



On June 8th and 12th, 2014, the City hosted two open houses to launch the **Oakridge Transit Centre (OTC) planning program**.



A total of 154 people attended the open houses over the two days, and 65 people completed the comment form.

ILLUSTRATED BRAINSTORMING SESSION

On June 8th, members of the public worked with artists to create visions for the future of the site. Participants imagined activities that would take place on the OTC site in a 24-hour period. Artist-facilitators sketched on the spot, drawing the activities and identifying themes. 16 drawings were created, along with ranking sheets to allow other members of the public to vote on the ideas in each drawing. The drawings and ranking sheets were displayed at the second open house on Thursday June 12th, 2014. Attendees at this open house were also invited to vote on the ideas in each illustration.



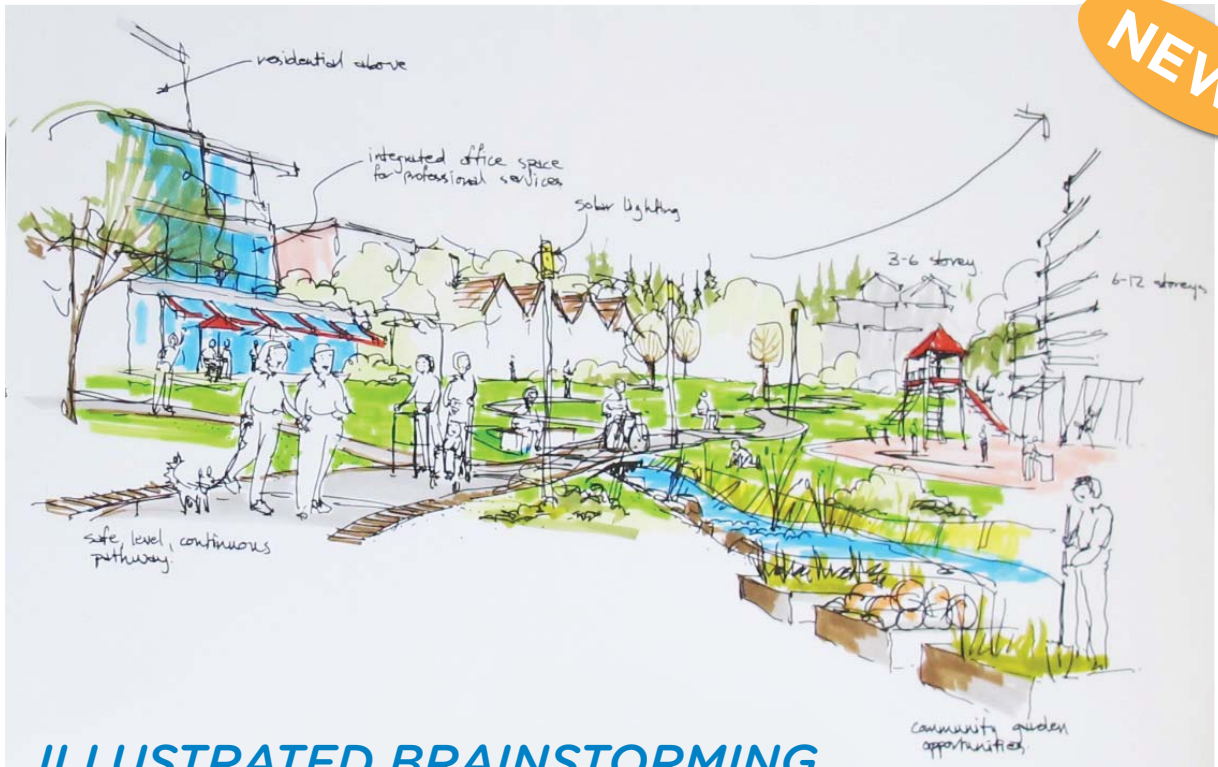
Comment forms were provided for the public to gather written feedback. Questions asked about the following topics:

- housing types
- land use mix
- community facilities
- parks + open space
- transportation
- pedestrian connections
- location of various uses and building types



The illustrations and feedback gathered at the first open houses, along with the City's objectives, have been combined to create principles that will guide planning of the OTC site.

NEW!



ILLUSTRATED BRAINSTORMING

The following central themes were identified through analysis of the illustrations, ranking sheets and comment form responses gathered at the first open houses:

SITE DESIGN

- The OTC should be a primarily residential neighbourhood organized around a sunny, central open space.
- Park edges should be activated by small-scale, local-serving retail and residential front doors.
- The site should be pedestrian-friendly and well connected to nearby transit and bicycle facilities.

PARKS AND OPEN SPACE

- Nearly 70% of all ideas and feedback included a central open space.
- Park programming should include active uses (such as children's play areas, sports fields, gathering spaces for festivals, dog parks) and passive uses (walking, jogging and quiet contemplation).
- The area was envisioned as a green, natural oasis with trees and lush landscaping, with water features, public seating and adequate lighting.



NEW!

HOUSING

- Housing was identified as the main use on the site, with affordability as a key theme.
- Creation of a mixed-income neighbourhood through the inclusion of rental and affordable housing, as well as innovative types such as co-housing, and/or modestly-finished units.



NEIGHBOURHOOD SHOPS + SERVICES

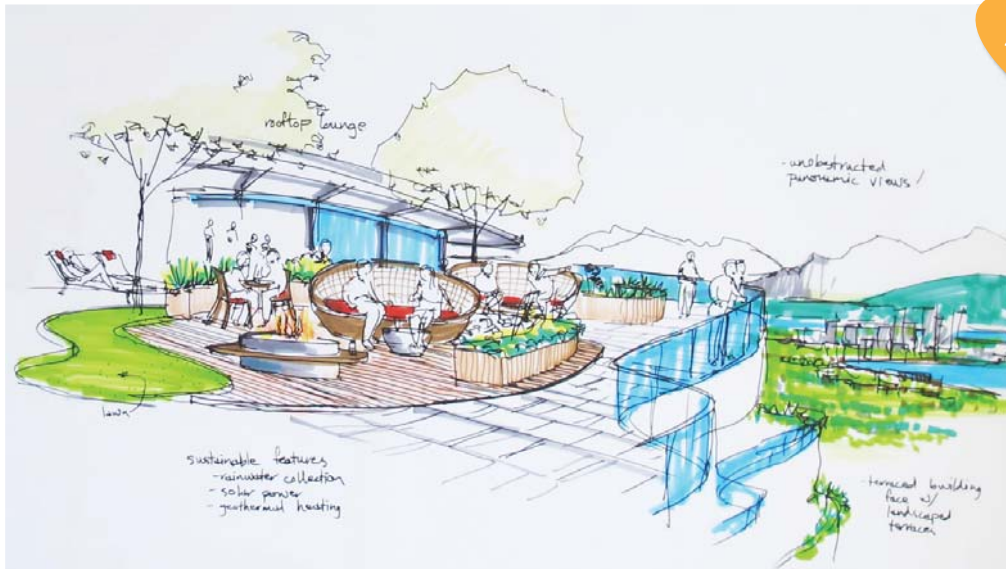
- Emphasis on small-scale, neighbourhood-focused shops and services such as bakeries, coffee shops, and other speciality stores.
- Services that provide opportunities for socializing and informal gathering.
- Ensuring that the neighbourhood is served by amenities including schools, cultural and recreational facilities.



SUSTAINABILITY FEATURES

- Incorporate features such as solar panels, rainwater capture, geothermal energy, urban agriculture with community gardens, and waste management approaches for composting and recycling.

NEW!



BUILDING DESIGN

- Residential and mixed-use buildings frame a central public space, with retail units or front doors at the ground level.
- A mix of building types ranging from townhouse to higher buildings.
- Taller buildings along 41st Avenue and in the centre of the site, transitioning down to the surrounding developments.
- Terraced buildings with landscaped roofs to take advantage of mountain views and to provide amenity spaces and areas for children's play.



NEIGHBOURHOOD CHARACTER

- The new neighbourhood could have a high-quality, West Coast aesthetic with possible references to First Nations heritage in the area and the site's history as a trolley bus depot.
- Elements to enrich sense of place should include public art, durable and high quality materials in the public realm, lush landscaping, and unique shops with an artisan or local craft focus.



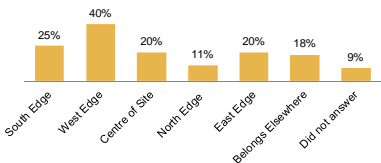
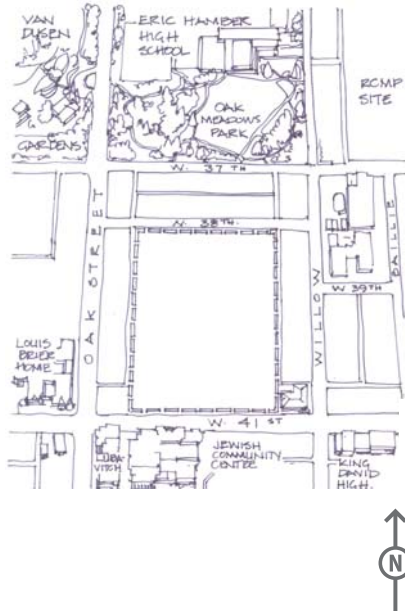
A complete analysis of the Illustrated Brainstorming (diagrams and ranking sheets) and the Comment Form responses is available on the website Vancouver.ca/otc (under 'Documents').

WHAT WE HEARD

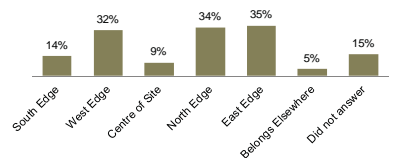
In addition to the drawings and ranking sheets, responses to the comment form included the following feedback on housing, mix of uses, and preferred location of land uses and building types.

WHERE ON THE OTC SITE WOULD YOU LOCATE _____?

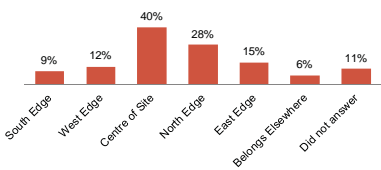
NEW!



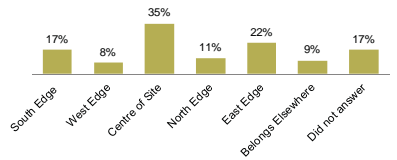
Low-Rise Buildings (3 - 6 storeys)



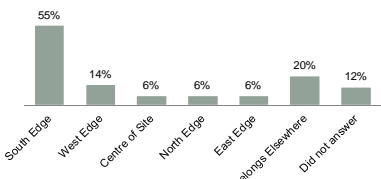
Townhouses (1 - 4 storeys)



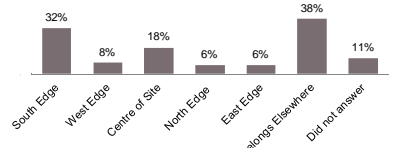
Parks and Open Space



Community Facilities



Retail or other non-residential uses

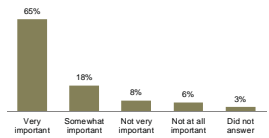


Mid-Rise Buildings (6 - 12 storeys)

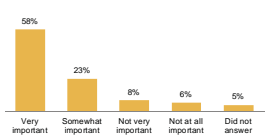


HOUSING

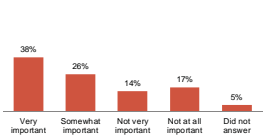
Housing for families (83%) and seniors (81%) was overwhelmingly identified as important for the area. Rental housing (64%) was also identified as important with social housing (55%) and market housing (49%) identified as important but less frequently.



Housing for Families



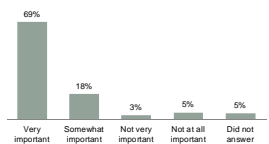
Housing for Seniors



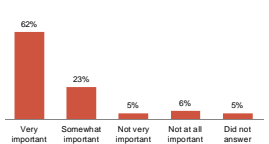
Rental Housing

MIX OF USES

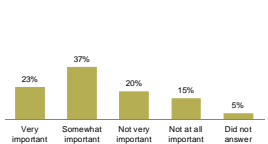
Parks and open space (87%) as well as community amenities (85%) were overwhelmingly identified as needed in the area with local serving retail (60%) and office and employment space (51%) identified as lesser needs.



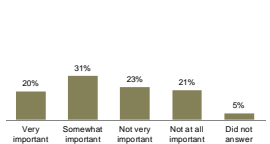
Parks and Open Space



Community Amenities



Local Serving Retail



Office and Employment Space