

**BROWNS** **SOCIALHOUSE**  
restaurant.bar.socialize



**TAKE FIVE**  
CAFÉ

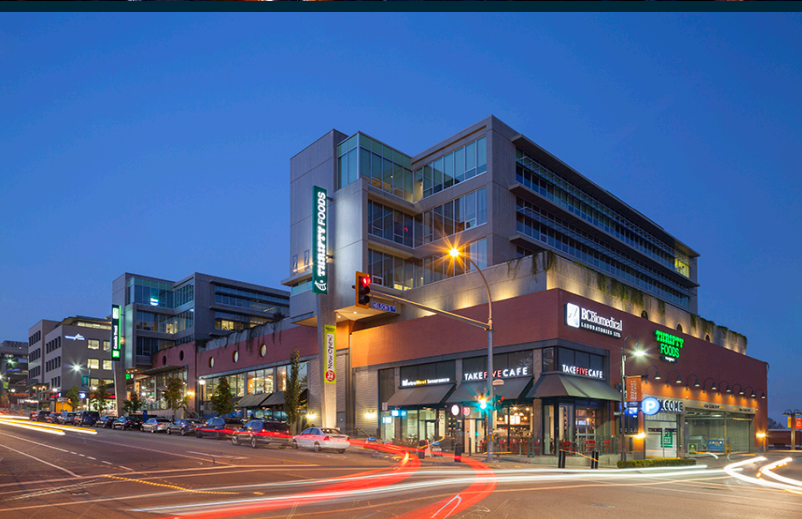
**THRIFTY**  
**FOODS**™



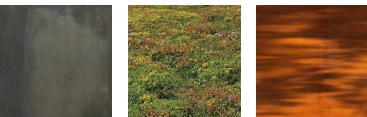
**Canada Trust**

**wesgroup**









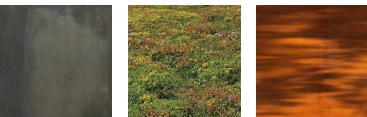
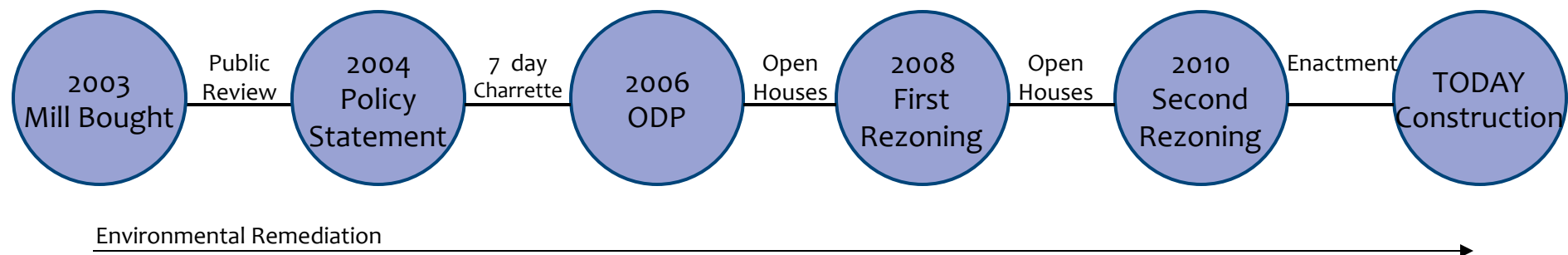
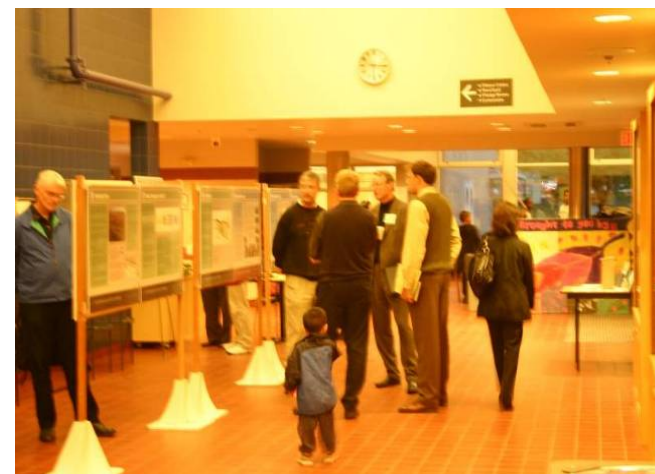
wesgroup

History













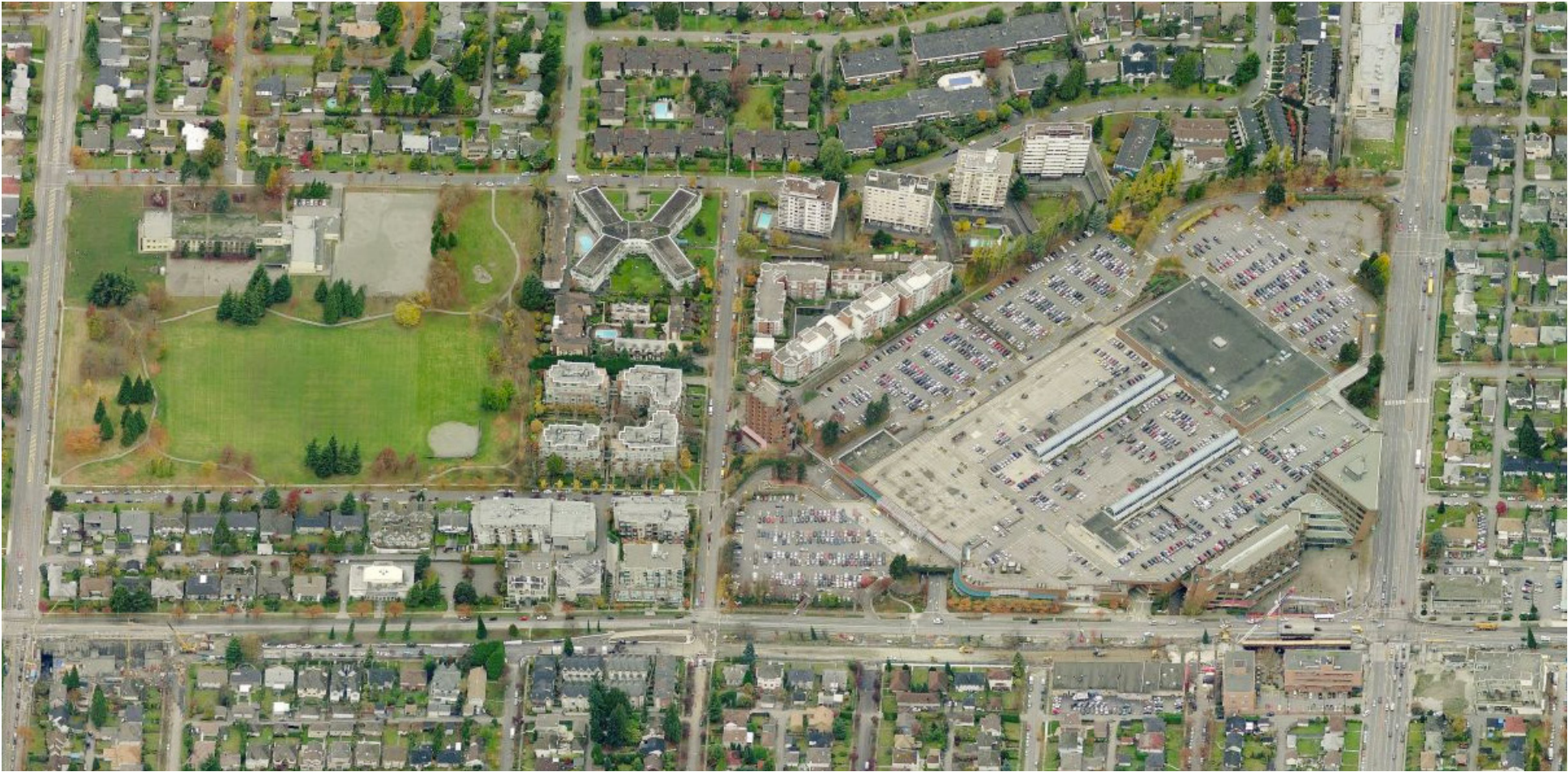
- 130 acres
- 7.8 Million sq. ft.
- 6,500 Residential Units
- 13,000 Population
- 1,300 Affordable Housing Units



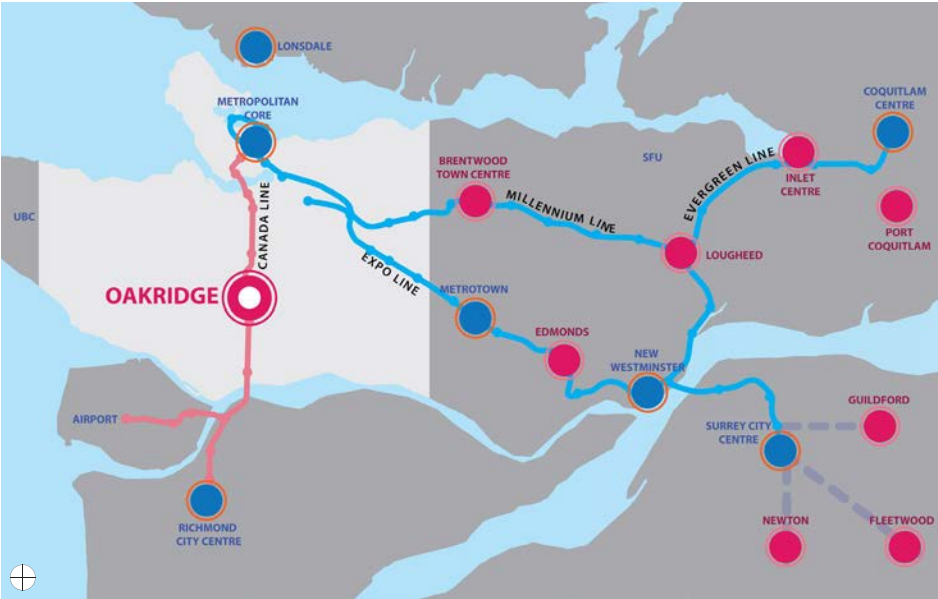




# Introduction



● Regional Town Centres  
● Municipal Town Centres



OAKRIDGE CENTRE



# Vision and Key Principles

Municipal Town Centre

Housing

Retail, Office and Job Space

Civic Amenities and Public Realm

Sustainability

Transportation

Placemaking



## City Policy

**Metro Vancouver 2040: Shaping our Future (2011)**

**Greenest City 2020 Action Plan (2011)**

**Cambie Corridor Plan, Phase II (2011)**

**Vancouver Economic Action Strategy (2011)**

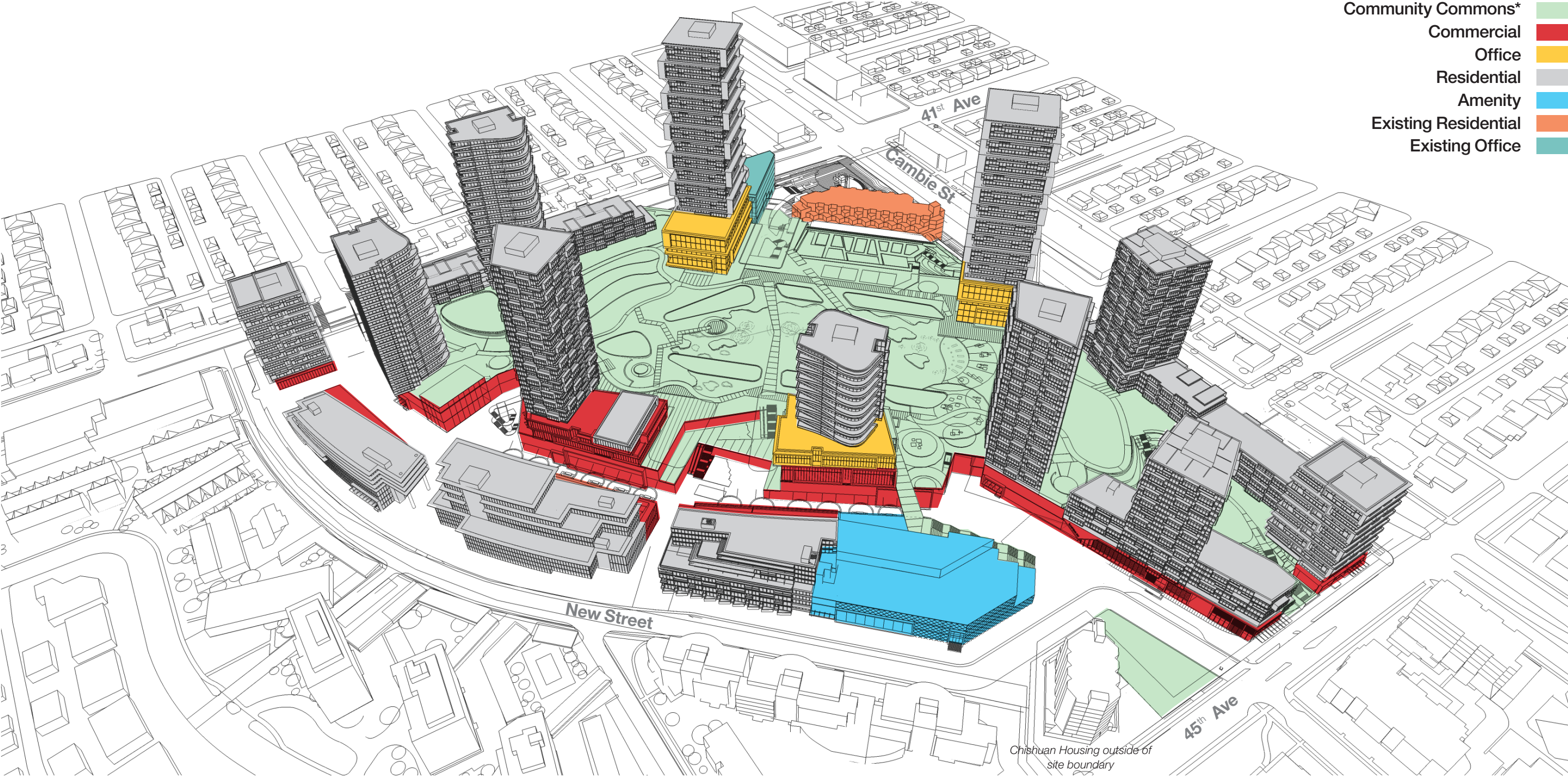
**Housing and Homelessness Strategy 2012-2021(2011)**

**Transportation 2040**

**Priority Action Plan from the Mayor's Task Force on Housing Affordability (2012)**



# Mixed Use





# Housing



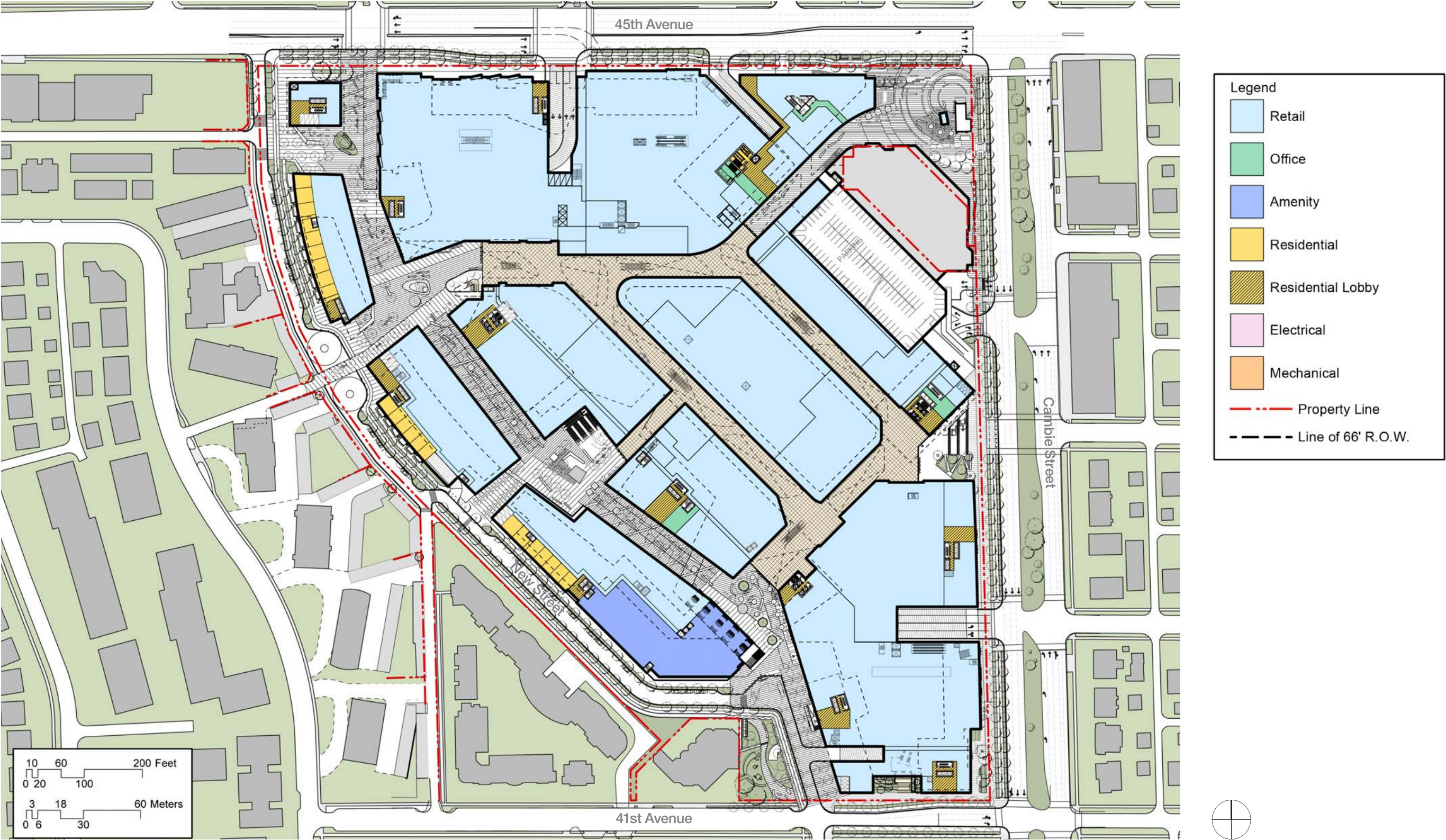
- Nonmarket Housing (290 Units)
- Rental (290 Units)
- Market Housing (2108 Units)





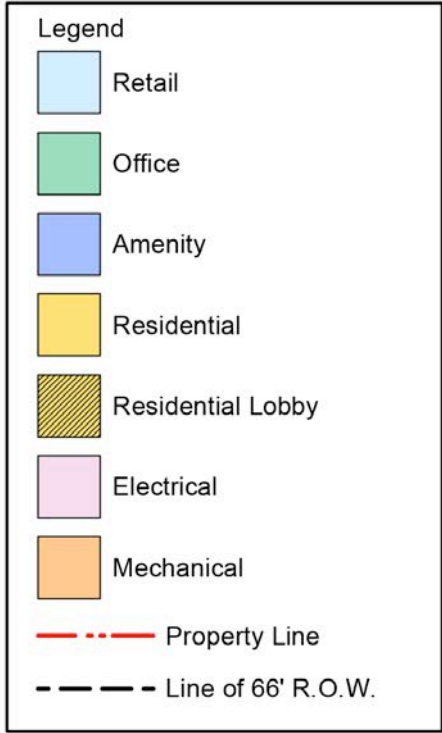
# Overall Plans and Cross Sections

Ground Plan





# Level 3 Plan





# Retail / Plazzas

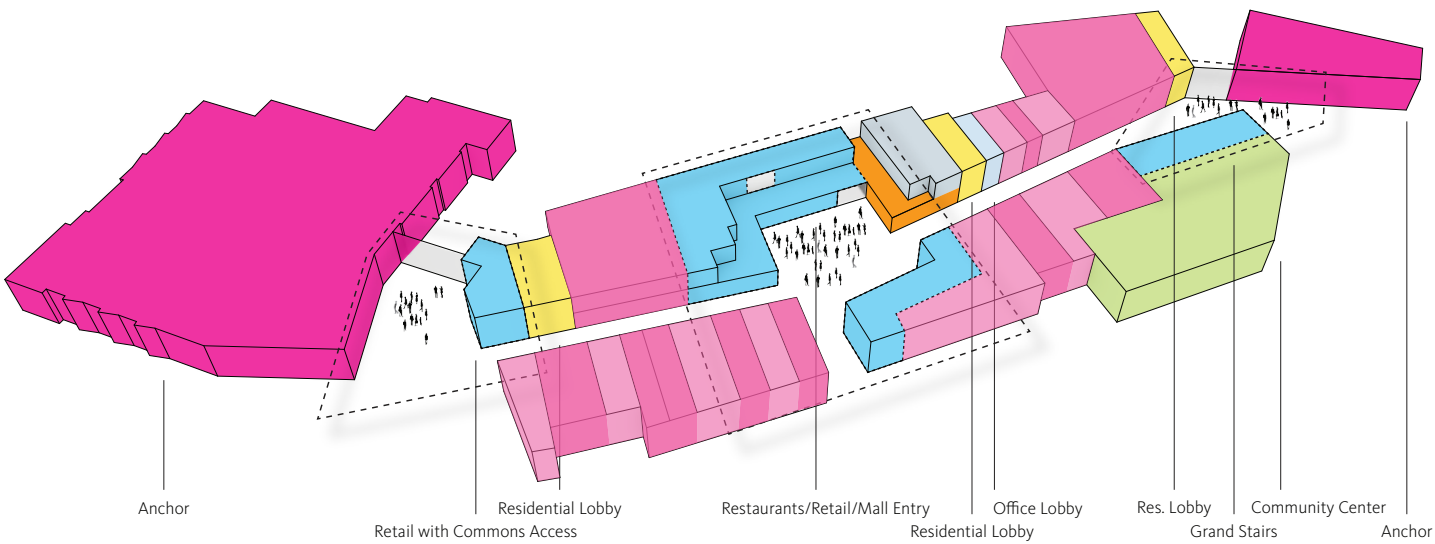


Figure 9.1c High Street Sample Mssing: Differentiation through architectural articulation.



Figure 91d Opportunities for placement of signage should be identified, both on the interior and exterior, to allow for tenant signage and identification.

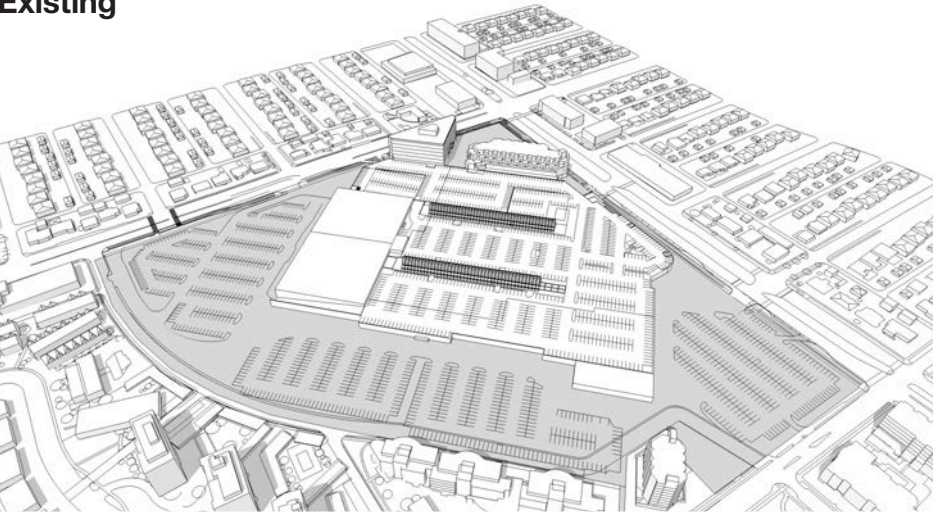


Neutral signage banners

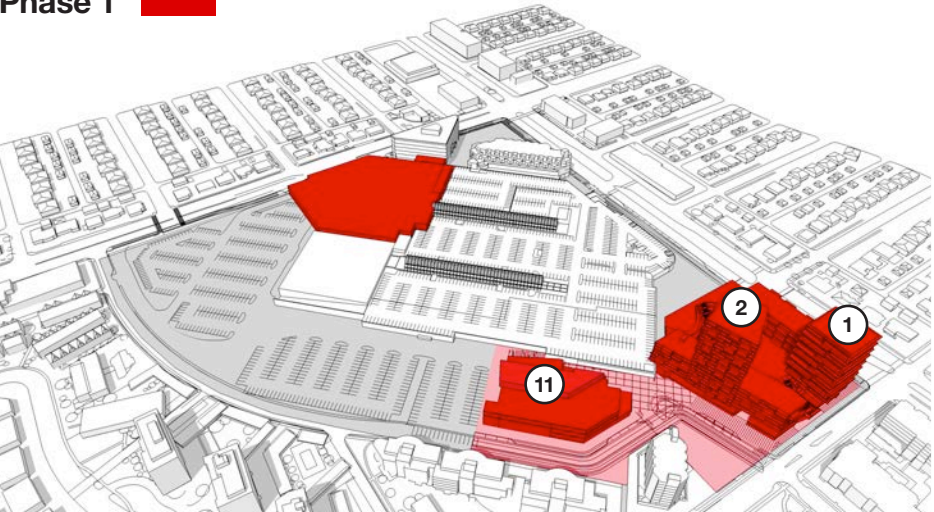


# Phasing

Existing

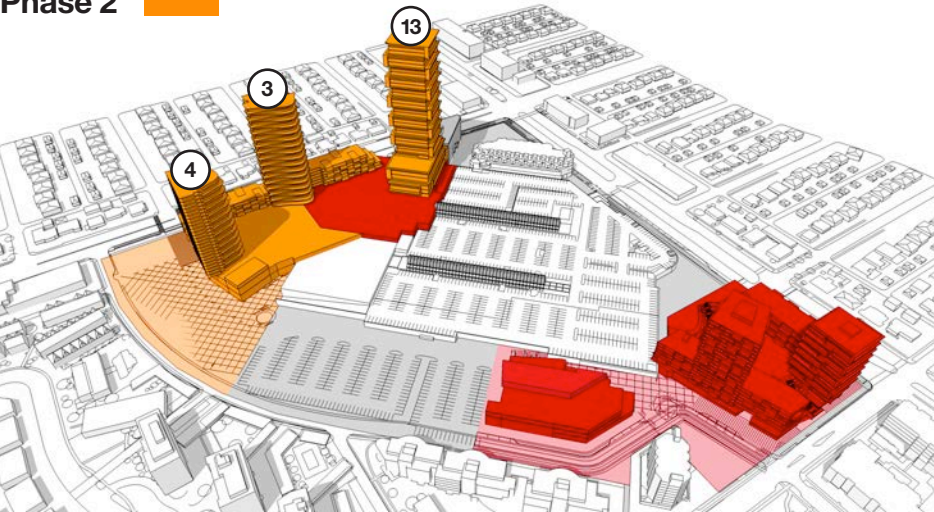


Phase 1



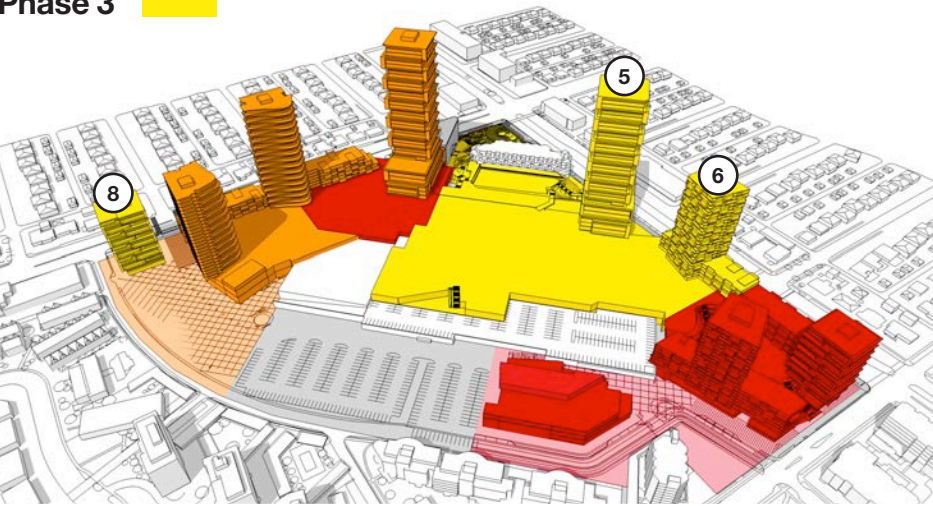
- 1 Low End of Market Rental, Rental Housing
- 11 Majority of Civic Centre

Phase 2



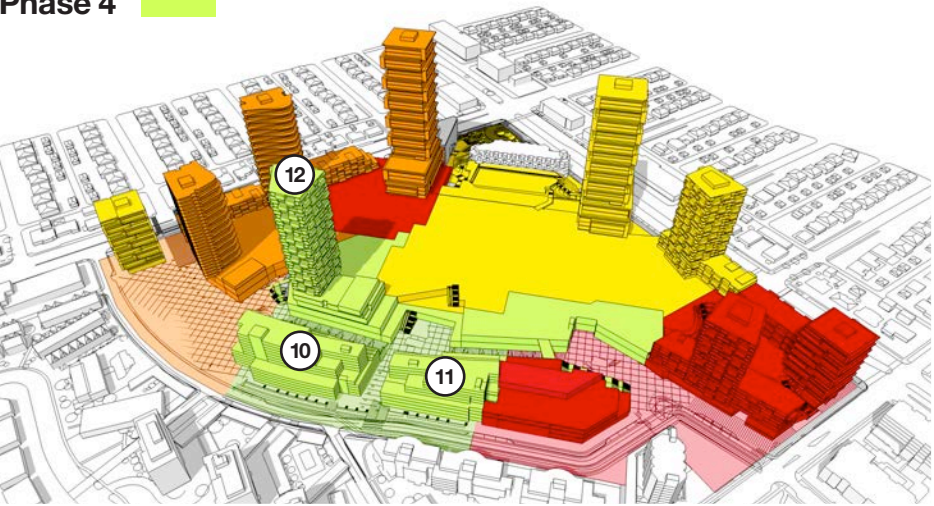
- 3 Non-Market Housing

Phase 3



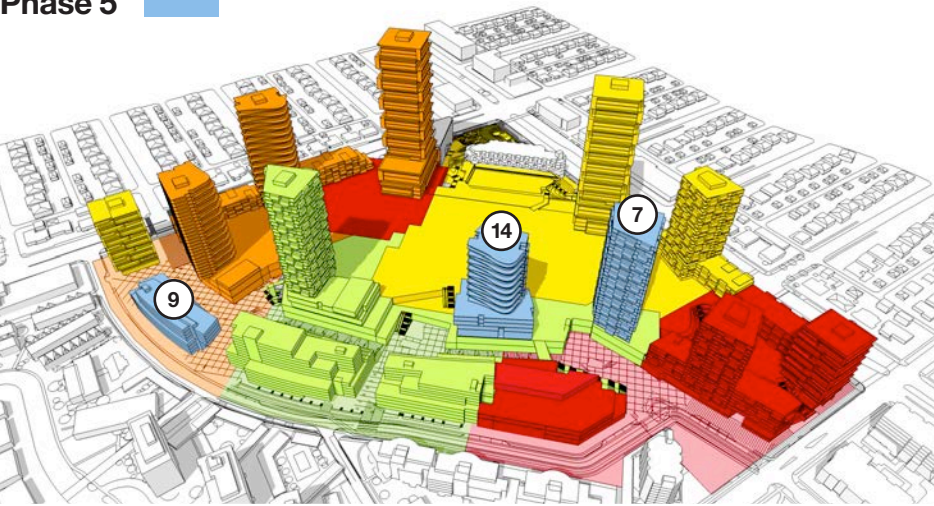
- 6 Non-Market Housing

Phase 4



- 11 Non-Market Housing

Phase 5



Elevated Commons Complete

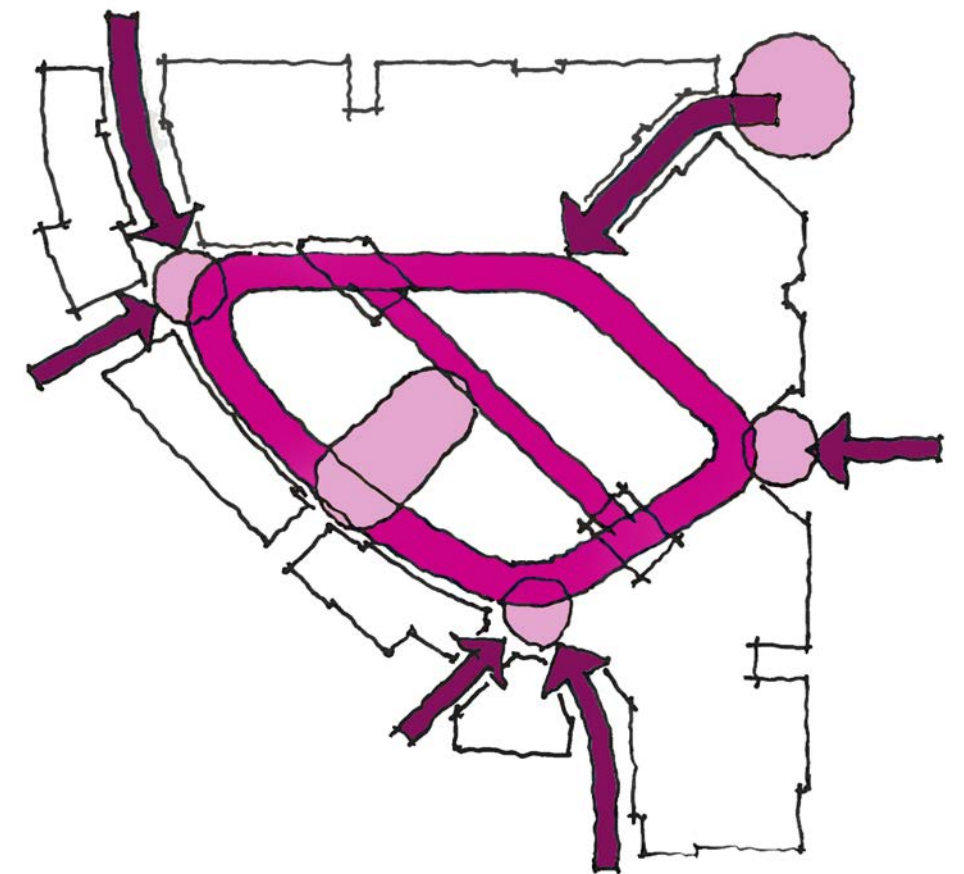


# Urban Connectivity



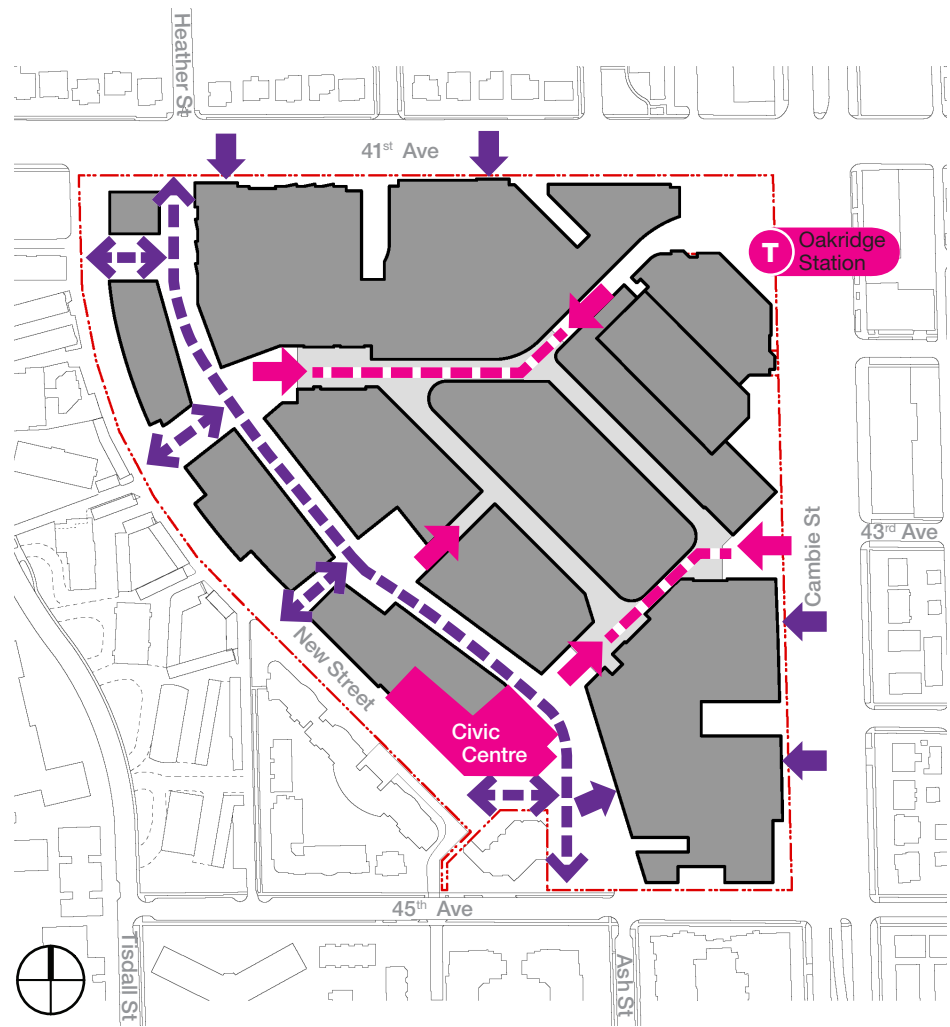
## Framework and Connections

1. Walking
2. Cycling
3. Transit
4. Taxi / Commercial Transit / Shared Vehicles
5. Private Automobiles





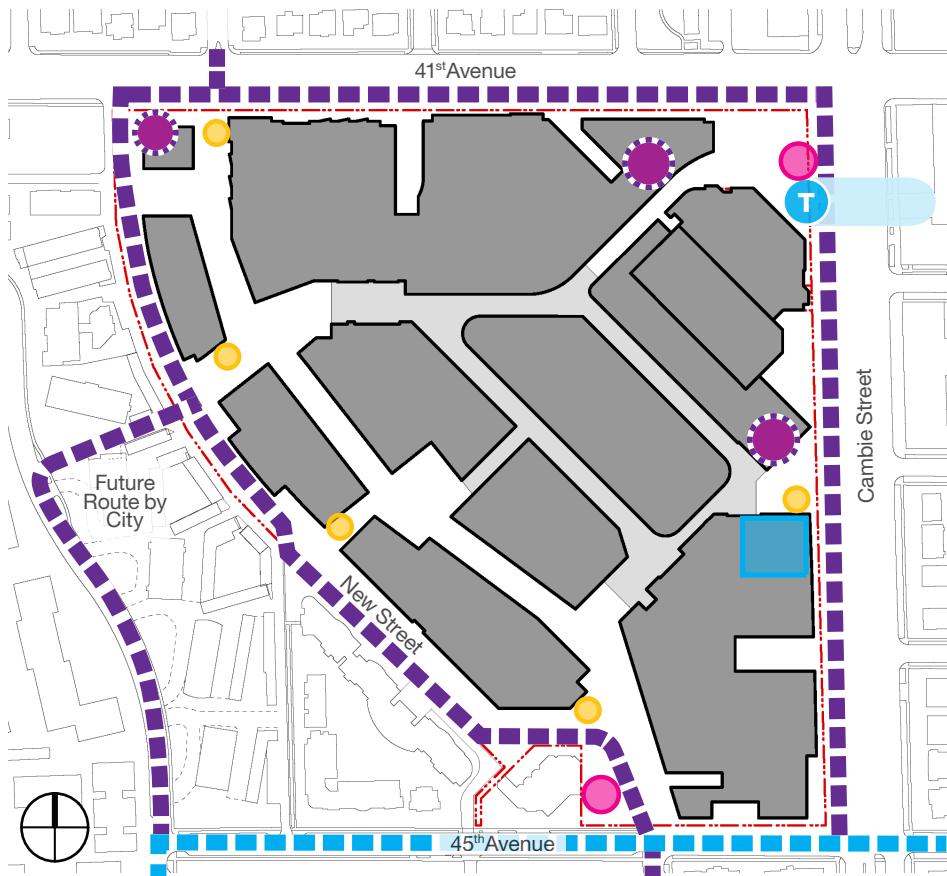
Pedestrian Network



- Entrances Through Anchors
- Retail Entrance
- High Street Pedestrian Route
- After Hours Route



Cycling Network



- Existing Bike Route
- New 2-Way Bike Route
- Bike Elevator
- Bicycle Share
- Bicycle Parking at Grade
- Commercial Bike Parking



Transit Connections





# Public Places













# Civic Centre





# Sustainability Standards



## 10.0 Sustainability Strategy

Oakridge Centre will address the major issues outlined in the City of Vancouver document, *Rezoning Policy for Sustainable Large Developments* published August 1, 2013. Following is a brief summary of highlights of the Oakridge Centre Sustainability Strategy. The various strategies in detail are available online at [vancouver.ca/oakridge](http://vancouver.ca/oakridge).



**LEED-ND**

**10.1 Sustainable Site Design**

**10.2 Access to Nature**

**10.3 Sustainable Food Systems**

**10.4 Green Mobility**

**10.5 Rainwater Management**

**10.6 Zero Waste Planning**

**10.7 Affordable Housing**

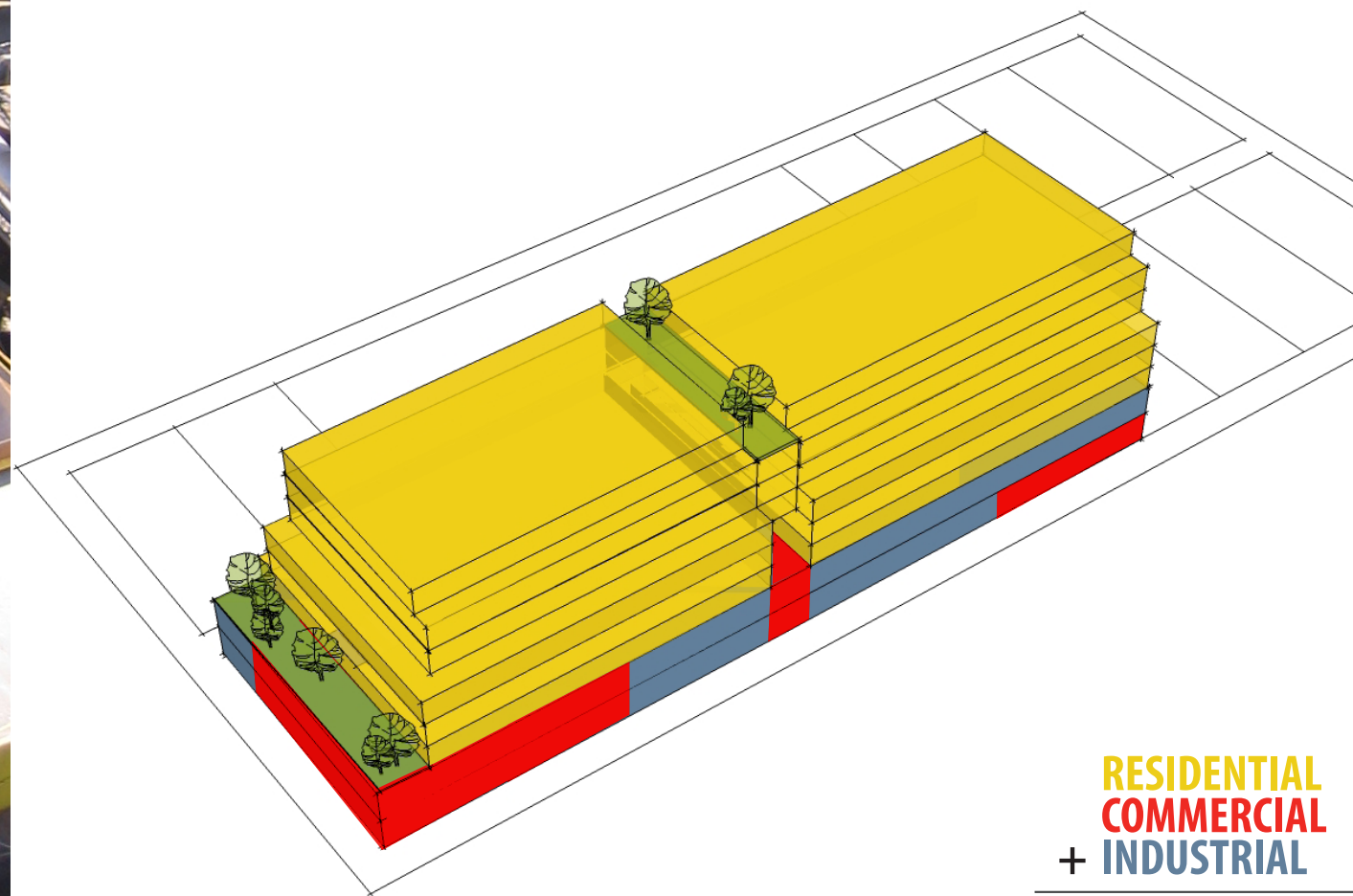
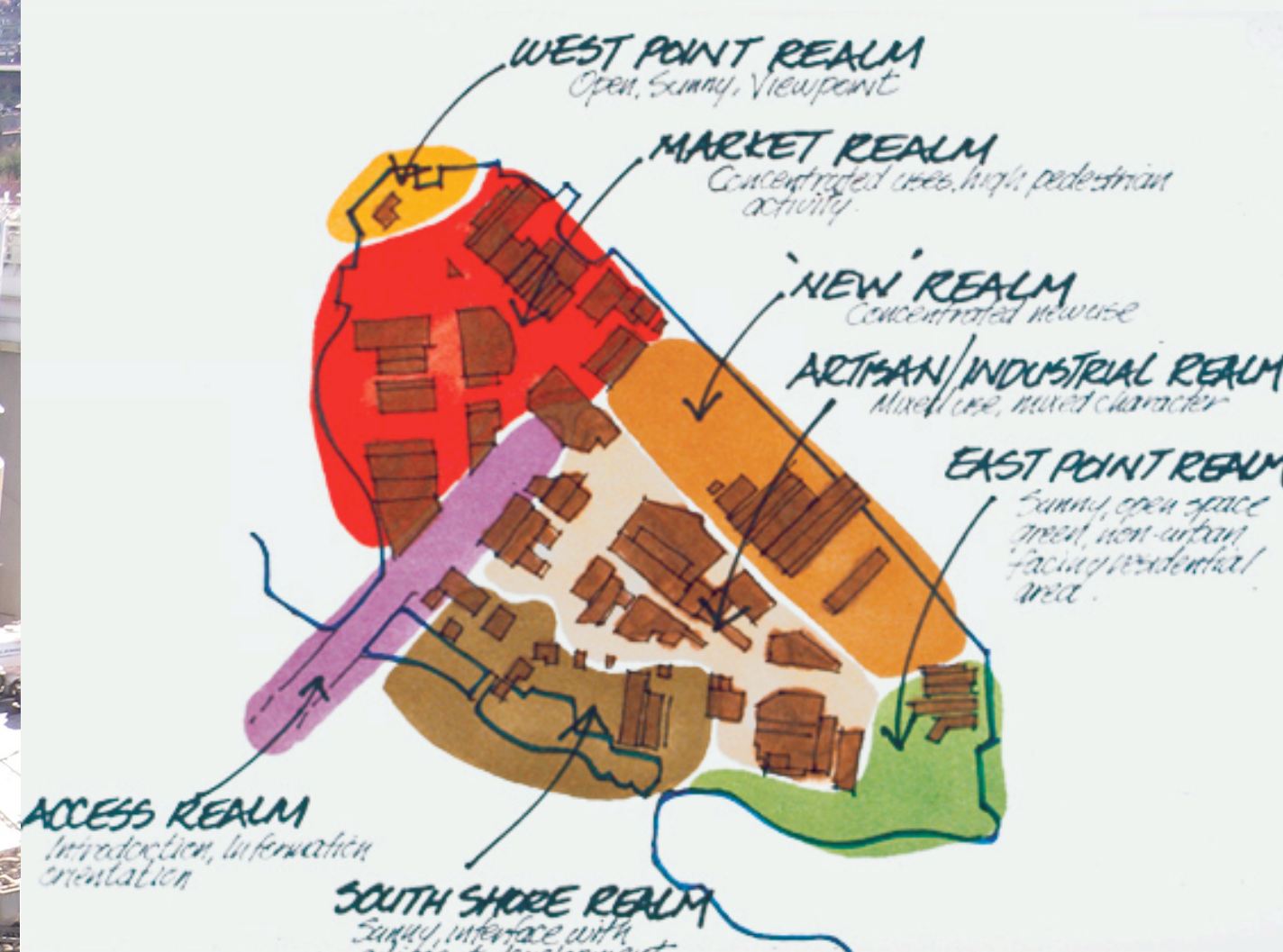
**10.8 Low Carbon Energy Supply**

**10.9 LEED® (ND)**











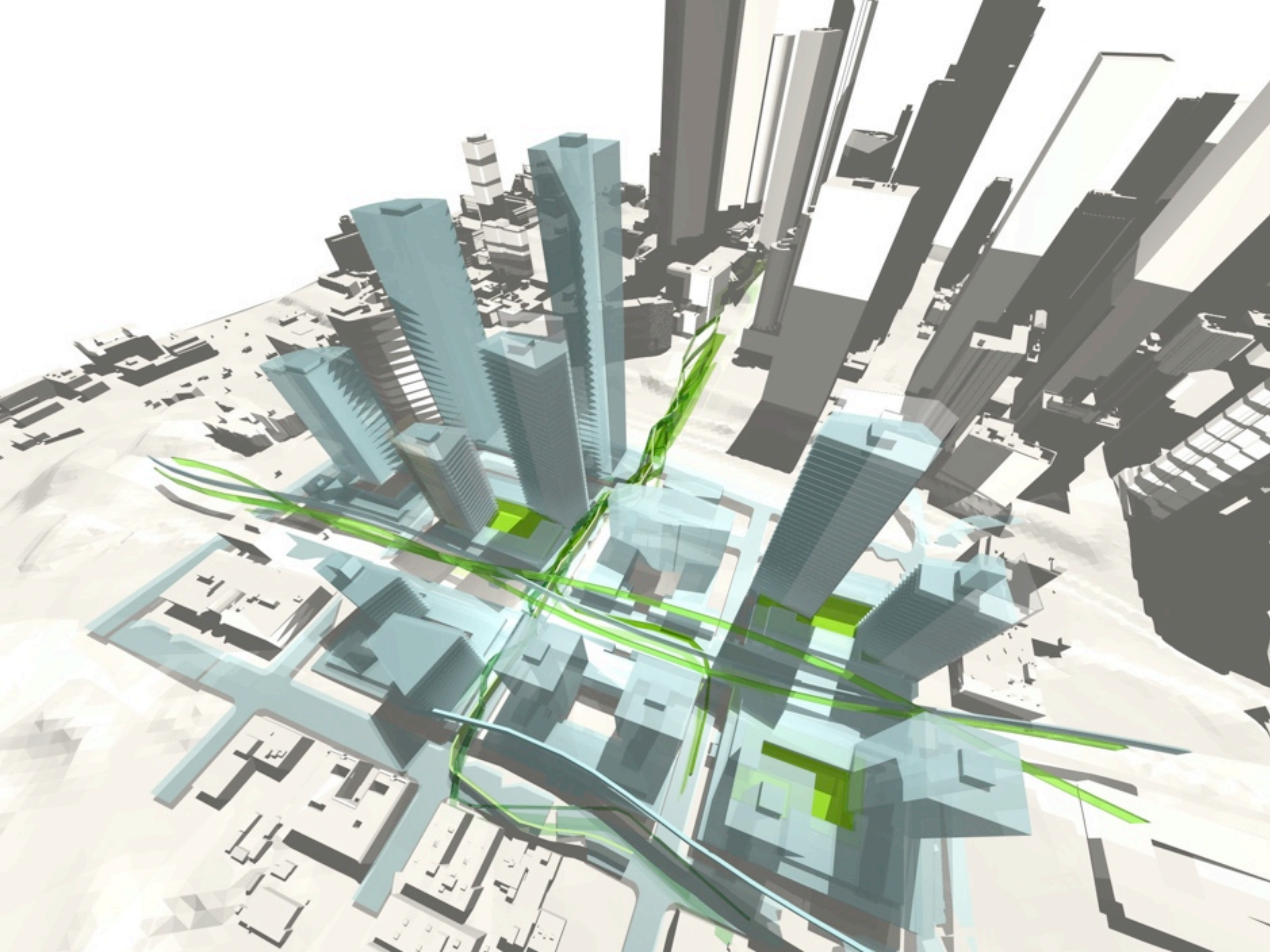


# The 5 Aspects of Magnetism

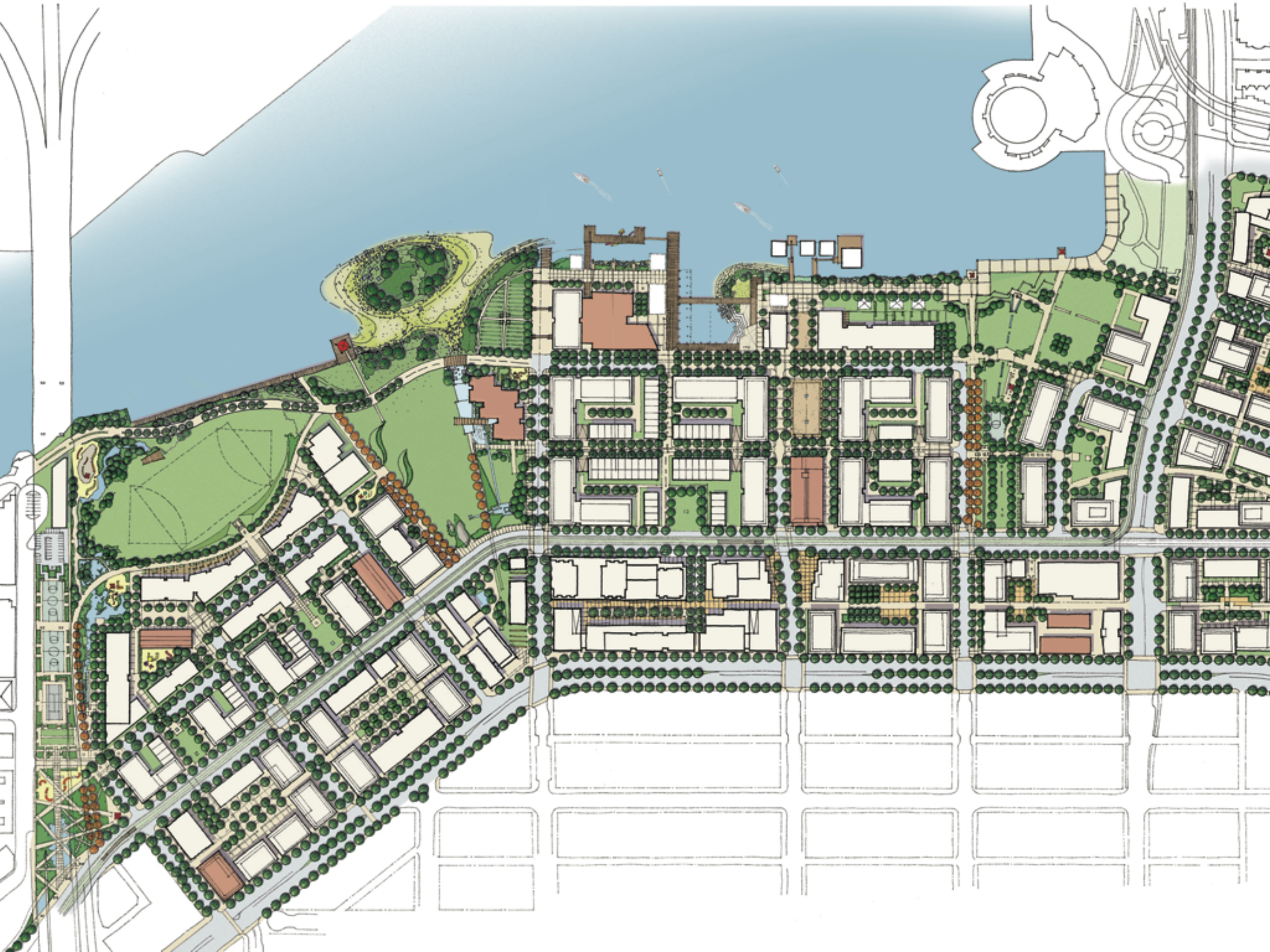


1. Retail
2. Production
3. Educational
4. Programming and events
5. Unique and good urban form

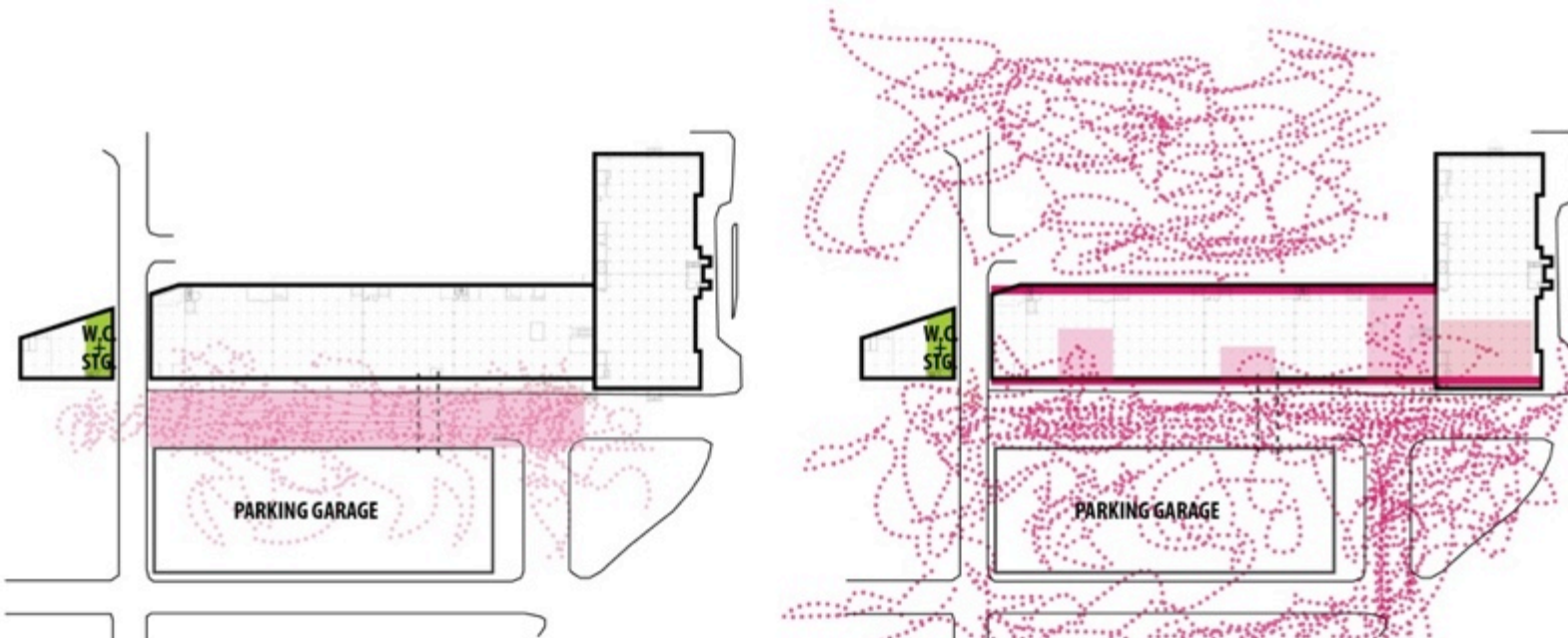




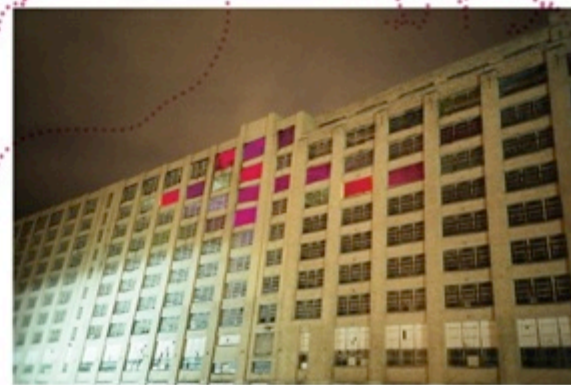








FESTIVAL OF LIGHTS



TAIL GATE ART SHOW

