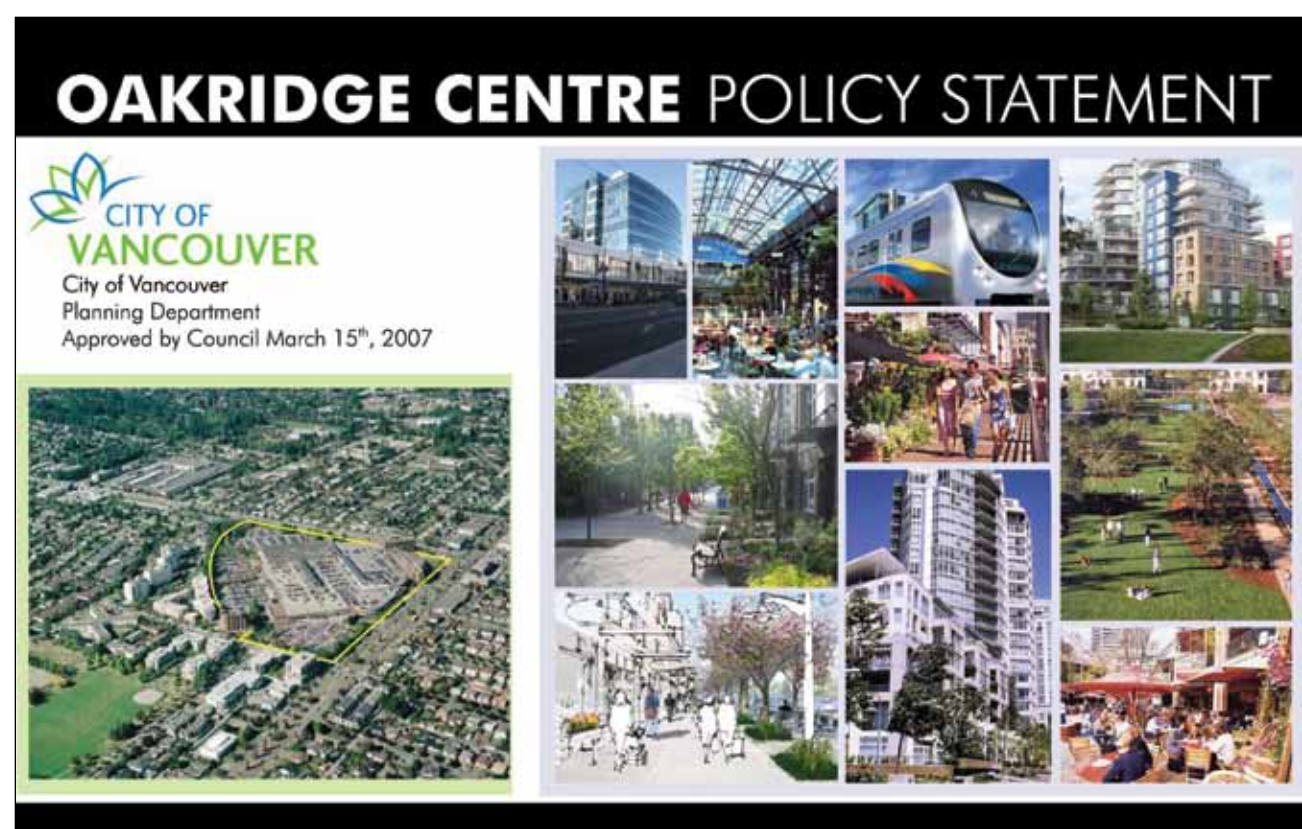


Policy Context

Between 1995 and 2007, the City of Vancouver developed a number of policies, in consultation with the public, which identify Oakridge Centre as an important site both locally and regionally. The policies provide a context to increase development on the site with a greater mix of uses.

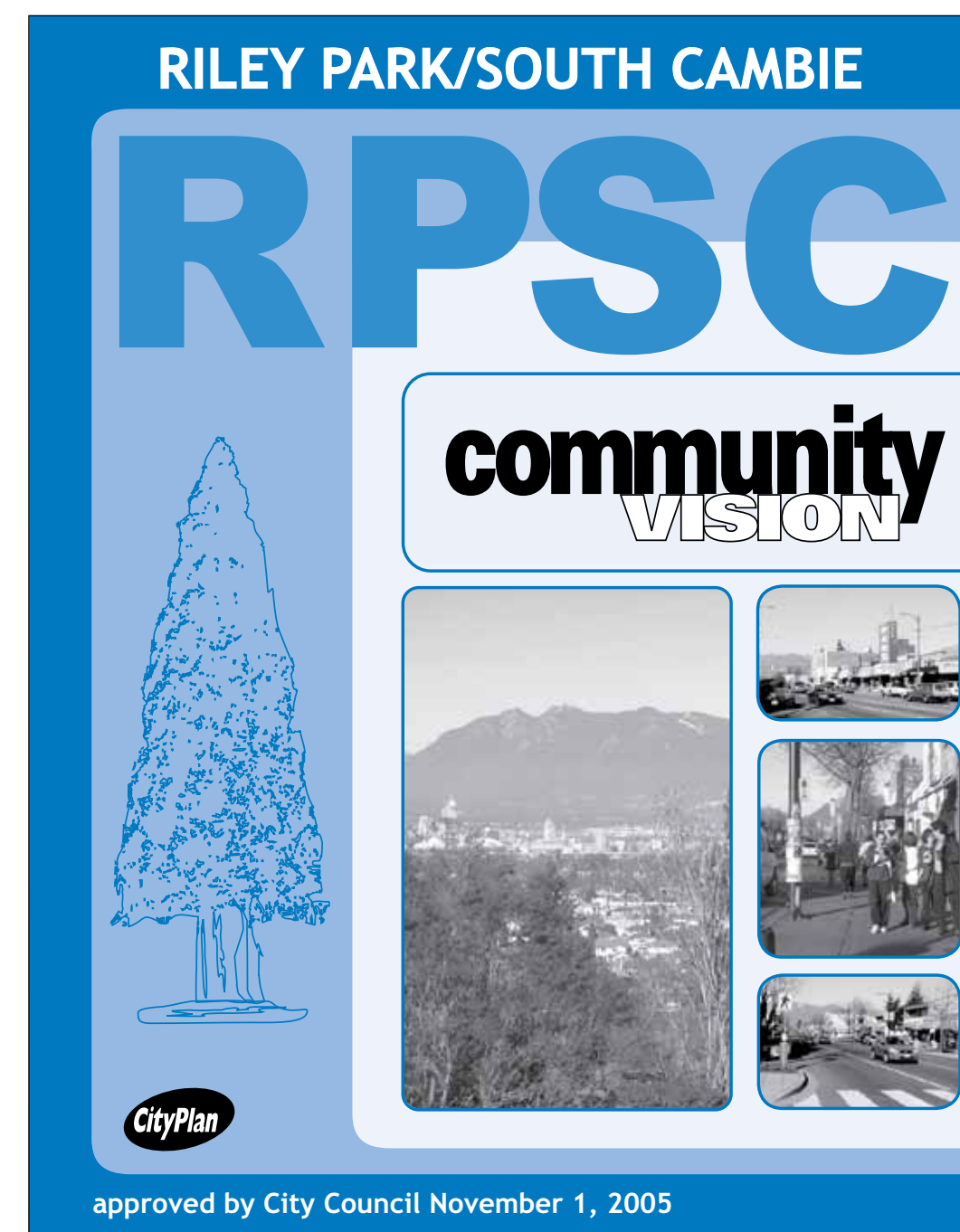
Oakridge Centre Policy Statement (2007)

The policy statement establishes principles and objectives to guide the redevelopment of Oakridge Centre over 10-20 years with more housing, retail, service and office uses that take advantage of the site's excellent access to transit, parks and public amenities.



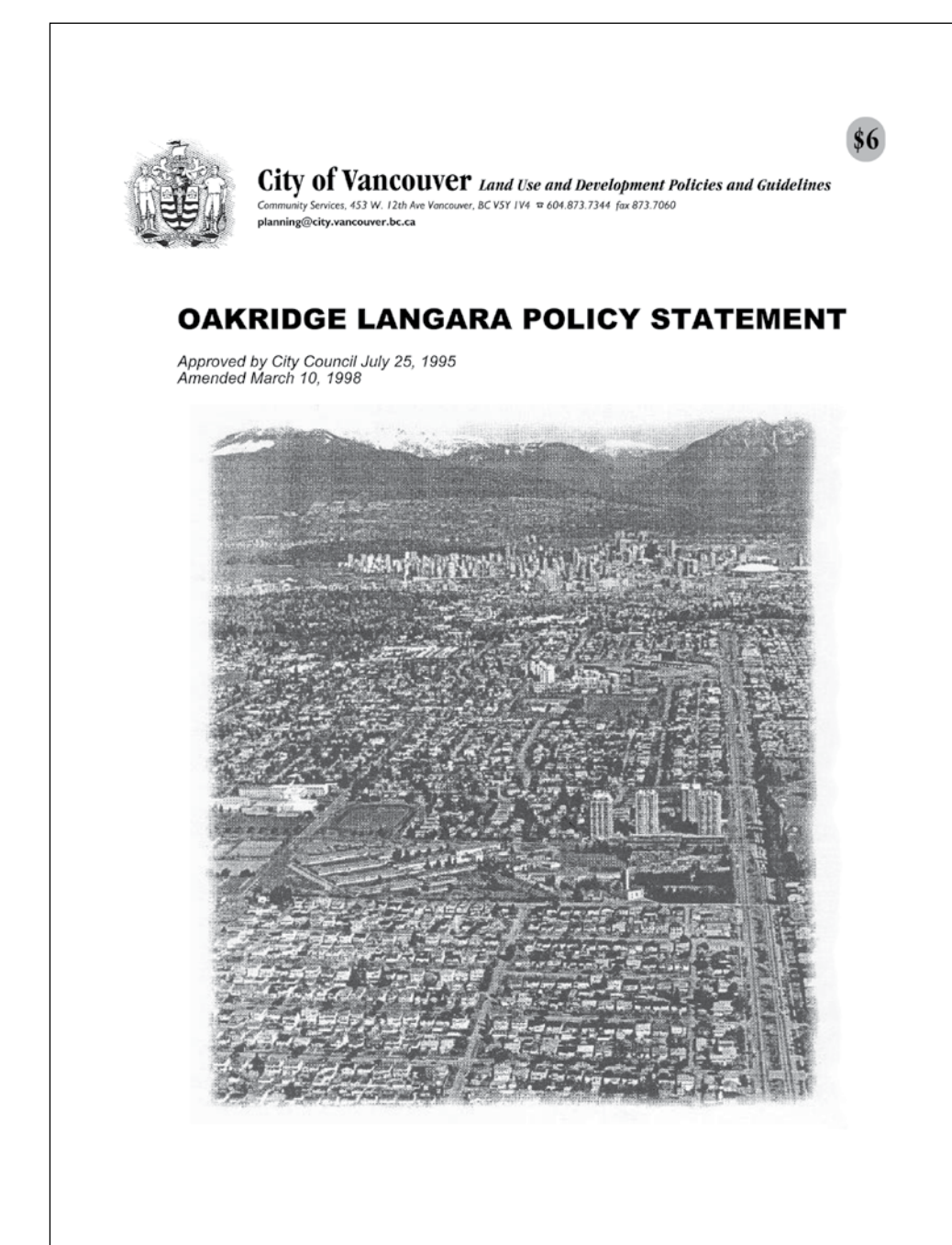
Riley Park South Cambie Vision (2005)

The Riley Park South Cambie communities border Oakridge Centre. The vision developed for this area identifies 41st and Cambie as an important neighbourhood centre, major shopping destination and special community place that should be retained and strengthened.



Oakridge Langara Policy Statement (1995)

This statement guides growth in the area. It gives direction that the neighbourhood centre at 41st and Cambie should be re-evaluated if a rapid transit line is implemented. It also requires that an expansion of Oakridge Centre would evaluate retail and other uses, making the centre's role in the community a priority over its regional role.



Policy Context

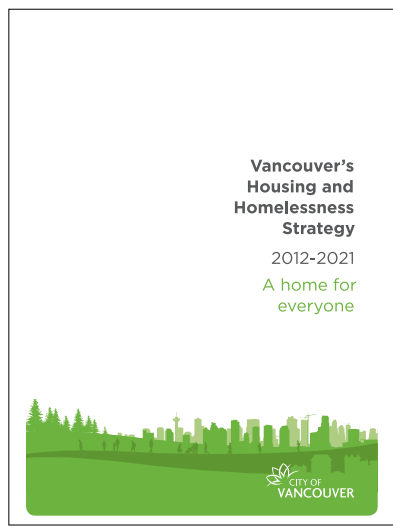
Since 2007, several City and regional policies and initiatives have been adopted which will also guide the future of the Oakridge site.

Greenest City 2020 Action Plan (2011)



The plan outlines actions required for Vancouver to be healthy, prosperous and resilient, with the goal of becoming the world's greenest city by 2020. The plan calls for compact, complete communities which promote walking and cycling and are well served by services, amenities and green space.

Housing and Homelessness Strategy 2012-2021 (2011)



This strategy addresses increasing the variety of affordable housing options across the entire housing continuum to improve choice and affordability for all residents.

Metro Vancouver 2040: Shaping our Future (2011)



The Regional Growth Strategy provides a framework for all municipalities in the Lower Mainland to accommodate projected growth – over one million people and 600,000 new jobs – by 2040. The strategy designates the Oakridge area as one of the region's Municipal Town Centres which are intended to be hubs of activity served by frequent transit and offering employment, business, commercial opportunities.

Cambie Corridor Plan, Phase II (2011)



This plan builds on the success of the Canada Line by linking land use, built form, transportation infrastructure, district energy systems, affordable housing, and other sustainable elements to create compact communities along Cambie Street.

The plan does not address the Oakridge Centre site specifically; however, it identifies the Oakridge area as a key stop on the Canada Line. The plan calls for mixed-use buildings of up to 12 storeys on corner sites at 41st and Cambie. For other sites that are not adjacent to this intersection, the plan calls for six-storey buildings.

Transportation 2040 Plan (2012)



Transportation 2040 is a long-term strategic vision for the city that will help guide decisions on transportation, land use, and public investments. The plan's main goals include fostering a thriving economy while increasing affordability; supporting healthy citizens in a safe, accessible, and vibrant city; and enhancing our natural environment to ensure a healthy future for our citizens and the planet.

Vancouver Economic Action Strategy (2011)



This action strategy focuses on creating a climate for economic growth, supporting business investment and trade, and attracting and retaining talent. Strategies include expanding the green economy, protecting job lands and office space and promoting Vancouver as a livable city.

EcoCity Policies for Rezoning of Sustainable Large Sites (2010)



This policy applies to rezonings of sites larger than two acres and requires plans or studies on the following as part of the rezoning process:

- District energy screening and feasibility
- Sustainable site design
- Green mobility and clean vehicles
- Rainwater management
- Solid waste diversion
- Sustainable housing affordability and housing mix

Green Building Rezoning Policy (2010)

The policy requires all rezoning applications received after January 2011 to achieve a minimum LEED Gold rating, with targets for energy performance, water efficiency and stormwater management.