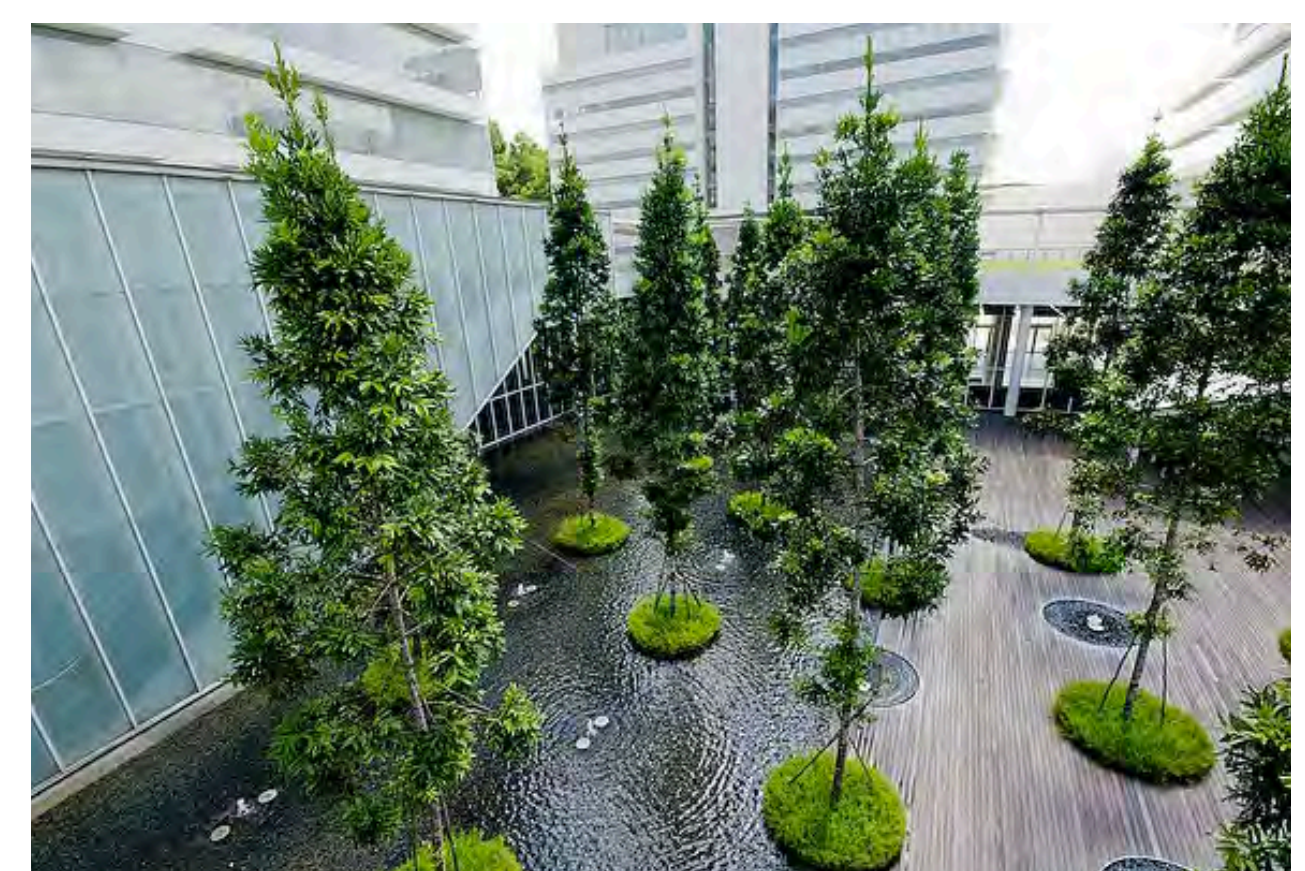
We intend to work with the neighbours, through public consultations, what type of public amenities would be most desirable.



1 Green Space



2 Play Area



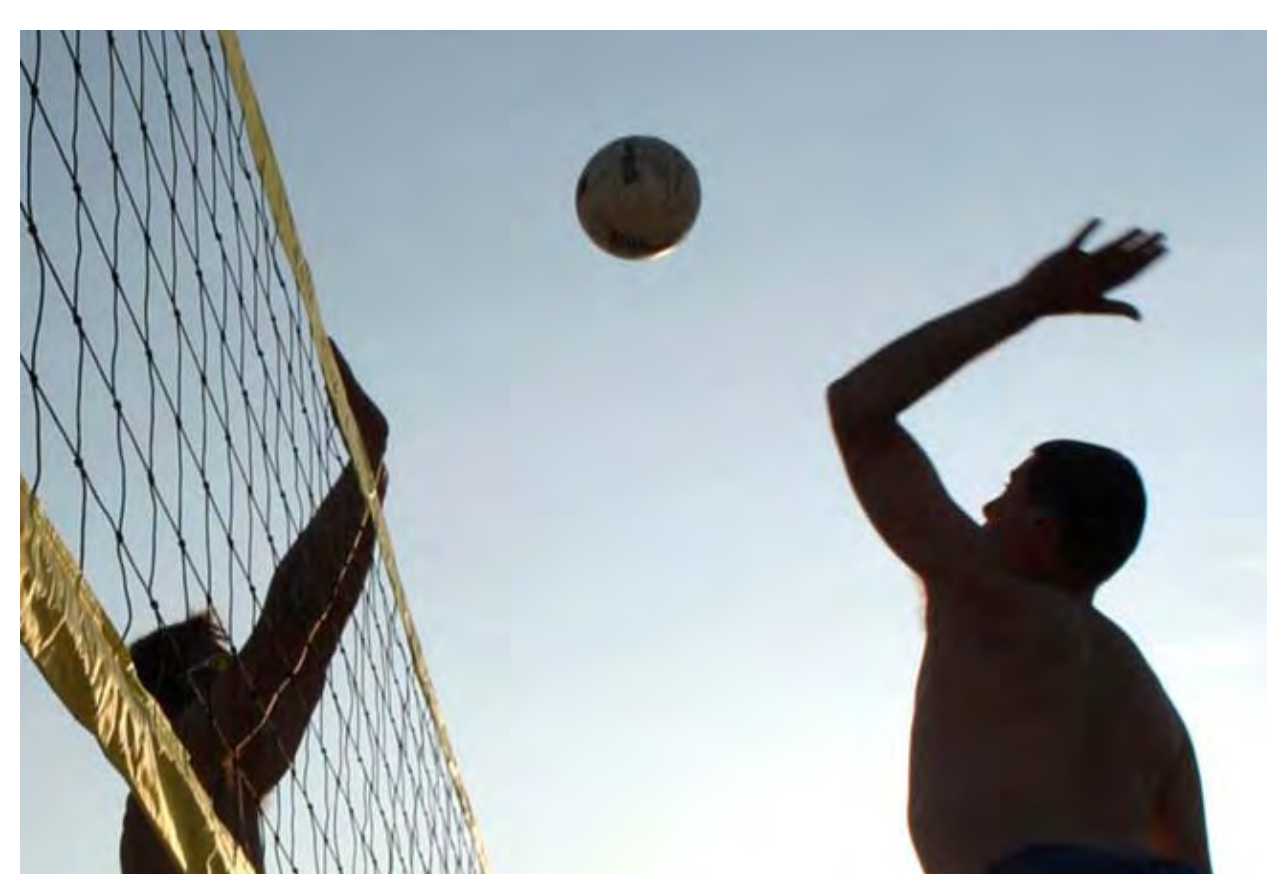
3 Reflecting Pool



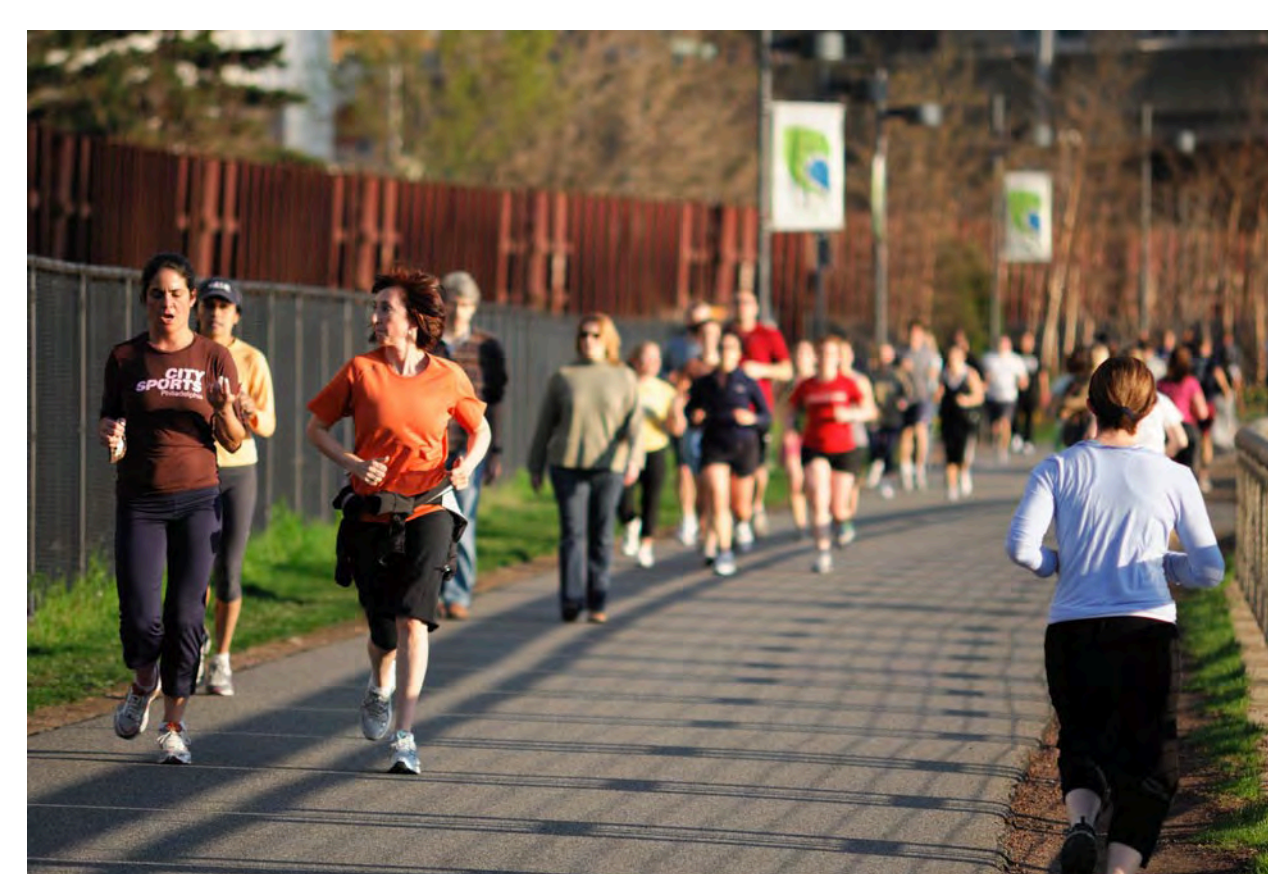
4 Multipurpose Field



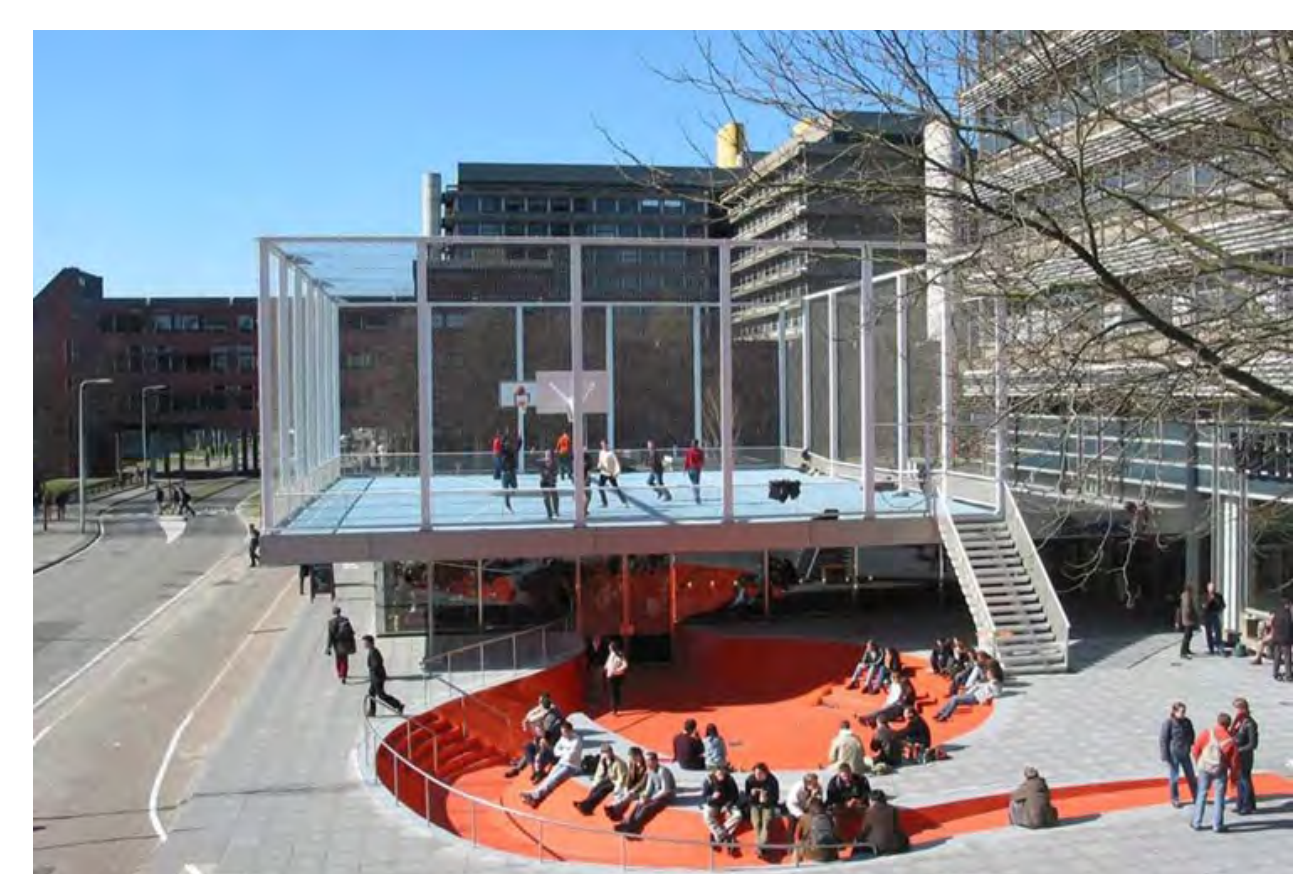
5 Wedding Pavilion



6 Beach Volleyball Court



7 Running Loop



8 Multiuse Courts



9 Multiuse Space



10 Tai Chi Pavilion



11 View Decks

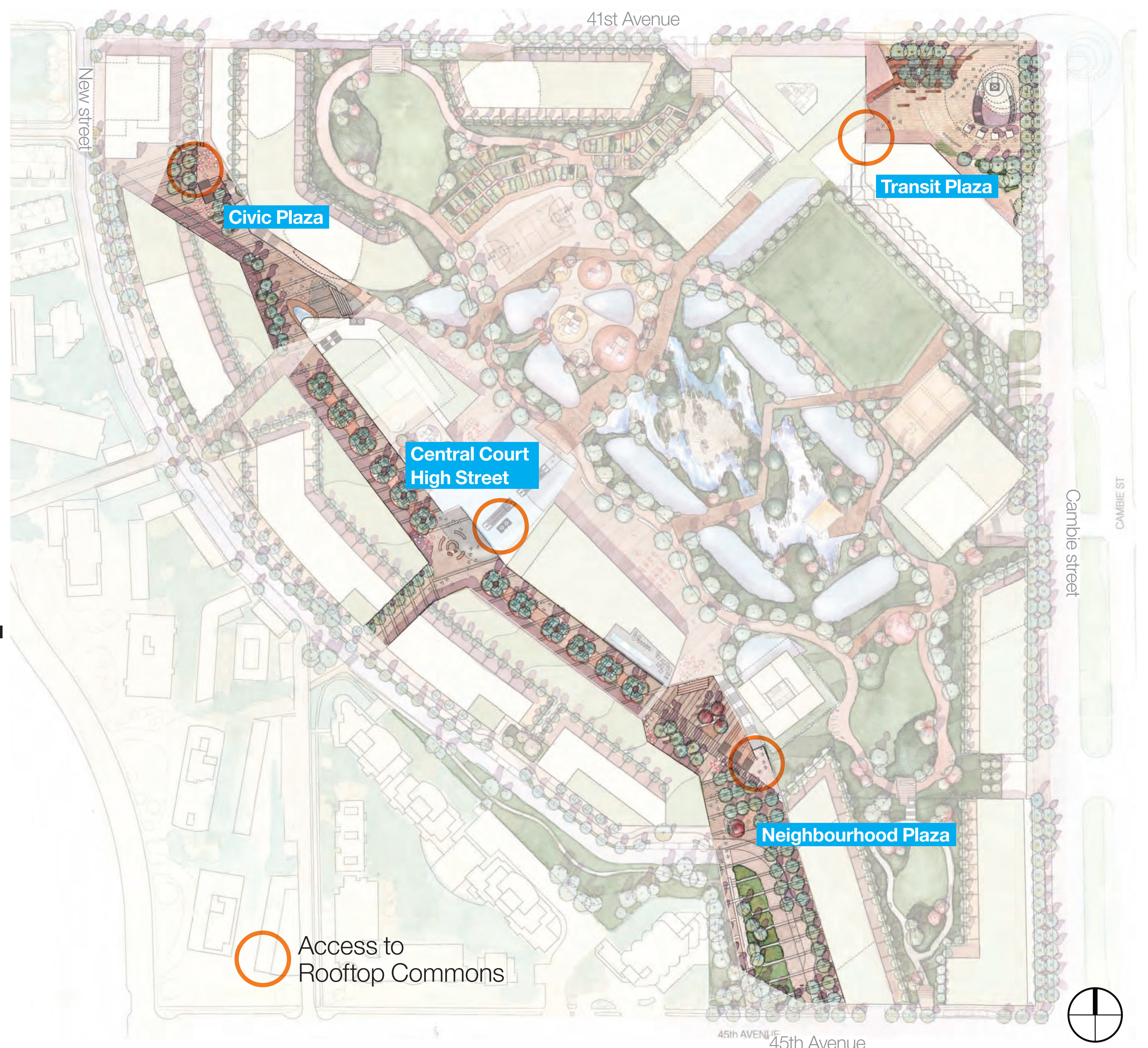


12 Bocce Ball Field

Ground Level Public Spaces

There are four major public spaces at grade: the Transit Plaza, the Neighbourhood Plaza, the Civic Plaza, and High Street/Central Court.

At each of these important nodes, there is a clear path up to the Rooftop Commons.



Transit Plaza

The Transit Plaza is a welcoming arrival plaza with a signature public art canopy that provides weather protection. Framed by trees, seating edges, and buildings, it features a stepped amphitheatre, a water feature, and various seating opportunities. Programmable kiosks animate the space.



Civic Plaza

The Civic Plaza is a highly flexible and programmable event space with central seating and a water feature. It is a key destination along High Street that offers separate entrances to the Retail Centre and Amenity Building.



Neighbourhood Plaza

A “neighbourhood welcome mat” that guides visitors to the site, the Neighbourhood Plaza features a focal centre stage for diverse events such as fashion shows and holiday concerts as well as a secondary stage. The “outdoor living room” offers gathering areas, seating areas, a terrace, and feature lighting.



High Street/Central Court

High Street and the Central Court offer both passage and gathering space. High Street is an outdoor shopping street with retail street fronts that also features seating, landscaping, and kiosks. There is feature lighting and year-round programming opportunities. The Central Plaza offers outdoor dining, gathering, and special event opportunities.



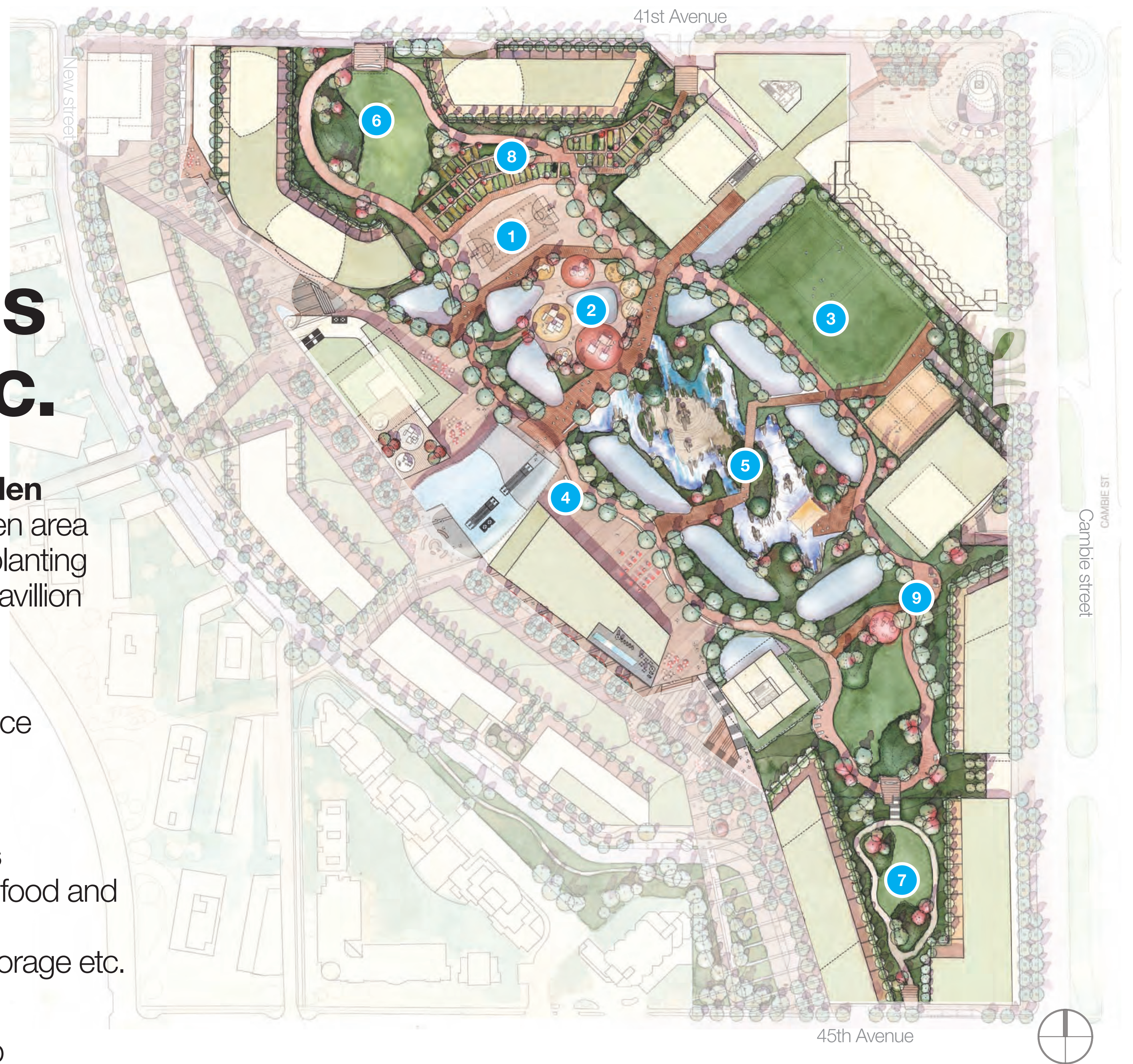
**Ivanhoe
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Rooftop Commons Public Spaces

The Rooftop Commons provides a variety of programming options available to the public.



1 Multi-Purpose Activity Courts

- Activity Courts
- Basketball
- Badminton
- Rollerhockey

2 Children's Play Area

3 Sporting Area

- Multipurpose Field
- Passive Open Space
- Beach Volleyball

4 Outdoor Activity Terrace

- Tai Chi
- Outdoor Yoga
- Bootcamp

5 Central Feature Garden

- Serene quiet garden area
- Islands of feature planting
- Boardwalks with pavillion

6 North Gardens

- Viewing Platform
- Passive Open Space

7 South Gardens

8 Community Gardens

- Residents' shared food and flower garden
- Community tool storage etc.

9 The Commons Loop

- 800m jogging loop
- Adult exercise stations



Terraced Gardens



Water Features



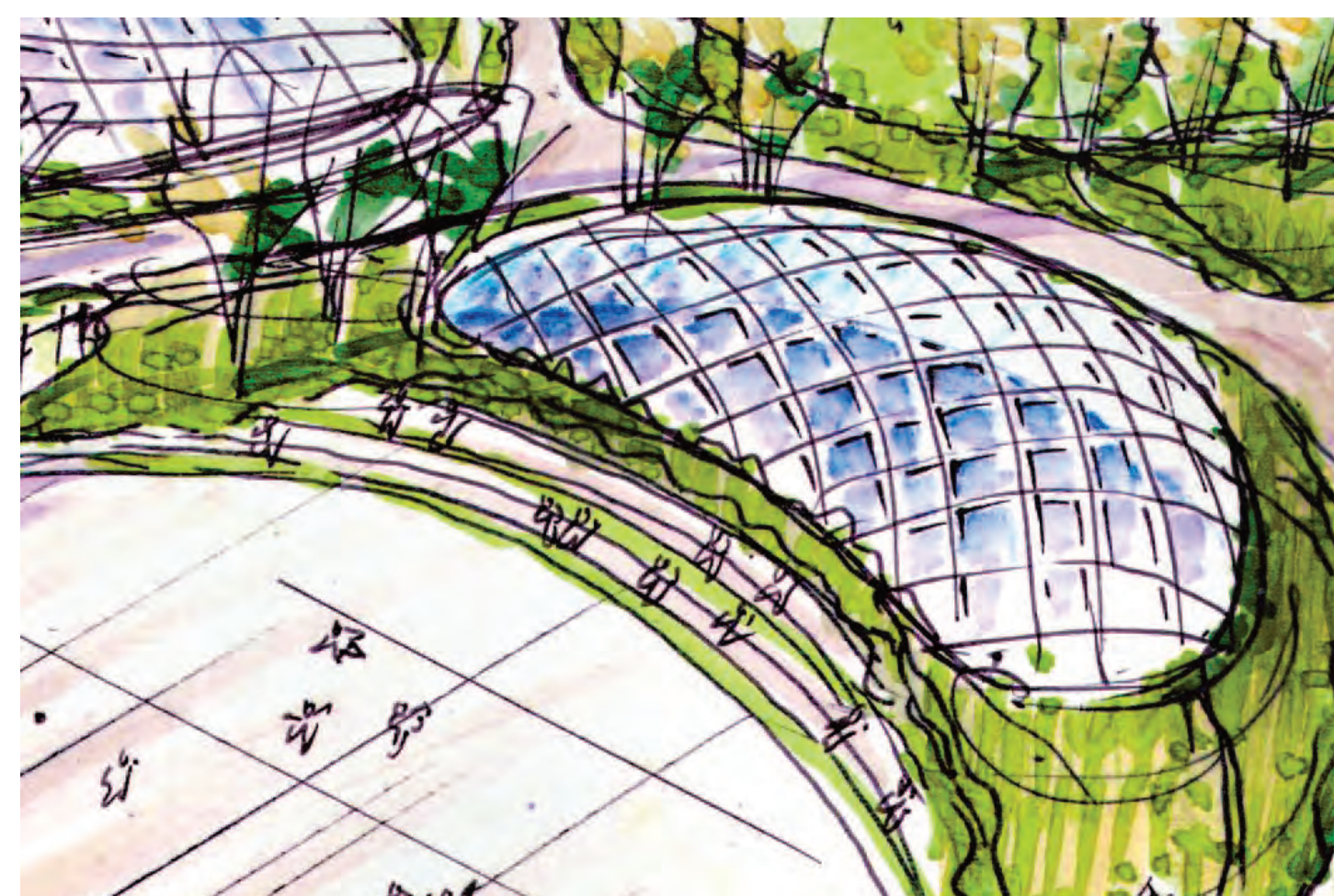
Community Gardens



Children's Play Area



Japanese Style Garden



Skylights



The Great Lawn



Pedestrian Walkways



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Retail & Anchors

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



Level 1 Retail Plan

NTS

- Anchors
- Indoor Retail
- High Street Exterior Retail



Level 2 Retail Plan

NTS

- Anchors
- Indoor Retail
- High Street Exterior Retail

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 to 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 on 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.



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Residential Design

The residential design at Oakridge Centre can be categorized into four types: Earthwork Towers, Terracing Streetwalls, Gateway Buildings, and Point Towers.

These four major housing types create a cohesive residential landscape. They employ a design strategy grounded in sustainability, poetics, and urban design.

- Earthwork Towers
- Terracing Streetwalls
- Gateway Buildings
- Point Towers



Earthwork Towers

The four buildings located at the centre of the site are the Earthwork Towers.

- + The towers rotate orientations to create a dynamic form.
- + Feature a large terraced area on each floor, creating a change of plantings as the terraces wrap around the building.
- + Each terrace is conceived to have landscaping that conceptually spirals to the sky.



Terracing Streetwalls

This family of buildings surrounds the site both at grade and atop the Rooftop Commons.

- + These buildings respond to the prevailing orientation of the façade.
- + Each unit responds to the environment based on its major orientation.



Gateway Buildings

The two buildings at the edge of the Oakridge site, buildings 1 and 8, are Gateway Buildings.

- + Smaller in scale to respect the adjacent neighbours.
- + Hybrids of the Earthwork Towers and Terracing Streetwall buildings. The general concept is having stacked modules oscillate to create a highly dynamic form.



Point Towers

The cluster of three towers atop the Target and the Bay Major Anchors are shaped by their overall orientation (larger overhangs on the south façade).

- + Articulation of each building is informed by the location of the adjacent tower.
- + Compact footprint of towers reduces structural impact on Major Anchor space and provides for more view corridors between buildings.



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Office Space

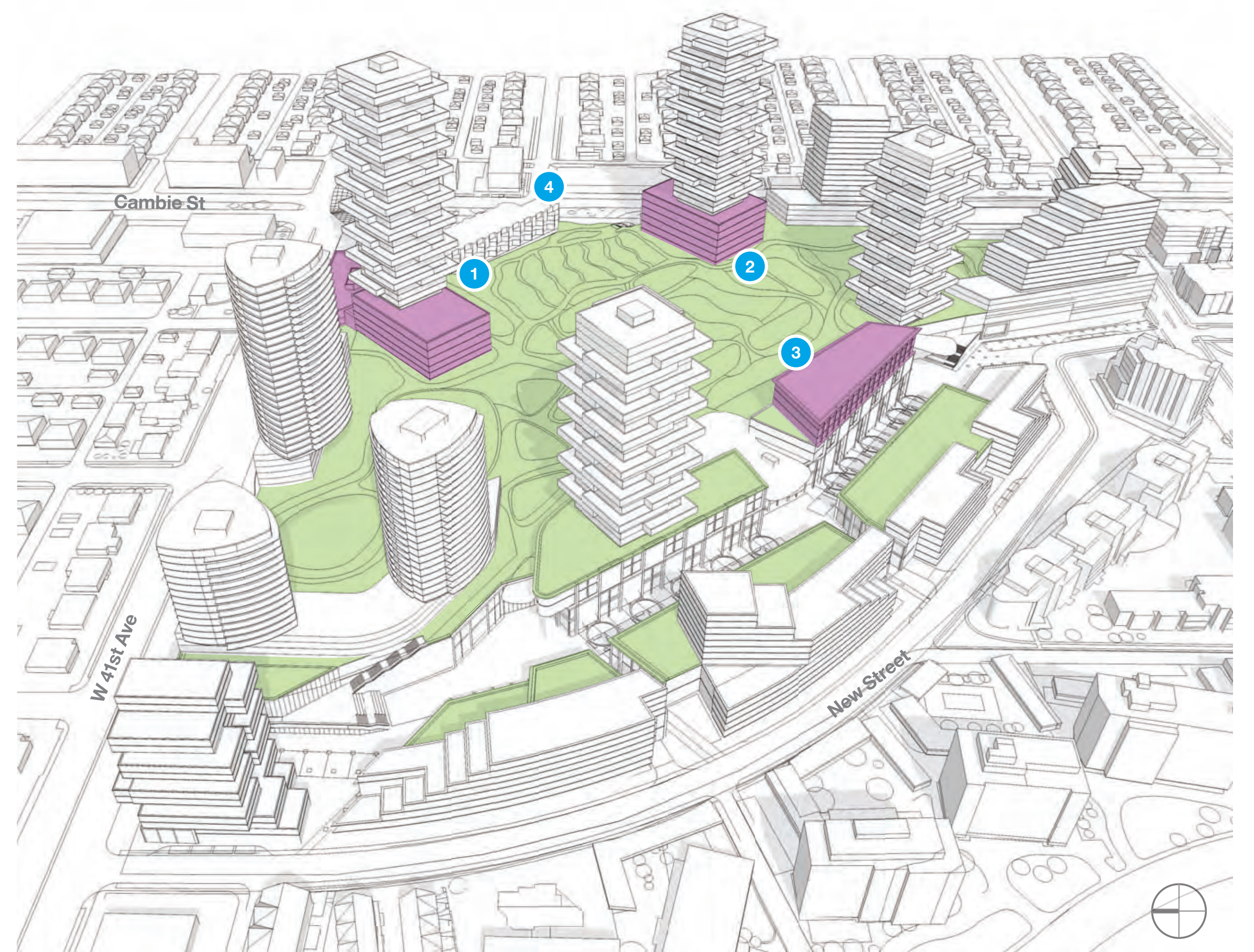
Oakridge Centre seeks to expand on the existing office space with the addition of office buildings in three key locations.

Office expansion is planned for three key locations. The existing building at 41st and Cambie Street will be linked to a new office podium that features a mix of typical and large floor plates and maintains the current medical and dental facilities.

The second office/residential tower is located on Cambie Street near the Canada Line station with direct access to the street and interior retail amenities.

A third location on pedestrian High Street will be linked to the neighbourhood plaza and have direct access to the Rooftop Commons and amenities.

Combined, these spaces will nearly triple the current office space at Oakridge Centre.



- 1 Office 1: Business/Corporate
- 2 Office 2: Business/Corporate
- 3 Office 3: Professional
- 4 Existing Office



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. As a result, the weekday traffic through retail areas will increase.

How is economic sustainability integrated into Oakridge Centre?

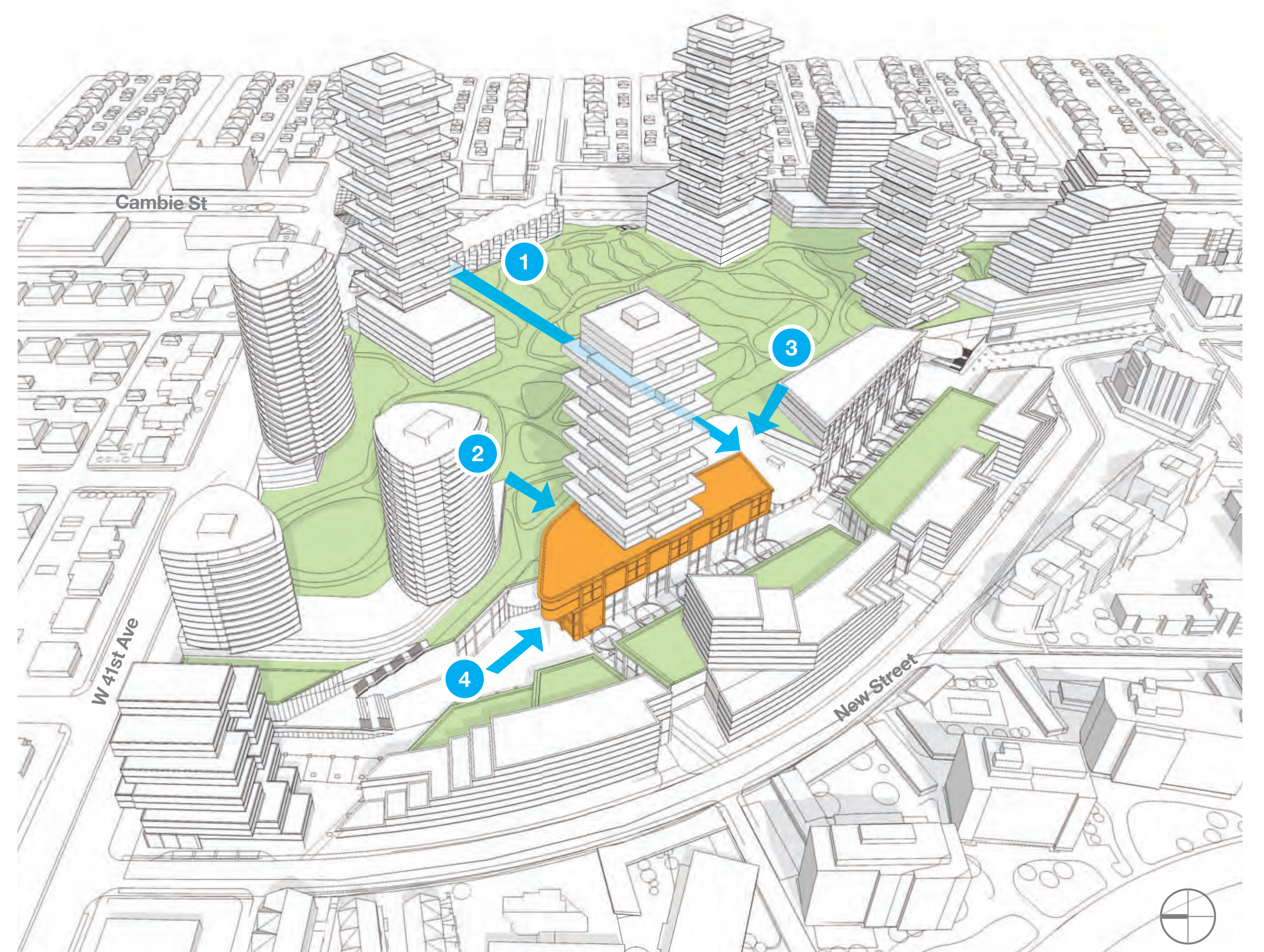
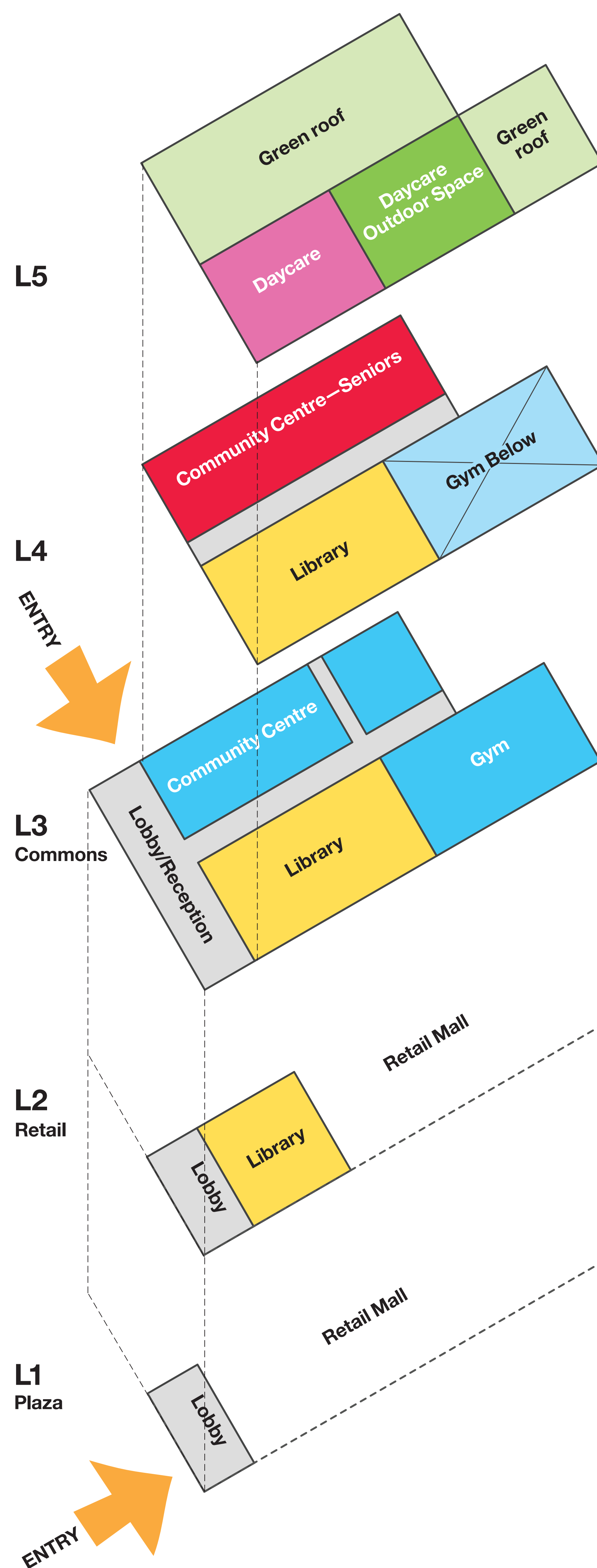
The new Oakridge Centre will increase the mix of businesses on site, including retail goods, local services, restaurants, and offices.

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.

Amenities

Inspired by the 2007 Oakridge Centre Policy Statement, the City of Vancouver owned Civic Centre provides a consolidated community/seniors' centre, a library, a daycare, and a gymnasium in one centralized building.



- 1 Route from the Transit Plaza
- 2 Access off the "Ridge Walk"—at Commons Level
- 3 Access from the Centre Court Rooftop—at Commons Level
- 4 Access from Civic Plaza At Grade

The amenity building is strategically located adjacent to the Civic Plaza and at the intersection of the Ridge Walk and the Cloud Walk extending to the Transit Plaza. This facility is located on multiple levels and can be easily accessed from numerous floors.

Oakridge Centre will be a people-friendly community. A rich offering of amenities will include key public resources and cultural services, such as a community centre, a library, a seniors' centre, and a daycare.

An expansive network of open plazas and public green spaces will contribute to a walkable, people-friendly community. This will be further enlivened by a large-scale public art concept that will forge a community identity and express the importance of arts and culture.

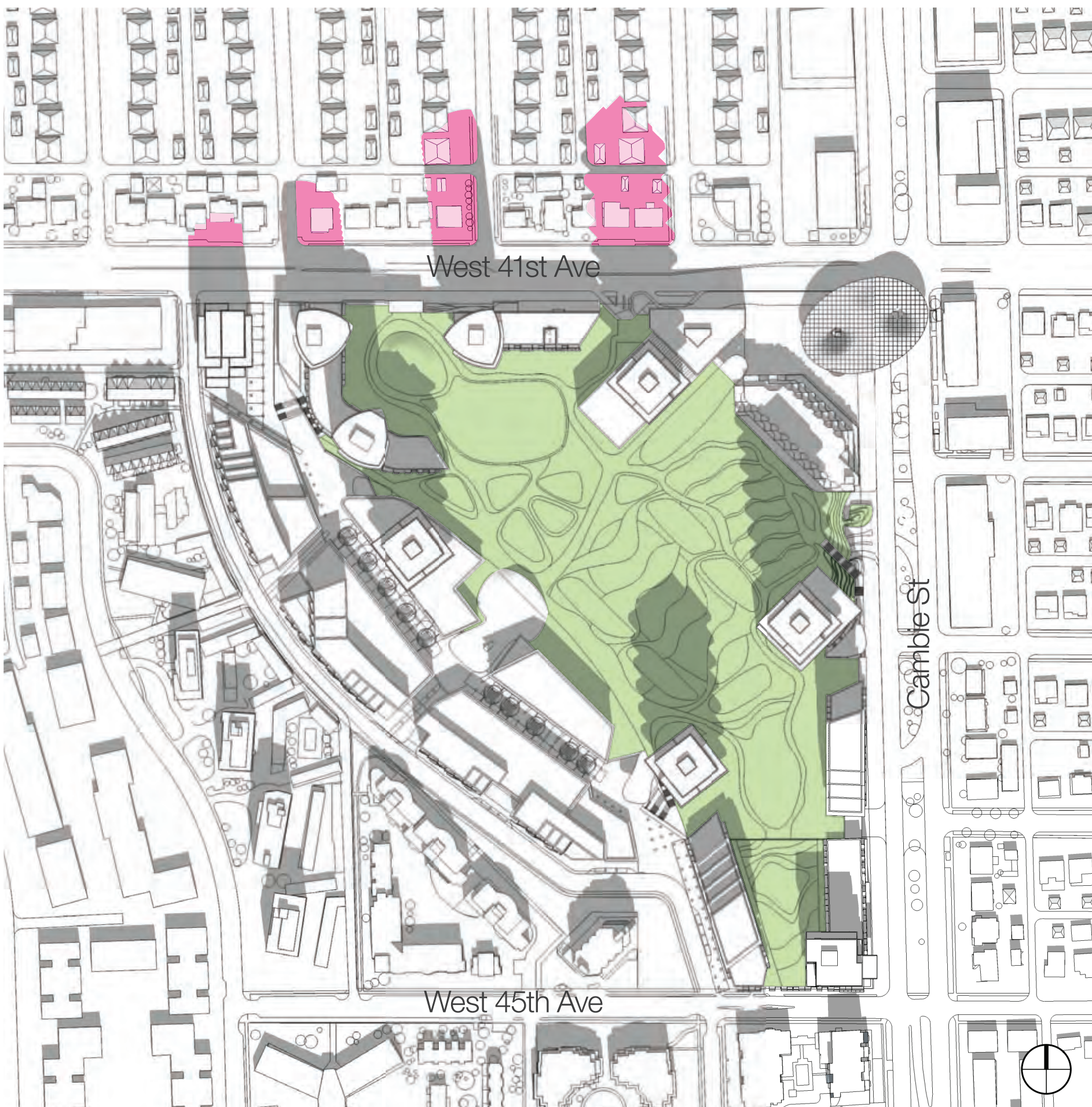
Shadow Impacts

Computer-generated shadow diagrams illustrate the impact of the proposed buildings at the vernal equinox and at the summer solstice.

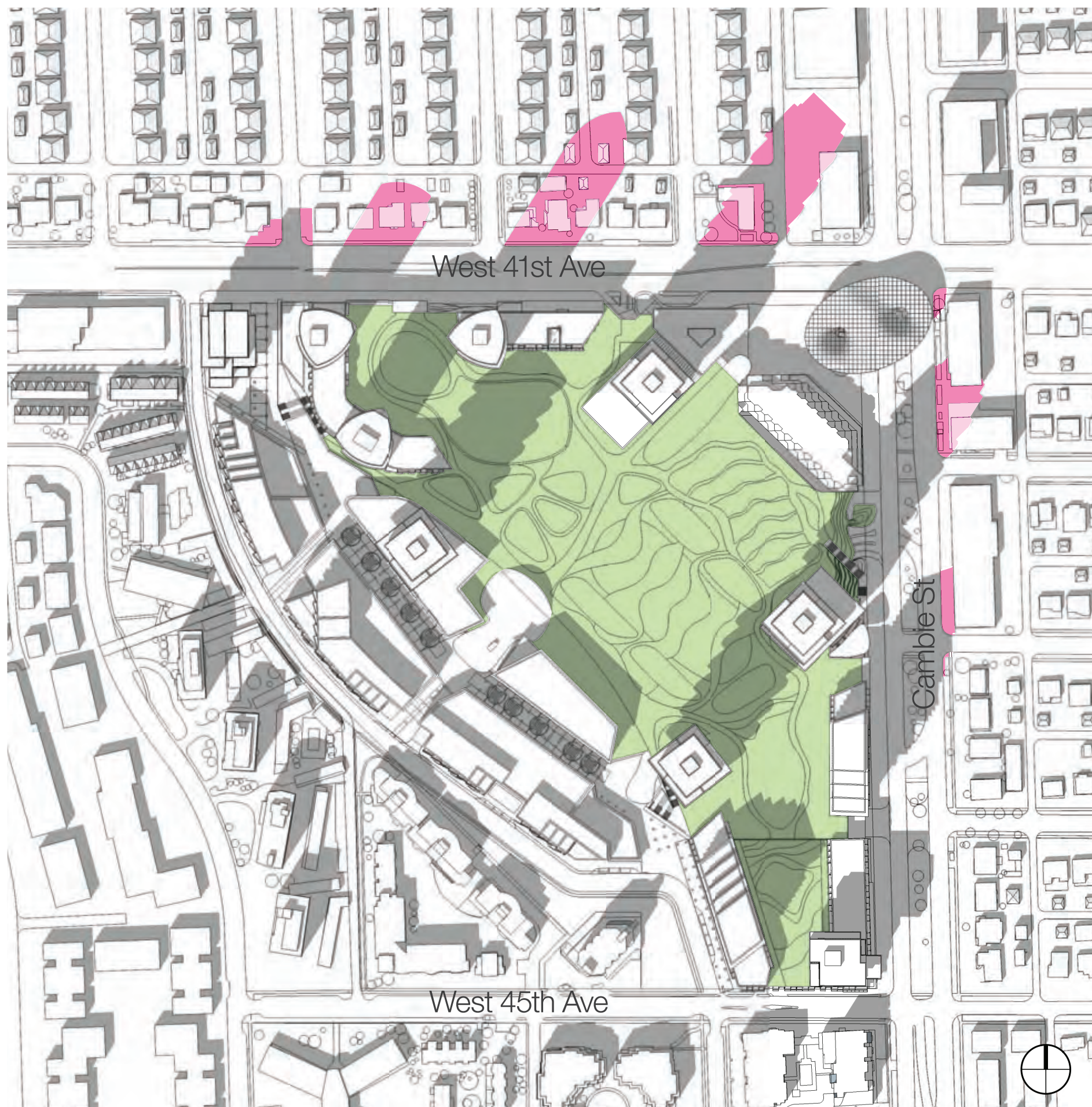
Vernal Equinox



03/21 10:00 am



03/21 12:00 pm

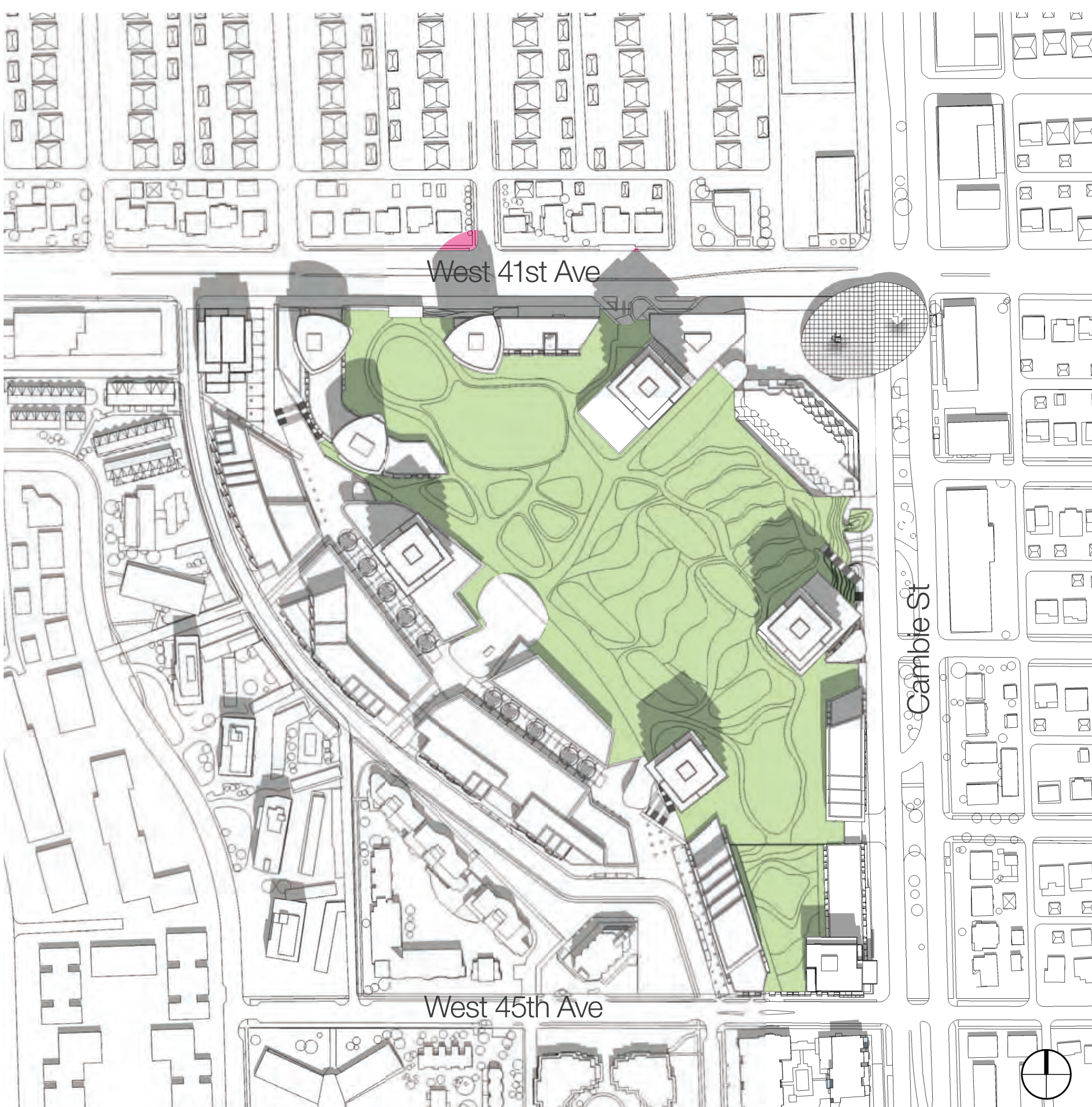


03/21 2:00 pm

Summer Solstice



06/21 10:00 am



06/21 12:00 pm

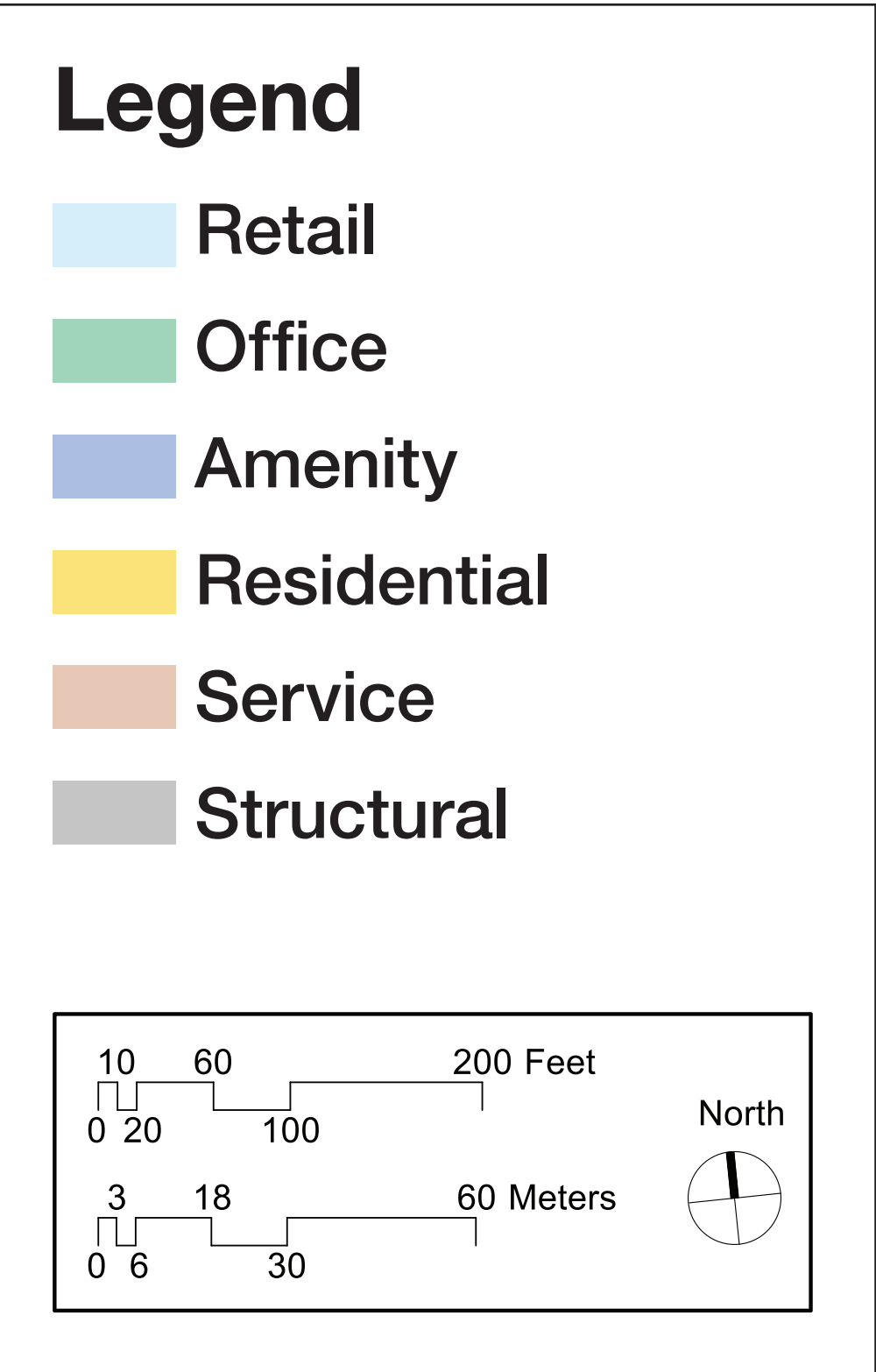


06/21 2:00 pm

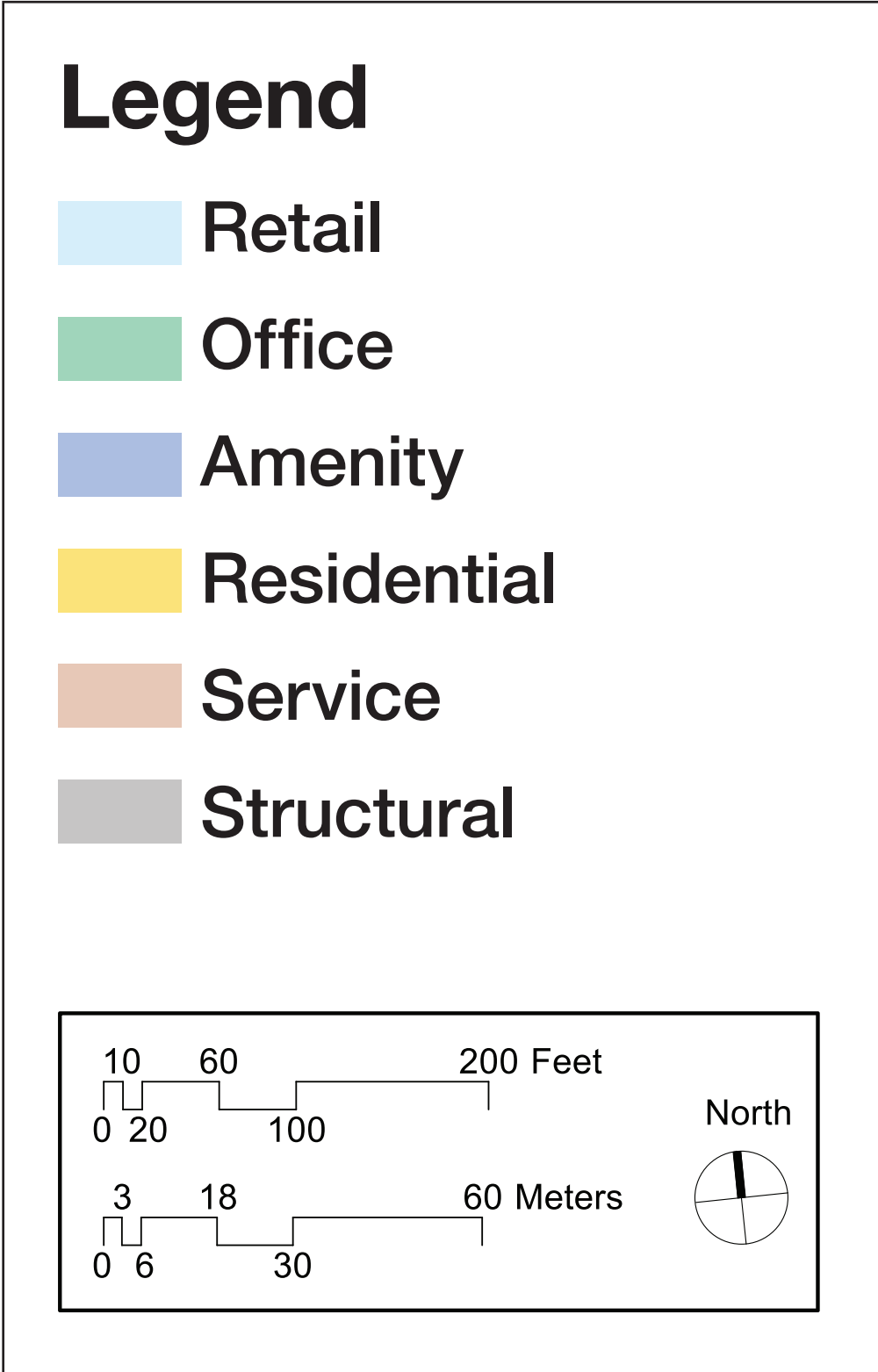
- Shadows on public domain/
Shadows on Oakridge
- Incremental Ground Shadows
- Incremental Roof Shadows

The shadows across the site are an important parameter of the design. The tallest towers are pushed to the interior of the site to create less shadows on neighbouring sites.

P1 Parkade Plan



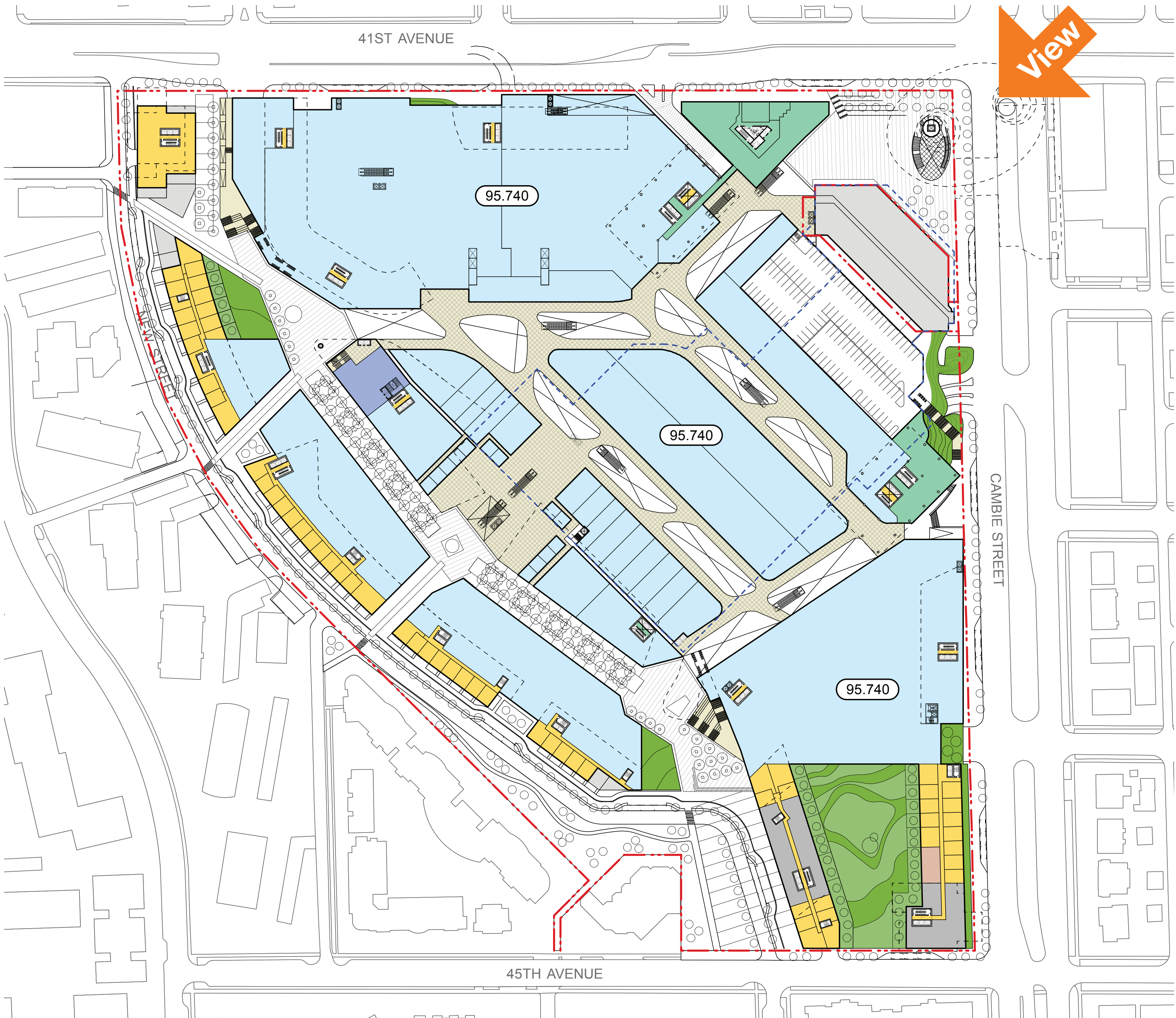
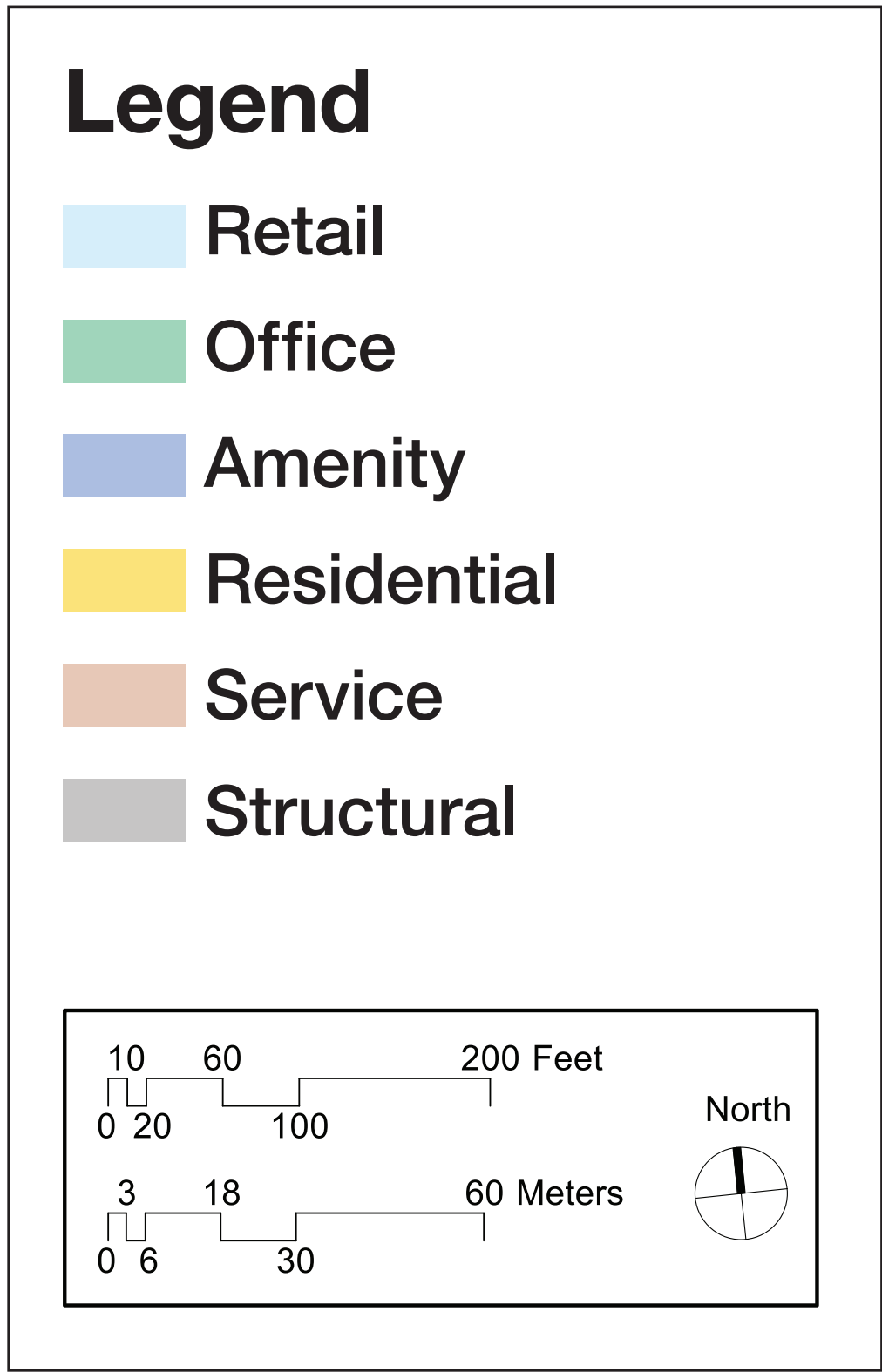
First Level Plan





Transit Plaza with Conceptual Public Art

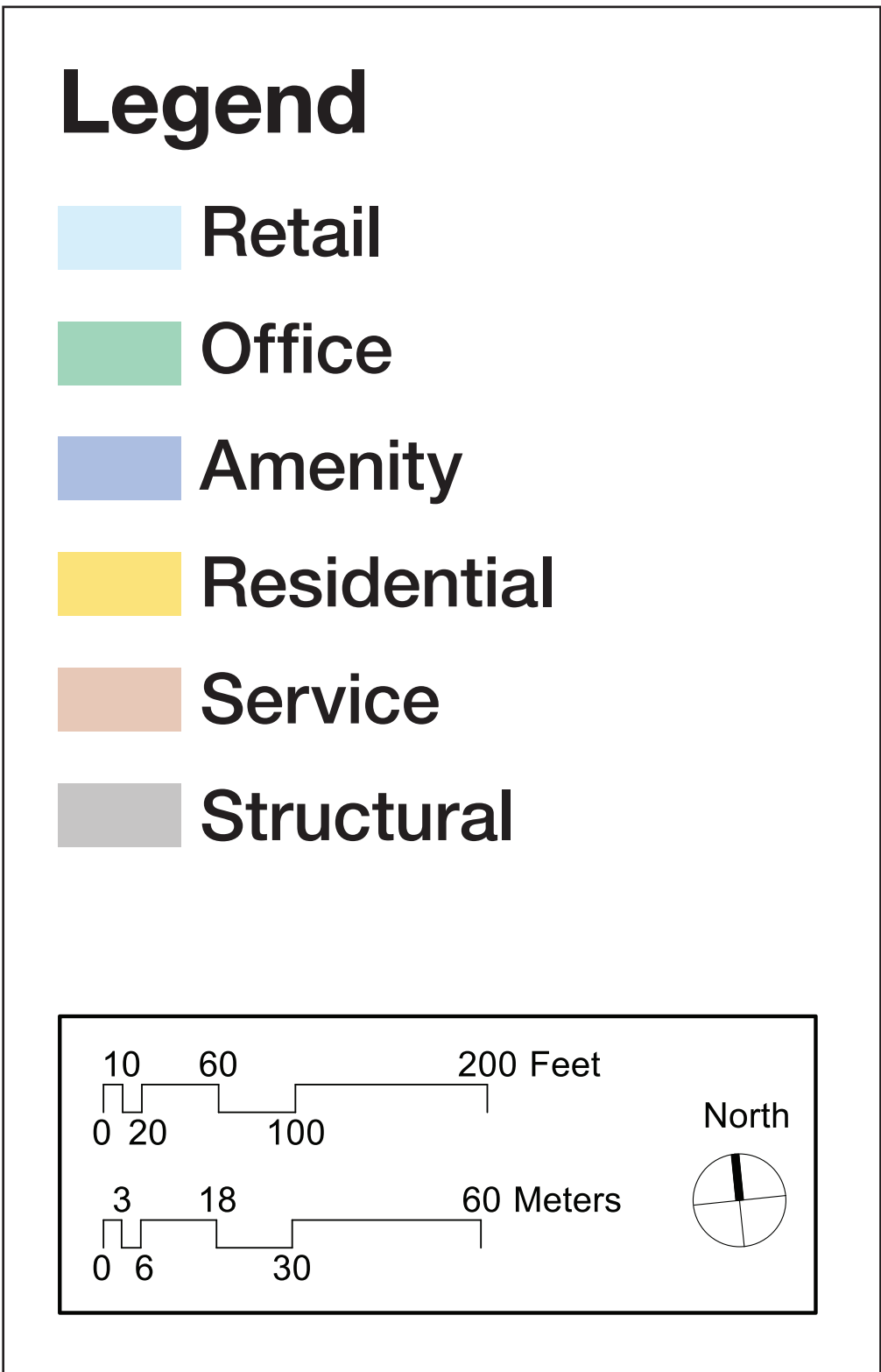
Second Level Plan





New Neighbourhood Street

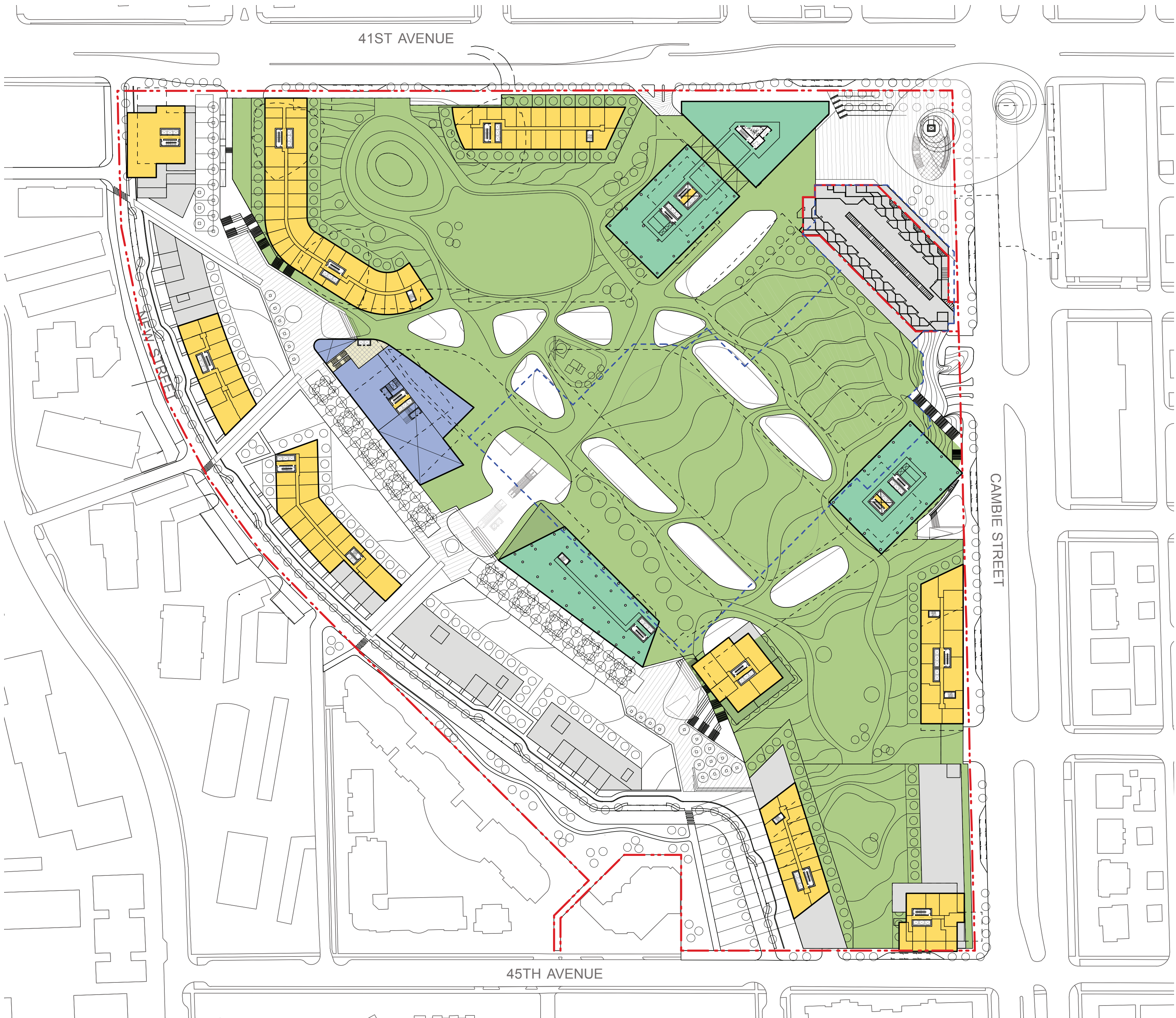
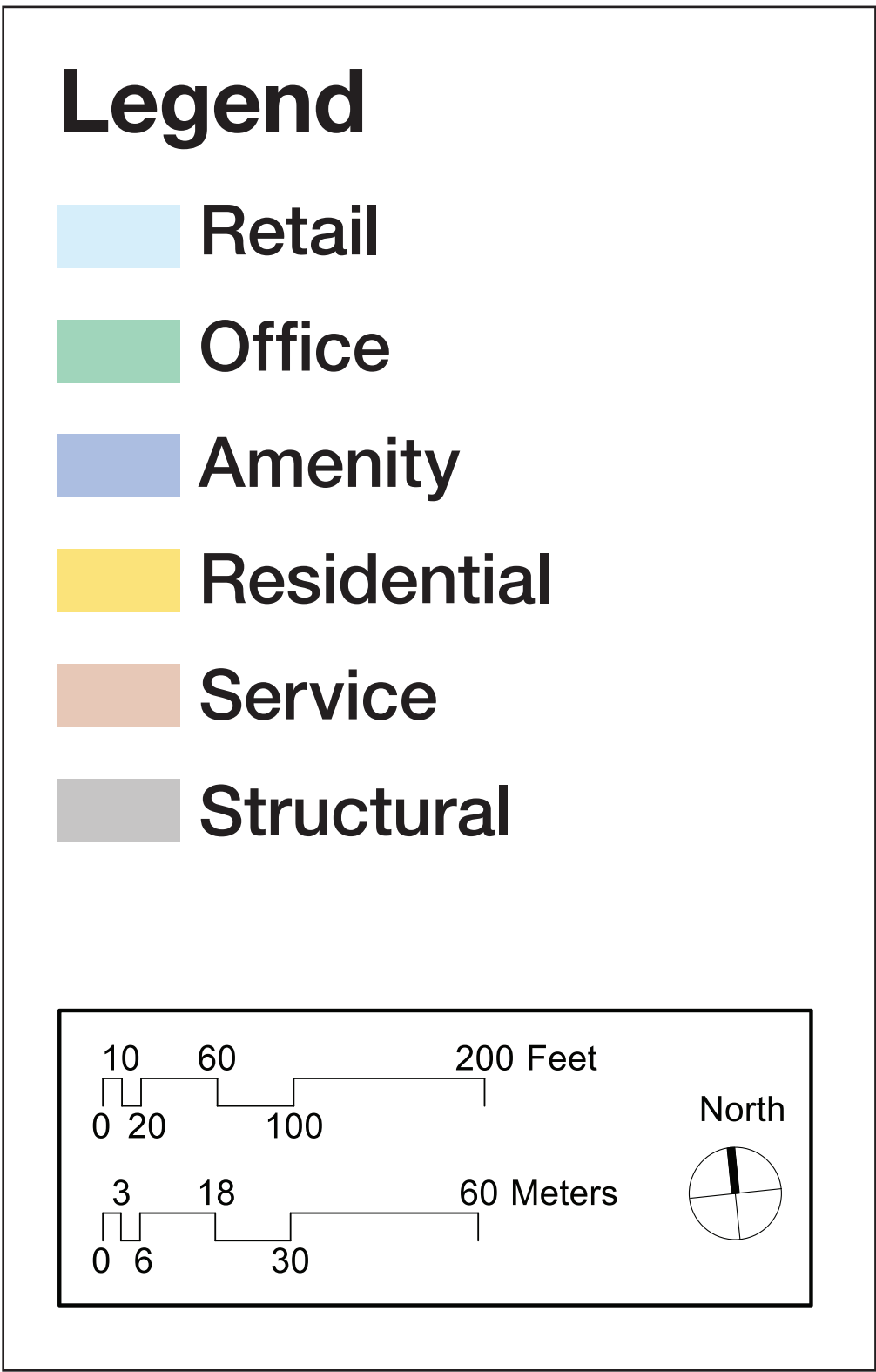
Podium
Level Plan
(Level 3)





Aerial View Looking East

Lowrise Level Plan





Aerial View Looking North

Tower Level Plan

Legend

Retail

Office

Amenity

Residential

Service

Structural

10 60 200 Feet
0 20 100

3 18 60 Meters
0 6 30

North



Project Statistics

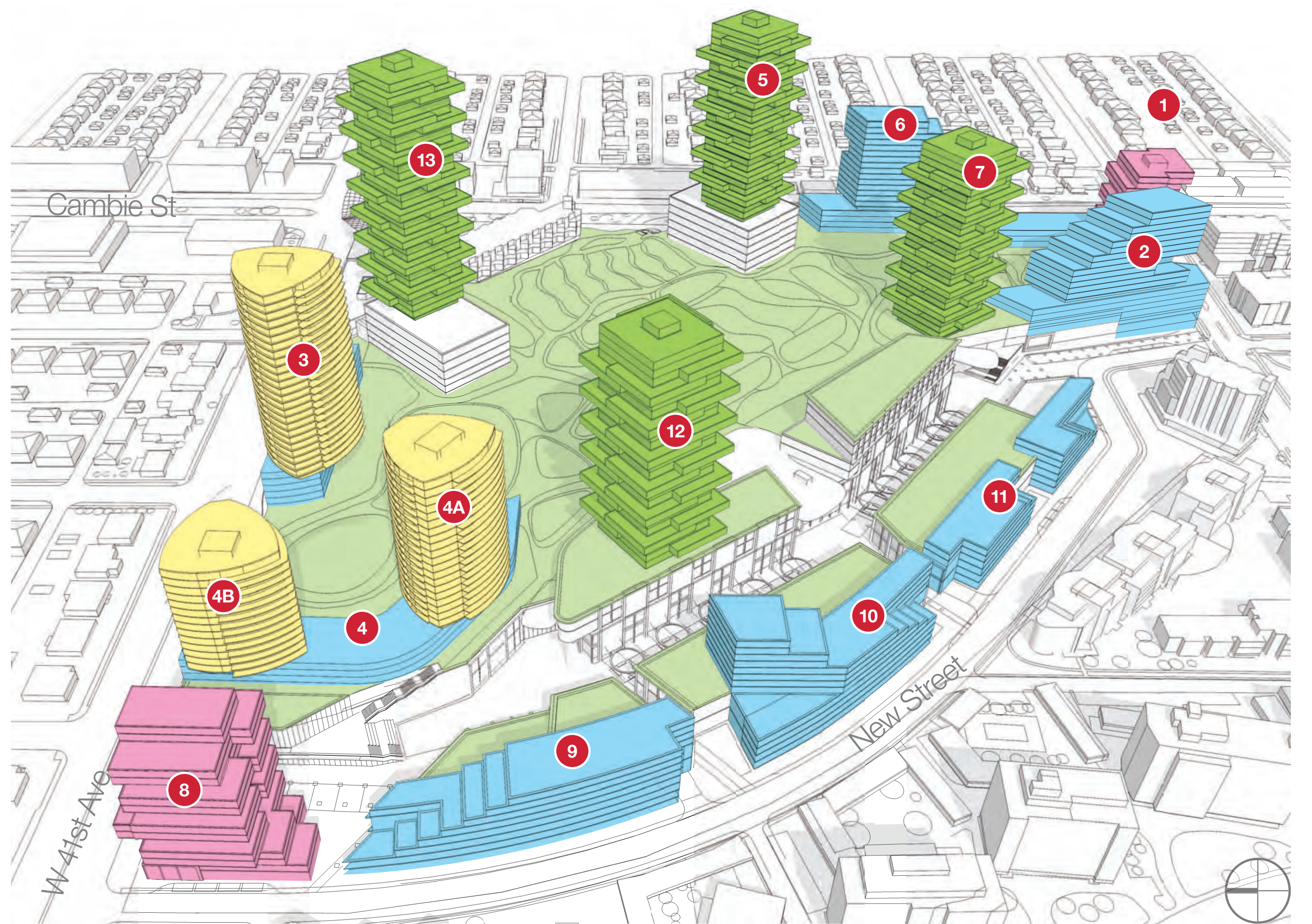
SITE	AREA
Site Area	11.44 HA / 114,388 SM (28.3 Acres / 1,231,267 SF)

EXISTING	GROSS LEASABLE AREA (GLA)	GROSS FLOOR AREA (GFA)
Commercial	43,513 m ² (468,334 ft ²)	65,839 m ² (708,624 ft ²)
Office	11,084 m ² (119,298 ft ²)	15,013 m ² (161,587 ft ²)
Amenity	N/A	2,418 m ² (26,028 ft ²)
Residential	N/A	4,683 m ² (50,400 ft ²)
TOTAL AREA		65,628 m² (706,349 sf²)
FSR		0.57

PROPOSED	GROSS LEASABLE AREA (GLA)	GROSS FLOOR AREA (GFA)
Commercial	110,889 m ² (1,193,493 ft ²)	132,918 m ² (1,430,600 ft ²)
Office	35,842 m ² (385,769 ft ²)	39,418 m ² (424,259 ft ²)
Amenity	N/A	4,181 m ² (45,000 ft ²)
Residential	N/A	250,646 m ² (2,697,700 ft ²)
TOTAL AREA		405,134 m² (4,360,452 ft²)
FSR		3.54

PARKING	PROPOSED
Retail	5,298
Residential	1,296
Residential Car Share	100
TOTAL	6,694

BICYCLE STORAGE	PROPOSED
Commercial	184
Office	71
Amenity	21
Residential	
Traditional Bicycle Storage Rooms	1025
High Density Storage	947
Insuite Storage	947
Bicycle Share / Bicycle Valet	100
TOTAL	
Regular	1,301
High Density Storage	947
Insuite Storage	947
Bicycle Share / Bicycle Valet	100



Residential Statistics

Residential		Location	Gross Area [ft ²]	Levels	Height	Nonmarket Housing Type	Market Housing Type	Housing Area [ft ²]	Units	Studio	1B	1B+	2B	2B+	3B	3B+
Building 1	①	Cambie / 45 Ave	146,100	19	170'	Affordable Ownership		68,700	100		60		40			
							Sustainable Transit Oriented	77,400	94		33		47		17	
Building 2	②	45 Ave	240,500	19	200'		Sustainable Transit Oriented	83,000	101		35		50		15	
							Traditional	157,500	102		10	15	15	20	36	6
Building 3	③	41 Ave	279,600	36	320'		Sustainable Transit Oriented	279,600	340		119		170		51	
Building 4	④	41 Ave	360,000	30	260'	Seniors Housing		51,900	90	40	32		18			
						SAFER Housing		27,000	54	46	8					
						Rental		121,500	180	36	81		45	18		
							Sustainable Transit Oriented	159,600	194		68		97		29	
Building 5	⑤	Cambie St	263,500	42	390'		Sustainable Transit Oriented	263,500	320		112		160		48	
Building 6	⑥	Cambie St	204,000	25	225'	Family Housing		61,500	60				45	15		
						Rental		142,500	211	42	95		53	21		
Building 7	⑦	High St	243,000	34	305'		Traditional Market	243,000	159		16	24	24	32	55	8
Building 8	⑧	41 Ave	135,000	18	166'		Sustainable Transit Oriented	135,000	164		57		82		25	
Building 9	⑨	New St	96,000	8	75'		Traditional Market	96,000	62		6	9	9	12	22	4
Building 10	⑩	New St	116,900	12	110'		Traditional Market	116,900	76		8	11	11	15	27	4
Building 11	⑪	New St	76,100	6	55'		Traditional Market	76,100	49		5	7	7	10	17	3
Building 12	⑫	High St	243,000	36	337'		Traditional Market	243,000	159		16	24	24	32	55	8
Building 13	⑬	Cambie / 41 Ave	294,000	45	412'		Sustainable Transit Oriented	196,000	238		83		119		36	
							Traditional Market	98,000	65		6	10	10	13	22	4
Total			2,697,700					2,697,700	2,818							

* Each retail level is counted as two levels of residential