



# Directions Report

*Oakridge Centre  
Revised Rezoning Application*

June 1, 2016



Seeking Council endorsement to proceed with an enhanced planning and engagement program to consider a revised rezoning application, based on adopted policies and planning principles, for Oakridge Town Centre.

## 2014 rezoning of Oakridge Centre to create a Municipal Town Centre featuring:

- Residential, retail, office development (4.6 M sq. ft.)
- Social and affordable housing
- Civic centre with community centre, library, seniors centre and childcare
- Expansive rooftop park
- High Street
- Improved transit, cycling and pedestrian connections

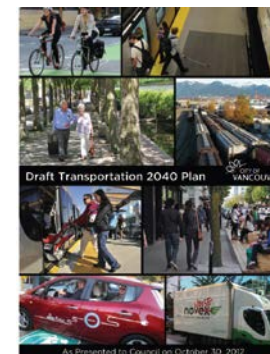
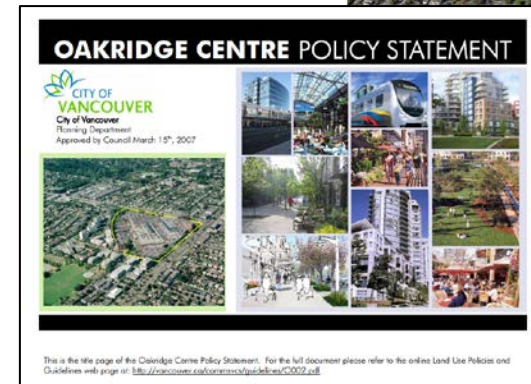


*2014 rezoning application*



## Key policies that guided the 2014 rezoning application (full list in report):

- Oakridge Centre Policy Statement (2007)
- Regional Growth Strategy (2011) and City's Regional Context Statement (2013)
- Transportation 2040 (2012)
- Cambie Corridor Phase 2 Plan (2011)
- Rezoning Policy for Sustainable Large Developments (2013)
- Oakridge Centre Rezoning – Issues and Directions (2013)



## Proponent has identified key challenges to move forward with 2014 rezoning including:

- Aquifer – implications to underground parking construction
- Prolonged construction period with extensive disruption to shopping centre
- Lease implications

➤ *Challenges have led proponent to a revised proposal*

## Staff received preliminary revised rezoning enquiry in late 2015. Key aspects include:

- Significantly less density
- Reconfiguring and expansion of park space – ground-level and rooftop parks
- Retaining community amenities (affordable housing, civic centre facilities, park)
- Maintain the mall; reduce parking depth
- Some revisions to built form and high street

➤ Staff providing preliminary feedback based on approved policies and principles for Oakridge Centre

# Proposed Planning and Engagement Process (~9-12 months from application)

- 1 Interdepartmental staff technical team review
- 2 Pre-application consultations - Proponent-led
- 3 Application consultations – City-led
  - public open houses, stakeholder and advisory body feedback
- 4 Park Board consideration of park concept at key points
- 5 Referral to Council
- 6 Public Hearing (subject to referral)
- 7 Enactment (subject to approval at public hearing)

## Seeking Council support to:

- Receive and consider a new rezoning application for Oakridge Centre;
- Conduct an enhanced planning and engagement program for the application;
- Guide review of the application by policies and principles referenced in the 2014 rezoning application; and
- Pursue proposed cost-recovered approach.

## Questions?