



ADMINISTRATIVE REPORT

Report Date: May 24, 2016
Contact: Susan Haid
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Meeting Date: June 1, 2016

TO: Standing Committee on Policy and Strategic Priorities

FROM: Acting General Manager of Planning and Development Services

SUBJECT: Directions Report - 650 West 41st Avenue (Oakridge Centre) Revised Rezoning Application

RECOMMENDATION

- A. THAT Council direct staff to accept a new application to rezone 650 West 41st Avenue (Oakridge Centre).
- B. THAT Council direct staff to conduct a new cost-recovered planning program regarding redevelopment of the subject site including an enhanced public consultation process to seek input to guide the application.
- C. THAT Council confirm that the staff review of the application is to be guided by specific planning and development principles established in the 2007 Oakridge Centre Policy Statement and the CD-1 Rezoning approved in principle in February 2014, as summarized in Appendix C.
- D. THAT, subject to approval of Recommendations A and B, the staff resources and estimated cost-recovered budget (outlined in Appendix A and B) of \$1,474,200 be approved to cover the work required to evaluate the redevelopment proposal, to determine recommendations to Council with respect to referring a rezoning application to Public Hearing for the site, and to cover costs incurred during rezoning enactment; and,

FURTHER THAT, consistent with cost-recovery practice, Council accept contributions from the applicants (Ivanhoe Cambridge and Westbank) to fully cover these costs.

- E. THAT passage of the above Recommendations will in no way fetter Council's discretion in considering any rezoning application for the subject site and does not create any legal rights for the applicant or any other person, or obligation on the part of the City; and expenditure of funds or incurred costs are at the risk of the person making the expenditure or incurring the cost.

REPORT SUMMARY

An enquiry has been received from Ivanhoe-Cambridge and Westbank proposing a revised rezoning concept for Oakridge Centre at 41st Avenue and Cambie Street.

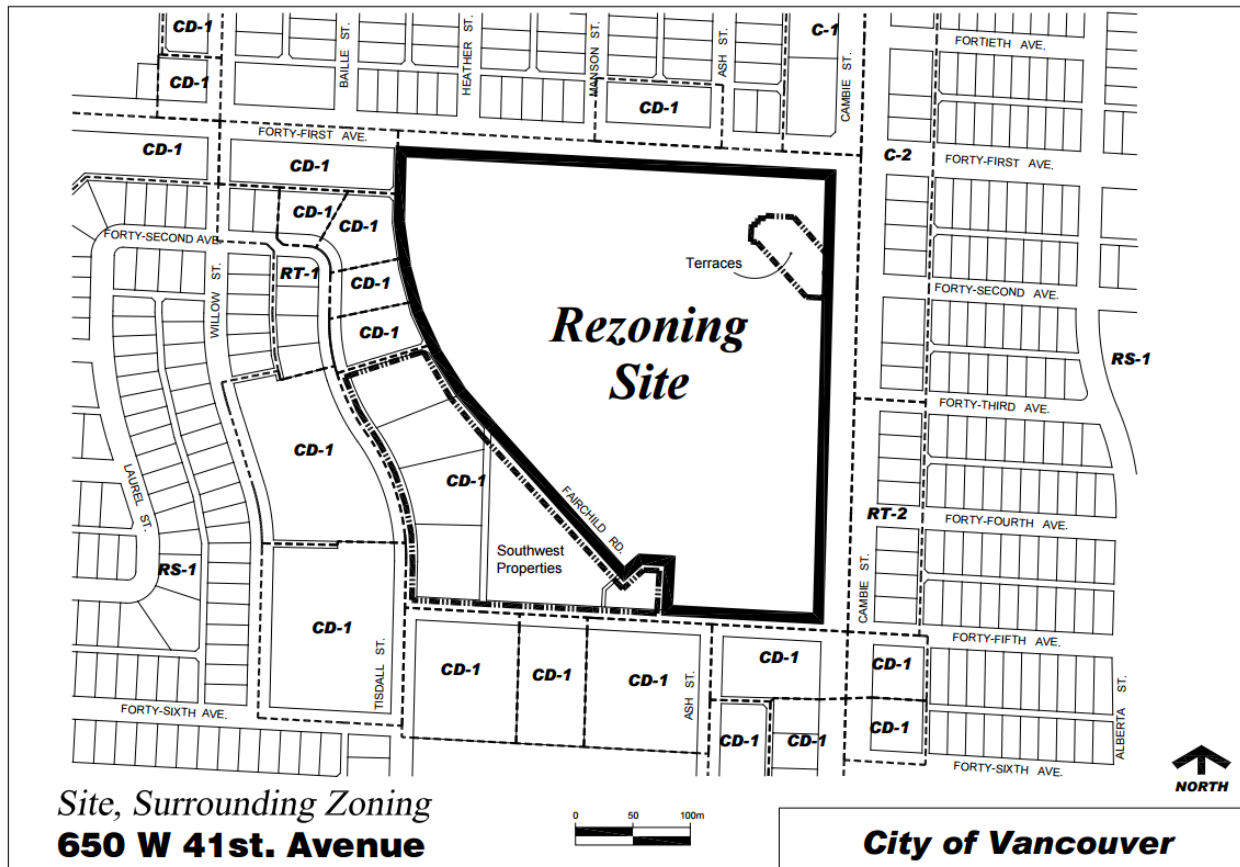
A previous rezoning was approved in principle by Council in February, 2014 based on policies in the City's Regional Context Statement which designate Oakridge as a future Municipal Town Centre, the Oakridge Centre Policy Statement (2007), and specific objectives developed through an extensive planning and engagement process for this site. The previous rezoning featured expansion of the shopping mall through the addition of a second level, new residential development including affordable housing in mid- and high-rise buildings, new office space, a Civic Centre, a 9-acre rooftop park, a public High Street and enhanced public realm and connectivity to the Canada Line station.

In late 2015, the proponents identified key constraints to moving forward. These issues include technical implications of constructing lower levels of parking due to an aquifer, the need to accommodate continuous operation of the shopping mall during multi-year phased construction, and the need to maintain The Bay store in its current location due to lease requirements. Due to these current conditions, the proponents are seeking to make a new rezoning application that would reduce the previously approved residential and commercial densities while achieving the City's policy and design objectives as well as the provision of comparable community amenities.

The purpose of this report is to:

- Advise Council that a new rezoning enquiry for 650 West 41st Avenue (Oakridge Centre) has been made and outline the policy issues and opportunities it presents.
- Identify the specific priorities and development principles that could be achieved by consideration of a rezoning application for this site, as identified in Appendix C.
- Outline a proposed planning and enhanced public consultation process; and to seek Council's endorsement of a cost-recovered budget funded by the applicants to support the planning program.
- Recommend that Council indicate it is willing to consider a rezoning application for comprehensive redevelopment of the site based on the proposed planning and consultation approach outlined in this report.

Figure 1 - Site and Context



COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for Oakridge Centre include:

- Civic Childcare Strategy (1992)
- High Density Housing for Families with Children Guidelines (1992)
- Oakridge Langara Policy Statement (1995)
- Riley Park South Cambie Vision (2005)
- Community Amenity Contributions Through Rezonings (1999, last amended 2014)
- Oakridge Centre Policy Statement (2007)
- Metro Core Jobs and Economy Plan (2007)
- Green Building Rezoning Policy (2010)
- Greenest City 2020 Action Plan (2011)
- Cambie Corridor Plan, Phase II (2011)
- Housing and Homelessness Strategy 2012-2021(2011)
- Metro Vancouver 2040: Shaping our Future (2011)
- Vancouver Economic Action Strategy (2011)
- Transportation 2040 (2012)
- Strategic Approach to Neighbourhood Energy (2012)
- Priority Action Plan from the Mayor’s Task Force on Housing Affordability (2012)
- Oakridge Centre Redevelopment - Issues Report (2012)

- Rezoning Policy for Sustainable Large Developments (2013)
- Oakridge Centre Rezoning - Issues and Directions Council Report (2013)
- CD-1 Rezoning: 650 West 41st Avenue (Oakridge Centre) (approved in principle) (2014)
- Vancouver Bird Strategy (2015)
- Urban Forest Strategy (2015)
- Biodiversity Strategy (2016)
- Citywide Integrated Stormwater Management Plan (2016)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

This site serves an important function as a community gathering place for residents in Vancouver. Planning for changes on the site creates unique opportunities to provide park space, affordable housing and other community amenities, while providing additional opportunities for transit oriented development. The City Manager recommends the foregoing.

REPORT

Background/Context

Context and Existing Land Use

Oakridge Centre is situated at the southwest corner of Cambie Street and 41st Avenue, immediately adjacent to the Oakridge-41st Avenue Canada Line rapid transit station. The site is 11.5 hectares (28.3 acres) in size, roughly equivalent to eight city blocks. The site is currently developed with 68,870 m² (741,308 sq. ft.) of retail and office space. Oakridge Centre also houses the Oakridge Branch of the Vancouver Public Library, as well as the Oakridge Seniors Centre. The site is located at the convergence of two transit lines – the Canada Line rapid transit line and high-frequency bus service on 41st Avenue.

The existing CD-1 (1) District (By-law No. 3568) (1956/2004) also regulates six other residential developments on 2.7 hectares (6.6 acres) in the southwest portion of the district (the “Southwest Properties”) and the 32-unit strata (the “Terraces”) none of which are part of the application to rezone Oakridge Centre (see Figure 1).

Outside of the existing Oakridge Centre CD-1 District, mid-rise apartment buildings are located to the south and west, ranging in heights from five to 12 storeys. To the east is predominantly low-rise commercial development and low-density residential characterized by detached houses. To the north, there is generally low-density residential, with commercial development at the corner of 41st Avenue and Cambie Street.

The context of the area is actively evolving in accordance with the Cambie Corridor Plan. Sites along Cambie Street and 41st Avenue are currently redeveloping as higher density, mid-rise development under Phase 2 of the Cambie Corridor Plan. Further review of the adjacent, low-density residential areas is currently underway as part of Phase 3 of the Corridor Plan.

Background & History

Developed in 1956, Oakridge Centre was the first auto-oriented shopping centre in Vancouver and the first site to be regulated under a “Comprehensive Development” (CD-1) By-law. The open-air shopping centre was set in a large surface parking lot, anchored by a Woodward’s

department store. Four apartment buildings at 5926-6076 Tisdall Street (part of the Southwest Properties - see Figure 1) were also included in the initial CD-1 zoning and built at about the same time as the shopping centre. Zoning for the site was amended in 1983 to permit the development of a larger, enclosed mall with some underground parking. There was also a subdivision of the southwest corner of the site which generated new housing (the Chisuan Housing Society and Fairchild Residences - also part of the Southwest Properties). The subdivision also generated a requirement for conveyance to the City of 10% of the entire site as park space. At the time, agreements were reached between the City and the Oakridge Centre owners to defer the obligation to transfer a parcel to the City for park.

In 1993, the CD-1 By-law was further amended to permit an expansion of retail uses on the site by 11,568 m² (124,524 sq. ft.) and of non-market residential use by 9,290 m² (100,000 sq. ft.), subject to conveyance to the City of a 1.1 acre parcel of land for a future non-market seniors housing development. Council permitted a reduction of the outstanding park obligation to 2.83 acres based on the acquisition of the 1.1 acre parcel, subject to a legal agreement to secure the outstanding obligation for dedication of park land. This expansion was never undertaken and these two obligations remain outstanding.

In 2007, Council adopted the Oakridge Centre Policy Statement which envisioned a vibrant, sustainable redevelopment of the site, with a greater intensity of housing, retail and office uses that takes advantage of Oakridge Centre's excellent transit accessibility, and is well supported by parks and public amenities. In 2011, the owners of Oakridge Centre (Ivanhoe Cambridge) partnered with Westbank Developments to redevelop the site.

In July 2012, Council directed staff to work with the proponent team to develop a rezoning proposal that varied from the built form and some of the policies contemplated in the Oakridge Centre Policy Statement. Council also directed staff to carry out an enhanced program of public consultation during the Oakridge Centre rezoning process that recognized its scale and strategic location along the new Canada Line which had opened in 2009. On October 15, 2012 a rezoning application was submitted on behalf of the proponent team.

In May 2013, Council approved the recommendations contained in the Policy Report dated May 21, 2013, entitled "Oakridge Centre Rezoning: Issues and Directions," which provided updated guidance for considering the rezoning application. Council indicated it was willing to consider an intensification of Oakridge Centre beyond the density contained in the 2007 Oakridge Centre Policy Statement to include additional residential, office and retail space, tower height up to 45-storeys close to the intersection of 41st Avenue and Cambie Street with decreasing heights away from the intersection, a public benefits package that included affordable housing and a City-owned Civic Centre. Council also directed staff to explore maximizing the social housing provided on site, the provision of useable rooftop park space and enhanced walking, cycling and vehicular access arrangements.

An extensive planning and engagement process and technical review of the applications was conducted arising from Council's directions in May, 2013. In March 2014, Council approved in principle the rezoning of Oakridge Centre at Public Hearing. The rezoning would permit the construction of 11 towers and 3 mid-rise buildings over two floors of retail and service uses containing 2,914 residential units (including social housing), an increase in office and retail space from 80,438 m² (865,832 sq. ft.) to 168,059 m² (1,808,976 sq. ft.), a 9-acre park, and a Civic Centre containing a new community centre, expanded library, seniors centre and a 69-space childcare facility. The application also included a public High Street, cycling facilities and enhanced pedestrian access to the Canada Line Station.

In 2015, the applicants decided not to seek enactment of the rezoning by-law. They cited a series of unresolvable challenges in the proposal including the need to accommodate continuous operation of the shopping mall during construction, the requirement to keep The Bay store in its current location, and implications of the existing aquifer on the construction of the P3 parking level.

Rezoning Enquiry

In November 2015, staff received a letter of enquiry from Ivanhoe Cambridge and Westbank regarding a revised rezoning concept for Oakridge Centre. Key changes from the 2014 rezoning and characteristics of the revised proposal include:

- an overall reduction in the amount of new residential and commercial floorspace/density,
- maintaining the mall at one level with new mall space to be added at grade,
- keeping The Bay store in its current location,
- reconfiguration of the underground parking to avoid the existing aquifer,
- a Civic Centre and park at grade with further rooftop park and open space,
- comparable community amenities including affordable housing, and
- building heights similar to the 2014 rezoning.

Staff have been providing feedback on the enquiry based on Council's adopted policies and objectives for Oakridge Municipal Town Centre. Aspects such as the inclusion of a public High Street, the extent and design of park and open spaces meeting that of the previous application, ensuring a sensitive built form transition to local neighbourhoods, and the provision of additional office space are being further developed by the applicant team in response to feedback.

Council direction is sought on a proposed planning and consultation program to consider a new rezoning application for the site.

Strategic Analysis

Consideration of a Revised Rezoning Application

The technical challenges faced by the proponents in implementing the development envisioned in the 2014 rezoning approved in principle need to be recognized. A revised application has the potential to refine aspects from the previous application and further advance City policies, goals and objectives moving forward. As such, it is recommended that the City accept a new rezoning application and associated planning and consultation program which builds on the adopted policies relevant to Oakridge Centre as well as the land use and design objectives and principles outlined below and contained in Appendix C. Together these policies, objectives and principles are intended to guide a revised rezoning application to achieve a vibrant and sustainable Municipal Town Centre with diverse and affordable housing, a range of shops, services and jobs, significant park space and community amenities, a high quality public realm with effective access and connectivity for walking, cycling, transit and vehicles. Design excellence coupled with Sustainable building and energy systems are also integral to this new Municipal Town Centre.

Land Use, Urban Design and Site Planning Objectives

The following are some of the fundamental cornerstones from the 2007 Policy Statement and the 2014 rezoning application which are integral to a revised application for Oakridge Centre which creates a sustainable, liveable Municipal Town Centre:

- Expansion of employment opportunities with additional office space, critical components for the future of Oakridge Centre as a Municipal Town Centre (as contemplated in the 2007 Policy Statement and the City's Regional Context Statement).
- Provision of an open and publicly accessible 'High Street' and public squares, meeting the policy goals of the 2007 Policy Statement to provide public places and connections throughout the site and to the surrounding neighbourhood.
- A park proposal that satisfies the previous obligation to provide 2.83 acres of park space at grade dedicated to the City and that provides enough accessible, programmable park space to meet the needs of existing and future residents and employees.
- Provision of enhanced pedestrian connections to the Oakridge-41st Avenue transit station.
- Provision of mid-rise street-oriented buildings to provide definition and 'eyes on the street' to public streets and spaces and to provide a transition down in height from the towers to the surrounding neighbourhood.
- Provision of a 70,000 sq. ft. Civic Centre with a community centre, library, childcare and seniors centre, as proposed in the 2014 rezoning application. The Civic Centre is to be highly integrated into the open space and urban fabric of the site while meeting the key objectives of the Civic Centre's functional program.
- Response to the Rezoning Policy for Sustainable Large Developments to demonstrate leadership in sustainability with specific studies required for the following:
 - 20% Affordable Housing
 - Sustainable Site Design
 - Access to Nature
 - Sustainable Food Systems
 - Green Mobility
 - Rainwater Management
 - Zero Waste Planning
 - Low Carbon Energy Supply
- On-site hosting of the primary South Cambie low-carbon neighbourhood energy centre.

Appendix C expands and elaborates on these specific planning and development principles which are intended to guide the revised rezoning application for Oakridge Centre.

Public Benefit Considerations

A new rezoning application will require a revised financial pro-forma and a renewed negotiation of public benefits based on key assumptions regarding the redevelopment. Key elements of the public benefit package established in the 2014 rezoning will be considered in the revised rezoning application including:

- a 70,000 sq. ft. Civic Centre, including a 36,000 square foot community centre, a seniors' centre, a 25,000 square foot library, and a 69-space childcare facility,
- 20% affordable housing, and
- Park constructed to Park Board specifications.

Consistent with current practice for large sustainable sites, the City's objective is to seek delivery of City-owned amenities including a civic centre, park space and affordable housing, which may include dedicated sites. As well, we will seek to secure at least 20% of the units and residential floor space as social housing for low-income households, ideally turn-key social housing units deeded to the City, as anticipated in the City's 20% policy (Rezoning Policy for Sustainable Large Developments/Mayor's Task Force on Affordable Housing). Though the benefits that resulted from the 2014 rezoning application were arrived at after extensive negotiation arising from that specific application, a new application will involve a renewed public benefits analysis, including the housing offering, reflecting changes to the application. The City may consider flexible options to deliver the 20% of units as affordable housing if sufficient funding is not available in a timely way considering the delivery of the public benefits package as a whole. However, the priority is generally to deliver social housing units for low-to moderate income households.

Also relevant to the public benefits analysis is the outstanding obligation to transfer a 1.1 acre parcel to the City. The referral report for the 2014 rezoning contemplated that this obligation would be deemed to be satisfied (see RTS 10430) if the applicant fulfilled all of the prior to enactment conditions of the rezoning and the rezoning by-law was enacted. As the rezoning was not enacted this outstanding obligation should be included in the public benefits analysis.

Proposed Planning and Consultation Process

Should Council approve the recommendations outlined in this Report and prior to submission of the Rezoning Application, it is recommended that the applicants conduct pre-application community consultation to get initial feedback on their proposal. This would include pre-application open house(s) and small group meetings with existing residents and stakeholders including Fairchild residents, Terraces residents, Riley Park South Cambie Community Vision Implementation Group, Oakridge Langara Area Residents, and Oakridge Centre Tenants. A summary of the feedback received will be provided as part of the rezoning application.

Community consultation for a revised Oakridge Centre rezoning will need to acknowledge and be effectively coordinated with various planning processes currently underway in the area. These include Cambie Corridor Phase 3, Langara Gardens Policy Statement and Pearson-Dogwood rezoning.

Once a rezoning application is submitted, City-led open houses will be held to provide the public with the opportunity to evaluate and comment on the revised application. A second round of open houses may be scheduled depending on community feedback to the initial

proposal and on staff's technical review. Evaluation by the City's advisory bodies, such as the Urban Design Panel, Seniors' Advisory Committee and the Active Transportation Policy Council will be required concurrent with the timing of the first set of open houses. Regular dialogue with the Park Board is anticipated throughout the process, as is liaison with the Vancouver Library Board as necessary.

Key milestones in the Planning and Consultation are:

- Issues and Directions Report to Council
- Pre-application open house and community outreach
- Submission of rezoning application
- City-led open house(s)
- Consideration by City Advisory Bodies
- Staff technical review
- Second open house(s) (if required)
- Park Board consideration of high-level park concept (various points in the process)
- Referral Report to Council (if staff recommend that the application be referred to public hearing)
- Consideration of referral by Council
- Public Hearing (if referred to Public Hearing by Council)
- Enactment phase (if approved in principle by Council at Public Hearing)

Recognizing the extensive process undertaken with the initial rezoning of Oakridge Centre, it is estimated that the Public Hearing will take place approximately 9 - 12 months from application submission. This will depend on community response, the application's adherence to existing City and Park Board policy and objectives, and the responsiveness of the applicant team to technical review and feedback.

Applicant Aspirations - A letter from Westbank outlining the intentions and aspirations of the applicants is included as Appendix D. It highlights the project team's intent to ensure that any revisions from the previous rezoning achieve the City's over-arching goals and enhance the project overall. The evolved proposal is described as shedding 20% of the previous density and delivering all of the public benefits achieved in the 2014 rezoning. Further improvements to the public realm, public benefits, built form and project schedule are proposed. The proponents are committed to the recommended comprehensive community engagement and planning process.

Implications/Related Issues/Risk (if applicable)

Financial

Planning Program: The new cost-recovered planning program is estimated to cost \$1,474,200, as outlined in Appendix B. It covers staffing and overheads, external consultancies, drafting of the CD-1 Bylaw and accompanying referral report, public consultation, and contingency. The applicants (Westbank and Ivanhoe Cambridge) will contribute the necessary funds to cover the program costs, to be paid upon commencement of the planning program.

The applicants recognize that the \$1,474,200 contribution may increase if actual program costs exceed the budget. They also understand that this contribution covers the costs of assessing the rezoning application but brings no obligation or expectation of City staff or Council support for any particular outcome.

City Staffing Requirements: The costs of the City's technical team members will be funded through the cost-recovered planning program according to the allocations outlined in Appendix A. The majority of the technical team members are in existing positions and their respective departments will receive budget allocations from the cost-recovered planning program. Any new positions that are created to support this program will be funded through the cost-recovered planning program, or from a combination of cost-recovered planning programs if the position supports two or more concurrent programs.

Public Benefits

A comprehensive report on the public benefits package associated with the rezoning, a financial strategy, and any associated long-term funding implications for the City will be provided at the time of referral to Public Hearing.

Development Cost Levies (DCLs): The site is within the City-wide DCL District. DCLs will be payable on all additional retail, office and non-exempt residential areas. It is worth noting that the City-wide DCL district is undergoing review in 2016 and the outcome could result in new DCL allocations and levies. DCL rates are subject to Council approval of an annual inflationary adjustment on September 30th of each year.

Community Amenity Contributions (CACs): Appropriate CACs will be determined as part of the rezoning process, taking into consideration neighbourhood need along with the normal range of public amenities associated with large redevelopment projects. Within the context of the City's Financing Growth Policy, CACs help address community amenity needs, area deficiencies and impact of the development on City services.

Public Art: The Public Art Policy for Rezoned Developments requires rezonings having a floor area of 9,290.0 m² (100,000 sq. ft.) or greater to allocate a portion of their construction budgets to public art as a condition of rezoning. The Public Art rate is subject to Council approval of periodic adjustments to address inflation.

CONCLUSION

A revised rezoning application for Oakridge Centre has the potential to build on and enhance the key principles and objectives identified in the 2007 Oakridge Policy Statement, the City's Regional Context Statement (2013) and those embodied in the 2014 rezoning approved in principle. It is recommended that the City accept a new rezoning application and direct staff to conduct a cost-recovered planning program with an enhanced level of community engagement to assess the application.

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STAFF RESOURCES

Staffing (Months)					
		Phase			Total
		Scoping	Rezoning	Enactment	
Planning	Senior Planner	1	4	1	6
	Rezoning Planner	0	12	1.5	13.5
	Senior Urban Designer	1	4	1	6
	Planning Assistant	0	9	0.5	9.5
Technical Team	Civil Engineer II	0.50	3	4	7.5
	Transportation Engineer	0.00	1	1	2
	Facilities Planner	0.25	2	2	4.25
	Social Planner	0.25	1	1	2.25
	Housing Planner	0.50	2	1	3.5
	Parks Planner	0.50	2	1	3.5
	Senior Financial Analyst	0	1	0	1
	Project Facilitator (Subdivision)	0.25	1	1	2.25
	Surveyor II	0.25	2	4	6.25
	Enactment Facilitator	0	0	3	3
Real Estate Services	Senior Development Officer	0	0.5	0	0.5
	Development Officer	0	1	0	1
	Quantity Surveyor	0	1	0	1
Legal Services	Solicitor	0	2	12	14
	Legal Assistant	0	1	3	4

BUDGET

	Scoping Phase	Rezoning Phase	Enactment Phase	<i>Total Budget</i>
Salaries and Benefits	\$53,605	\$514,872	\$443,067	\$1,011,043
Contingency (10% rezoning/5% enactment)	\$0	\$53,082	\$22,263	\$75,346
Process Costs (Open Houses, Publicity, Consultancies)	\$0	\$132,800	\$0	\$132,800
Overheads and Administration	\$13,632	\$140,727	\$100,146	\$255,505
Total by Phase	\$67,237	\$841,481	\$565,476	\$1,474,194

650 West 41st Avenue (Oakridge Centre)
PLANNING AND DEVELOPMENT PRINCIPLES

The following list of key design and development objectives reflects relevant City of Vancouver and Regional policy as well as the 2014 rezoning. These key objectives are to be considered in concert with the referenced guiding policies to guide development of a revised proposal for Oakridge Centre. A revised rezoning application would be evaluated based on these policies and objectives.

- **Office/Employment Space** - Additional office space is required as articulated in the 2007 Policy Statement and the Regional Context Statement. Target in the Policy Statement is to encourage 200,000 sq. ft. and the 2014 rezoning included 287,464 sq. ft. of office.
- **Transit Station Connectivity** - Enhanced and effective transit station connectivity is required to meet objectives in the 2007 Policy Statement and the Regional Context Statement. Routes through *and* around the shopping centre to the transit station should provide direct, enhanced pedestrian access from the station to the shopping centre, park space and civic centre.
- **Park Proposal** - The previous park proposal from the 2014 rezoning application, involving 9 acres of effective park space, was a significant departure from typical park development in the city. The proposed programming, access points and overall open space massing and layout was innovative, exciting and provided the adequate space for the anticipated park program. **A revised proposal will need to effectively address the outstanding obligation for park space and provide a comparable innovative park proposal/design to meet the current and future needs of Oakridge Centre and the surrounding community.** This would include park space of a critical massing and proportion that would provide maximum flexibility for a variety of active and passive programming and would be designed to provide clear pedestrian access points and routes equivalent to or better than the 2014 rezoning application.
- **Civic Centre** - The design and location of the civic centre in the 2014 rezoning application was highly integrated into the open space and urban fabric of the site (major staircase feature next to youth and children's activity zones on rooftop park) and intuitively connected to the broader pedestrian circulation of the site. **A revised proposal will need to reflect this strong relationship to outdoor park programming, including the specific outdoor needs of children, youth and seniors that are supported by the community centre.** As well, a revised proposal will need to meet the key objectives of Centre's program. Accessibility and visibility within the overall site development and street network must be convenient, intuitive and logical, for all transportation modes.
- **High Street** - Provision of the 'High Street' represented a significant policy objective to make the shopping centre more public and open to the surrounding community. The High Street was a key component of the 2007 Policy Statement for structuring the site and catalyzing its evolution as a public place. **The 'High Street' is a critical element of city-building that needs to be retained to provide enhanced public access and permeability to this 28-acre site (24 hours a day/7 days a week).**

- **Public Space Quality and Size** - Overall, there were 13 acres of public places and spaces in the approved 2014 rezoning. **A revised proposal must provide an equivalent standard in terms of the quantity and quality of public space - both park, plaza and street level space.**
- **Built Form, Street Activation and Height Transition** - Mid-rise street-oriented buildings are required to provide streetwalls and activation of public spaces and to provide a transition in height to the south and southwest to the surrounding neighbourhood.
- **High-Rise Towers** - With a proposal for lower density overall, it would be anticipated that a reduction in tower height would follow. Tower floor plates should match the maximum of the size included in the 2014 rezoning application.
- **Leadership in Sustainability - Response to the Rezoning Policy for Sustainable Large Developments to demonstrate leadership in sustainability** with specific strategies required for the following: 1) Sustainable Site Design; 2) Access to Nature; 3) Sustainable Food Systems; 4) Green Mobility; 5) Rainwater Management; 6) Zero Waste Planning; 7) Low Carbon Energy Supply and 8) Affordable Housing. With respect to the Low Carbon Energy Supply objectives, the site is anticipated to host the primary South Cambie low-carbon neighbourhood energy centre.
- **Social Housing** - The residential proposal in the 2014 rezoning application included 2,914 dwelling units totalling 256,541 m² including 290 social housing units to be owned by the City and 290 secured market rental housing units owned by the applicant. **A revised proposal should attempt to achieve the intended goals of the City's 20% policy (Rezoning Policy for Sustainable Large Developments/Mayor's Task Force on Affordable Housing). At least 20% of the units accounting for approximately 20% of the residential floor area should be social housing for low-income households, ideally turn-key social housing units deeded to the City on unencumbered land parcels where possible. The City may consider flexible options to deliver the 20% of units as affordable housing if sufficient funding is not available in a timely way; however, the first priority will be to deliver social housing units for low-income households.**

650 West 41st Avenue (Oakridge Centre) APPLICANT COMMENTS

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May 6, 2016

Re: Revised Oakridge Rezoning – Proponent's Statement

In March 2014, after two years of public consultation involving over 30,000 community members, Vancouver City Council approved Ivanhoe Cambridge's rezoning application for a comprehensive redevelopment of the 28.5 acre Oakridge Centre site. The project achieved the following key goals:

- Leveraged investment in higher-order transit infrastructure by locating residential and commercial density at the intersection of the Canada Line and 41st Avenue express bus line;
- Addressed the regional land use objectives for the site as a designated Municipal Town Centre within Metro Vancouver;
- Targeted the highest standard of sustainable building performance with a LEED Platinum ND designation;
- Delivered on the City of Vancouver's target of 20% affordable housing in large developments;
- Prioritized alternative modes of transportation;
- Incorporated a district energy plant to anchor the future South Cambie Corridor DE network;
- Satisfied a historical obligation to deliver to the City 2.83 acres of parkland on the Oakridge site;
- Delivered significant new city-owned amenities to the neighbourhood;
- Modernized and expanded Oakridge Centre, one of Canada's most successful shopping centres and the social and economic hub of the Oakridge neighbourhood.

Since the public hearing, the project team continued to refine and improve the design of the project and identify the best possible way of phasing its construction. A primary goal has been ensuring continuous operation of the majority of the shopping centre as the social and economic hub of the Oakridge neighbourhood. Minimizing impacts to the existing retail tenants and reducing the length of the project construction schedule have also been major motivators. Finally, the team has had to consider modifications to the approved plan to adapt to Target's departure from Canada -- and the project - and to eliminate the portion of the underground parking that previously extended into groundwater onsite. In addressing these issues, the project team's bottom line has been to ensure that any revisions also needed to make the project better.

The result of this exercise is a project that's shed 20% of its density but is otherwise not fundamentally different from what was approved by City Council in 2014. The evolved project continues to deliver all the benefits listed above that were achieved in the 2014 rezoning, but also goes further with improvements to the public realm, public benefits, built form and project schedule. The highlights are:

- **Public park at grade.** The project now includes almost 3 acres of the park at grade in the northeast and southeast corners of the site.
- **Larger and more accessible park.** The park is almost 50% larger and the rooftop portion has more generous connections and is located only one storey above grade, as opposed to two storeys in the previous design.
- **Better located civic centre.** The 70,000sf civic centre is located prominently on 41st Avenue in an independent building, fronting a new Civic Park at grade with prominent connections to the rooftop park.
- **Preservation of public benefits.** Despite the 20% reduction in density, the public benefits offering has been enhanced.
 - Better located civic centre with library, community centre, daycare and seniors' centre.
 - Over 13 acres of park, as compared to 9 acres previously.
 - 20% affordable housing
- **Relationship of new buildings to the Terraces improved.** The project has two fewer residential buildings and tower massing has been shifted away from the Terraces building.
- **Faster schedule, reduced construction impact.** Construction has been shortened from 8 years to 6 years, reducing construction impacts on the Terraces and surrounding neighbourhood.
- **Continuous operation of Oakridge Centre.** Significantly more of the existing shopping centre will remain open at all times during construction, allowing for more jobs to be retained and for the shopping centre to continue serving as the neighbourhood's social and economic hub.
- **More sustainable.** The new proposal renovates most of the existing mall, rather than demolishing and rebuilding 100%. This reduces construction waste and the carbon footprint of the project.

The project team has received valuable preliminary feedback from both planning staff and Park Board staff. Their input has informed many elements of the revised proposal and is guiding the team's ongoing work. We are committed to continuing to liaise closely with Park Board and all city departments to ensure the redevelopment of Oakridge Centre results in the best mixed-use community in the country.

In keeping with the spirit of the original rezoning, the project team remains equally as committed to continue to engage with immediate neighbours and stakeholder groups as the application progresses.

Sincerely,



Graeme Silvera

Vice President, Development, Retail