

The City is undertaking a comprehensive planning program to guide future redevelopment of the former Oakridge Transit Centre (OTC) site and adjacent sites. City of Vancouver staff are leading a collaborative planning process with the surrounding community and other stakeholders to create a **POLICY STATEMENT**.

WHAT IS A POLICY STATEMENT?

The Policy Statement establishes principles and objectives relating to:

- LAND USE + DENSITY
- PUBLIC AMENITIES
- PARKS + OPEN SPACES
- BUILDING TYPES + HEIGHTS
- CIRCULATION + TRANSPORTATION
- SUSTAINABILITY
- ADJACENT SITES

The Policy Statement will be presented to Council at the end of this planning process and, if adopted, will guide future rezoning of the site. While broad directions are set in the Policy Statement, refinement of the proposal will occur during rezoning.



HOW YOU CAN PROVIDE INPUT:

1. Talk to a member of the planning or design team.
2. Fill out a comment sheet here, or later online at vancouver.ca/otc. If you've filled out a comment sheet today, please drop it off at the sign-in table or mail it back to us (address on the form).
3. Write to us at: otc@vancouver.ca.

PLANNING PROCESS



The objective of the planning program is to explore redevelopment options for the site. Your input has been an important part of the process, which is nearing completion.

The result of the planning program is a Policy Statement, which will be presented to Council. If adopted, it will be used to guide any future rezoning of the OTC site.

STEP 1: Program Start-Up

- Conduct background research and site analysis, and determine City objectives.
- Establish the project team, roles and responsibilities, project timelines, and the public engagement process.

Open House #1 (held on June 8 + 12, 2014)

- The first open house introduced the planning program and gathered early ideas for the future of the OTC site including a brainstorming session where artists illustrated people's ideas for the site.

STEP 2: Develop Guiding Principles and Concepts

- Create a set of guiding principles - using public feedback, analysis of the site, and both City and TransLink objectives.
- Use the principles to develop preliminary concept plans.
- Identify potential public benefits (e.g. childcare centre).

Open House #2

- At this second open house, draft guiding principles and preliminary concept plans were presented for feedback. Public feedback was used to develop a preferred concept.

STEP 3: Refine Principles and Concept Plan, and Draft Emerging Policies

- Refine the guiding principles, site plan and public benefits, based on feedback from step 2 and begin drafting emerging policies.

Open House #3

- At the final open houses, the refined principles, preferred concept plan and emerging policies are presented. Your feedback will be used to revise and finalize draft policies for the Policy Statement.

WE ARE
HERE!

FINAL STEP:

Report to Council

- The proposed Policy Statement will be posted online before it is presented to Council. You are welcome to write or speak to Council at the selected date. If the Policy Statement is approved by Council, the next step will be rezoning.

IF APPROVED BY COUNCIL, the project will proceed through the following stages:

Rezoning

Development
Permits

Building
Permits

Construct
(Date TBD)

The following policies apply to the OTC site
(check vancouver.ca to access copies):

REGIONAL POLICIES

Metro Vancouver 2040: Shaping Our Future (2011)

The Regional Growth Strategy provides a framework for all Lower Mainland municipalities to accommodate projected growth – over one million people and 600,000 new jobs – by 2040.



CITY-WIDE POLICIES

Greenest City 2020 Action Plan (2012)

The plan outlines actions for Vancouver to be healthy, prosperous and resilient, with the goal of becoming the world's greenest city by 2020.



Housing and Homelessness Strategy 2013-2021 (2011)

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



Mayor's Task Force on Housing Affordability (2011)

The task force recommends a range of actions for the creation of affordable housing for middle- and moderate-income earners.



Transportation 2040 Plan (2012)

This plan is a long-term strategic vision that will help guide decisions on transportation, land use and public investments.



Vancouver Park Board Strategic Framework (2012)

This framework establishes four key directions: Parks and recreation for all; leadership in greening; engaging people; and excellence in resource management.



Vancouver Bird Strategy (2015)

The Vancouver Bird Strategy is intended to create the conditions for native birds to thrive in the city. The Bird Friendly Design Guidelines support the design and implementation of bird friendly development.



AREA PLANS

Cambie Corridor Plan (2011)

This plan considers land use, built form, transportation, sustainability and a mix of housing types and tenures, to create compact communities adjacent to Cambie Street.



Riley Park South Cambie Vision (2005)

This vision provides general direction for large sites in the study area; for the OTC, it refers to the directions established in the Oakridge Langara Policy Statement.



Oakridge Langara Policy Statement (1995)

This policy statement identifies the OTC as a potential large-scale redevelopment site that can accommodate a mix of housing, local serving retail along 41st Ave and a neighbourhood park.



Neighbourhood Energy Strategy (2007)

This policy outlines a strategic approach to neighbourhood energy and recommends further work on implementation strategies for the Cambie Corridor.



SITE SPECIFIC POLICIES

Rezoning Policy for Sustainable Large Developments (2013)

This policy requires plans and studies to achieve a higher level of sustainability in terms of district energy, site design, transportation, housing, food systems, access to nature, rainwater and solid waste management.



Green Building Rezoning Policy (2010)

This policy requires all rezoning proposals to achieve a minimum LEED Gold rating.



WHAT'S GOING ON IN THE AREA?

The following are approved and ongoing planning projects:

OAKRIDGE LANGARA POLICY STATEMENT (1995)

The OLPS provides direction to guide growth within the Oakridge/Langara area. Two applications for townhouses next to the OTC site were recently approved and a third application is under review.

CHILDREN'S AND WOMEN'S HEALTH CENTRE (2012)

Council approved a 30-year master plan which would provide an additional 650,000 sq.ft. for health-care services and a new acute care facility.

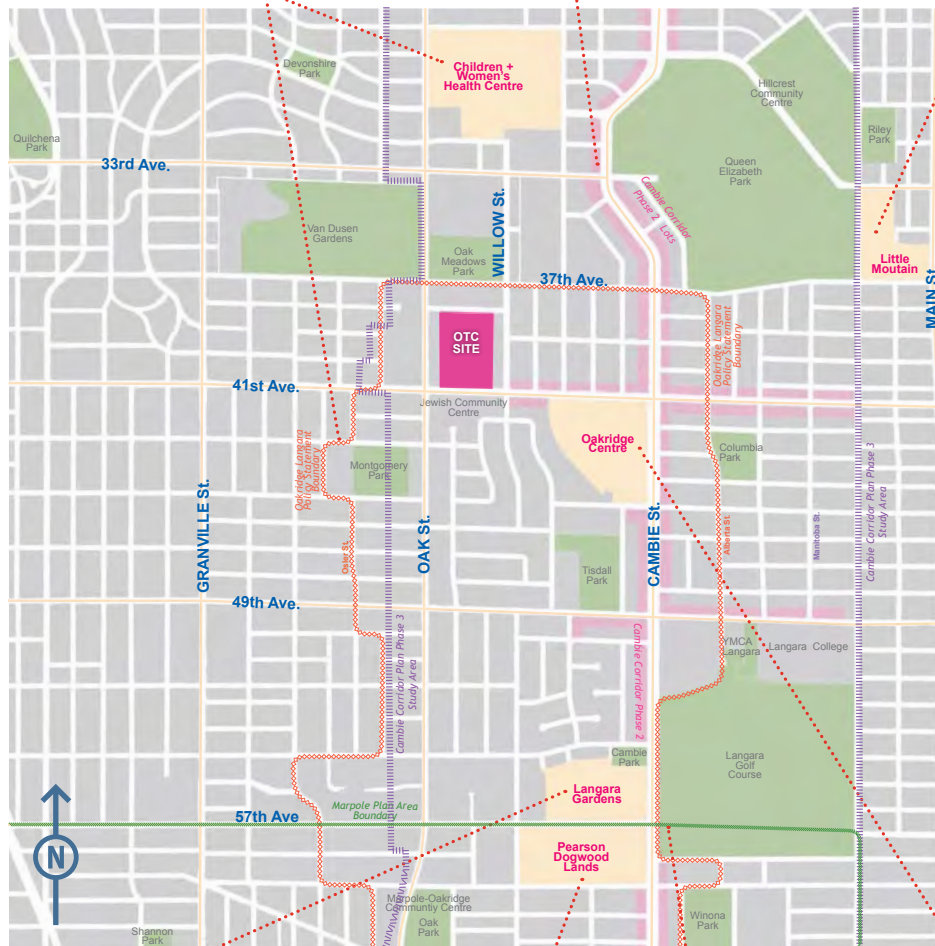
CAMBIE CORRIDOR PLAN (2011)

The first two phases of the plan recommend intensification along the corridor within close proximity to the Canada Line. The plan supports a range of building heights, primarily 6 storeys increasing to 12 storeys on prominent corners, and a provision to investigate beyond 12 storeys at the intersection of 41st Ave and Cambie Street. East of the OTC site, the plan provides direction for 6-storey buildings on 41st Avenue.

Initiation of phase 3 of Cambie Corridor planning was approved by Council in April 2015. **See the Cambie Corridor - Phase 3 board for more details.**

LITTLE MOUNTAIN POLICY STATEMENT (2012)

The Policy Statement supports redevelopment to include residential buildings up to 12 storeys with commercial and civic uses (a neighbourhood house and childcare facility). A community plaza and public open space will also be provided through redevelopment.



LANGARA GARDENS POLICY STATEMENT (ONGOING)

City Council approved a planning program to develop a Policy Statement for the site. Planning will ensure that the existing rental units are protected or replaced. This program was launched in May 2015 and is ongoing.

PEARSON DOGWOOD LANDS POLICY STATEMENT (2014)

Located at the future Canada Line station at 57th Avenue, the Policy Statement envisions approximately 3.1 million sq.ft. of residential, commercial, health-care and recreational uses, in buildings ranging from 3 to 28 storeys. The plan includes community amenities such as a 1.01 hectare (2.5 acre) park, a therapeutic pool for persons with disabilities, 20% of all units will be affordable housing, and a relocated YMCA.

OAKRIDGE CENTRE REZONING (2014)

Council approved expansion of the Oakridge Centre to increase the amount of retail and office space, to add 2,900 residential units (including 290 social housing units and 290 secured market rental units) and public amenities including a 3.6 hectare (9 acre) rooftop park and civic centre with a library, community centre, 69-space childcare facility and seniors' centre.

MARPOLE COMMUNITY PLAN (2014)

The Marpole Community Plan includes directions on land use, housing, transportation, parks, community amenities and benefits, arts and culture, heritage and the local economy.



What is the Cambie Corridor Plan?

In 2009, Vancouver launched a three-phase planning program to guide long-term growth in the Cambie Corridor. The first two phases produced the Cambie Corridor Plan (2011), which established planning principles for the overall Corridor and directions for properties along major streets and near Canada Line Stations.

In May, the City launched Phase 3 to build on the approved Cambie Corridor Plan and look at the nearby neighbourhoods.

Phase 1 (2010)

- Established high-level planning principles for the Cambie Corridor
- Provided early policy to guide new development around Canada Line stations

LEGEND: Parks and Open Spaces, Phase 1 Sites, Major Project Sites, Canada Line Station, Canada Line Station (potential future)

Phase 2 (2011)

Phase 2 prepared the Cambie Corridor Plan under which current rezonings are considered. Key elements include:

- Direction for new development along major streets in the Corridor (core areas, shown in black)
- Early direction for public space improvements, neighbourhood energy opportunities, and community amenities

LEGEND: Parks and Open Spaces, Major Project Site, Canada Line Station, Canada Line Station (potential future), Marpole Community Plan, Cambie Phase 2 & Marpole Change Areas

Marpole Community Plan (2014)

- Covers the area south of 57th Avenue (yellow)
- Comprehensive direction on land use, housing, transportation, parks and open space, local economy, arts and culture, and the environment
- Key Marpole change areas shown in black

Phase 3 (underway)

The next phase focuses on surrounding neighbourhoods (proposed in grey) to:

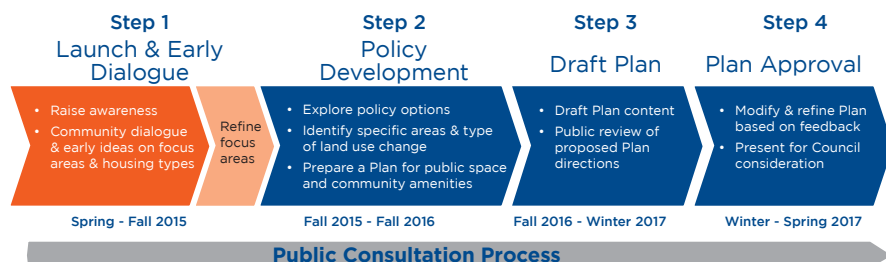
- Explore opportunities for ground-oriented forms of new housing (e.g., townhouses)
- Integrate more housing options for families with children
- Create a good transition from Phase 2 apartment areas (black)
- Explore long-term options for unique larger sites within the Corridor
- Coordinate with Major Project sites (orange)
- Guide the design of public spaces and places
- Coordinate amenities (e.g., childcare, civic facilities) and funding sources (e.g., Community Amenity Contributions)

LEGEND: Study Area Boundary, Major Project Site, Proposed Phase 3 Focus Areas, Marpole Community Plan, Cambie Phase 2 & Marpole Change Areas, Canada Line Station, Canada Line Station (potential future)

Phase 3 Process

Over the next two years, we'll be working with the community to prepare a Plan for Phase 3 areas.

This fall, the City will be hosting community workshops to discuss key areas of focus for Phase 3 and explore ideas for the future.



Today's open house is an opportunity to:



LEARN ABOUT THE OTC PLANNING PROCESS TO DATE



REVIEW THE DRAFT PREFERRED CONCEPT PLAN, PROPOSALS FOR THE ADJACENT SITES, AND EMERGING POLICIES



PROVIDE FEEDBACK FOR INCORPORATION INTO THE POLICY STATEMENT



Comment forms are available at the event, or online at vancouver.ca/otc

Building on the central themes identified through community consultation and reflecting the City's objectives and the landowner's goals, the following guiding principles will be incorporated into the Policy Statement to guide future development of the site.

NEIGHBOURHOOD IDENTITY

Establish a new residential district that draws inspiration from the site's unique history as a transit centre to inform site patterning, building orientation, and public realm detailing. Inspiration could come from the strong linear north-south orientation of the former bus parking and staging yard, previous movement patterns, overhead patterns of trolley wires, views through to the mountains and other heritage character details.



GREEN SPACE

Organize buildings to clearly define common green space that is programmable with a variety of passive and active uses. Park space should be highly visible and bounded by public streets, mews or walkways, with animated edges in appropriate locations. Park and open space should be considered as part of a larger ecological network, linking key green spaces in the city.



NEIGHBOURHOOD-SERVING RETAIL

Use neighbourhood-serving retail and services to animate key public spaces and the 41st Avenue frontage, and to create an inviting entrance to the site. Neighbourhood-serving retail also fosters a sense of community within the new district.



MID-RISE DISTRICT

Create a distinctive new residential district with a variety of building types and forms such as townhouses, low-rise and mid-rise apartments. Strategically locate taller buildings to minimize shadowing on public open space and reduce impacts on surrounding development. Provide appropriate transitions to 38th Avenue while maximizing views through the site to the North Shore Mountains.



HOUSING VARIETY AND AFFORDABILITY

Ensure the neighbourhood is designed to accommodate a range of household incomes by providing market condominiums, rental housing, and affordable housing for households with low incomes, seniors and those with mental illness or addictions. Through site design, maximize opportunities for ground-oriented units and housing suitable for families, including two- and three-bedroom units.



COMMUNITY CONNECTIONS

Integrate the OTC site into the neighbourhood by providing new pedestrian, cyclist and vehicle connections. Site design should provide for the integration of various transportation modes by prioritizing walking and cycling, while connecting to existing and anticipated public transit systems.



*Ridgeway
Greenway along
37th Avenue*

SUSTAINABLE SYSTEMS AND GREEN INFRASTRUCTURE

Achieve an exceptional standard of sustainability through site design, architecture, energy systems, water use and rainwater management, as well as urban food and waste systems. Large sites such as the OTC are fundamental to support the city's goals of achieving low carbon neighbourhood energy systems.



PUBLIC FEEDBACK ON CONCEPTS

Three concept plans were presented at the last open houses. Below are the concepts and a summary of the public feedback we received.

CONCEPT A: GREEN PROMENADE

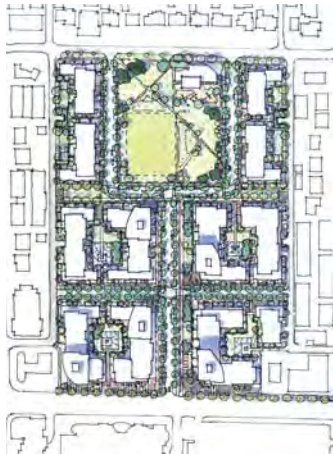
A 'green promenade' creates an inviting entrance, leading to a significant new park at the north end of the site.

WHAT WE HEARD

- **28%** of respondents (11 of 40) preferred Concept A

Likes

- Central access to site from 41st Avenue
- Symmetrical design
- Courtyards and small, inner gardens
- Park location
- Offers views to the North Shore Mountains



CONCEPT B: PARK AND MEWS

An internal 'mews' street structure results in a finer-grain block pattern, which provides for a greater variety of building types from townhouses to apartment buildings.

WHAT WE HEARD

- **13%** of respondents (5 of 40) preferred Concept B

Likes

- Diversity of housing types and forms
- Height focused on 41st Avenue
- Appropriate scale that respects context
- North-south connections
- Park on northern edge bounded by streets



CONCEPT C: CENTRAL GREEN

A curved street creates a more organic pattern than the surrounding street grid and allows for an interesting architectural response fronting the park.

WHAT WE HEARD

- **28%** of respondents (11 of 40) preferred Concept C

Likes

- Curved street
- Opportunity for architectural interest
- Placement of retail frontage
- Gradual building heights
- Location of park at the centre of site - more units will look onto open space
- Feels welcoming and open
- Massing concentrated at busiest corner

Dislikes

- Street network wastes space
- Park is too limited



NO PREFERENCE

WHAT WE HEARD

- **33%** of respondents (13 of 40) had no preference
- All concepts are too dense
- All options need more density and height - wasted opportunity, if not delivered
- Should be more inventive with scale and typology to achieve affordable housing
- Prioritize the provision of housing for families with children
- Highest buildings on 41st Avenue will cast the remainder of site in shadow
- Preference for a concept with stronger emphasis on walking and cycling



This feedback has been incorporated into the creation of a new preferred concept.

PREFERRED CONCEPT PLAN

PREFERRED CONCEPT



View from the intersection at 41st Avenue, looking north into the site



Illustrative massing plan

Based on public feedback, draft guiding principles, established City policies and technical staff review, a new concept has been developed. The concept combines the most desirable elements from the initial concepts including:

- A 2.3 acre central park, including a childcare facility, bound by public streets on all sides
- Increased housing variety (3/4 of the density in buildings under 6-storeys) and more units overlooking the park
- A central curved street with protected bicycle lanes
- A new pedestrian connection aligned with 39th Avenue
- Retail fronting 41st Avenue creating an active and inviting entrance to the site
- The tallest buildings (up to 15 storeys) located along 41st Avenue
- Views through to the North Shore mountains, framed by buildings along the park edge

The proposed curved street is inspired by the local Oakridge context, where curves are a defining element in the patterning of the neighbourhood and reflects an approach to soften the formal street grid.



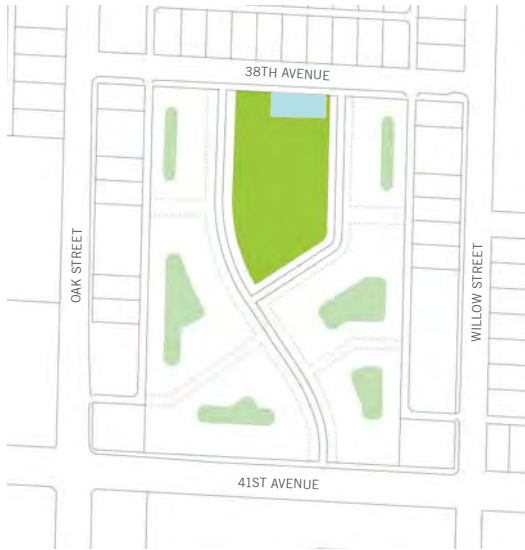
Neighbourhood street pattern



Concept plan

PREFERRED CONCEPT PLAN

OPEN SPACE



LEGEND

- PARK
- PRIVATE OPEN SPACE
- DAYCARE

- Large public park located at the north end of the site, bounded by public streets on all sides
- Park is large enough to accommodate a youth size playfield, children's play area, childcare centre, and areas for passive recreation
- Private courtyard spaces as amenities for residents and potential area for rainwater management and urban agriculture

MOBILITY



LEGEND

- PEDESTRIAN PATH
- PRIMARY BIKE ROUTE
- SECONDARY BIKE ROUTE
- NEW STREET
- NEW LANE

- New north-south street connection through the site with a 'split' street network
- New streets and lanes provide safe and comfortable cyclist and pedestrian connections
- Proposed protected bike lanes on main north-south street

LAND USE



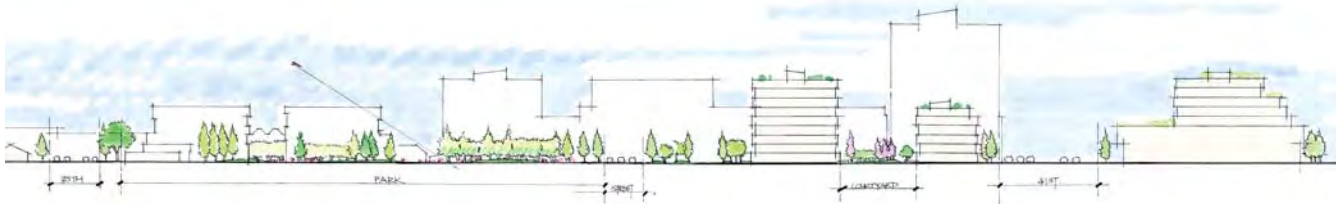
LEGEND

- RESIDENTIAL 3-6 STOREYS
- RESIDENTIAL 6-12 STOREYS
- RESIDENTIAL 15 STOREYS
- RETAIL
- DAYCARE
- PARK
- DOWNWARD HEIGHT TRANSITION

- Primarily a residential mid-rise district
- Building heights transition down to existing developments east and west of the site
- Highest buildings are in the centre of the site and along 41st Avenue
- Childcare centre is located in the park adjacent to 38th Avenue
- Local serving retail located along 41st Avenue

PREFERRED CONCEPT PLAN

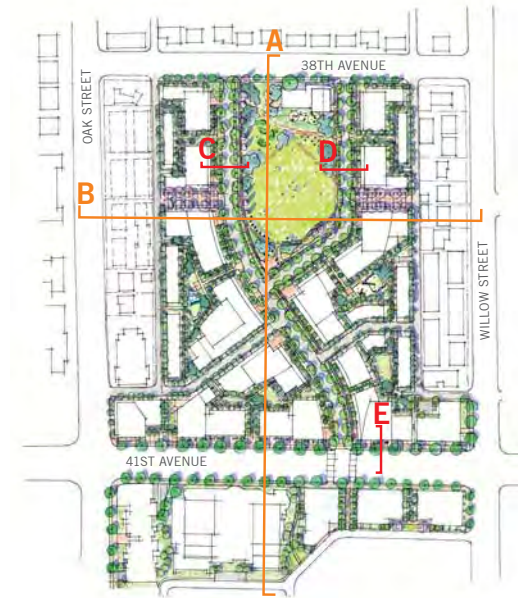
SITE SECTIONS



SECTION A: LOOKING EAST



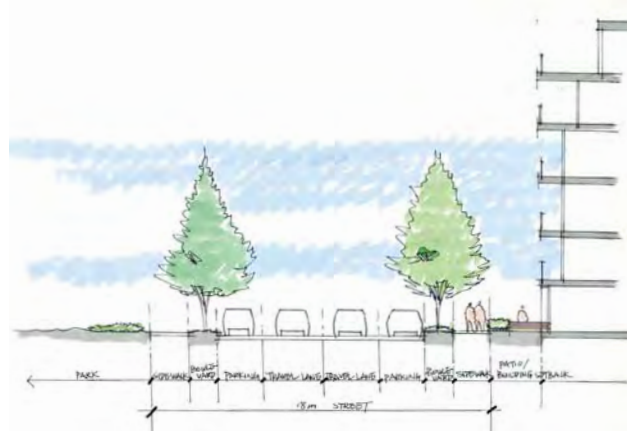
SECTION B: LOOKING NORTH



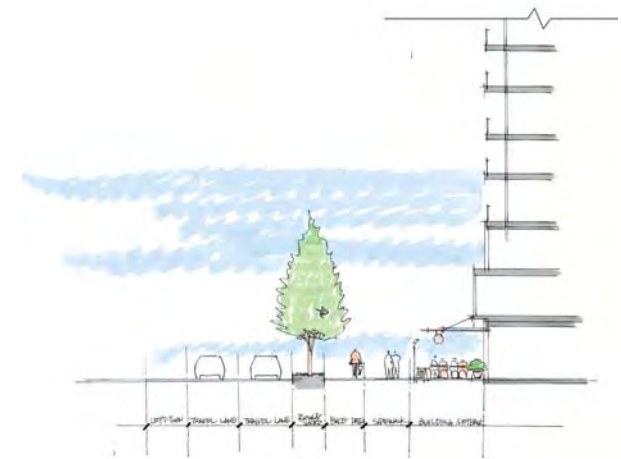
STREET SECTIONS



SECTION C: WEST SIDE OF PARK



SECTION D: EAST SIDE OF PARK



SECTION E: 41ST AVENUE NORTH

EMERGING POLICIES

KEY ELEMENTS IN THE POLICY STATEMENT

The Policy Statement will contain directions for the following categories:

- **Land Use and Density**
- **Public Amenities**
- **Parks and Open Spaces**
- **Building Types and Heights**
- **Circulation and Transportation**
- **Sustainability**
- **Adjacent Sites**

The guiding principles and the proposed concept plan have been created to describe various objectives relating to the categories above, and will be used to inform how the site will develop through the rezoning and development permit phases.



* Images generated by members of the public at the illustrated brainstorming session

LAND USE AND DENSITY

Density

- A gross floor area of approximately 117,500 square metres (1,265,000 sq. ft.) is proposed. The floor space ratio or FSR (a measure of density) is approximately 2.1 over the entire site or 2.5 if the park is excluded from the calculation.

*The gross density is based on the full site area including the park, streets, childcare facility and other areas that would normally be excluded from floor area, such as external wall thickness, storage areas, enclosed balconies, etc.

Residential Uses

- Approximately 1,250 housing units (approx. 1,240,000 sq.ft.) are proposed in a variety of building types and sizes.

* Affordable Housing

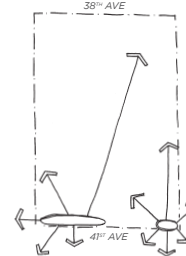
- 20% of housing units are for affordable housing, e.g. social housing targeted towards low to moderate income households.

Family Housing

- A minimum of 35% of the market units will be 2-3 bedrooms, comprised of at least 10% 3 bedrooms, and designed in accordance with the *High-density Housing for Families Guidelines*.
- 50% of the affordable housing units will be for families with children.

Local-serving Retail

- Approximately 10,000 to 20,000 sq.ft. of local serving retail will be provided to animate the public realm on 41st Avenue and create an inviting entrance to the site.



* Childcare Centre

- An optimally-sized, fully-finished and equipped, childcare centre designed in accordance with the *Childcare Design Guidelines* will be provided. The preferred concept illustrates a 69-space childcare centre.



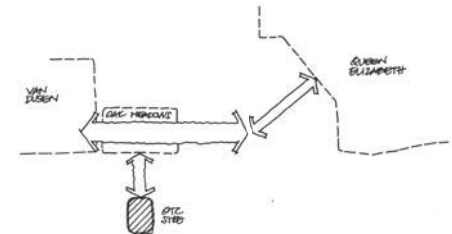
PARK AND OPEN SPACE

* Park and Open Space

- More than 2 acres of park and public open space will be provided to accommodate a youth-size playfield, children's play area and areas for passive recreation. The preferred concept has 2.3 acres of park, which also accommodates a childcare facility and associated uses.

Ecological Network

- Parks and open space will be designed to contribute to the City's larger ecological network and will build on and contribute to the natural spaces in Oak Meadows Park, VanDusen Botanical Garden and Queen Elizabeth Park.



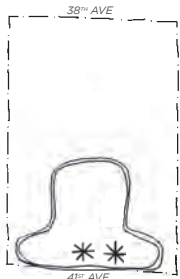
Public amenities identified in the draft preferred concept

EMERGING POLICIES continued...

BUILDING TYPES AND HEIGHTS

Building Variety and Design

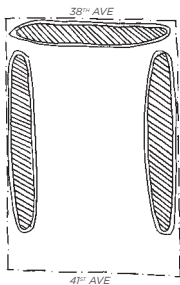
- Buildings are varied in scale and type and limited in length, with a mix of types from ground-oriented townhouses to higher mid-rise buildings of 12 to 15 storeys.



Opportunities for Height

- Two taller buildings, up to a maximum of 15 storeys, are located centrally on the site along 41st Avenue to reduce impacts on existing development.

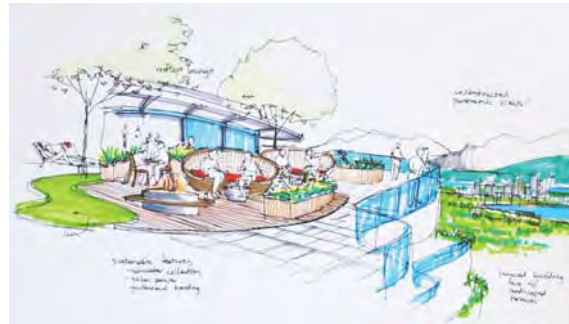
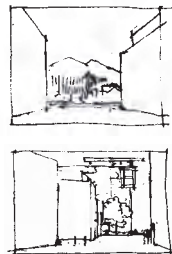
Views



Transitional Edges

- Ensure that a respectful relationship and transition to the surrounding community is provided through appropriately scaled buildings along the neighbouring laneways.

- The placement of public open space and buildings frame views through the site to the North Shore mountains and provide a visual connection from 41st Avenue to the new park.



CIRCULATION AND TRANSPORTATION

Integration and Permeability

- New streets connect to the existing neighbourhood and invite pedestrians and cyclists into and through the site.
- A new east-west pedestrian mews is proposed to align with 39th Avenue, increasing permeability and connectivity to the surrounding neighbourhood.



Streets for People

- Design new streets to prioritize people walking and cycling over motorized vehicles. The site will be comfortably and safely accessed by people of all ages and abilities walking and cycling.



* Bicycle Connections

- Separated bicycle paths are proposed on 41st Avenue and the new north-south street.

SUSTAINABILITY

- An exceptional standard of sustainability will be achieved through site and building design, energy systems, water use and rainwater management, as well as urban food and waste systems.
- Integrate visible rainwater management strategies focused on water quality protection and rainwater detention.
- This site will be required to connect to the future Cambie Corridor Neighbourhood Energy Utility and potentially provide a peaking plant for the system.



ADJACENT SITES

- Key sites including the Petro-Canada gas station, Oakmont Medical Building, and Jewish Community Centre (JCC) are included in the OTC planning to ensure a comprehensive approach for 41st Avenue. *(For more information, refer to Adjacent Sites boards)*



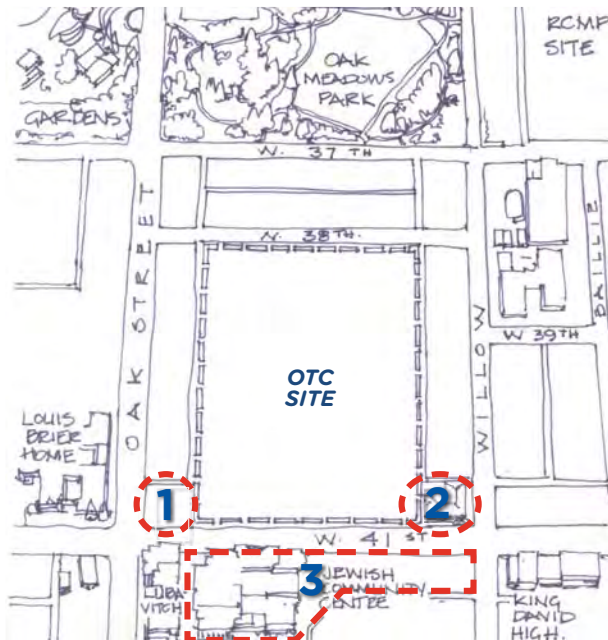
Public amenities identified in the draft preferred concept

ADJACENT SITES

Through the work on the OTC site, *three adjacent sites* have been identified for inclusion in the study area.

There are several reasons for including the adjacent sites:

- Importance of the sites in creating a comprehensive plan for 41st Avenue between Oak and Willow streets.
- The gas station and Oakmont Medical Centre sites are important in determining where to locate the tallest buildings on the OTC site.
- The Oakmont Medical Centre is not included in either the Oakridge Langara Policy Statement or the Cambie Corridor Phase 2 Plan.
- Future development potential of the Jewish Community Centre informs location of new streets to serve the OTC site and integrates with planning along 41st Avenue.



1. Petro-Canada Station

An 8-storey building is proposed to mark this prominent corner and provide a transition to the OTC site. Similar building forms are proposed for corner sites along the Cambie Corridor, e.g. 49th Avenue.

On this site:

- A mixed-use building will be considered up to 8 storeys
- Above 5 storeys, upper floors will be stepped back from Oak Street and 41st Avenue
- Any development proposal will include public realm improvements and establish public benefits



2. Oakmont Medical Centre

A 6-storey building, consistent with the Cambie Corridor Plan, is proposed on this site, completing the vision for the north side of 41st Avenue. Similar building forms are proposed to the east on 41st Avenue.

On this site:

- A residential or mixed-use building will be considered up to 6 storeys
- Choice of use at grade will be considered (e.g. office, retail, residential)
- Above 4 storeys, upper floors will be stepped back from 41st Avenue
- Any development proposal will include public realm improvements and establish public benefits

3. Jewish Community Centre (JCC)

The Jewish Community Centre (JCC) is an important cultural facility serving residents of Vancouver and the local Oakridge area. Part of the planning for the OTC site is to anticipate change associated with the JCC.

Site Analysis

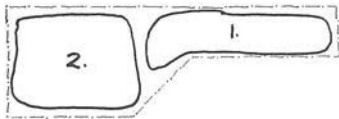
- The site is 1.35 hectares (3.34 acres)
- Existing zoning CD-1 (285) allows for a community centre with recreational, cultural, service and administrative functions
- The site is fully developed at 0.75 FSR
- The OLPS allows stacked townhouses and low-rise apartments up to 1.2 FSR with a height limit of 40 feet on the parking lot
- Sites over 2 acres are required to meet the City's *Rezoning Policy for Sustainable Large Developments*

Guiding Principles

Future Development will be guided by these principles:

Phased Development

Redevelopment of the JCC can be phased over time, with the first phase of development focused on the parking lot. Future phases may require reconfiguration of the community centre.

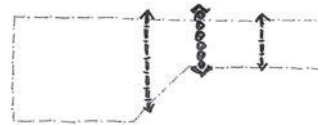


Diversity of Uses

Redevelopment of the JCC will include a diversity of uses including residential, office and retail space, in addition to the existing recreational and cultural focus, to ensure financial sustainability over the long term.

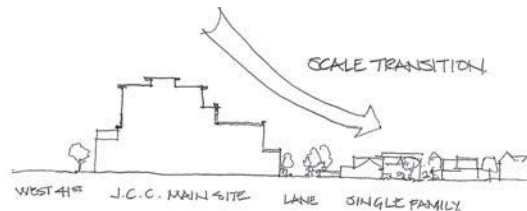
Neighbourhood Connections and Permeability

The JCC site is nearly 800 feet in length. New buildings should be limited in length to increase permeability. A new connection that aligns with Laurel Street and the proposed OTC street should be provided.



Transitional Edges

Buildings must be designed to provide a transition to single-family housing south of the JCC site.



Synergies with the OTC Site

Ensure that active ground-level uses are proposed on the JCC site, and that building placement, massing and heights are complimentary across 41st Avenue.

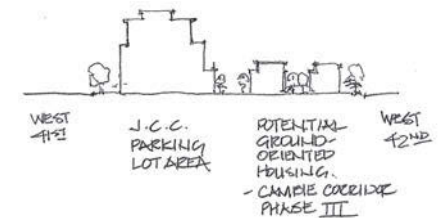
Height Pattern

Three mid-rise buildings will be considered on the parking lot with heights up to 9 storeys. The existing properties south of the parking lot are identified for further study as part of the Cambie Corridor Phase 3 planning.

Two mid-rise buildings will be considered on the deeper western section of the site as part of a comprehensive plan for renewal of the community centre.

Upper Level Massing and Stepbacks

Building massing should consider solar access to pedestrian areas on the north side of 41st Avenue. Floors above the 5th level should generally step back to enhance sunlight access and to reduce the apparent massing from the pedestrian perspective. Upper level massing should be reduced through upper level stepbacks and terracing.



Emerging Policies

In addition to addressing the guiding principles, the following can be considered on the JCC site:

Parking lot:

- Three mixed-use buildings of varied heights, up to 9 storeys will be considered
- Choice of use at grade
- Upper levels will be stepped back from 41st Avenue

Community Centre

- Two mid-rise buildings of varied heights may be considered integrated with the community centre

Any development proposal will include public realm improvements and establish public benefits.



WHAT'S NEXT?

Your feedback today will be used to refine the preferred concept plan and emerging policies. Staff will take away your feedback and draft the Policy Statement which will include directions on land use, density and building heights, and a public amenity package.



FILL OUT A COMMENT FORM

Please let us know what you thought about the information presented today. Fill out the comment form available at this open house or online by **July 17, 2015**. Your feedback is valuable to how the Policy Statement and concept plan are refined.



STAY INVOLVED

- Add your name to our email list or sign in today to be notified when the Council Report with the Policy Statement and Council meeting details are posted online.
- Come to the next event and tell us what you think about our progress.



HOW YOU CAN PROVIDE INPUT:

1. Talk to a member of the planning or design team.
2. Fill out a comment sheet here, or later online at **vancouver.ca/otc**. If you've filled out a comment sheet today, please drop it off at the sign-in table or mail it back to us (address on the form).
3. Write to us at: **otc@vancouver.ca**.