

OAKRIDGE CENTRE - ISSUES AND DIRECTIONS



Council Presentation
May 29th, 2013

OAKRIDGE CENTRE REZONING

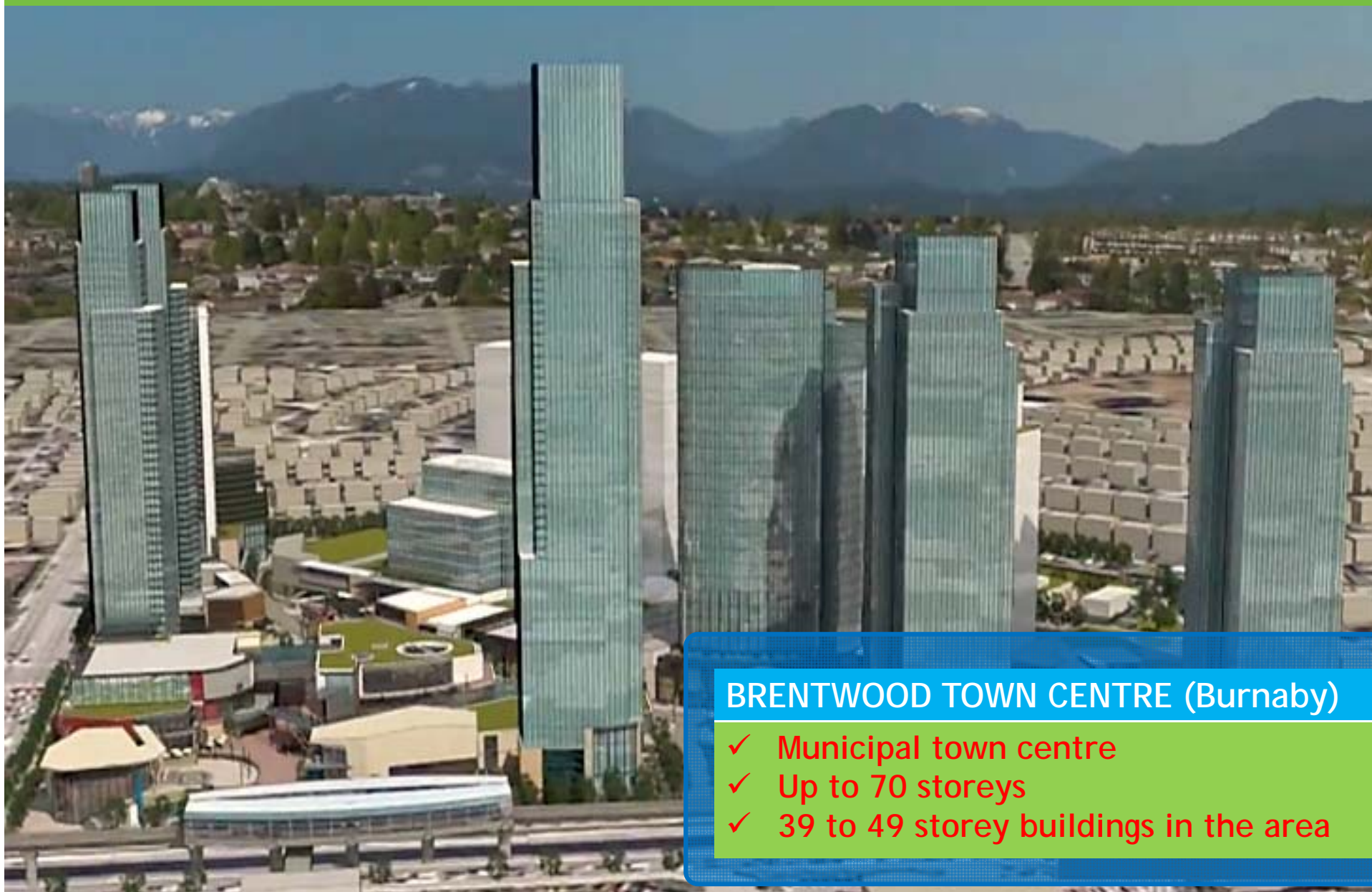
Introduction

PURPOSE

- Awareness of issues related to Oakridge Centre Rezoning
- Receive high level direction from Council to be used to shape a revised rezoning application

OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Comparable Developments in Metro Vancouver



BRENTWOOD TOWN CENTRE (Burnaby)

- ✓ Municipal town centre
- ✓ Up to 70 storeys
- ✓ 39 to 49 storey buildings in the area

OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Comparable Developments in Metro Vancouver



SURREY CITY CENTRE (Surrey)

- ✓ Regional Town Centre
- ✓ Recent Approvals 24 to 48 Storeys

OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Comparable Developments in Metro Vancouver



METROTOWN (Burnaby)

- ✓ Regional Town Centre
- ✓ Recent Approvals 35 to 57 Storeys

OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Comparable Developments in Metro Vancouver

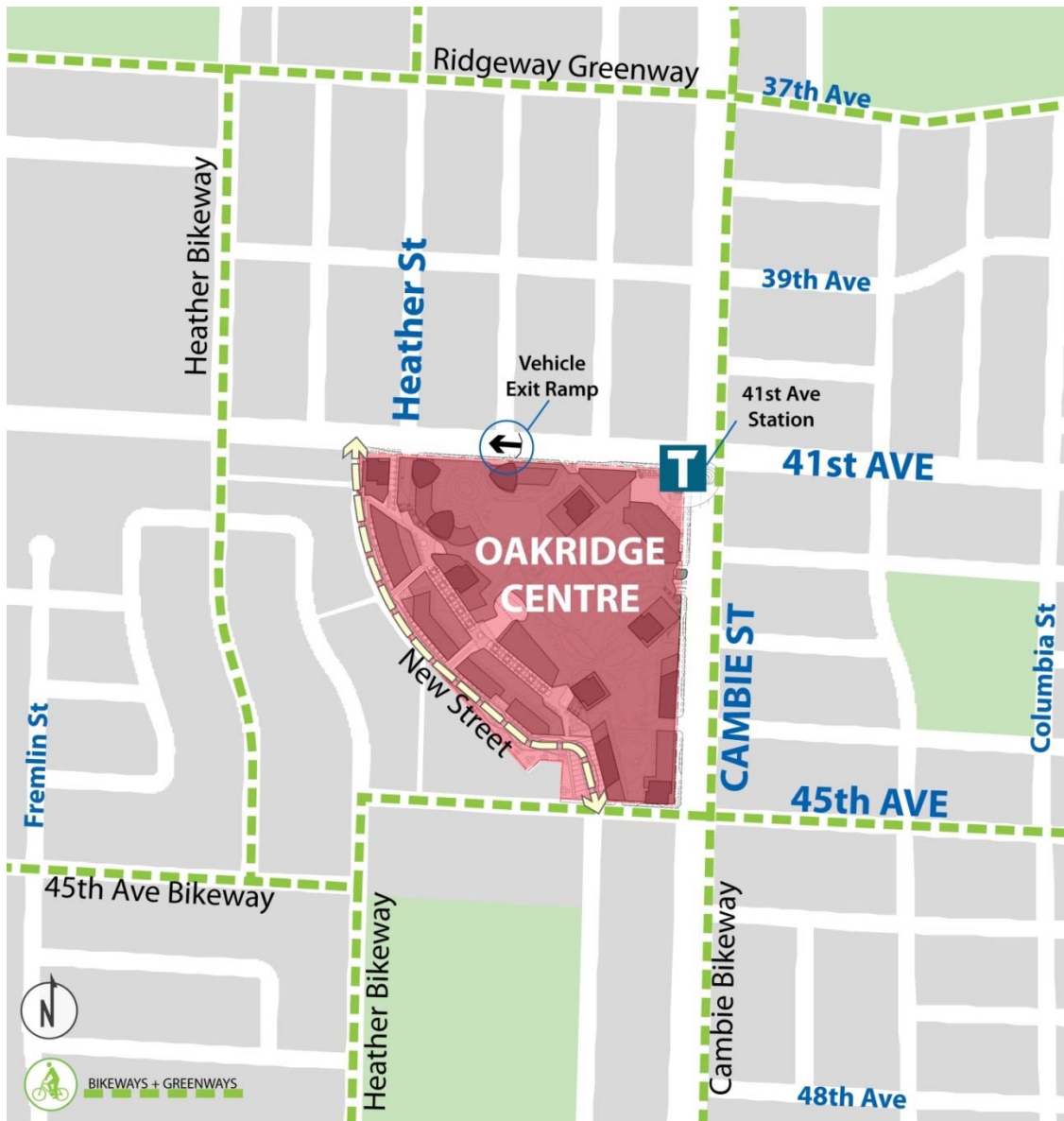


Coquitlam City Centre (Coquitlam)

- ✓ Regional Town Centre
- ✓ Recent Approvals low-30s to 43 Storeys

OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Site Context



MUNICIPAL TOWN CENTRE

- ✓ Only Municipal Town Centre in Vancouver
- ✓ High and Medium Density Housing (similar to Regional Town Centres)
- ✓ Employment to serve the municipal level (as opposed to region-wide)
- ✓ Located at Transportation Hub

OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Oakridge Centre Policy Statement (2007)



- Mixed use redevelopment
- Varied building forms (heights up to 24 storeys)

OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

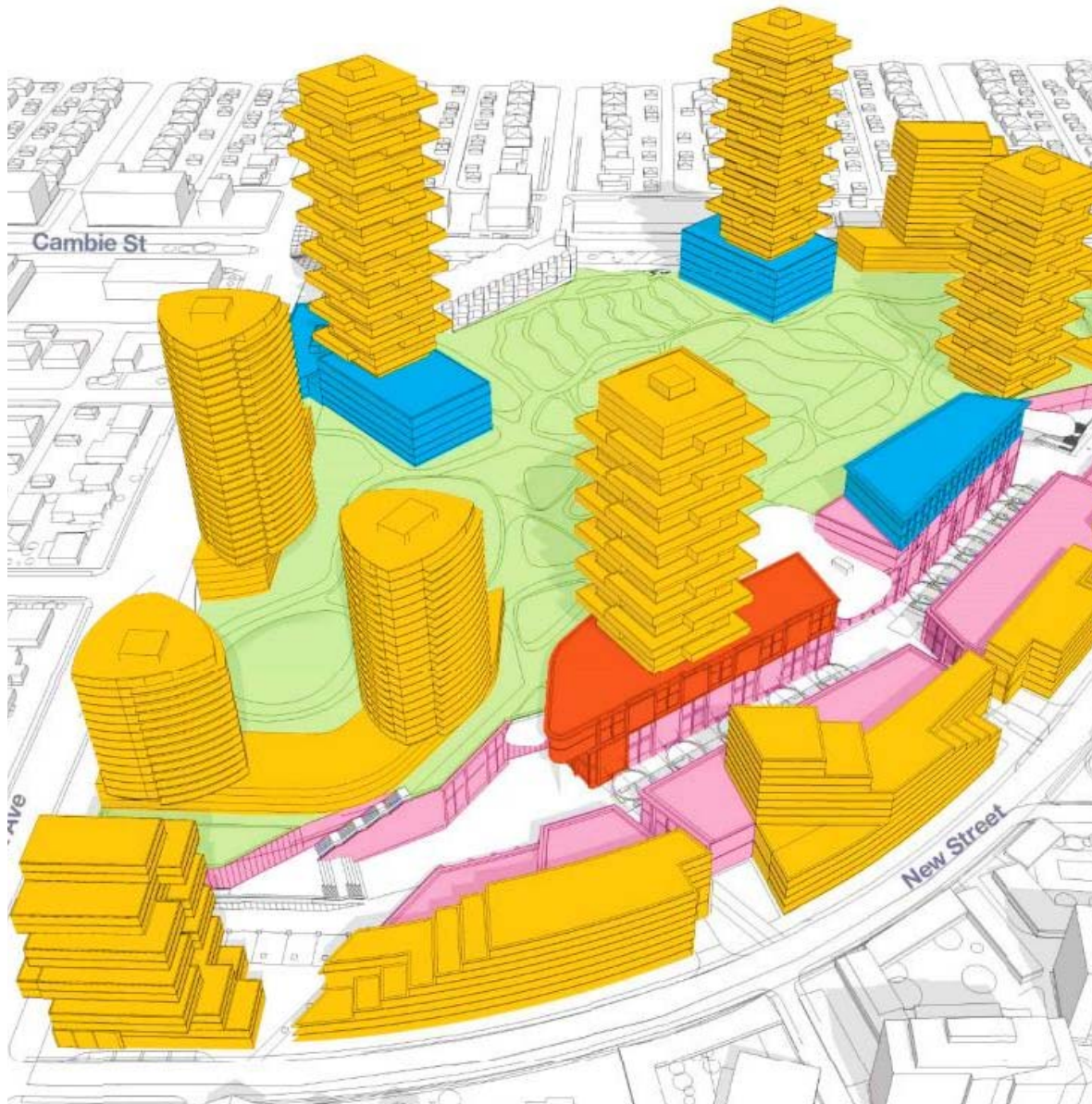
July 2012 Council Direction

COUNCIL DIRECTIONS

- ✓ Consider redevelopment proposals for Oakridge Centre that vary from the parameters established in the Oakridge Centre Policy Statement (2007).
- ✓ Staff to work with the community to define and to carry out an enhanced program of public consultation during the Oakridge Centre rezoning process that recognizes its scale and strategic significance.

OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Rezoning Proposal



OAKRIDGE CENTRE TODAY

- ✓ 620,000sq-ft Retail
- ✓ 126,000sq-ft Office
- ✓ 26,000sq-ft Amenity
- ✓ 50,000sq-ft Residential

**TOTAL: 822,000sq-ft
7 Storeys (Commercial)**

2012 REZONING APPLICATION (Proposed)

- ✓ 1,430,600sq-ft Retail
- ✓ 424,259sq-ft Office
- ✓ 45,000sq-ft Amenity
- ✓ 2,697,700sq-ft Residential

**TOTAL: 4,597,599sq-ft
45 Storeys (Tallest Tower)**

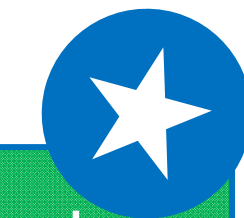
OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Issue #1: Land Use

USE	CURRENT	PROPOSED
RETAIL FLOORSPACE:	620,000sq-ft	1,400,000 sq-ft
OFFICE FLOORSPACE:	125,000sq-ft	425,000 sq-ft
TOTAL JOBS ON SITE:	2,000 Jobs	5,000 Jobs

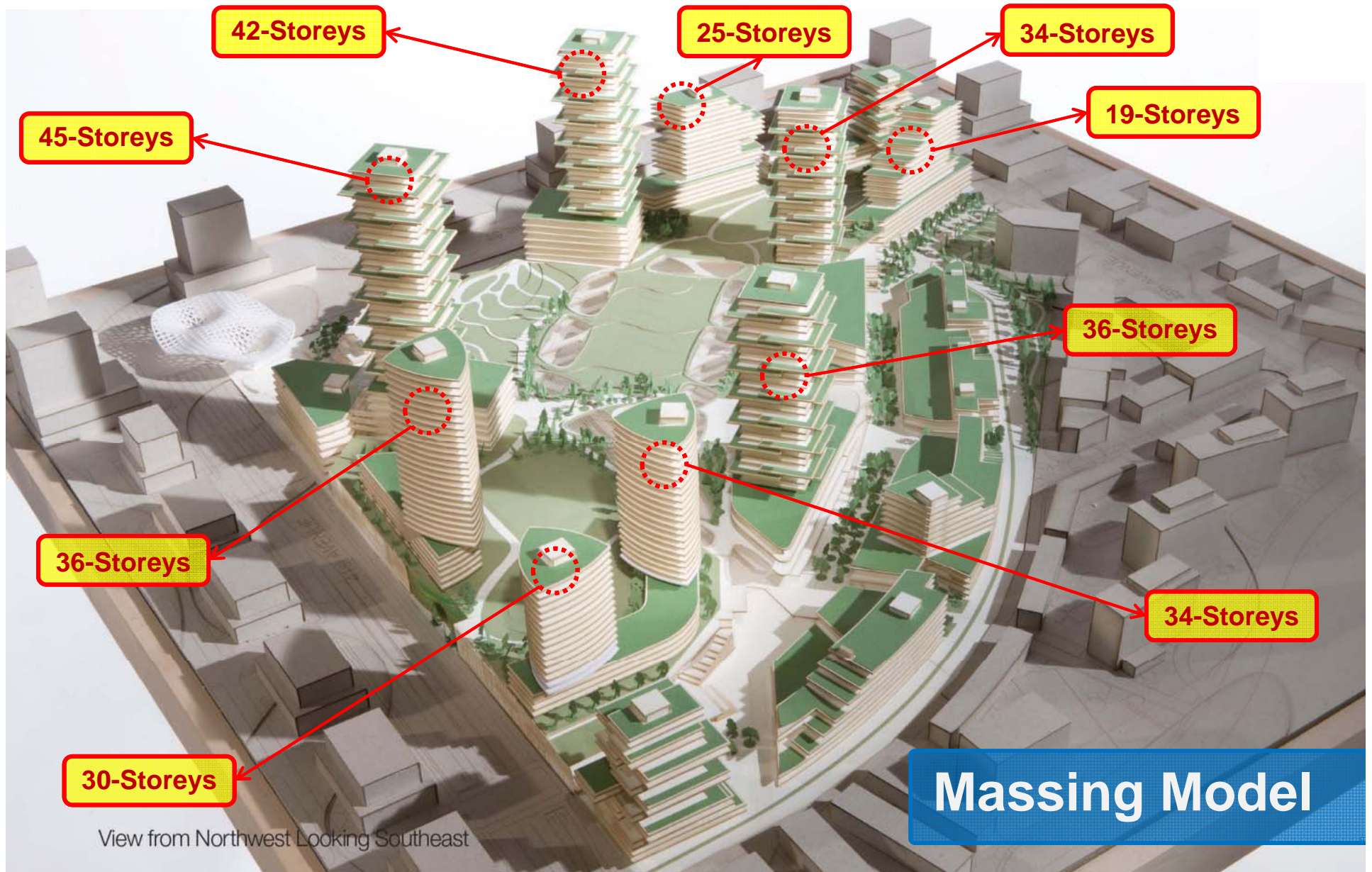
- ✓ “Protect, enhance, increase, and densify employment spaces” (Vancouver Economic Action Strategy)
- ✓ Space for 24,000 additional jobs outside the Downtown/Broadway areas are required by 2031. (Metro Core Jobs and the Economy Plan)

STAFF RECOMMENDATION: Consider an intensification beyond density envisaged in the 2007 Oakridge Centre Policy Statement



OAKRIDGE CENTRE ISSUES AND DIRECTIONS

Issue #2: Built Form + Height



OAKRIDGE CENTRE ISSUES AND DIRECTIONS

Issue #2: Built Form + Height

What is an **appropriate height and form** of development for Oakridge Centre



CONSIDER OAKRIDGE CENTRE IN THE CONTEXT OF:

- ✓ Metro Vancouver
- ✓ Vancouver and the Canada Line
- ✓ Local Surroundings and Policy

OAKRIDGE CENTRE ISSUES AND DIRECTIONS

Issue #2: Built Form + Height

METRO VANCOUVER: COMPARABLE DEVELOPMENTS

39
to 70
Storeys



BRENTWOOD TOWN CENTRE

24
to 48
Storeys



SURREY CITY CENTRE

Low-30s
to 43
Storeys



COQUITLAM CITY CENTRE

35
to 57
Storeys



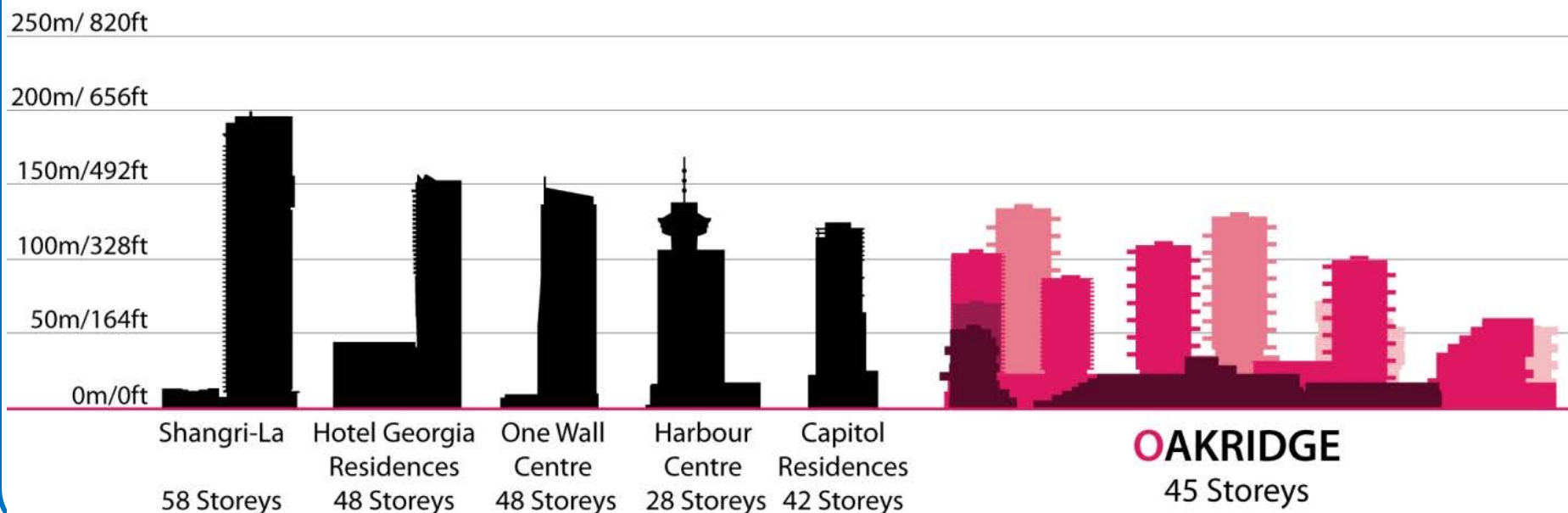
METROTOWN

OAKRIDGE CENTRE ISSUES AND DIRECTIONS

Issue #2: Built Form + Height

VANCOUVER: DOWNTOWN BUILDINGS + RECENT TODs

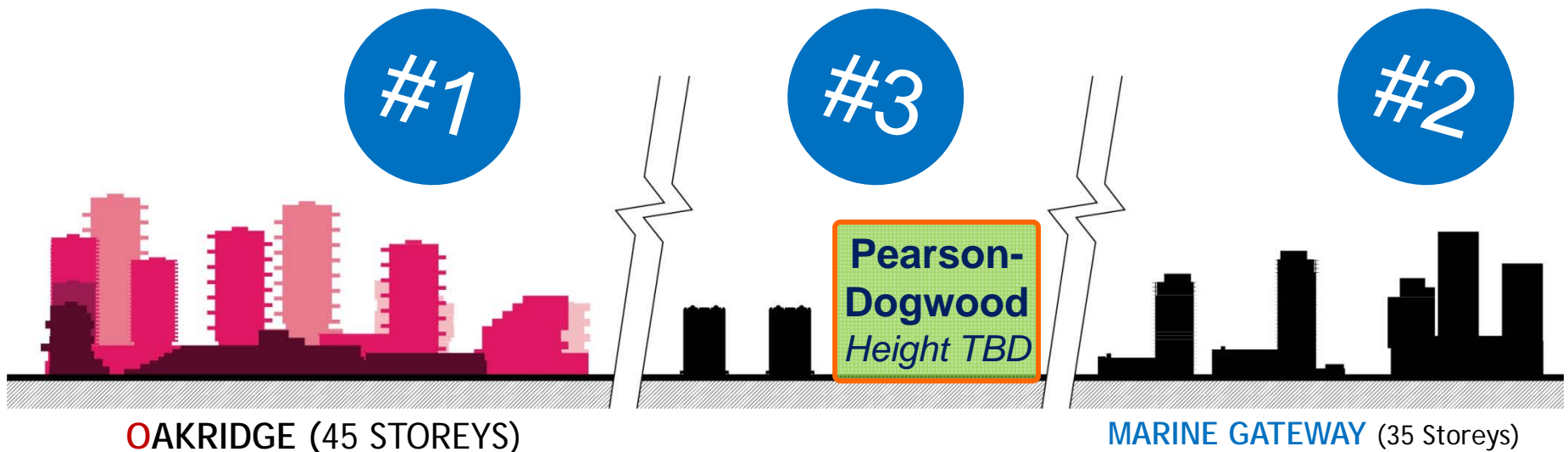
- ✓ Vancouver's taller downtown buildings
 - Up to 58 Storeys (~600 feet)
- ✓ Cambie and Marine Station on Canada Line
 - Up to 35 Storeys
- ✓ Joyce-Collingwood Expo Line
 - Recent Approvals 31 Storeys



OAKRIDGE CENTRE ISSUES AND DIRECTIONS

Issue #2: Built Form + Height

CAMBIE CORRIDOR - HIERARCHY OF STATION AREAS



OAKRIDGE CENTRE

- Municipal Town Centre
- Major crossroads: Canada Line and current/future 41st Ave transit

Langara/Pearson

- Future Transit Station
- Limited east-west connections

Marine + Cambie

- 2 to 5 Acre sites
- Transit Hub

OAKRIDGE CENTRE ISSUES AND DIRECTIONS

Issue #2: Built Form + Height

2007 POLICY STATEMENT PRINCIPLES

- ✓ Variety, Transitions, Minimize Shadow Impact
- ✓ Explored Lower, more Massive Buildings vs. Taller, more Slender Buildings
- ✓ Taller Height Range = More Flexibility to Achieve Principles

STAFF RECOMMENDATION: Consider a range of heights to a maximum of 45 storeys, noting other significant built form issues to be addressed through the process



OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Public Benefits

PUBLIC BENEFITS - NEEDS ASSESSMENT

- ✓ Affordable Housing
- ✓ Parks + Public Spaces
- ✓ Civic Centre
 - Community Centre
 - Library
 - Childcare

DELIVERY

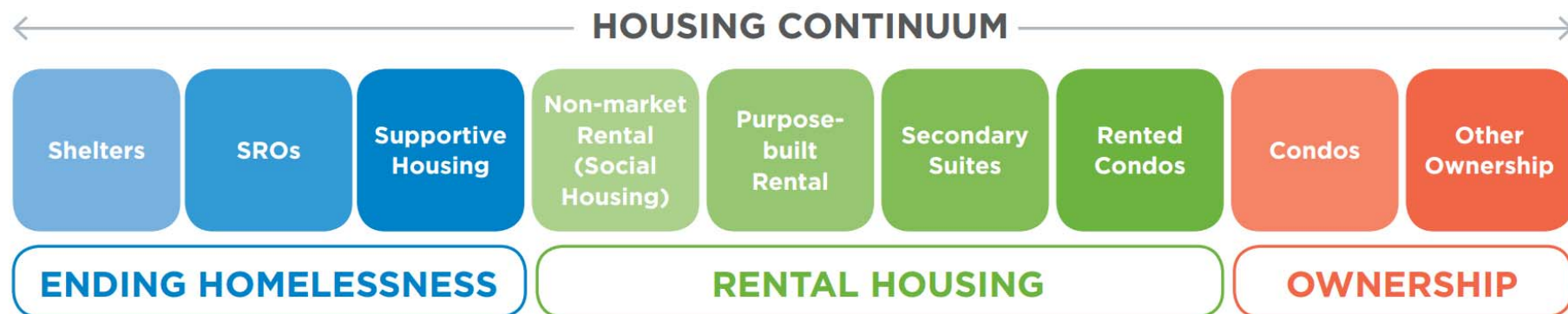
- ✓ Funding of Amenities

OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Issue #3 - Affordable Housing

HOUSING PARAMETERS

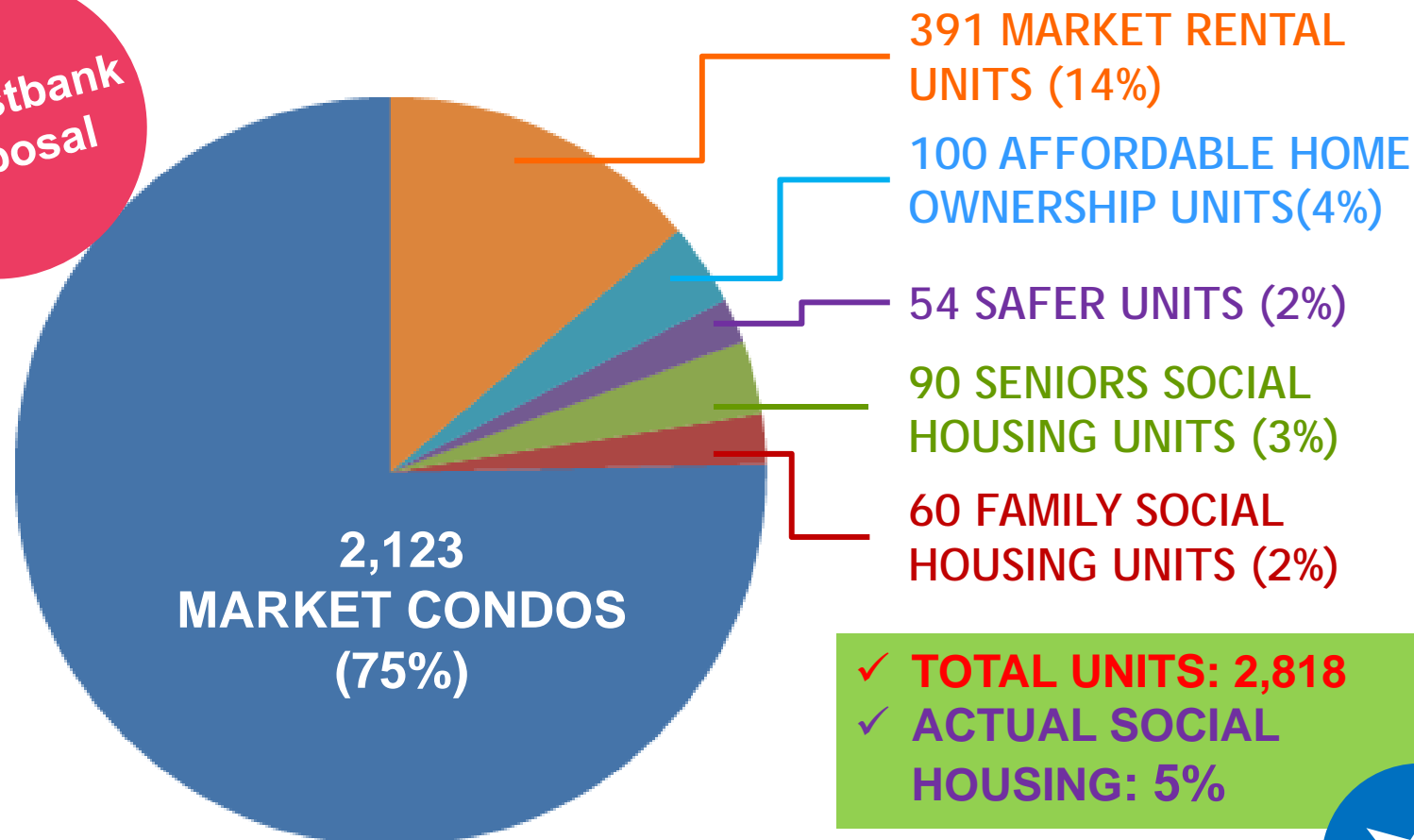
- ✓ **1993 Covenant for 1 Acre of land**
 - To house 96 Units of Seniors Housing
- ✓ **20% Affordable Housing Requirement on All Major Projects Sites**
- ✓ **Goal of Turnkey Affordable Housing Units**



OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Issue #3 - Affordable Housing

IC-Westbank
Proposal



STAFF RECOMMENDATION: Work with applicant to revise application to help address the City's inclusionary housing policy.



OAKRIDGE CENTRE REZONING

Issue #4: Parks and Public Spaces



OUTSTANDING PARK OBLIGATION

✓ 1983 Subdivision:

- Produced requirement for 3.085 acres of park land on site

✓ 1991 Rezoning:

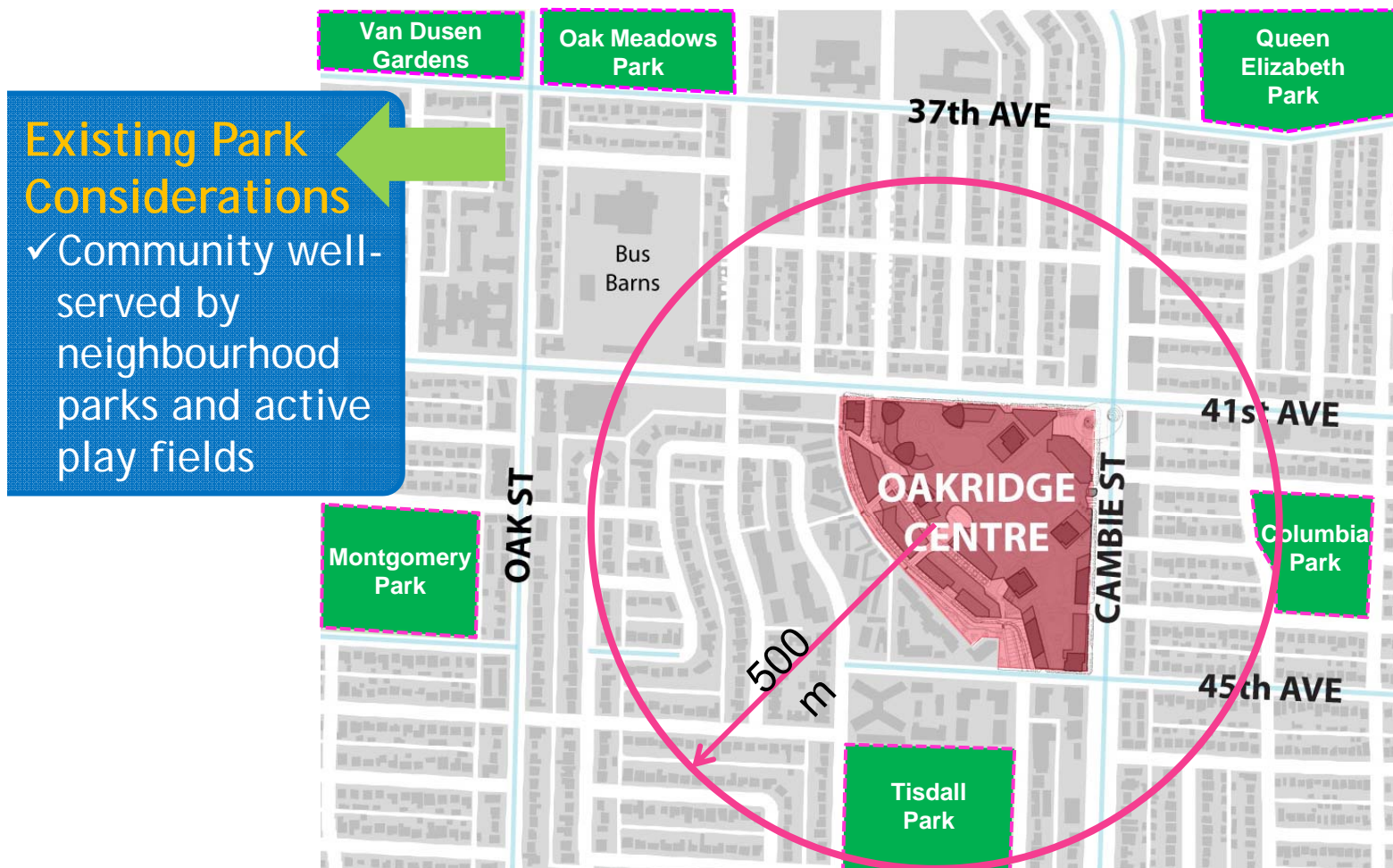
- Reduced requirement to 2.83 acres

✓ Subdivision Bylaw

- City to determine whether it to take cash payment-in-lieu or land on site

OAKRIDGE CENTRE REZONING

Issue #4: Parks and Public Spaces



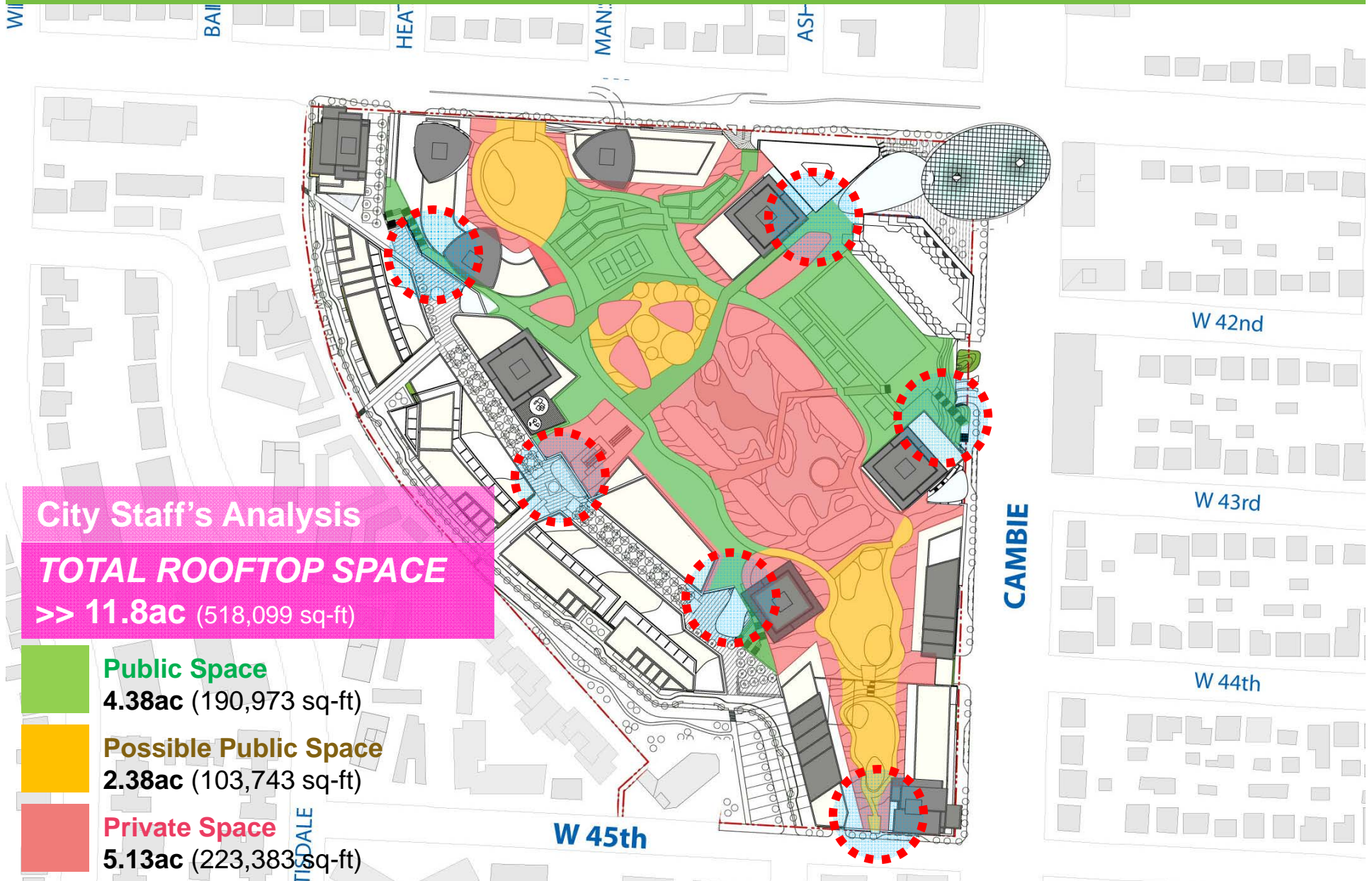
Existing Park Considerations
✓ Community well-served by neighbourhood parks and active play fields



STAFF RECOMMENDATION: Accept cash payment-in-lieu of park land to fulfill the Outstanding Obligation

OAKRIDGE CENTRE REZONING

Issue #5: Parks and Public Spaces

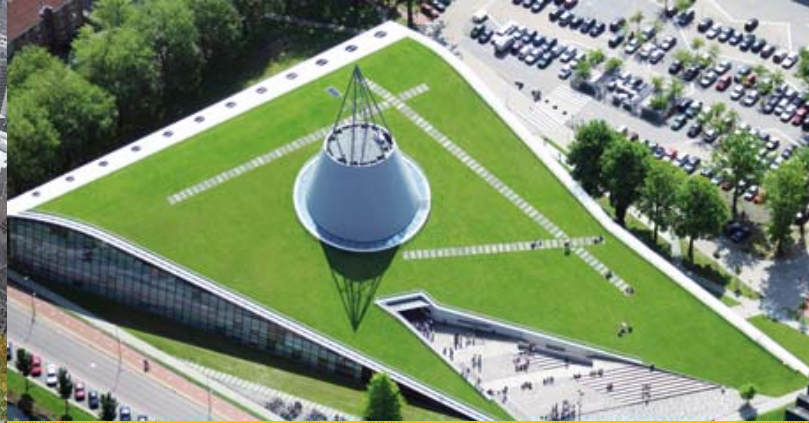


OAKRIDGE CENTRE REZONING

Issue #5: Parks and Public Spaces



**TORONTO CITY HALL
ROOF GARDEN** (Toronto)



**DELFT UNIVERSITY
LIBRARY** (Delft, Netherlands)



**VIVOCITY
ROOF GARDEN** (Singapore)



**BRICKELL SOCCER
ROOF TOP** (Miami, FL)



**HYPAR PAVILLION
LINCOLN CENTRE** (New York City)



**KAISER CENTRE
ROOF TOP** (Oakland, CA)

OAKRIDGE CENTRE REZONING

Issue #5 - Parks and Public Spaces

CONSIDERATIONS FOR ROOFTOP OPEN SPACE

- ✓ **Quantity vs. Quality**
- ✓ **Accessibility for All Residents**
- ✓ **Performance Standards**
- ✓ **Options for Programming**
 - To be determined in consultation with the community
- ✓ **Maintenance Obligations**
 - Responsibility of the mall owner



STAFF RECOMMENDATION: Accept the on-site roof space as an amenity for the community.

OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

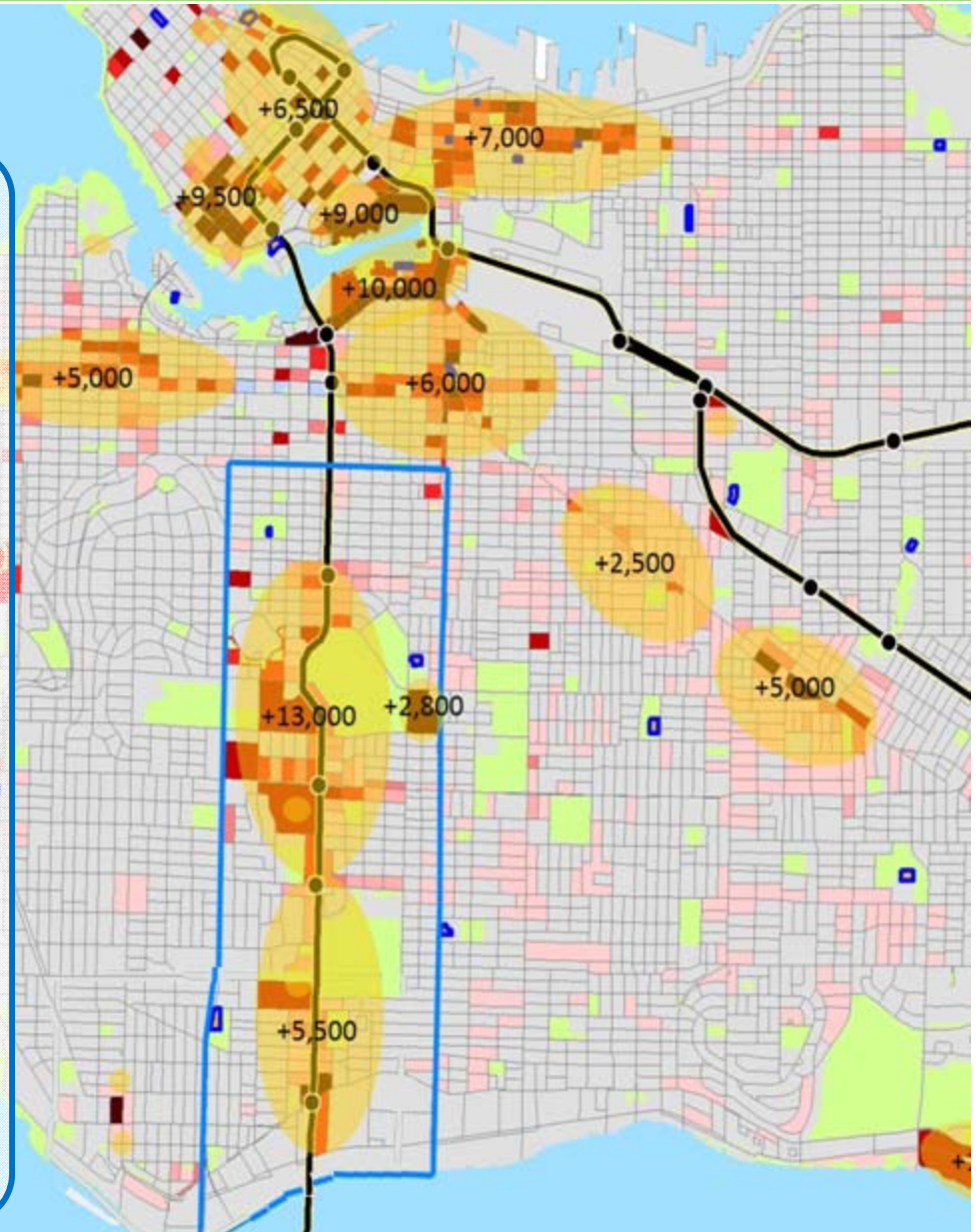
Issue #6 - Civic Centre

**POPULATION GROWTH:
2011 - 2041**

**CURRENT POPULATION:
23,000**

**TOTAL PROJECTED 2041
POPULATION:
49,000 to 53,000**

- ✓ Cambie Corridor Phases 2 + 3
- ✓ Marpole Community Plan
- ✓ Major Project Sites



OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Issue #6 - Civic Centre



OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Issue #6 - Civic Centre

Library Locations



UNIVERSITY
ENDOWMENT
LANDS

CHANGES

Terry Salman Library

- recently upgraded

Oakridge Library

- anticipate renewal & expansion through Oakridge development

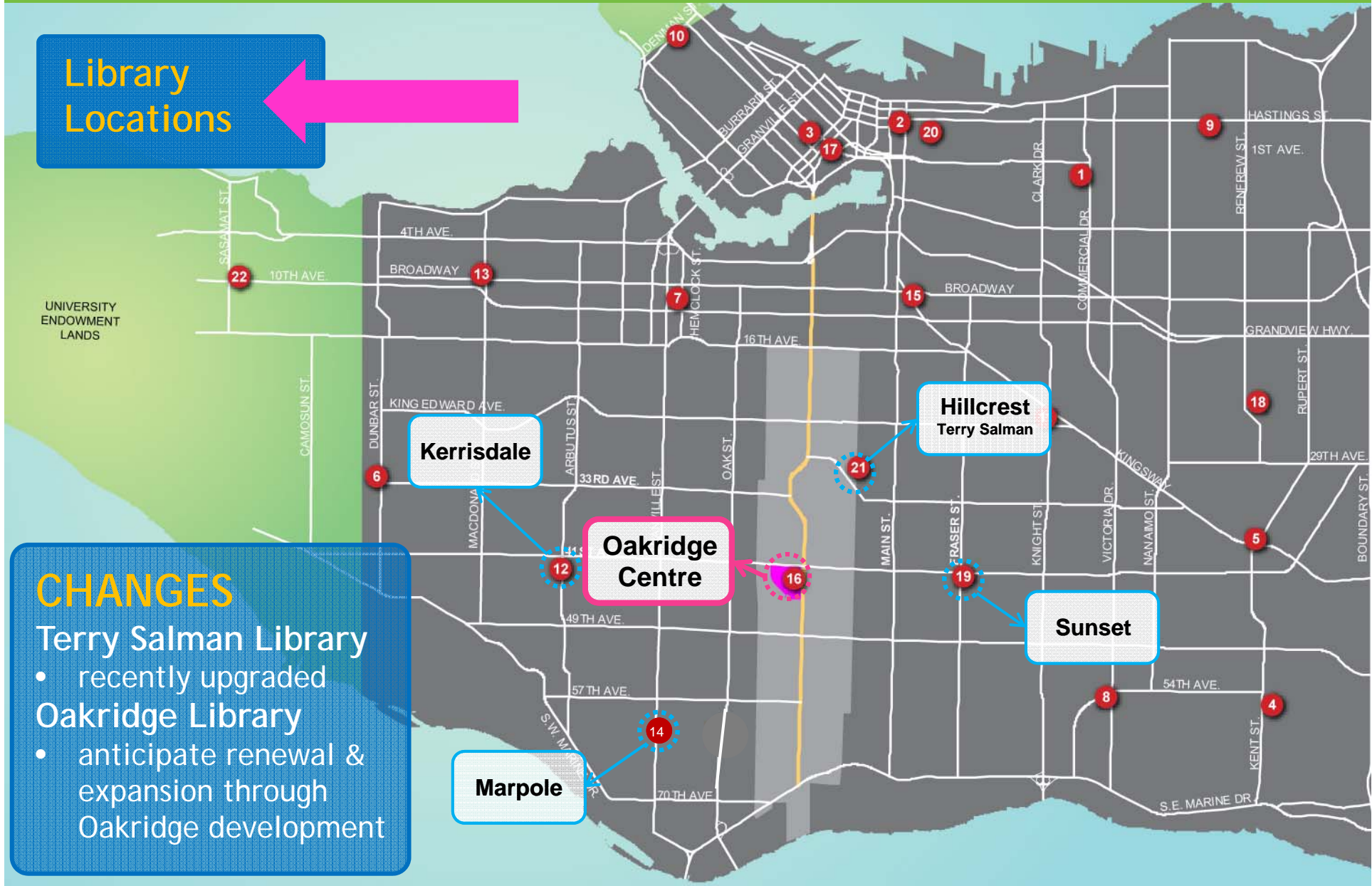
Kerrisdale

Oakridge
Centre

Hillcrest
Terry Salman

Sunset

Marpole



OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Issue #6 - Civic Centre

CURRENT LIBRARY STATUS



- ✓ Second busiest library in Vancouver
- ✓ Well-located along two Transit Corridors
- ✓ Pays market rents (\$522,000/ year)
- ✓ 13,000 sq. ft. in Basement of Oakridge Centre
- ✓ Poor existing facilities: No renovations since 1983
- ✓ Poor signage location

FUTURE LIBRARY

- ✓ Book space decreases by 20%
- ✓ Work and program space increased to serve pop growth
- ✓ New 25,000sq-ft library



OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Issue #6 - Civic Centre

69-Space Childcare

- ✓ 25 Spaces for 3 to 5 Year Olds
- ✓ 12 Spaces for Infants
- ✓ 12 Spaces for Toddlers
- ✓ 20 Preschool Spaces



OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Issue #6 - Civic Centre

SUMMARY OF CIVIC CENTRE NEEDS

Use	Square-Footage
COMMUNITY CENTRE	36,000sq-ft
LIBRARY	25,000sq-ft
CHILD CARE	9,000sq-ft
TOTAL	>>> 70,000sq-ft

OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Issue #6 - Public Benefits

DELIVERY OF AMENITIES

- ✓ **Community Amenity Contributions (CACs) are being negotiated**
 - Complex exercise due to combination of mall expansion and residential development.
- ✓ **Anticipate that funding the Civic Centre and affordable housing may require additional funds beyond CAC**
- ✓ **Additional funding sources will be reported back as part of a public benefits strategy at time of Public Hearing**

STAFF RECOMMENDATION: Endorse in principle the proposed public benefits package for Oakridge Centre, and develop a comprehensive funding strategy for public benefits.



OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Issue #7 - Transportation

TRANSPORTATION CONSIDERATIONS

A. REALIGNMENT OF HEATHER BIKE LANE from Willow to Heather

B. 41ST AVENUE as a Major Pedestrian/Bike Route, Transit Corridor

C. CAMBIE STREET as a Major Bicycle + Pedestrian Corridor

D. 45TH AVENUE as an Existing Bikeway + Local Street

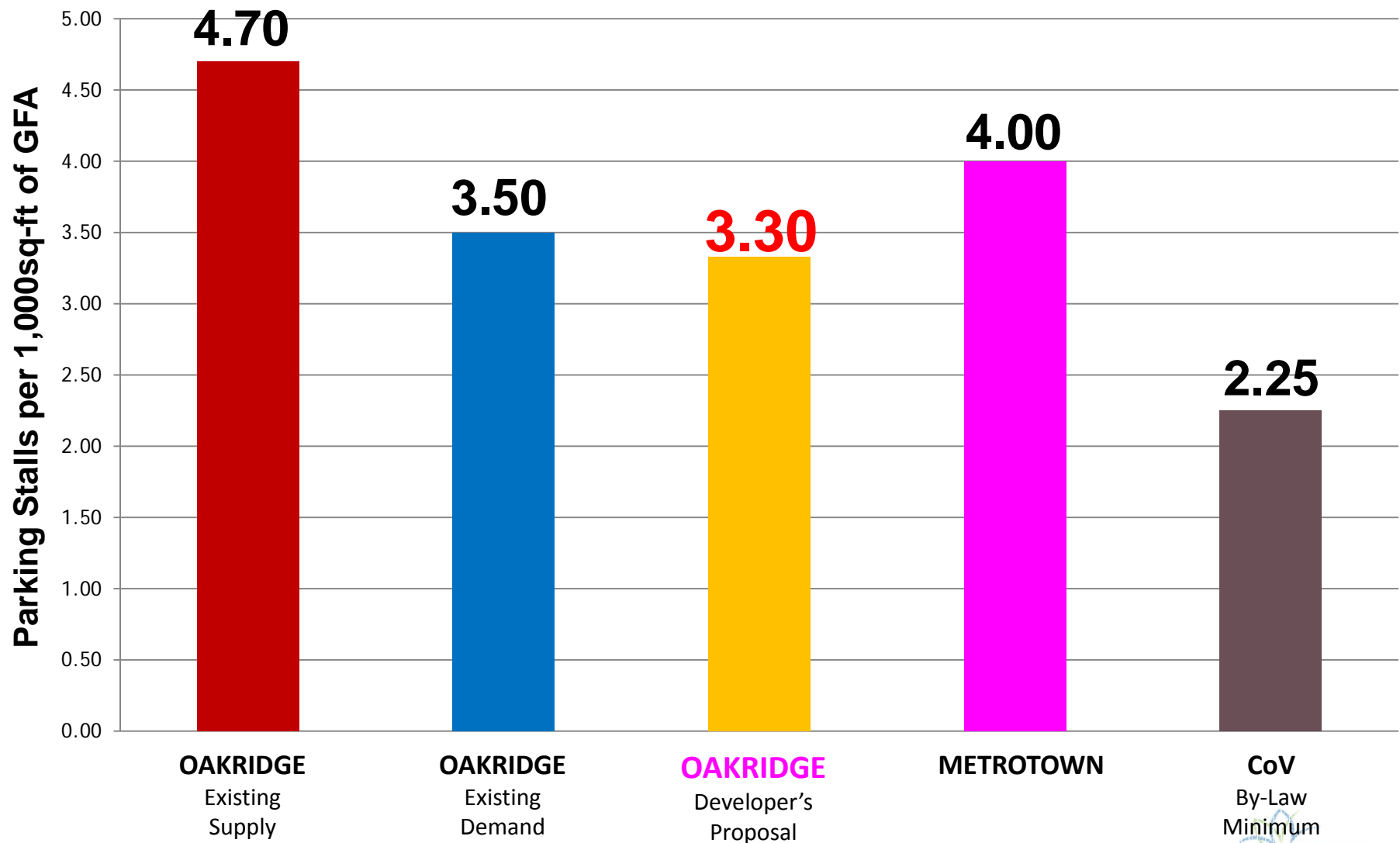
STAFF RECOMMENDATION: THAT Council endorse its commitment to prioritizing walking, cycling, and transit as transportation options for Oakridge Centre



W 49th

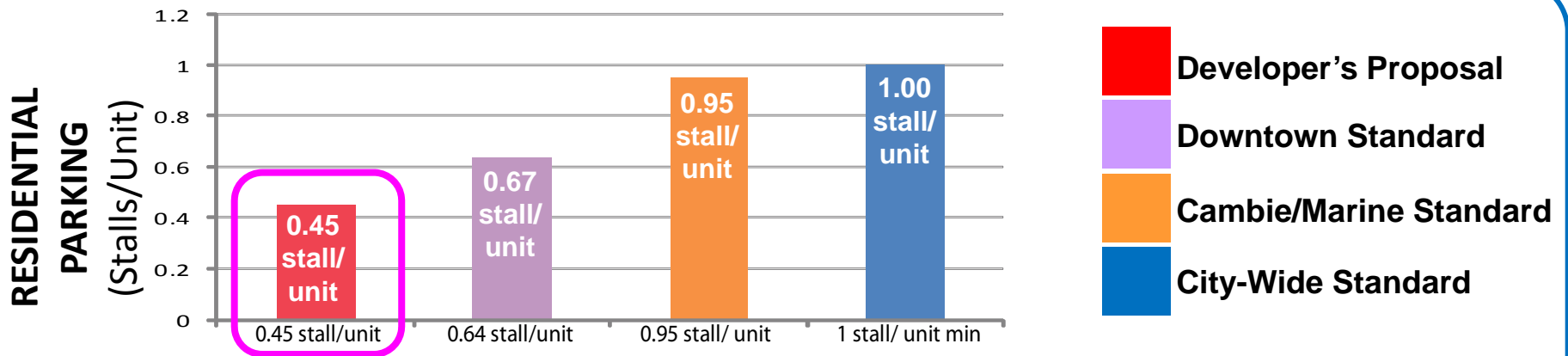
OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Issue #8 - Comparable Commercial Parking Ratio



OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Issue #8 - Parking on Site



CURRENT VEHICLE OWNERSHIP

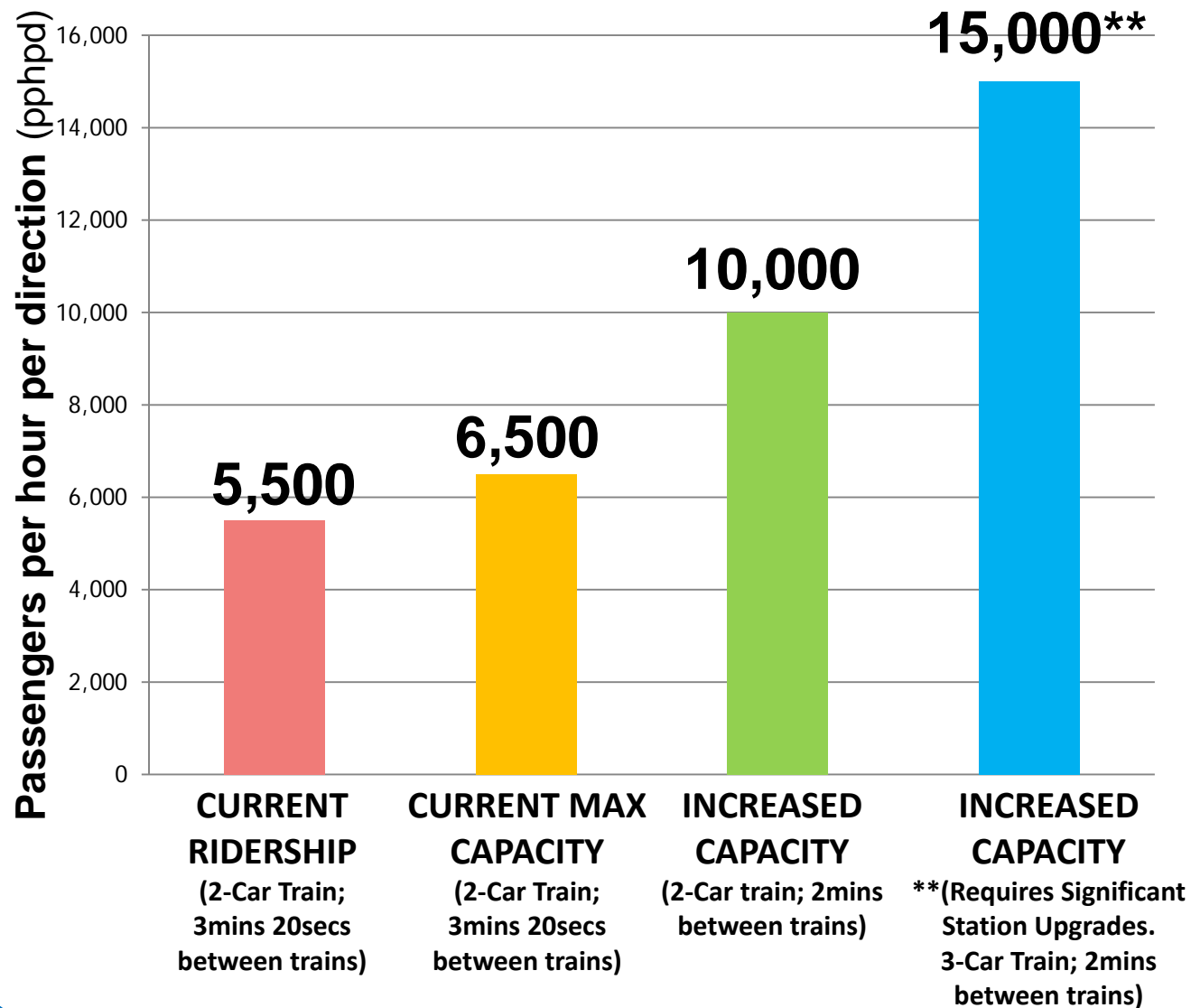
	Vehicles per Person	Vehicles per Household
DOWNTOWN	0.52	0.62
EASTSIDE	0.45	1.29
WESTSIDE	0.53	1.05
CITYWIDE	0.50	1.02



STAFF RECOMMENDATION: Staff to continue to work with the applicant to determine appropriate parking supply, measures to reduce the required parking, and methods to manage parking spill-over onto nearby residential streets.

OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Issue #9 - Canada Line Capacity



OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Retail Impact Study

RETAIL IMPACT STUDY (CORIOLIS)

✓ Assess Impacts of Oakridge Expansion

- Downtown
- Local Shopping Areas (BIAs)

✓ Draft Findings

- Vancouver has less retail space per capita than Lower Mainland average
- Population growth will further increase demand for retail space
- Oakridge expansion will not impact Downtown or local shopping areas

OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Phase 1 Public Consultation

PUBLIC CONSULTATION TO DATE

- **Open Houses:**
 - November 15th and 17th, 2012
 - 1,400 people in attendance, 300 comment forms received
 - PlaceSpeak (17 people)
- **Online Questionnaire:**
 - April 18th to May 16th, 2013
 - Over 500 respondents (in both English and Chinese)
- **Targeted Consultations:**
 1. Local Residents Groups - RPSC Cttee + OLAR
 2. Oakridge Seniors Centre
 3. Terraces Residents
 4. Translink
 5. UBC, SFU, BCIT
 6. UDI and ULI
- **Round 2 Consultation:**
 - To proceed after Issues and Directions report

OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

What We Heard

WHAT WE HEARD

- ✓ **Development's overall context is generally supported, but people objected to proposed building heights**
 - Main concern was that the tallest towers would be too visible and dominant in the neighbourhood and are not appropriate in this context
- ✓ **Focus on delivery of amenities and quality public realm**
- ✓ **Introduce more local-serving stores**
- ✓ **Roof space needs to be more accessible to the general public, including multiple access points from the ground**
- ✓ **Need to address neighbourhood impacts including traffic, transit capacity, schools and hospitals**

OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

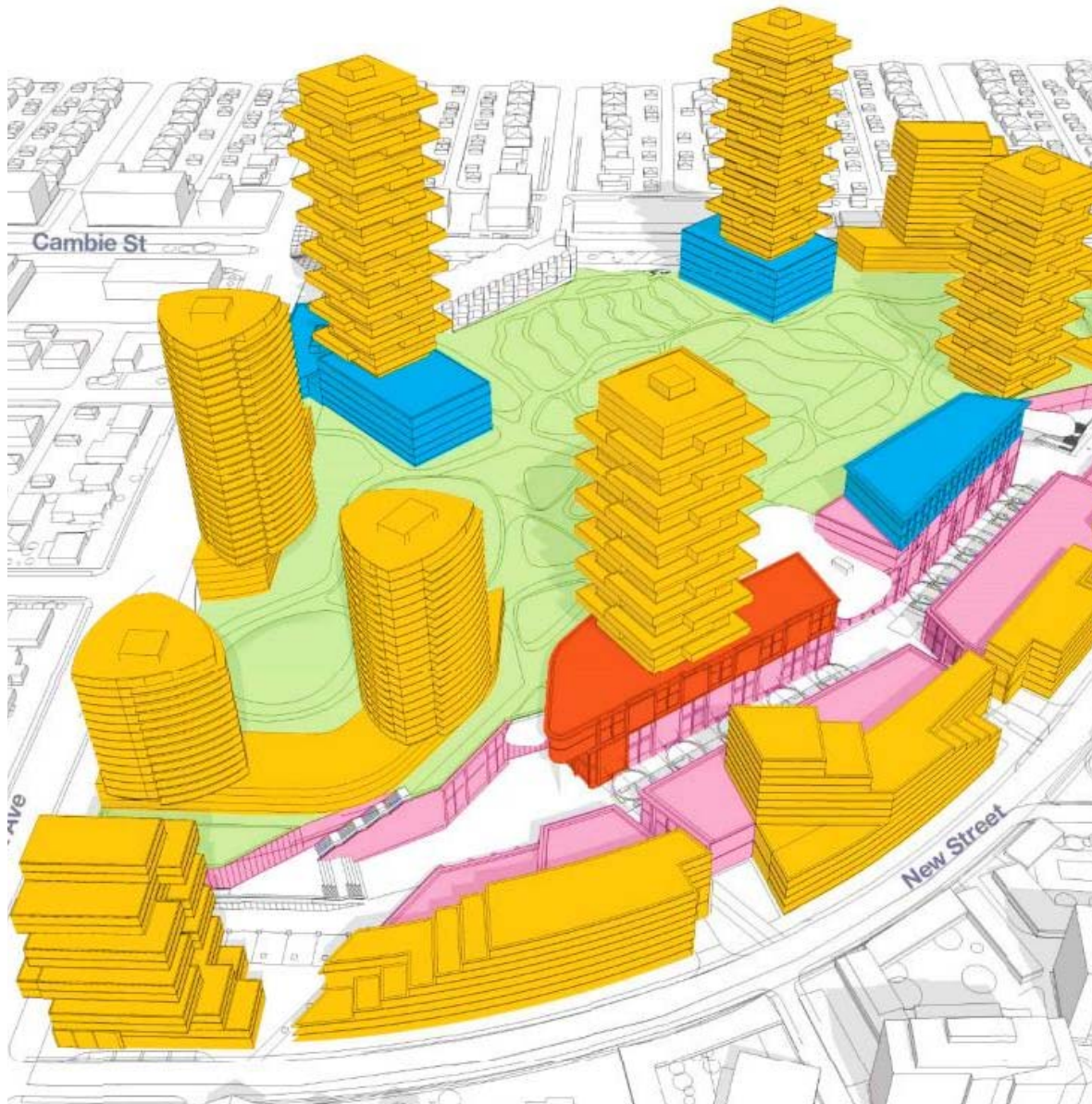
Report Recommendations

REPORT RECOMMENDATIONS

- ✓ ADDITIONAL DENSITY
- ✓ TOWER HEIGHTS
- ✓ AFFORDABLE HOUSING
- ✓ PAYMENT IN LIEU OF PARK
- ✓ ROOFTOP SPACE
- ✓ WALKING, CYCLING + TRANSIT
- ✓ PUBLIC BENEFITS

OAKRIDGE CENTRE - ISSUES AND DIRECTIONS

Rezoning Proposal



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