





# 5.0

## **Public Places**



## 5.1 Overall Public Realm Plan

The public realm for the Oakridge redevelopment is an innovative integration of at-grade streets, paths, and plazas with a highly accessible public park above the retail. The public realm will play a key role in achieving a highly connected community, contributing to the overall character and coherence of the development, assist in creating pedestrian-friendly environments and offer a wide range of amenities and activities to site users and the surrounding neighbourhood. Oakridge will become a highly urban and complete community where people will live, work, play, and shop. It will be a social heart for Vancouver's Municipal Town Centre. The Oakridge Canada Line station will become a place of arrival with clear and direct options to move into the mall or up into the New Park at Oakridge.

A central placemaking idea for the Oakridge redevelopment is the concept of 'hilltop town'. The concept draws on the physical qualities of historic hilltop towns as a departure point and reference in the form and placement of buildings, grade transitions, steps and terraces, sequential views, and the progression and shaping of public places.

Major components of the public realm are:

- The New Park at Oakridge.
- Five plazas at grade providing connectivity to both mall and roof areas.
- A pedestrian-oriented High Street at grade.
- Animated streetscapes at the edges, including Cambie Street, West 41st and 45th Avenues, and Choy Yuen Crescent.

Connectivity and permeability are key principles to gaining access across the larger site, overcoming the grade differences to the New Park at Oakridge, and the horizontal layers of uses. In addition to the highly public and legible access points to the upper levels of the park and bringing areas of the new park down to grade to assist wayfinding, the distinction between uses, horizontal layers, and inside/out relationships will be blurred. Routes through the mall will read like covered and uncovered, indoor and outdoor streets as much as possible. 'Heat-lines' demarking physical entries to the interior space of the mall will be located and designed to bring outdoor space in. Similarly, vertical connections between retail levels and the park above should express the presence of the New Oakridge Park. Provision of vehicular access for servicing and emergencies will be considered. Public safety will be enhanced by delivering well connected, legible urban spaces and appropriate, adequate lighting.



Hilltown public realm, Quebec City, QC



Hilltown public realm, San Gimignano, Italy



Pedestrian oriented and animated streetscapes

## 5.2 New Park at Oakridge

### 5.2.1 Design Intent

The New Park at Oakridge will read as a truly public space. This Park will be accessible, programmable, and provide convenient connecting paths reflecting desire lines between park access points and major destinations such as the Civic Centre (Refer to Figure).

The park has undergone an ongoing parks Board Approval process and details are being resolved through the Development Permit Process. The landscape plan and programming have continued to evolve over time as development permits for various phases are submitted. The landscape plan and program elements, and relative proportions of various program elements, may vary from those in the diagrams and renderings included in these design guidelines.

The evolving design will look to maximize the usable, accessible, and programmable area and adaptability of the new park over time.



Millennium Park, Chicago, IL

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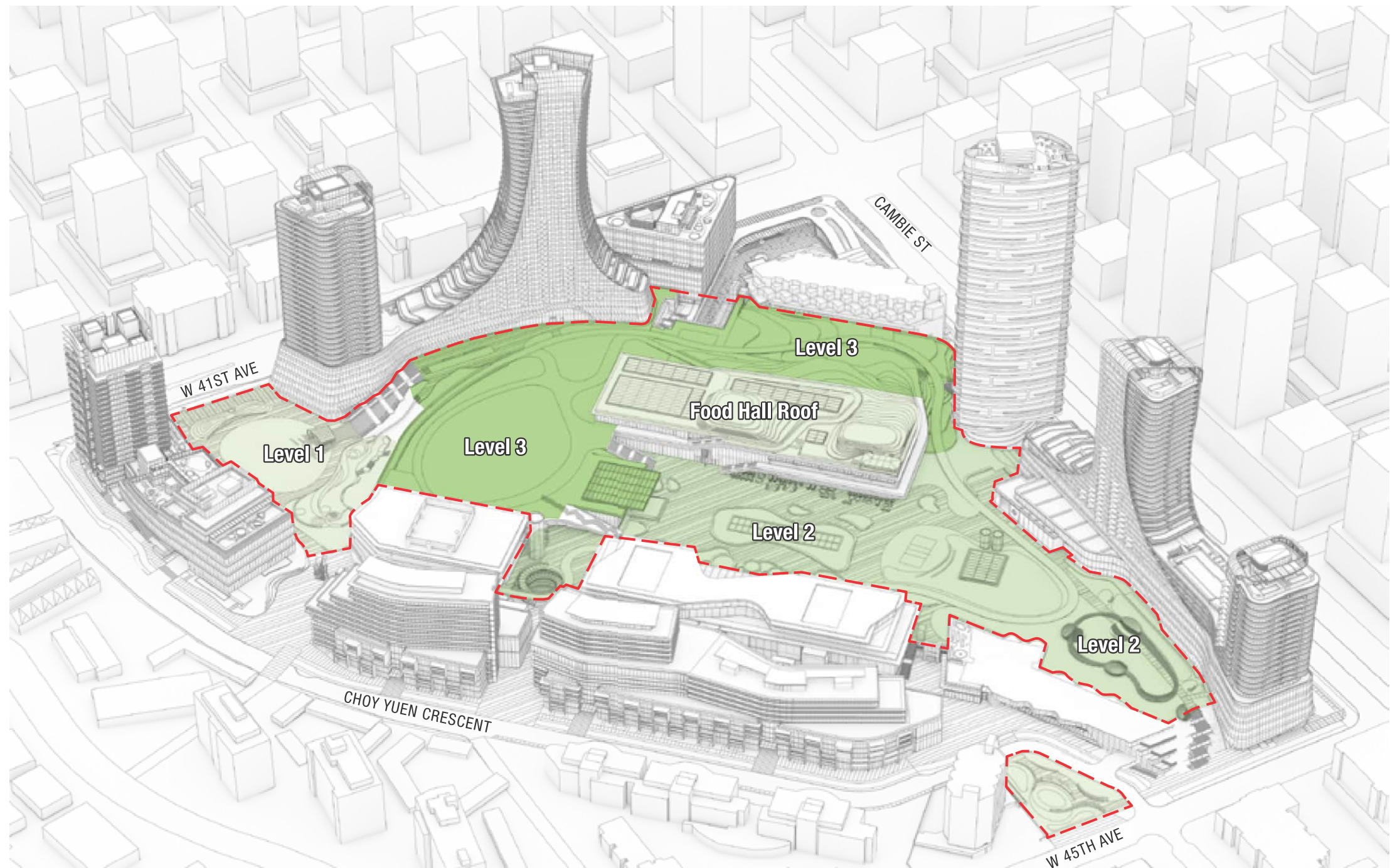


Figure 5.2.1a: Site plan illustrating the levels within the New Park at Oakridge

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## 5.2.2 Design Principles

The New Park at Oakridge design will follow key design principles established by the Vancouver Park Board:

### Innovative

- Produce a destination park that redefines what is possible in a landscape over a building.
- Deliver the services that the public needs in new and engaging ways.

### Accessible and Inviting

- Accommodate all ages and levels of fitness and ability.
- Invite the public to the park, with minimum of six highly visible and easily accessed entry points from the street, transit station and mall.
- Ensure the park is publicly accessible during standard park hours, regardless of whether the mall is open.
- Ensure universal access to all areas of the park.
- Provide easy wayfinding from space to space and entry to exit.
- Clearly delineate public and private spaces.
- Extend the park to the entry points through design and programming.

### One Park, Many Parts

- Weave together a series of unique but interconnected spaces into a coherent whole, more than the sum of its parts.
- Use site design, views and programming to unify the park.

### Safe and Connected

- Ensure the park is a safe environment and is perceived as such.
- Connect and animate park spaces and movement routes.
- Optimize views into the park and between park spaces.

### Resilient

- Ensure the park allows for a wide range of things to do, from social, active and fitness focused to calm, peaceful and restorative.
- Design a park that can both host special events and support everyday neighbourhood use.
- Design a park that can adapt to demographic trends and activity changes over time.

### A Lush and Diverse Landscape

- Create a biodiverse, lush urban forest and connection to nature.
- Ensure large canopy trees will thrive on all levels of the park.
- Harness, use and celebrate rainwater.

### Lively Spaces and Edges

- Create strong indoor – outdoor relationships between public amenities, including the Civic Centre, and the park.
- Animate places in the park by taking advantage of compatible commercial uses.

### Light and Shade

- Locate activities that benefit from sunshine in sunny areas.
- Design a landscape that responds to varying sun and shade patterns.



Figure 5.2.2a: Landscape plan

*Not to Scale*

### 5.2.3 Park Programming

The New Park at Oakridge will be programmed to offer a variety of active and passive program opportunities for all ages and abilities. At the rezoning stage, the potential activities, elements, and components of park programming include:



Large lawn for a variety of pick-up sports and passive uses



Parkour features



Destination playground



Children's play elements throughout



Event spaces for large-scale events



Children's spray park



Spray park for all ages



Natural play elements



Multi-use passive space



Lush plantings



Urban Agriculture: gardens, orchards, local food education



Pavilion / Covered Area



Outdoor Fitness



Space for group activities: tai chi, yoga, table tennis



Universally accessible pathways throughout



Running and walking trails and tracks



Dogs off-leash area



Habitat for birds and pollinators

### 5.2.4 Park Context, Access & Edges

Each access from adjacent streets and plazas will have a different design character. Design strategies to differentiate among access routes will include integrated landscape and greening, water elements, seating and gathering areas. Transitional levels and terraces are intended to bring the green of the park down to grade and to link the surrounding streets visually with the upper levels of the park.

There will be a minimum of six access points from public realm at grade, each of which will offer elevator access, stairs and/or escalators (Refer to Figures 5.2.4a and 5.2.4b):

- A** Transit Plaza at West 41st and Cambie Street
- B** Cambie Street Steps
- C** West 45th Avenue Steps
- D** North Plaza
- E** Central Plaza
- F** South Plaza

There will be a minimum of two additional access points from the internalized areas of the mall. These access points provide an opportunity to integrate the mall and New Park through vertical integration of mixed use, natural light, and visual and physical access.

Movement routes through the park will facilitate connections among the six access points so that people can move across the park to destinations around the Oakridge Town Centre.

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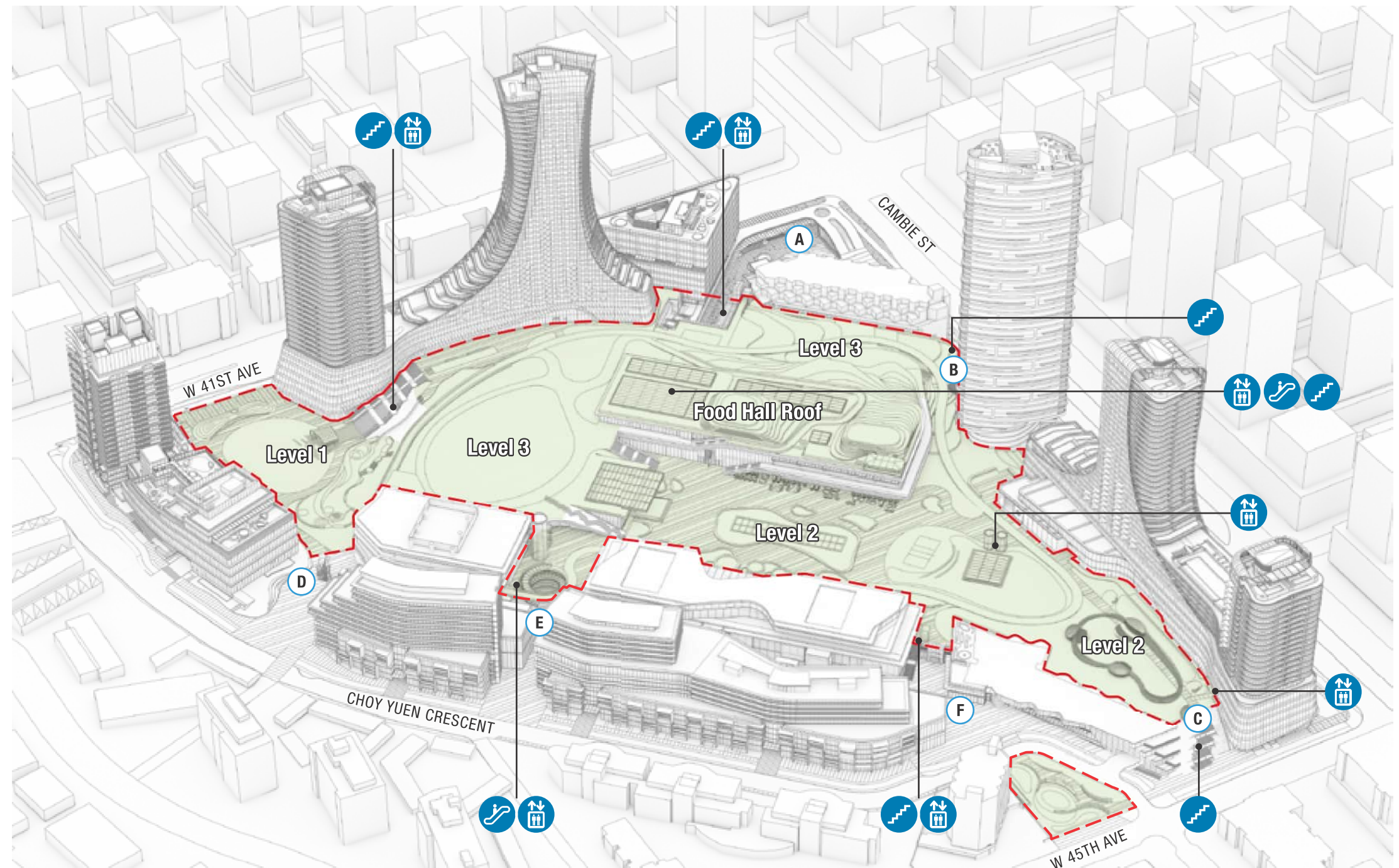


**Figure 5.2.4a:** Site plan illustrating the access points to the upper levels of New Park

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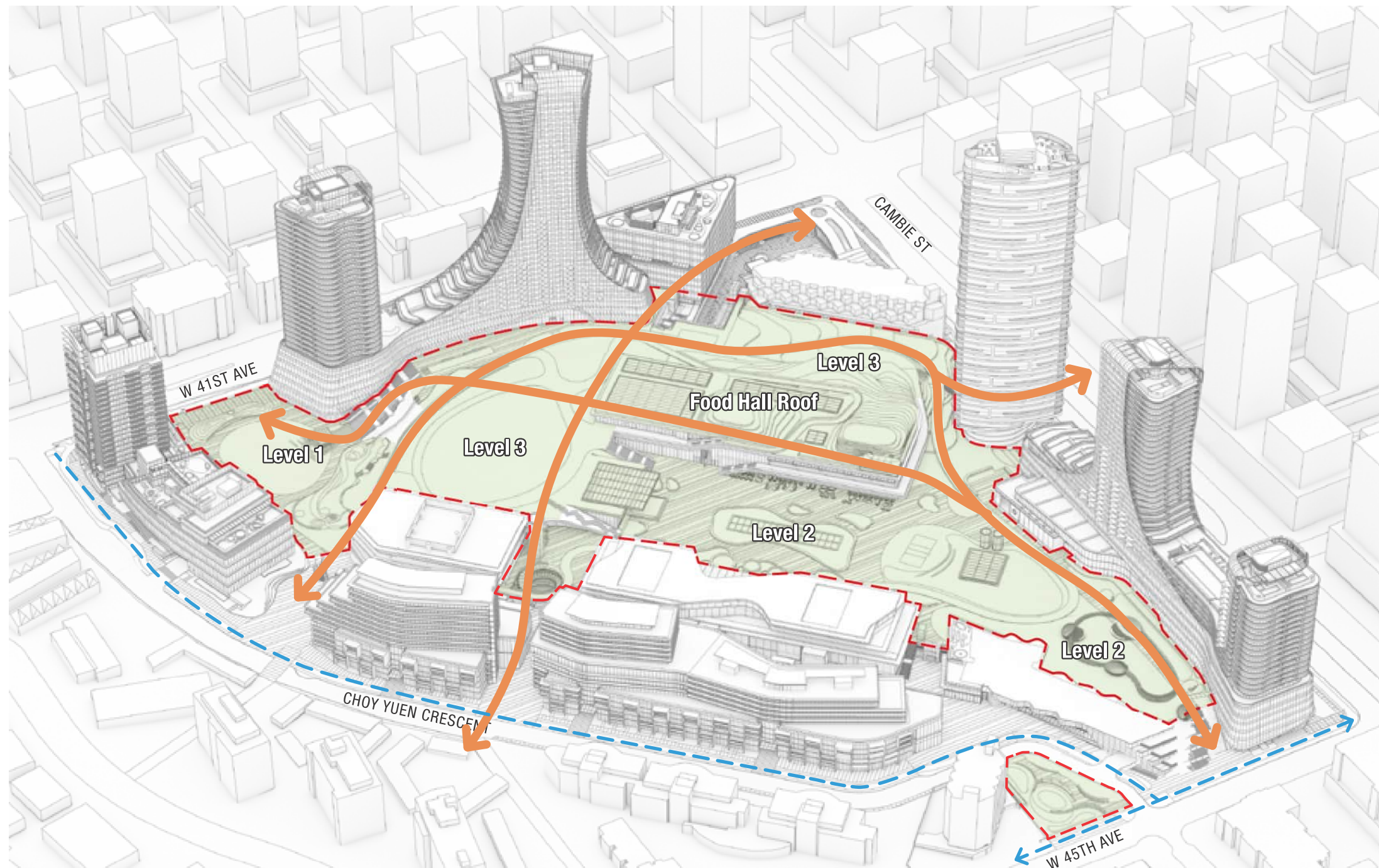


Figure 5.2.4b: Site plan illustrating the access routes to and through New Park



Seating stairs



Iconic internal stairs connect to the park

### 5.2.4 Park Context, Access & Edges

The New Park at Oakridge will be edged by a range of different land uses including the Civic Centre, offices, townhouses and residential towers, shops and restaurants with outdoor dining.

These land uses should be designed to animate the edges of the park by providing interesting indoor-outdoor relationships and views into public and semi-public spaces such as lobbies, social spaces and fitness centres.

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- Residential
- Retail & Fitness
- Dining
- Civic Centre
- Office
- Park

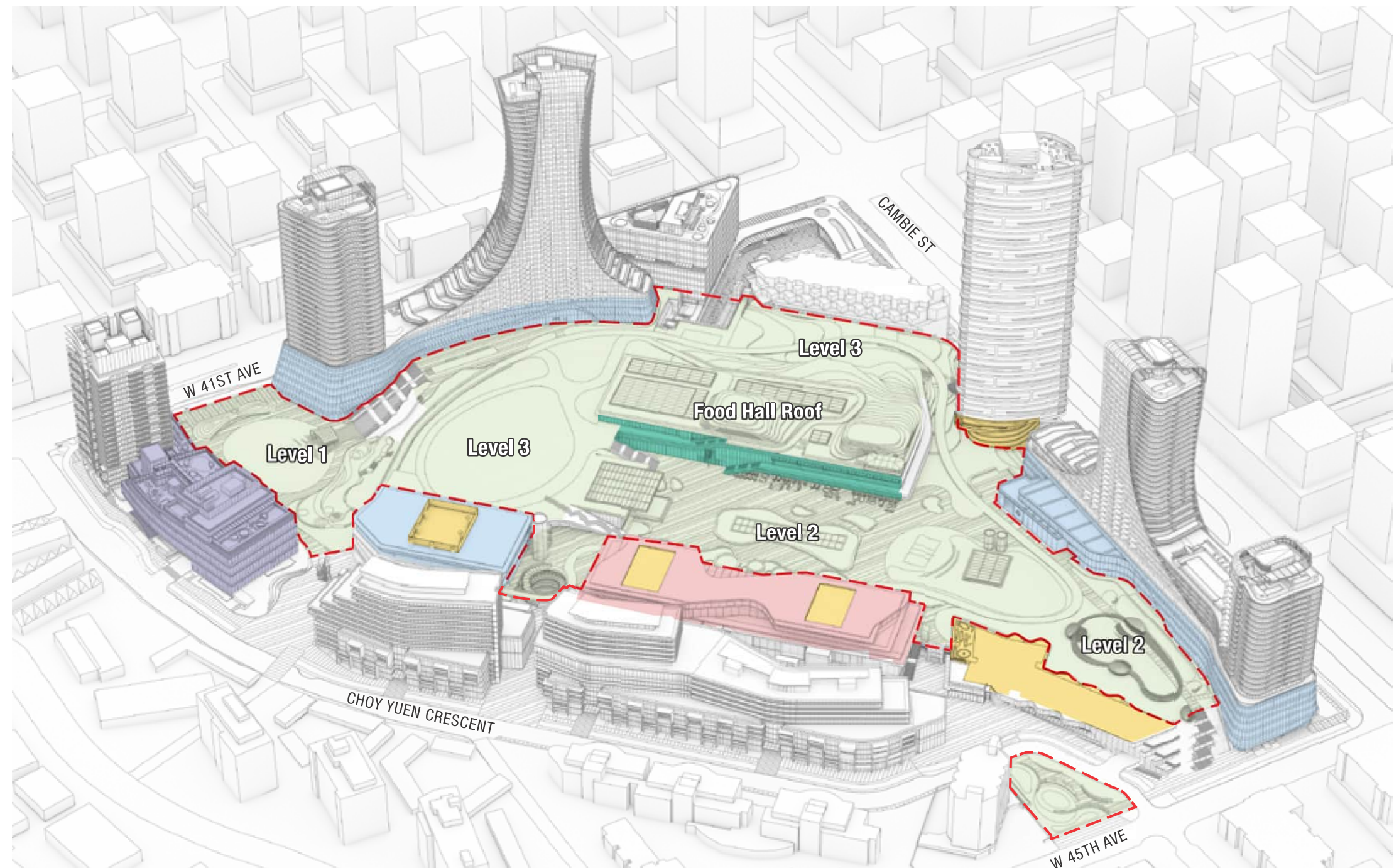


Figure 5.2.4c: Site plan illustrating the variety of land uses providing the edges of the New Park at Oakridge

### 5.2.5 Park Zones

The New Park at Oakridge is comprised of six zones, each with a role in providing a diverse and varied park experience and a wide range of programming:

- **New Park adjacent to the Civic Centre**
- **Upper Green**
- **The Meadow Gardens**
- **The Commons**
- **The Woodland**
- **Pocket Park**

The zones of the new park are discussed in the next six sections of the Design Guidelines.

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Figure 5.2.5: Site plan illustrating the six zones of the New Park at Oakridge

### 5.2.6 Civic Centre Park

Part of the New Park at Oakridge is an at-grade park area, adjacent to the Civic Centre and is intended to be a local park for nearby residents. At street level, the Civic Centre Park should provide an entry gateway and offer passers-by on West 41st Avenue a first view to the entire New Park at Oakridge. Adjacency to the Civic Centre should allow uses and programming of the Civic Centre to engage and activate this park area.

The Civic Centre Park illustrates the approach to meeting the design and programming objectives of incorporating children's play, youth activities, programmable event spaces and outdoor space related to Civic Centre uses and programs.



Figure 5.2.6a: Site Plan

Elements of New Park:

- A large open lawn for a variety of uses and programming
- A programmable, covered park pavilion
- A large children's play area with an abundance of seating
- Informal seating on the Great Steps
- An upper park water feature
- New Park areas set within a forest setting 'backdrop'
- Children's playground and slide

Additionally, more intensive children's play and programmable event spaces will be found on the upper levels of the New Park at Oakridge.



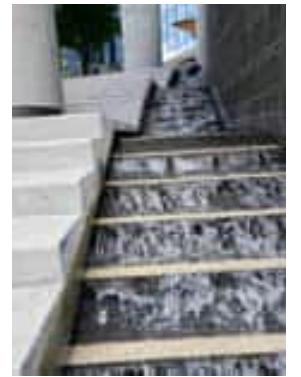
Feature Park Slide



Children's Play



Water Feature



Water Feature



Figure 5.2.6b: Artist rendering of the New Park adjacent to the Civic Centre

### 5.2.7 Upper Green

The Upper Green is envisioned as a large open lawn space found in a central location on the upper level of the New Park. The image of the Upper Green should be that of a tranquil green space encircled by trees and it should function as a flexible space for informal sports, games, picnics, sunbathing, group activities and performance events. The Walking-Running Loop should circle around the Upper Green, connecting it to the other areas of the Park. Elements that should be considered for inclusion are:

- Large lawn for a variety of informal sports and games
- Space for group activities such as tai chi, yoga, fitness boot camps and picnicking
- A programmable event space
- A covered pavilion for concerts, performances and activities seeking weather protection, oriented to an audience on the green and to an overlook onto the Civic Centre Park
- A neighbourhood dog off-leash park
- A portion of the half-mile Walking-Running Loop



Figure 5.2.7a: Upper Green Site Plan



Tai chi



Informal sports



Park events



Picnicking on the lawn



Figure 5.2.7b: Artist rendering of the Upper Green in the New Park

### 5.2.8 The Meadow Gardens

As a key component of the New Park at Oakridge, the Meadow Gardens offer opportunities for the public to experience nature and gardening in the heart of the city. This part of New Park should include community gardens, orchards and wildflower meadows to support habitat for birds and other pollinators.

Elements to be considered for inclusion are:

- Terraced community gardens and orchards
- An outdoor dining, teaching and gathering area with support facilities for gardening
- Perennial wildflower meadow plantings which foster birds, bees and other pollinators
- Integration of interpretation and learning opportunities
- Places for quiet contemplation
- A portion of the half-mile Walking-Running Loop
- Perennial gardens with plants for birds and insects



Figure 5.2.8a: Meadow Gardens Site Plan



Perennial pollinator gardens



Community gardens and support areas



Community garden planters



Figure 5.2.8b: Artist rendering of the Meadow Gardens

### 5.2.9 The Commons at the New Park

The Commons at the New Park is intended to be a hub of activity adjacent to restaurants and other eating places around it. The area should feature exciting, active uses during all seasons, day and night. A pavilion should provide a covered space for events and daily uses. The Commons at the New Park illustrates an approach to meeting the design and programming objectives of a large urban park area that readily adapts to a range of special events.

Elements of the Commons at the New Park:

- Event Plaza that functions as a gathering area for events in the Park
- A pavilion with the infrastructure to host large events and informal 'plug & play' performances as well as to offer rain protection to park users at other times.
- A water feature which creates a centerpiece to the Event Plaza and provides interactive sculptural elements and water play opportunities, animating and bringing life to the everyday use of the space.
- Open lawn for a variety of informal uses including yoga, sunning, picnicking, Frisbee volleyball and badminton
- Adjacent, accessible dining areas
- Outdoor games from foosball to table tennis
- Fun, interactive fitness stations and parkour
- A portion of the half-mile Walking-Running Loop



Figure 5.2.9a: Site plan: Idea 1



Pavilion for social gathering



Informal sports on the lawn



Youth activities and games



Figure 5.2.9b Artist rendering of the Commons at the New Park: Idea 1

### 5.2.10 The Woodland

The southern end of the New Park is envisioned as the Woodland and supports a lush urban forest, predominantly showcasing Pacific Northwest native species. Within the Woodlands should be pathways with seating and seating pods for quiet contemplation. A portion of the half-mile Walking-Running Loop will go through the Woodland's northern edge. Also located at the northern edge of the woodland will be a glass skylight and elevators which provides a key public connection from the retail and parking levels below to the park and are nestled into the Woodland urban forest. The Woodland landscape should spill down to West 45th Avenue to embrace a grand stairway with seating steps and with an adjacent public elevator for accessibility

Elements to be considered for inclusion are:

- A lush urban forest
- Seating and seating pods for quiet contemplation
- An pavilion offering public access from retail and parking levels below to the park
- A grand stairway connecting The Woodland to 45th Avenue
- A portion of the half-mile Walking-Running Loop

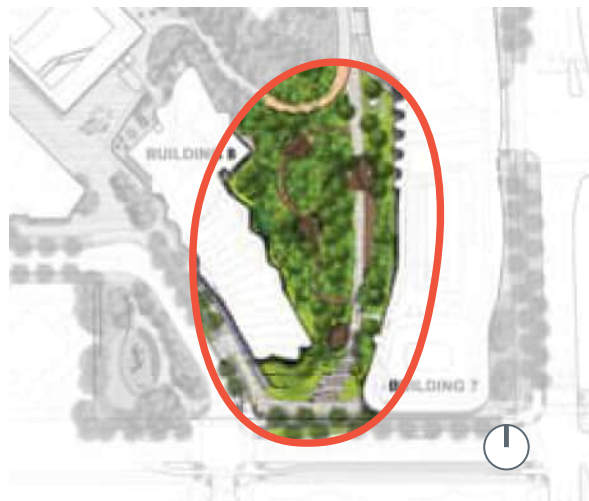


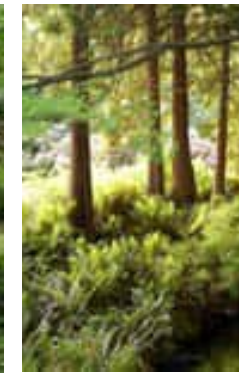
Figure 5.2.10a: Site plan of the Woodland



Seating area



Woodland Area



Woodland Stairs



Figure 5.2.10b: Artist rendering of the Woodland area of the New Park

### 5.2.11 Pocket Park

The Pocket Park should provide a welcoming entry into the greater New Park from street level at West 45th Avenue for residents of the surrounding neighbourhood. The park should be designed to bring people into social contact with a mix of active and social activities and a focus on children's play.

Elements to be considered for inclusion are:

- An engaging children's play area.
- A variety of seating opportunities for individuals and groups
- The forest landscape of the Woodland which surrounds the Pocket Park and define its character in order to read as an extension of the Woodland



Swings



Climbing nets



Motion and fun play



Figure 5.2.11a: Site plan of the Pocket Park



Figure 5.2.11b: Artist rendering of the Pocket Park

5.2.12 Events in the Park

The New Park at Oakridge is intended to be designed and provided with supporting infrastructure for a range of events. Events may be both open to the public or involve a charge for admission to an area that is temporarily enclosed for this purpose. The potential capacity of various park event spaces is estimated in Figure 5.2.12a and the adjacent chart.

| Event Areas – Stage = 105 m <sup>2</sup> (± 15m x 7m) | Seating<br>@1.0 m <sup>2</sup> /Person | Standing<br>@0.5 m <sup>2</sup> /Person |
|-------------------------------------------------------|----------------------------------------|-----------------------------------------|
| A = 1,654 m <sup>2</sup>                              | 1,190                                  | 2,165                                   |
| B = 3,185 m <sup>2</sup>                              | 2,460                                  | 4,400                                   |
| C = 1,116 m <sup>2</sup>                              | 781                                    | 1,860                                   |

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Figure 5.2.12a: Estimated capacities of event spaces in the New Park

## 5.3 Public Plazas

### 5.3.1 Design Intent

Oakridge will be welcoming to pedestrians, cyclists and transit users with generously scaled and engaging plazas at key points of arrival. Plazas should provide clear and direct access to both the New Park at Oakridge and internal spaces within the mall.

Each plaza should have a distinct role in the overall design of Oakridge and function to serve its surrounding uses including entrances to residential lobbies and commercial uses. Where outdoor activities are planned in relation to commercial uses, plaza spaces should be scaled and designed to accommodate anticipated outdoor eating areas or displays of merchandise.

Plazas should include ample provisions for green landscape, especially trees, for shade and visual relief from hard surfaces. Soil depths should be coordinated with landscape requirements for trees and other plants. Public art, water features and an extensive variety of seating opportunities should be incorporated in line with anticipated levels of users.

The landscape designs for public plazas will continue to evolve over time as development permits for various phases are submitted. The landscape plan and relative proportions of various program elements may vary from those in the diagrams and renderings included in these design guidelines.

### 5.3.2 Design Principles

Plaza design at Oakridge should consider the following design principles:

- Accommodate accessibility for all ages and levels of mobility
- Support ease of wayfinding including to mall entrances, the park and community centre, and the Oakridge SkyTrain station
- Extend the character and identity of Oakridge into the public realm at each plaza
- Ensure that each plaza is a safe environment and is perceived as such with oversight from adjacent commercial uses and residences

- Optimize views into the plazas from adjacent streets and movement routes
- Ensure that each plaza can readily adapt to changing uses and programs over time and to varied activity levels over different times of day
- Include trees within plazas as part of the urban forest on site and for shade on hot days
- Harness, use and celebrate rainwater within plazas
- Create strong indoor – outdoor relationships between plazas and adjacent land uses
- Animate plazas through the design of adjacent commercial uses
- Design a landscape that responds to varying sun and shade patterns with activities that benefit from sunshine in sunnier areas.



Artist rendering of the plaza at the corner of West 41st Avenue and Cambie Street

### 5.3.3 Transit Plaza

The Transit Plaza is intended to be a welcoming arrival plaza, framed by landscape. This location offers direct access to the New Park at Oakridge as well as a major entry into the mall at grade from the Canada Line station and the key intersection of Cambie Street and West 41st Avenue. The Transit Plaza will be designed to offer a central, unobstructed visual zone to the entrances of the mall and retail uses facing the plaza, distinctive paving and areas with site furnishings, trees, and landscape at the north and south edges.

Design elements of the Transit Plaza should include:

- Canopies enhancing weather protection between the transit station and retail destinations and the New Park at Oakridge.
- Furnishings including lighting and ample seating.
- Stair seating on the West 41st Avenue edge.
- Bike storage.
- Trees for shade.

Efforts will be made to retain three existing mature London plane trees near West 41st Avenue and two red oaks on Cambie Street as part of the landscape plan (Refer to Section 5.6: Tree Retention). Sites and supporting infrastructure (electricity and water supply) for food kiosks should be considered for inclusion within the edge areas. The 'heat-line' of the mall entry will be pulled deeper into the building to enable visual and physical access to Levels 2 and 3 through a wide set of external stairs that are dimensioned to permit both movement up and down and informal seating with views over the plaza and landing areas below. These stairs should act as amphitheater seating for programming on the plaza level as well as casual resting places for daily use. Elevator access will be provided as an option for people with mobility limitations.

*DRAFT Work with Vancouver Park Board is ongoing*



**Figure 5.3.3a:** Enlarged plan of the Transit Plaza

*Not to Scale*



① Oakridge Transit Station



② Casual, social seating



③ Solar charging station



④ Movable chairs



⑤ Amphitheater seating



⑥ Public bike share

### 5.3.4 Central Plaza

Central Plaza is envisioned as a key arrival and movement node on the High Street and a major entry into the mall at the western end of the primary mall corridor. The northern end of the High Street provides a direct pedestrian and cyclist crossing on West 41st Avenue aligned with Heather Street and the Heather Street Bikeway. The Central Plaza is also located at a node on the bike route tracing the periphery of the Oakridge site where it transitions from the Civic Centre to Choy Yuen Crescent. Escalators and elevators will connect from grade to the New Park at Oakridge.

Design elements of the North Central Plaza should include:

- A focal feature element in the form of a lookout cantilevered out over High Street.
- Ample outdoor seating.
- Distinctive paving that unifies the site and marks the extent of the public realm.
- Bollards or other furnishing and design details that separate the pedestrian zone adjacent to the mall from the drop off and vehicular circulation area.
- Trees and landscape along the edges to define movement routes, activity zones and provide continuity with the trees along High Street.
- A clearly delineated bi-directional bike path with a minimum width of 3.0m.

Suitable locations and supporting infrastructure (electricity and water supply) for food kiosks should be considered for inclusion within the edge areas.

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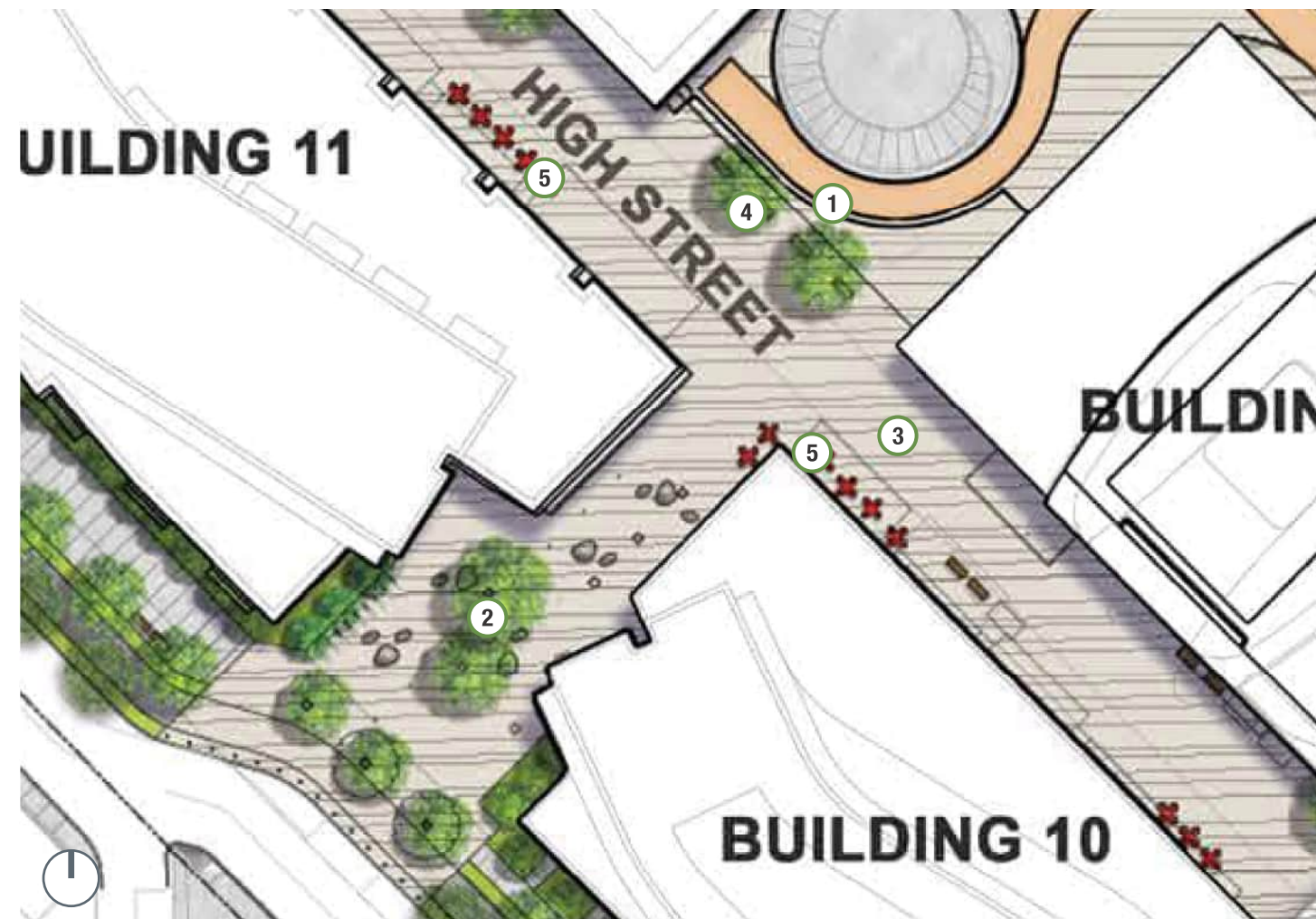
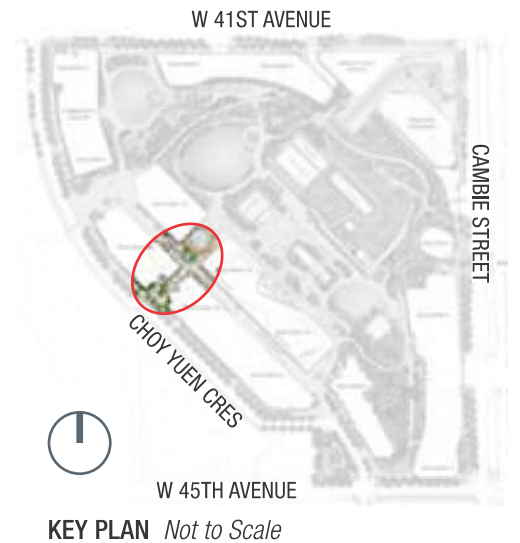


Figure 5.3.4a: Enlarged plan of Central Plaza

*Not to Scale*



1 Lookout



2 Green landscape



3 Feature paving



4 Outdoor seating



5 Outdoor eating

### 5.3.5 West 45th Avenue Access

Direct access to the New Park at Oakridge will be provided from West 45th Avenue via a generous set of stairs that gradually ascends to the park. This route to the park near the intersection of Cambie Street and West 45th Avenue will be highly landscaped to create the appearance of green cascading from the park to ground level. These stairs will be an attractive place for informal seating, benefiting from a south exposure. Elevator access to the rooftop, during park operating hours will be located within one of the adjacent commercial buildings. Flanking commercial and residential uses will overlook the stairs for informal surveillance opportunities. The stairs will be well lit at night and open to the public for use during the operating hours of the park as established in the Community Use Agreement.



Artist's rendering of the West 45th Avenue and Cambie Street

*DRAFT Work with Vancouver Park Board is ongoing*



Figure 5.3.5a: Enlarged plan of the West 45th Avenue entrance

*Not to Scale*



### 5.3.6 Cambie Street Steps Plaza

The Cambie Street Steps Plaza will be located along the Cambie streetscape in the vicinity of the 43rd Avenue intersection as a node in the at-grade public realm (Refer to Figure 5.3.6a). This plaza will provide a break in the retail and residential streetwall and invite pedestrians into the site, with entrances to the mall, offices, and residential uses fronting onto this space. A terraced set of stairs to the New Park at Oakridge will also be located in this area.

Design elements of the plaza should include:

- Unobstructed sight lines to mall entrances, the vertical circulation to Level 2 of the retail and the New Park at Oakridge should be provided for effective wayfinding.
- Visual cues and design elements should connect the plaza to the stairs leading up to the park.
- The change in elevation between the Cambie streetscape and the mall entrance should be resolved to ensure that wheelchair accessibility requirements of the City are met.
- Discrete seating opportunities should be available for the public.
- Trees and low level landscaping elements should be incorporated into the overall design to soften the streetscape.

*DRAFT Work with Vancouver Park Board is ongoing*

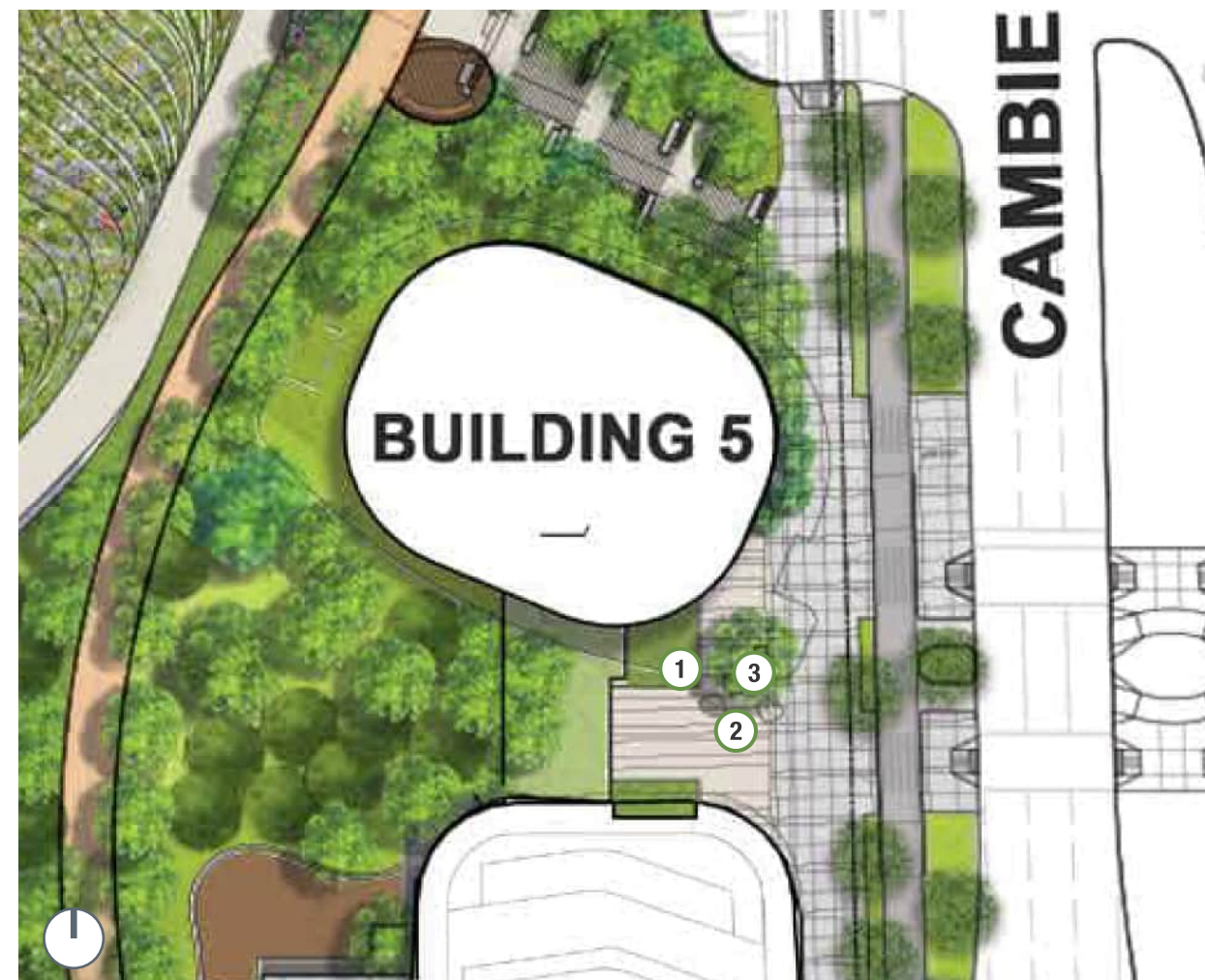


Figure 5.3.6a: Enlarged plan of the plaza at the Cambie Street Steps *Not to Scale*



① Plaza Planting



② Social spaces



③ Outdoor Seating

### 5.3.7 North Plaza

The North Plaza provides access to the New Park at Oakridge from Choy Yuen Crescent at the south end of the Civic Centre building. It is located at the transition between High Street and the at-grade park spaces on the east side of the Civic Centre.

Design elements of North Plaza should include:

- Distinctive paving that unifies the site and marks the extent of the public realm.
- Trees and landscape along the edges to define movement routes, activity zones and provide continuity with the trees along High Street.

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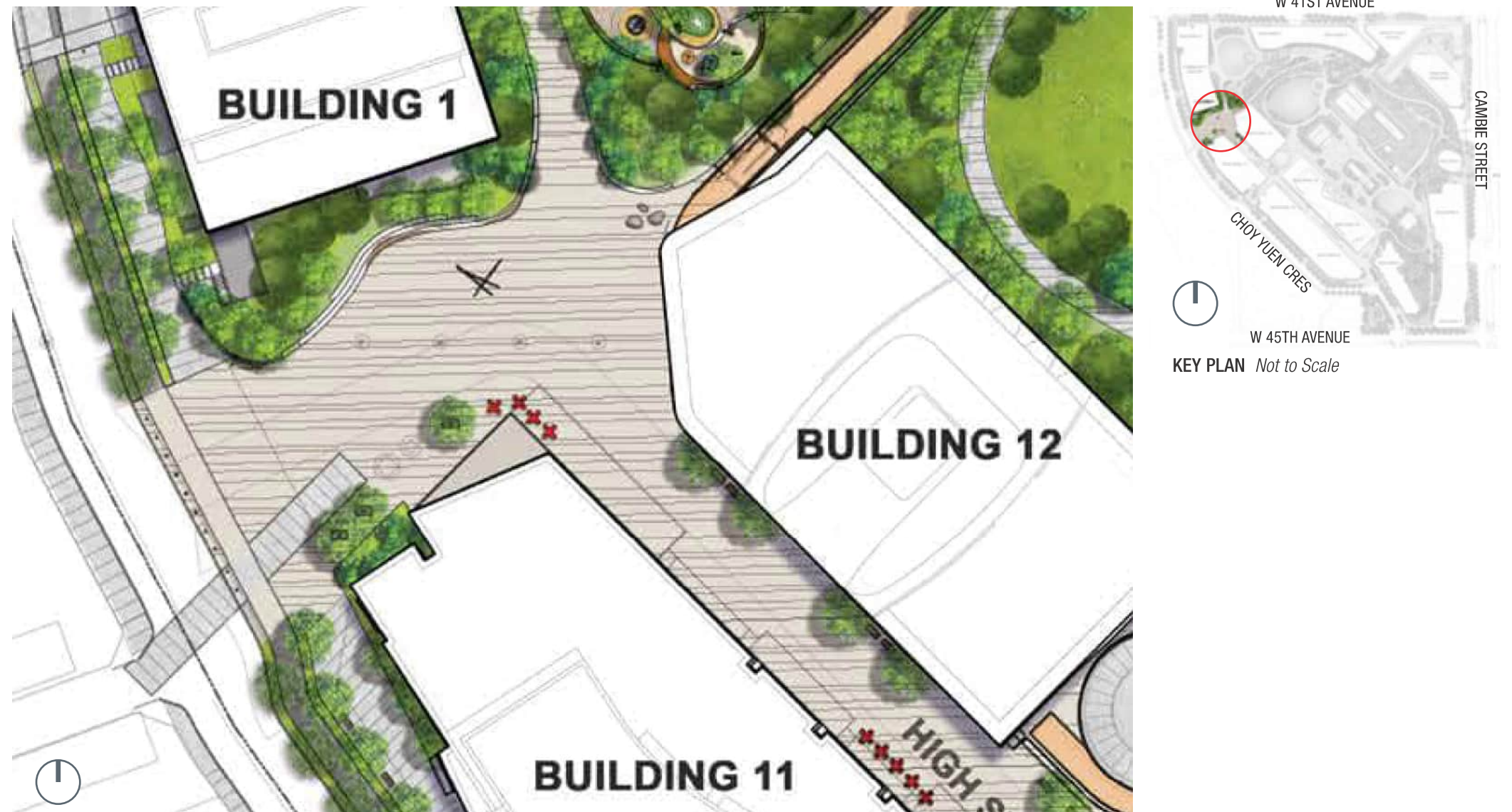


Figure 5.3.7a: Enlarged plan of the North Plaza

*Not to Scale*

### 5.3.8 South Plaza

South Plaza is a key arrival and movement node at the south end of the High Street where High Street integrates with Choy Yuen Crescent north of West 45th Avenue.

Design elements of South Plaza should include:

- Ample outdoor seating.
- Distinctive paving that unifies the site and marks the extent of the public realm.
- Trees and landscape along the edges to define movement routes, activity zones and provide continuity with the trees along High Street and Choy Yuen Crescent.

*DRAFT Work with Vancouver Park Board is ongoing*

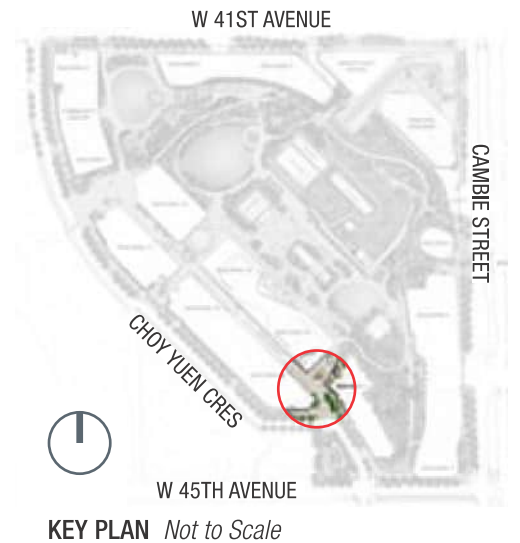


Figure 5.3.8a: Enlarged plan of the South Plaza

*Not to Scale*

### 5.3.9 Public Access Routes

Public access routes are defined as cross-site, extended hours connections to the Canada Line station through the mall and leading to transit and forming a network of connections to the surrounding neighbourhood (Refer to Figure 5.3.7a). These routes should feel and function as public and welcoming, like covered and uncovered streets. These routes should anticipate use by people passing through the mall en route to other destinations, especially on rainy and cold days, as well as by shoppers.

Materials and furnishings, signage, and other wayfinding cues should be considered with potential for indoor-outdoor integration and continuity.



Retail space interior gallery

- ➡ Day & Night Access Routes (Transit Hours)
- ➡ Retail Access Hours

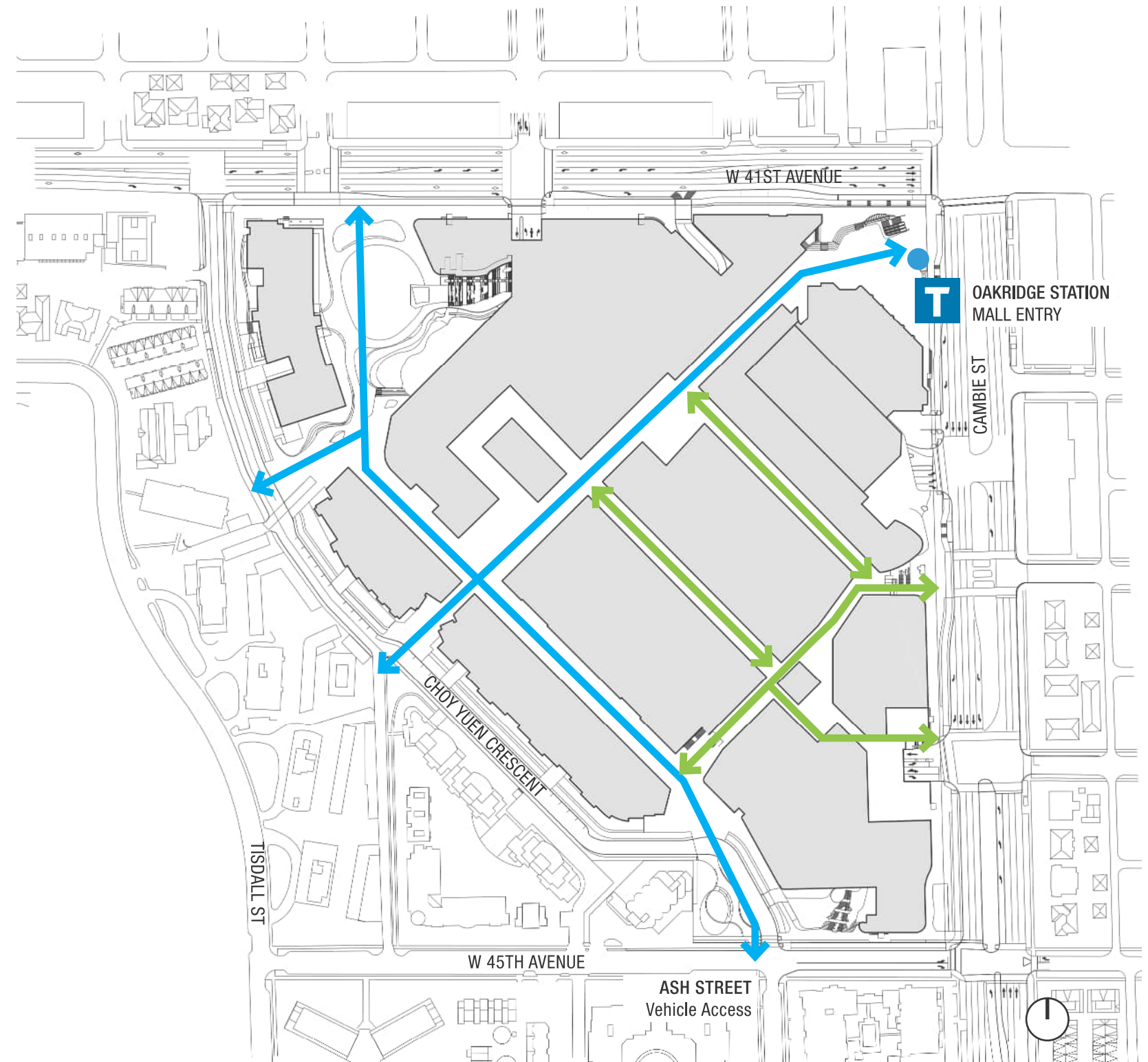


Figure 5.3.7a: Access routed across the site during daytime and nighttime

Not to Scale

## 5.4 Public Art

Oakridge provides a creative and generational opportunity for an artist, or artist team, to imagine an idea of unparalleled ambition, with the resources to execute a landmark public artwork for the City of Vancouver, with historical ambition and international recognition.

The proposed process is by two-stage selected invitation:

- An Advisory Panel, including members of the jury, develops a long list of 30 to 50 artists with proven capacity to develop and execute large scale public art works.
- The Selection Jury creates a shortlist of 5 to 10 artists.
- Shortlisted artists are invited to submit Expressions of Interest.
- The Selection Jury conducts studio visits and interviews with selected artists.
- If necessary, artists are invited to submit a Submission Proposal with further information.
- Jury makes its selection and the commission is awarded.

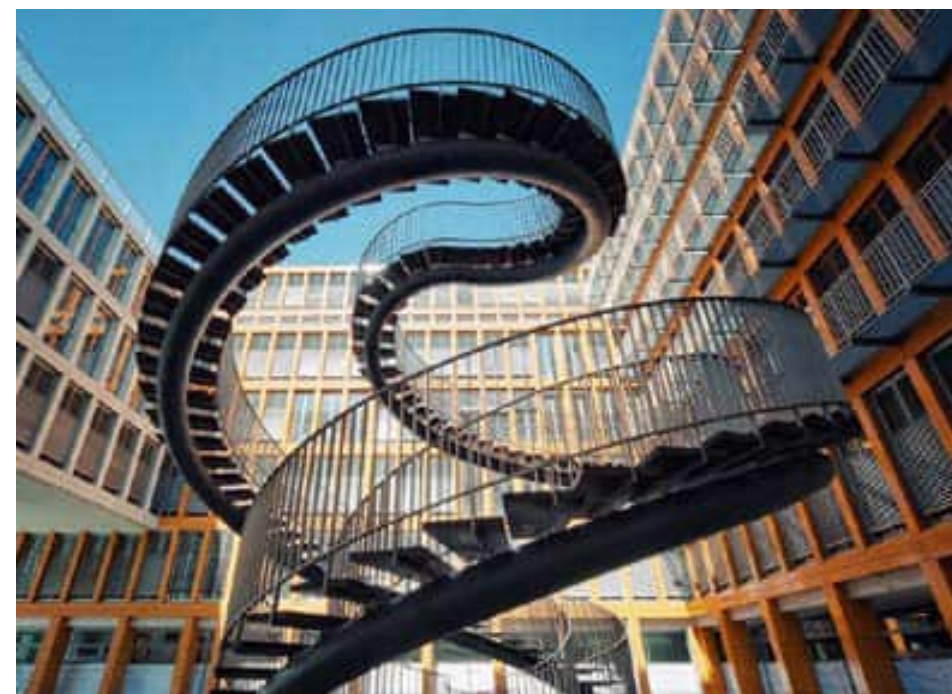
Park Board approval is required for the placement of any public art proposed within the New Park at Oakridge.



*Cloud Gate* – Anish Kapoor, 2006



*Forever Bicycles* – Ai Weiwei, 2015



*Infinite Staircase* – Olafur Eliasson, 2003



*Christo's Gate* – Christo Yavacheff & Jean Cloude, 2005

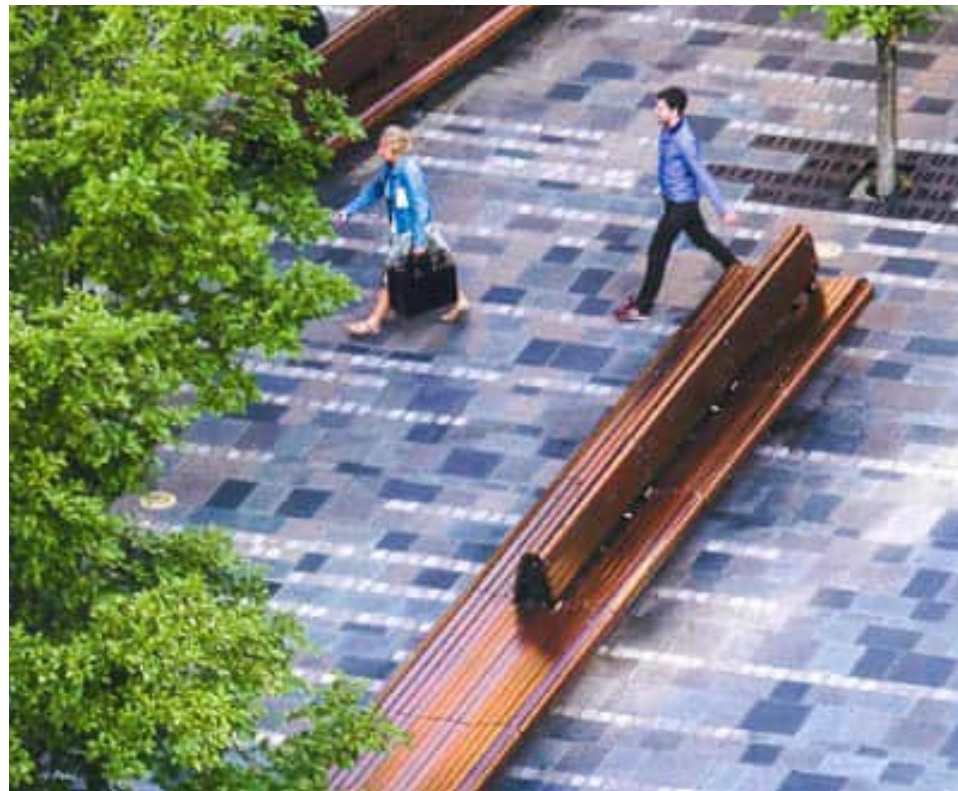
## 5.5 Site Furnishings & Materials

Site furnishing and materials for public streets surrounding the site will be selected in consultation with City staff. It is anticipated that the Choy Yuen Crescentscape guidelines for Cambie Street and West 41st Avenue that will be implemented in the Cambie Corridor will be available for use during design development.

Site furnishings and materials for the public realm on private property are expected to coordinate with those on City property and may utilize a wider variety of materials, including concrete and stone pavers.

Design principles for site furnishings and materials should include:

- The suite of furnishings should be coordinated across the entire site and should vary by application in keeping with location and function.
- High quality materials and construction of furnishings should be specified.
- Streetscape lighting will be located and specified to meet City of Vancouver standards as established and coordinated with City engineering staff.
- Lighting on private property will be coordinated by a lighting consultant during design development to achieve a lighting strategy that provides for safety and security of users while avoiding light overspill into residential and office uses and ensuring that lighting is not directed upwards into the night sky.



The suite of furnishings should be coordinated across the site



Public realm materials on private property should coordinate with those on City property



High quality materials

## 5.6 Tree Retention & Relocation

The Oakridge site includes a number of mature trees and shrubs. Four heritage oaks near the intersection of West 45th Avenue and Cambie Street should be left in situ during redevelopment (Refer to Figure 5.6a). A group two red oaks near West 41st Avenue (Refer to Figure 5.6b) are identified for retention within the design of the Transit Plaza. Two cherry trees and one pine should be retained along the West 45th streetscape west of the intersection with Choy Yuen Crescent.

The potential should be explored to relocate other healthy and appropriate trees and shrubs to new sites including on the Cambie Heritage Boulevard.



**Figure 5.6a:** Three English oaks and one red oak at Cambie Street and West 45th Avenue

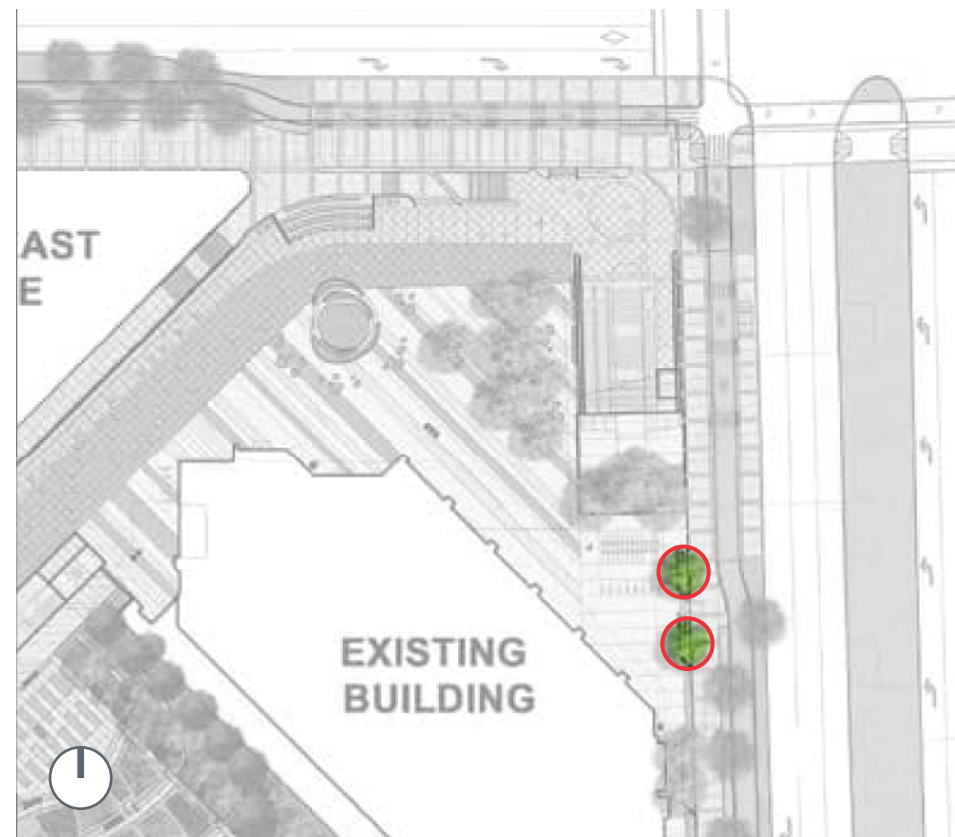


**Figure 5.6b:** Two red oaks at the Transit Plaza



**Figure 5.6c:** Two cherry trees and on pin at the Pocket Park on West 45th Avenue

## 5.7 Urban Forestry & Ecology

The City of Vancouver's Urban Forest Strategy (2014) calls for the protection of mature trees on development sites where possible (refer to Section 5.7) and the planting of trees to grow the urban forest canopy. The goal is to plant 150,000 trees by 2020. the New Park at Oakridge and the open spaces within the Oakridge redevelopment are key locations to support the strategy.

Key initiatives to support the urban forest at Oakridge include:

- Designing public and semi-public open spaces to include trees and landscaped beds.
- Ensuring that trees are planted at a size that supports their successful retention and with adequate soil depth around their roots to allow them to thrive and reach maturity.
- Planting a variety of species throughout the development and park sites to ensure that a species-specific disease has only limited impact on the urban forest.

The New Park at Oakridge and the redevelopment site should include areas of landscape with a range of species that have been selected for ecological diversity and to attract birds and insects that are supportive of a healthy habitat. In particular, the Vancouver Park Board encourages meadow plantings that offer seasonal colour and flowers from spring to fall for pollinator species. Spaces with meadow landscapes and pollinator gardens should be designed to offer seating for individuals and small groups to enjoy a quiet and peaceful environment as respite from the urban, active portions of the park and mall.



Precedent for an urban pollinator meadow at Millennium Park, Chicago

## 5.8 Urban Agriculture

The City of Vancouver adopted Urban Agriculture Design Guidelines for the Private Realm in 2009. These guidelines should be followed with respect to the siting and design of shared garden plots and edible landscape at Oakridge. The guidelines seek to increase opportunities for food production for urban residents with positive social and environmental impacts through reducing “distance to fork” and through creating common recreational space.

### 5.8.1 Community Gardens

Community gardens for public use are anticipated to be part of the programming of Oakridge Park, potentially located in the sunny roof-top area near West 41st Avenue and Cambie Street. Community gardens may include both individual allotments and demonstration gardens with teaching and community purposes. A perennial landscaped buffer for year-round privacy screening for residents of the existing Terraces residential building should be provided.

Design elements of the community gardens should include:

- Raised beds with a high quality growing medium should be provided that are sized for gardening by individual residents of Oakridge and the surrounding local community.
- Water should be supplied at convenient walking distances at several locations.
- Some beds raised to a height convenient for wheelchair users should be included.
- Work areas should be provided to support gardening including: tool storage shed(s), potting bench(es), and a composting area with space for turning over and storage.
- Both smaller paths to each raised bed and a wider path for public circulation should be incorporated into the design.
- Universal accessibility should be integrated into the circulation plan.

### 5.8.2 Edible Landscape

Opportunities for inclusion of edible landscape should be sought in accordance with the City of Vancouver Urban Agriculture Guidelines. The guidelines define edible landscape as the use of ornamental plants that also produce edible fruits, nuts, etc. It is encouraged in areas that are easily accessible for harvesting, and that are protected from potential contamination.



Figure 5.8a: Enlarged rendering of the community gardens



Community garden



Edible landscape



Demonstration garden





# 6.0

## Civic Centre

## 6.1 Civic Centre

The location of the Civic Centre at the northwest corner of the site establishes a clear identifiable presence and connection to the neighbourhood. It fronts the at-grade Civic Park and is directly accessible from the transit station along both West 41st Avenue and through the mall.

The Civic Centre building follows from the 2007 Oakridge Centre Policy Statement in providing a consolidated community/senior's centre, library, childcare, youth services hub, and gymnasium in one co-located facility. The building's design should express the civic nature of program elements, and be designed to maximize opportunities for public interaction. Seating, different materials and creative lighting features should be incorporated to enhance the Civic Centre and the adjacent North Plaza.

The Civic Centre will be designed to achieve LEED Gold certification through incorporation of development-wide sustainability strategies, along with building-specific measures to demonstrate compliance with this strict environmental standard.



Artist's Rendering



Artist's Rendering

## 6.2 Program & Floorspace Allocations

The programmatic requirements of the Civic Centre will change with discussions with user groups, the City, and the Park Board. The design of the Civic Centre will meet the Childcare Design Guidelines, the Childcare Technical Guidelines, the Community Centre program and Library program as provided by City/Library staff, and the Community Centre Construction Manual.

### 6.2.1 Childcare

The childcare facility will be fully fit, finished, equipped and supplied to meet the intent of the City of Vancouver Childcare Design Guidelines, with required outdoor space adjacent to the indoor space. The location on the rooftop of the fourth level of the civic centre maximizes the potential for secure outdoor play areas with good solar access, and facilitates access to the larger at grade park.

### 6.2.2 Outdoor Areas

In addition to the indoor programmed areas, outdoor decks for the rooftop children's play area and the after school care program will enhance the programmable space and activity areas of the centre. Opportunities for enhanced visual and physical access between outdoor areas and busy interior spaces, such as the gymnasium and fitness centre, should be explored.



Entertainment



Activity Rooms



Library



Gymnasium



Multipurpose Space



Outdoor Play Area



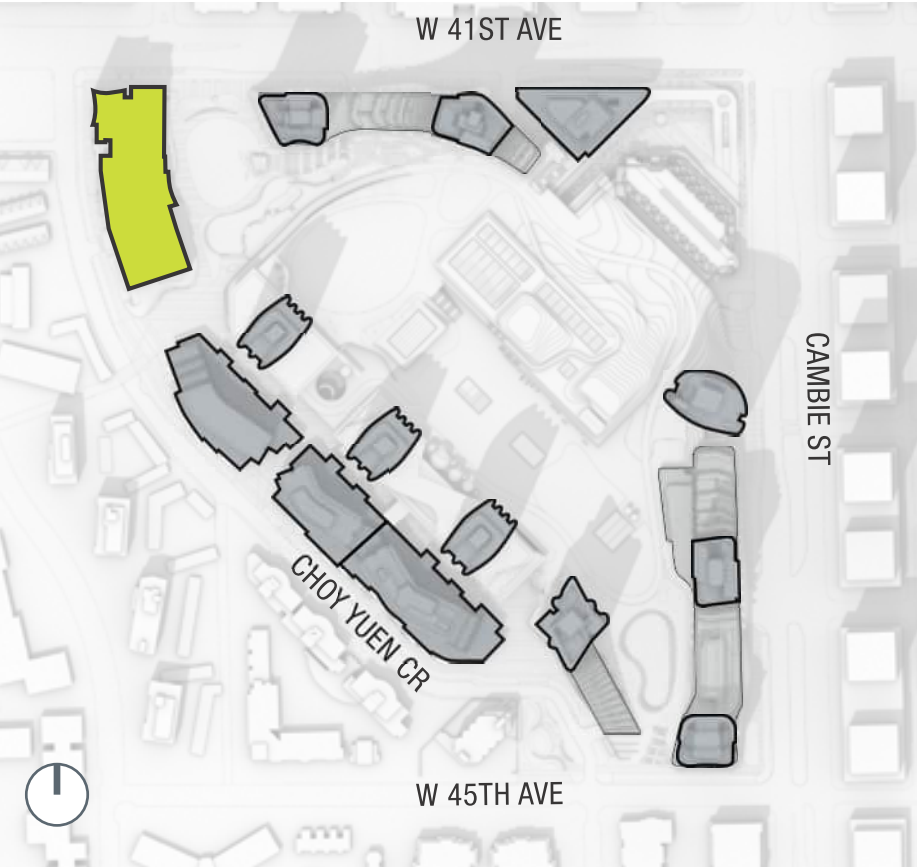
Dance/Aerobics



Activity Rooms

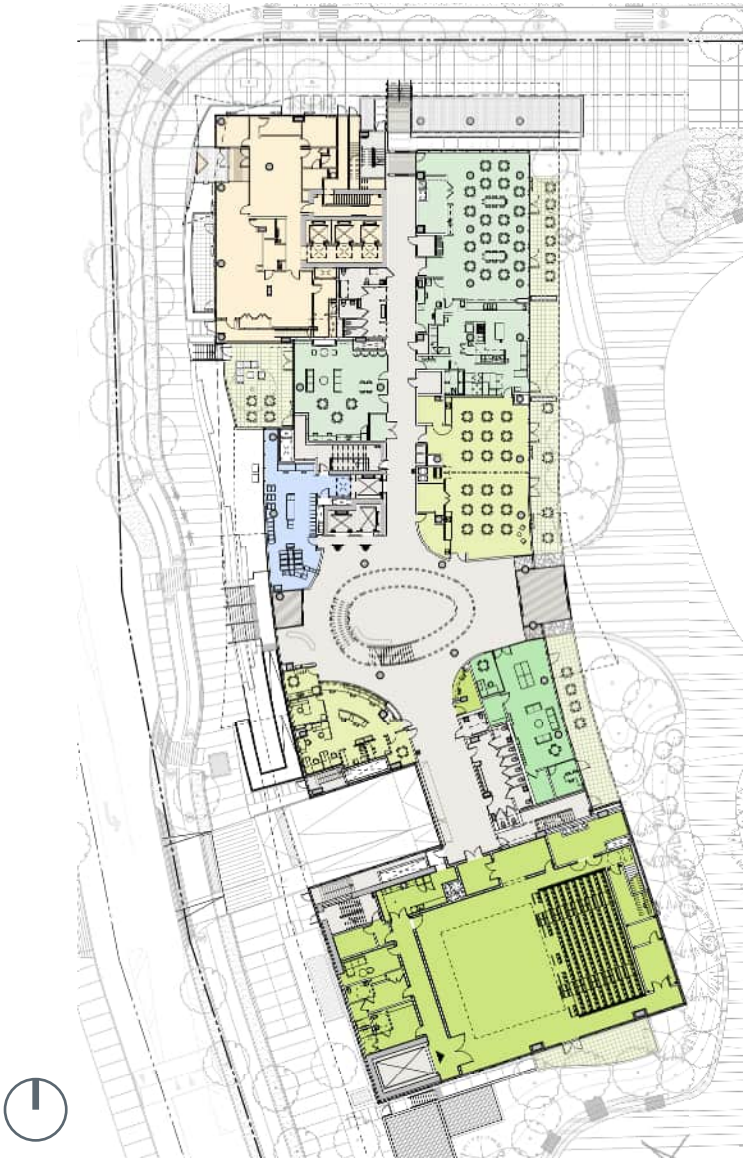
| Civic Centre – Area Summary | m <sup>2</sup> | ft <sup>2</sup> |
|-----------------------------|----------------|-----------------|
| Community Centre            | 6,430.67       | 69,219.16       |
| Library                     | 2,278.33       | 24,523.70       |
| Childcare                   | 866.09         | 9,322.48        |
| Gross Floor Area            | 9,575.09       | 103,065.34      |
| FSR Area                    | 0.00           | 0.00            |

6.3 Concept Plans

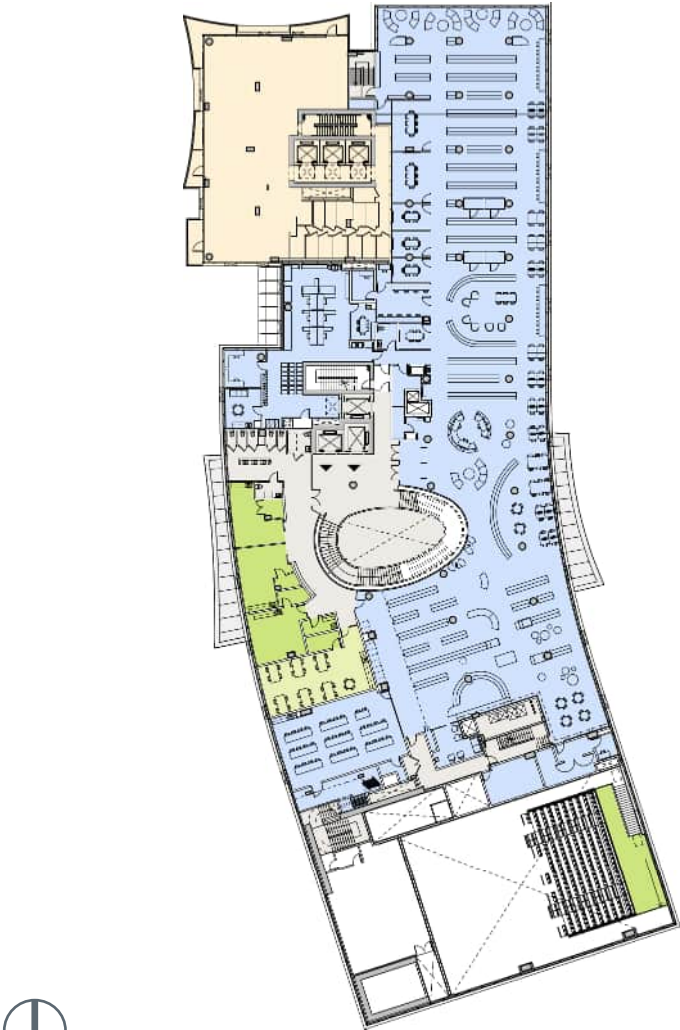


Ground Floor Site Plan

NTS



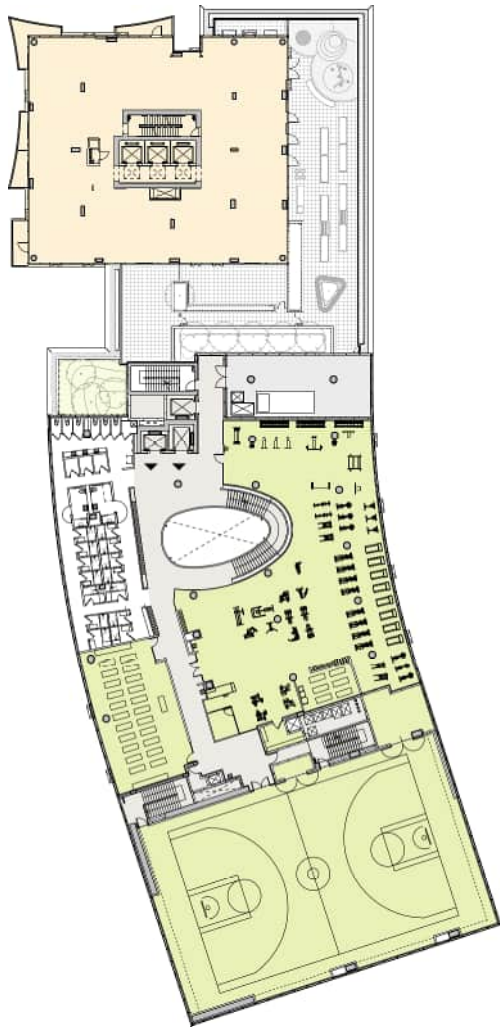
Community Centre/Library/Community Event Space: Level 1 (+0.0m) NTS



Library: Level 2 (+5.6m)

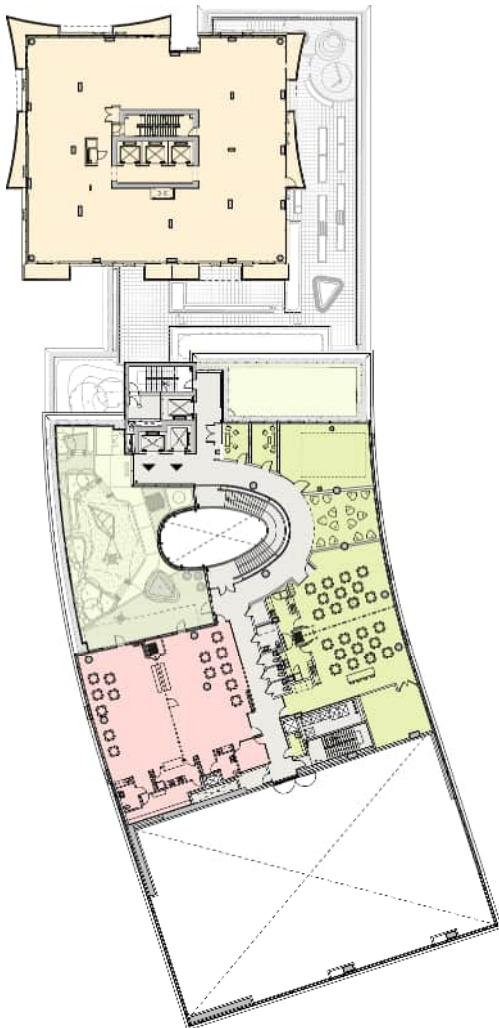
NTS

- |                               |                                 |                           |
|-------------------------------|---------------------------------|---------------------------|
| <div></div> Community Centre  | <div></div> Common Areas        | <div></div> Child Care    |
| <div></div> Cultural Space    | <div></div> 55+ Activity Centre | <div></div> Out-of-School |
| <div></div> Youth Service Hub | <div></div> Library             | <div></div> Residential   |



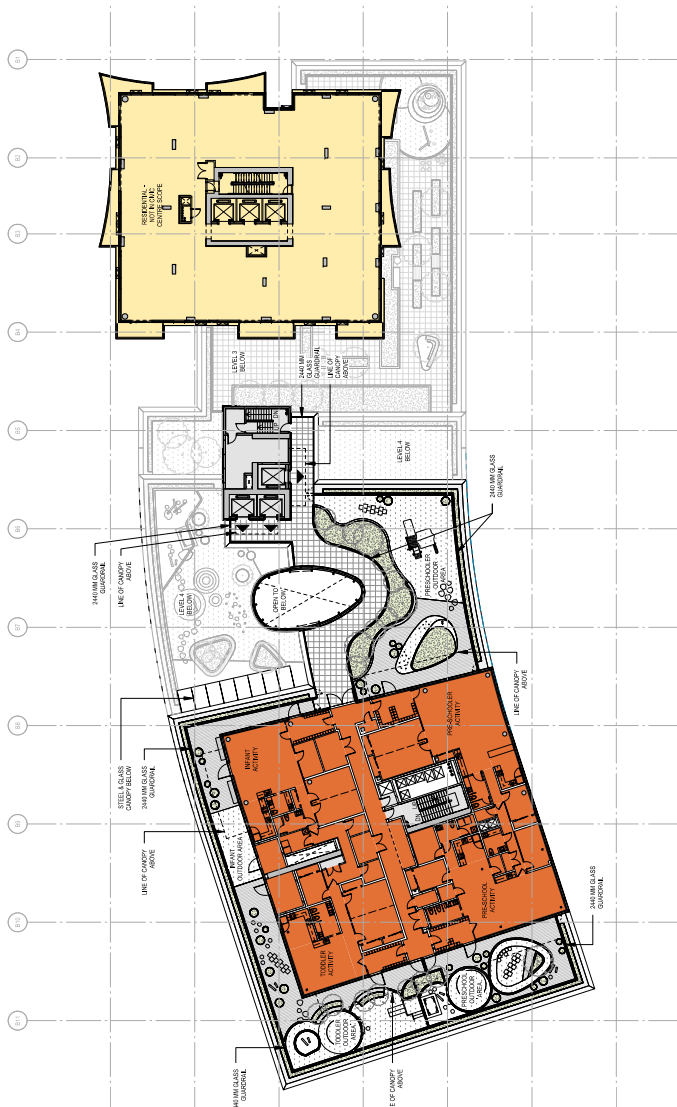
Community Centre: Level 3 (+10.17m)

NTS



Library: Level 4 (+15.04m)

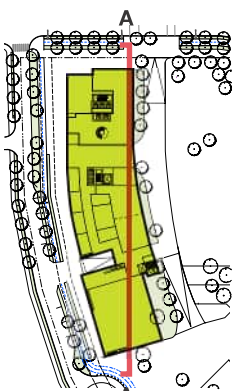
NTS



Childcare: Level 5 (+19.92m)

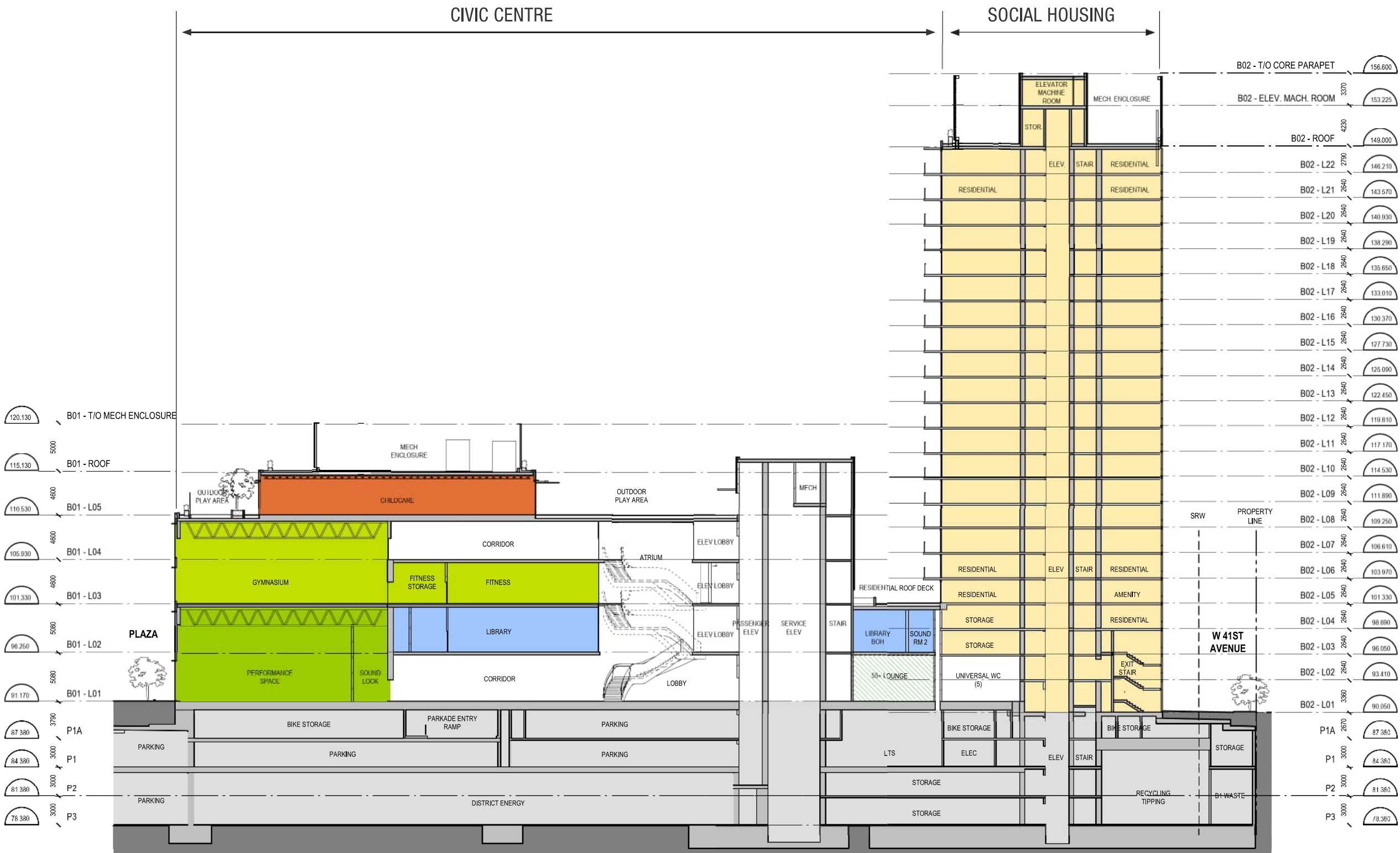
NTS

6.4 Section



Section A Key Plan

- LEGEND
- CHILD CARE
  - COMMUNITY CENTRE
  - CULTURAL SPACE
  - LIBRARY
  - OUT OF SCHOOL CARE
  - RESIDENTIAL



## 6.5 Entries & Circulation

The Civic Centre will have entries on 41st Avenue, the at grade New Park and Choy Yuen Crescent have a shared common set of passenger elevators that will provide access within the building through to the parkade below. Elevator access will be centrally located within the Civic Centre near the reception desk for clear wayfinding and centralized monitoring.

A service elevator will be provided for movement of larger items within the Community Centre, Library, and Childcare.



Figure 6.5a: Entries & Circulation

## 6.6 Drop Off, Loading & Bicycle Parking

Dropoff areas will be provided at grade along Choy Yuen Crescent and on the first level of underground parking. The underground drop-off will be organized around an elevator lobby area serving the Civic Centre. A loading area will be located on Level P3. Bike storage will be located on the first level below grade accessed via a separated bike ramp. Drop-off underground will be fully accessible from the general mall parking area and include spaces for the childcare and seniors, and childcare spaces will be located such that drive aisles do not separate the drop-off spaces from the elevator lobby. General public parking for the centre will be dedicated on P1A, and shared with retail on P1. Surface bike racks will also be provided in the Civic area.

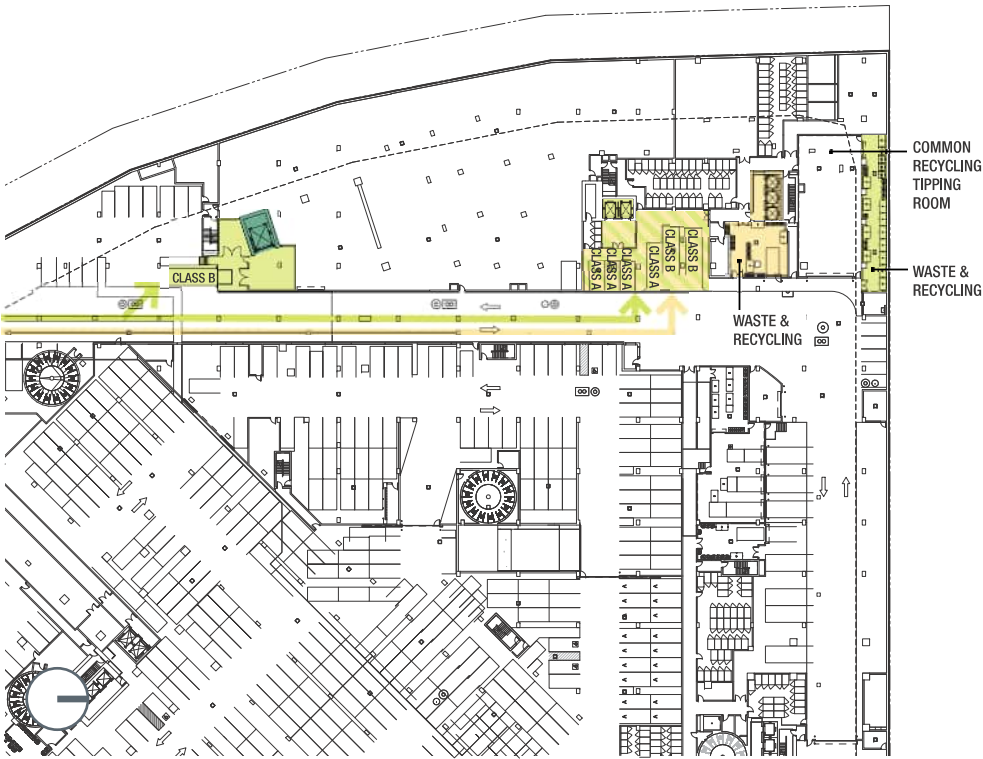
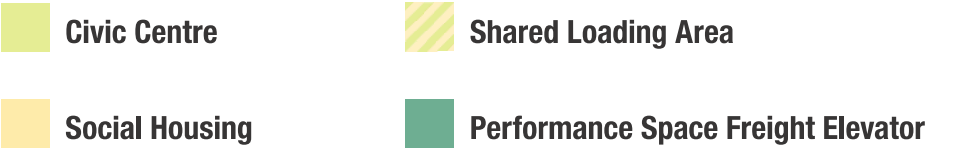


Figure 6.5b: P3 Loading







7.0

# Affordable Housing

## 7.1 Program

A variety of affordable housing types will be provided across the site. By providing a mix of market and non-market housing, Oakridge caters to a diverse array of household incomes and types. The vision of the housing types at Oakridge will be one that accommodates renters, first time home-buyers, families and seniors. Housing to be owned by the City of Vancouver will be designed to meet the City's Housing Design and Technical Guidelines.

### 7.1.1 Non-Market Housing

A mix of Non-Market Housing will be provided by the development that will be identified in conjunction with the City of Vancouver. The locations shown are preliminary and subject to change.

### 7.1.2 Rental Housing

Units rented out at rates determined by the private market. These units will range from studio units to 1BR, 2BR and 3BR units. The locations shown are preliminary and subject to change.

### 7.1.3 MIRHPP

The project will include 130 units that are part of the Moderate Income Rental Housing Pilot Program. The units are owned by the development but must meet the MIRHPP criteria on an ongoing basis. The suites are set at prescribed rental limits, and to be eligible, the residents' income must not exceed four times the rental limits. The units will be located within two market rental buildings: B5 will have 40 units and B10 will have 90 units.



## 7.2 Locations

The Affordable Housing units are intended to be distributed across the site and span all phases of the project. The locations shown are preliminary and subject to change.

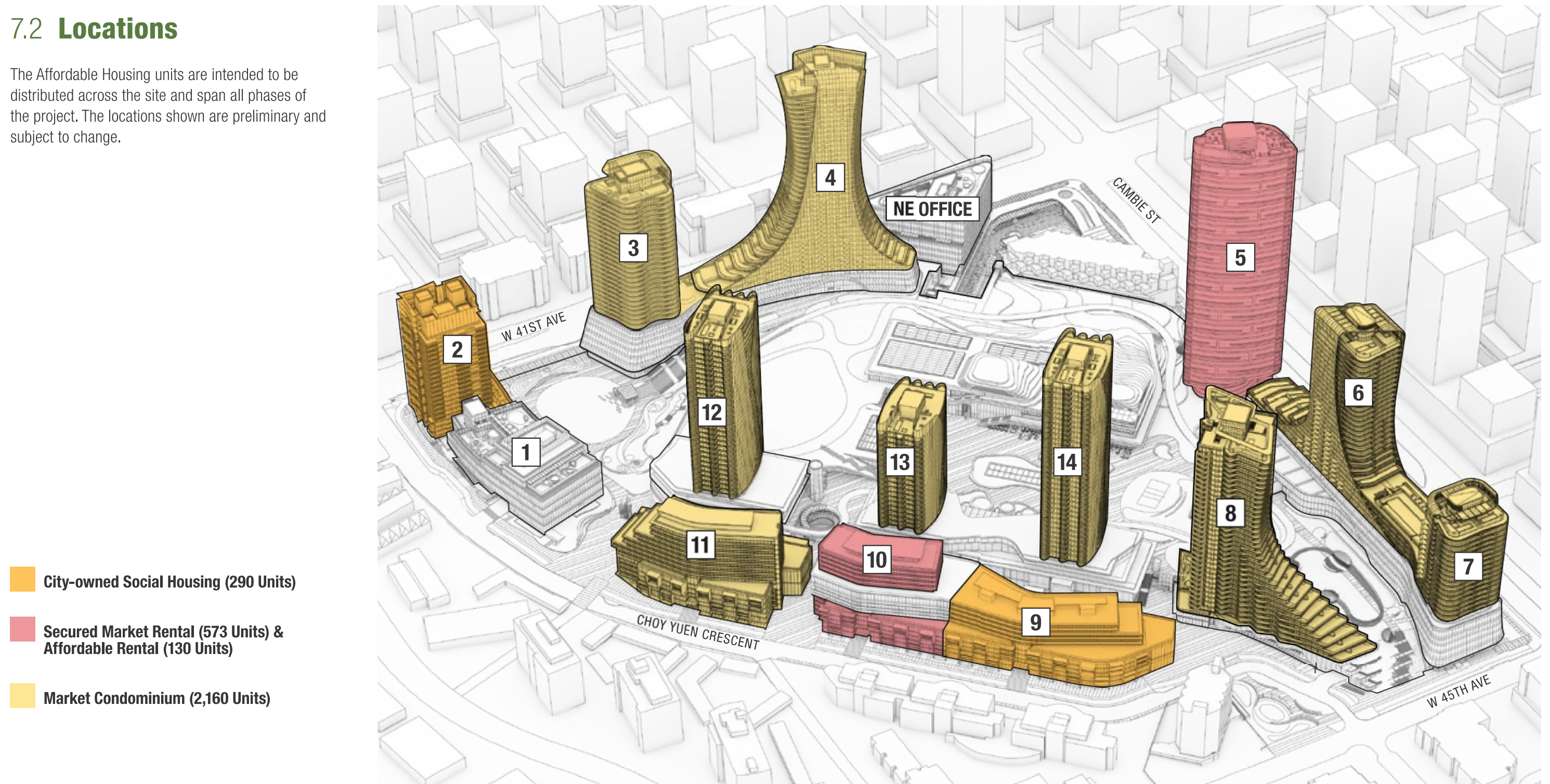


Figure 7.2: Housing Typology Distribution

All drawings and renderings are illustrative and intended to inform future stages of design development