



Oakridge Redevelopment: New Park Concept

Overview and Phase 1
Engagement Results

REPORT REFERENCE

Regular Park Board Meeting
Monday, February 19, 2018



To provide the Board with an overview of the park design process, Phase 1 public engagement results and next steps.



Background

- 1956: Developed as first auto-oriented shopping centre in Vancouver.
- 2007: Policy Statement for redevelopment of Oakridge Centre with greater intensity of housing, retail and office to take advantage of transit.



- 2014: City Council approved in principle the rezoning including 2,914 residential units, retail, offices, a new 9-acre park and Civic Centre.
- The **nine-acre park built over the proposed building** and stipulated that **park planning would follow a Park Board-led public consultation process**, and that the **design be approved by the Park Board**.
- The park would be **maintained by the Oakridge Centre property owner** to the **Park Board's standards**.

- 2015: the applicants decided not to seek enactment of the bylaw, due to a series of significant construction challenges.
- 2016: Information provided to Park Board Commissioners in a memo detailing the process.
- 2017: Oakridge Centre was purchased by QuadReal Property Group, intending to follow through with enactment of the 2014 rezoning, with some revisions. Westbank Corporation is continuing on as the developer of the project.



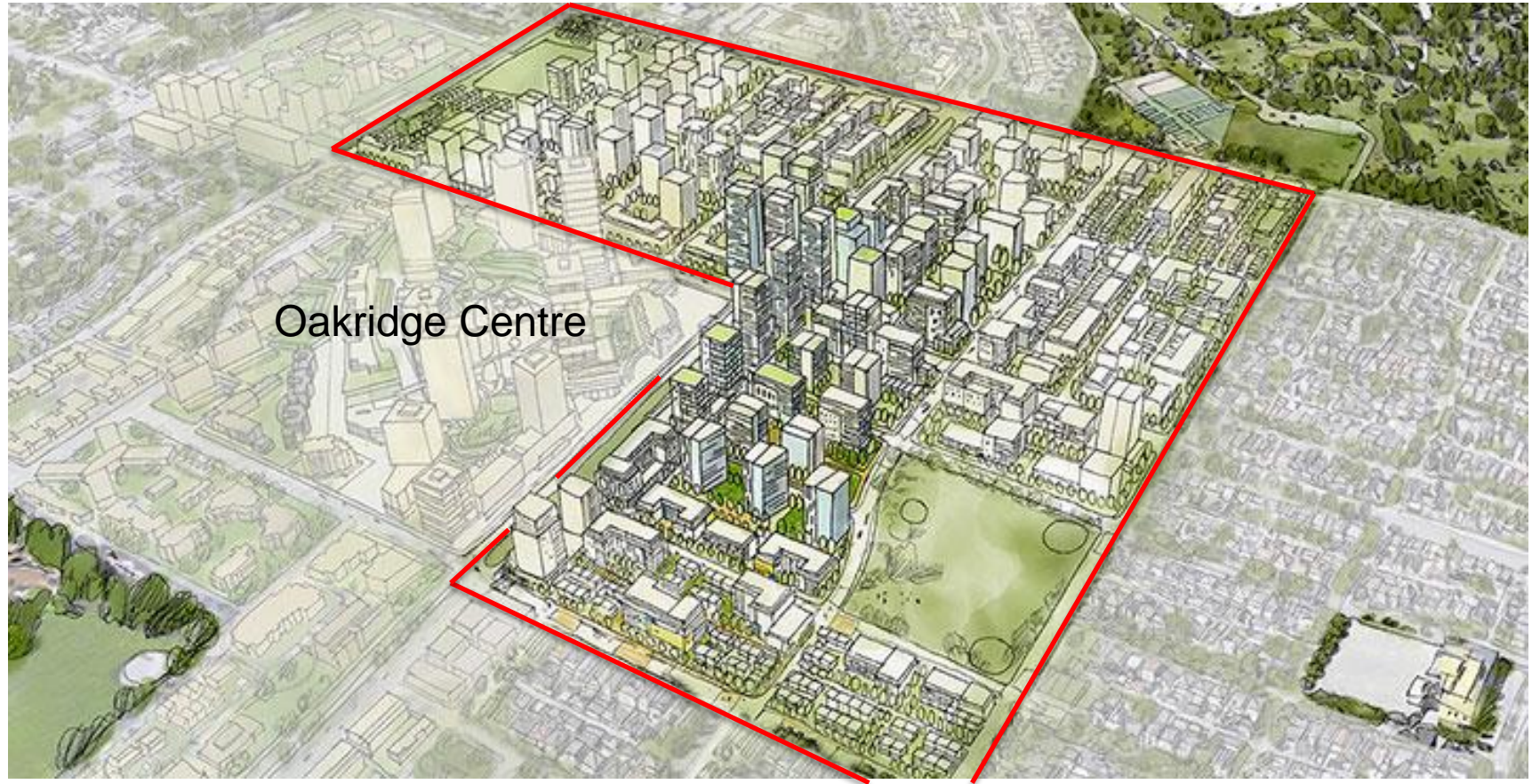
Current Redevelopment Overview

Site Context

- Cambie Corridor will be a major area of growth over the next 30 years.
- Proposed densification in the Municipal Town Centre (MTC) around Oakridge Centre will consist of townhouses through higher density affordable housing, up to 18 storeys.
- The new park at Oakridge will help to address growing demand for park space in the Cambie Corridor.



Site Context: Municipal Town Centre (MTC)

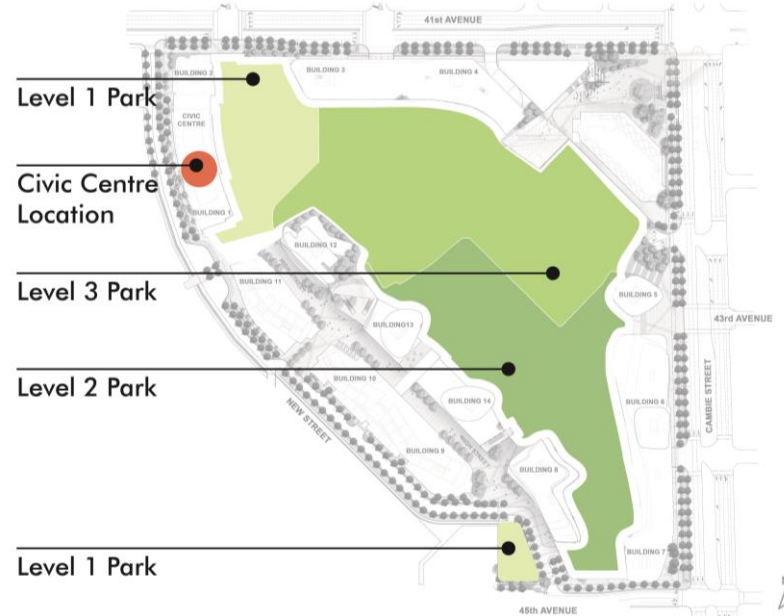


Park and Community Centre Changes

- The current layout includes two key park and community centre improvements over the design from the 2014 rezoning:



2014 Park Concept



2017 Park Concept

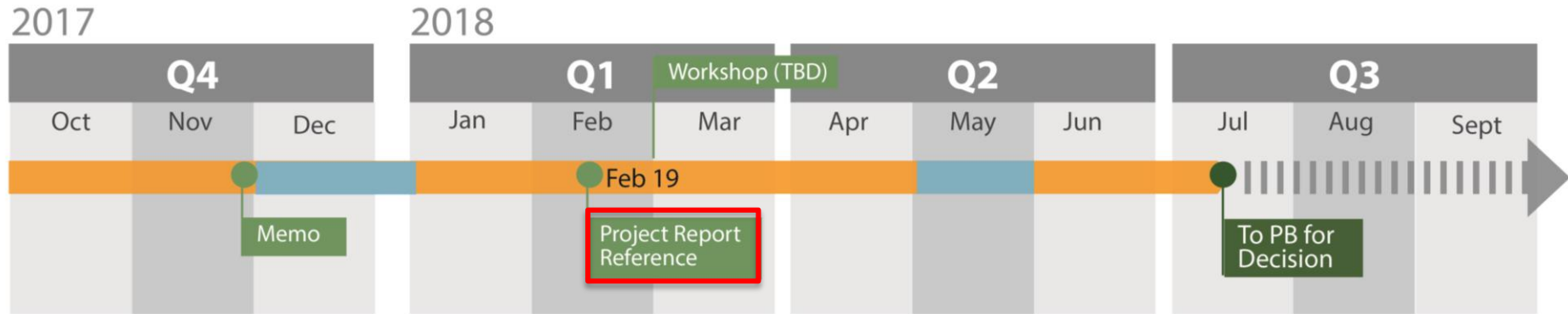


Process

- Park Board staff are involved in three parallel processes:
 - Leading a Park Board-led park design and public engagement process.
 - Working closely with City staff and the applicant as the project moves through the City's Pre-Development Permit application and rezoning enactment processes.
 - Park and recreation staff are closely involved in the planning of the civic centre, managed by REFM.

- The new community centre will be co-located with a library and childcare facility.
- The community centre will include a fitness centre, gymnasium, seniors centre with kitchen, youth centre, performance space and multi-use spaces.

Project Process: Park Planning



Legend

-  Park Board Approval
-  Park Board Update
-  Park Board Public Engagement
-  Design Development, Detailed Design

Phase 1 Public Engagement: December 2017

- 2 Open House Events
- 1 Month TalkVancouver Survey (694 completed)





Initial Design and Consultation Feedback

What makes this park different?

- Unique opportunity for a new 9 acre park in a densifying neighbourhood.
- Largest on-structure park to date in Vancouver.
- New kind of partnership:
 - Governed, programmed and owned by the Park Board,
 - Operated and maintained to Park Board standards by Westbank/Quadreal.

New 9 Acre Park



New Park
9 acres

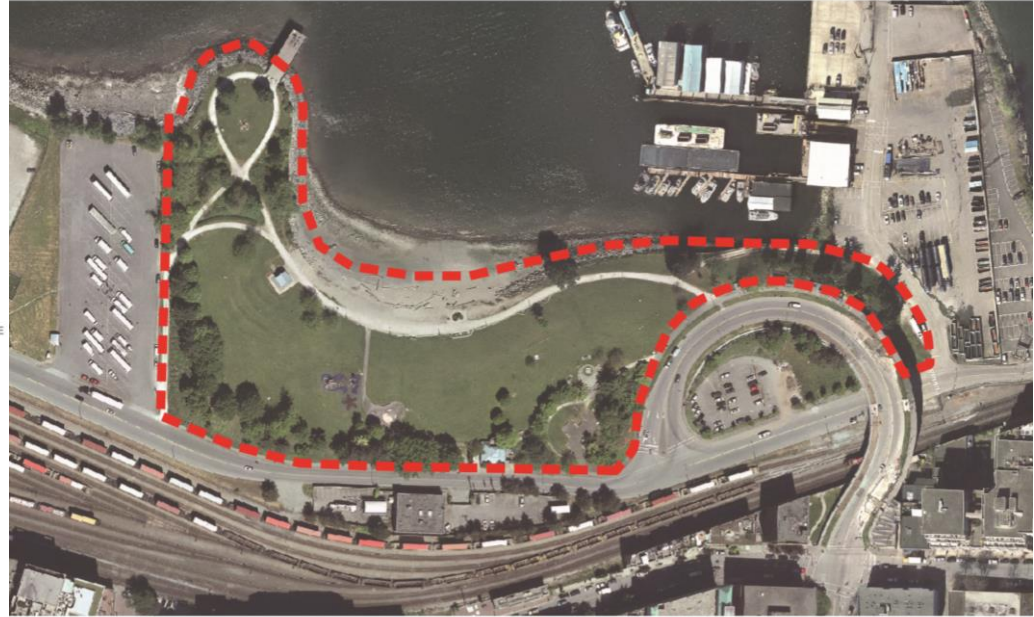


David Lam Park
8.8 acres

New 9 Acre Park

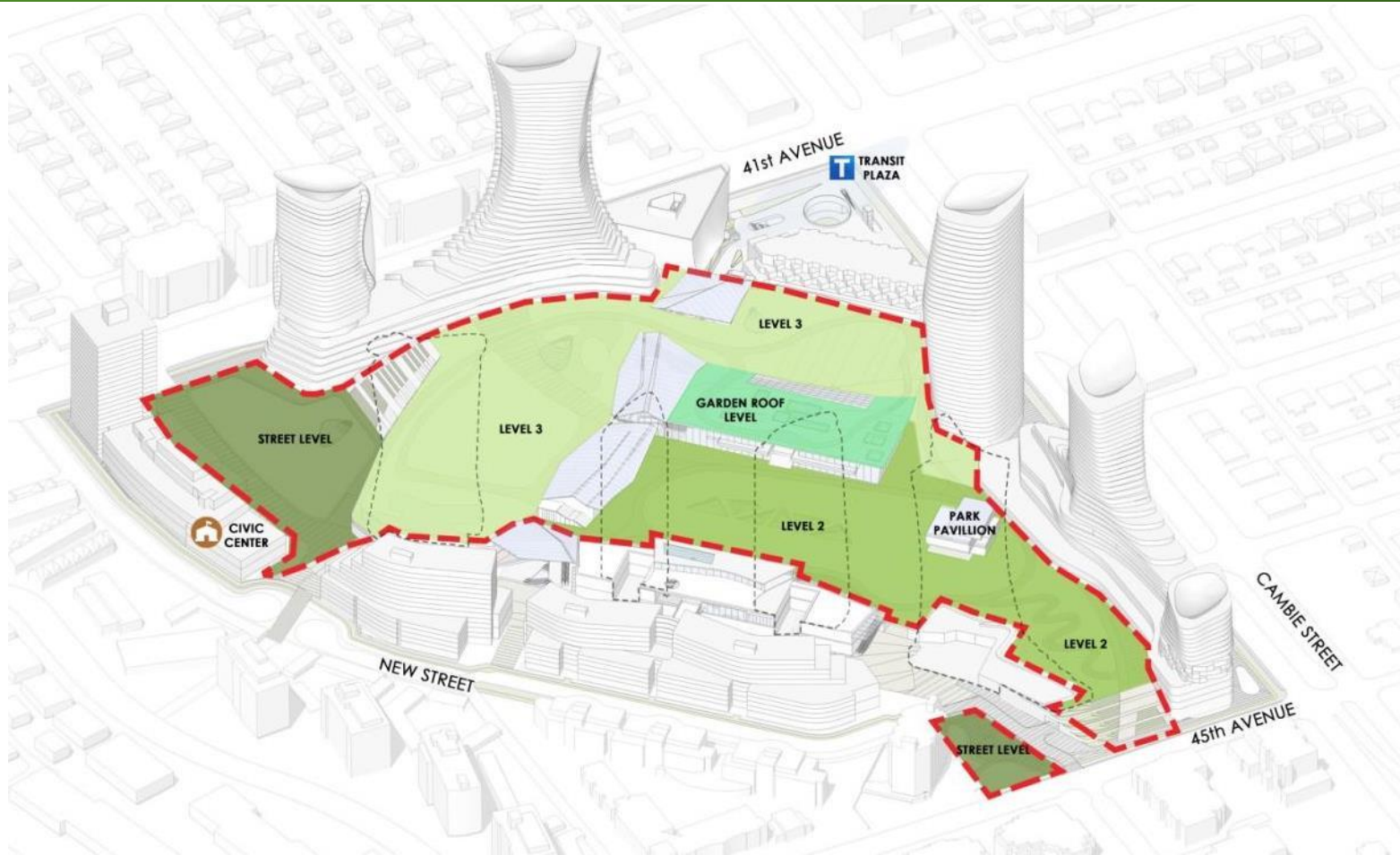


New Park
9 acres



CRAB Park
7.4 acres

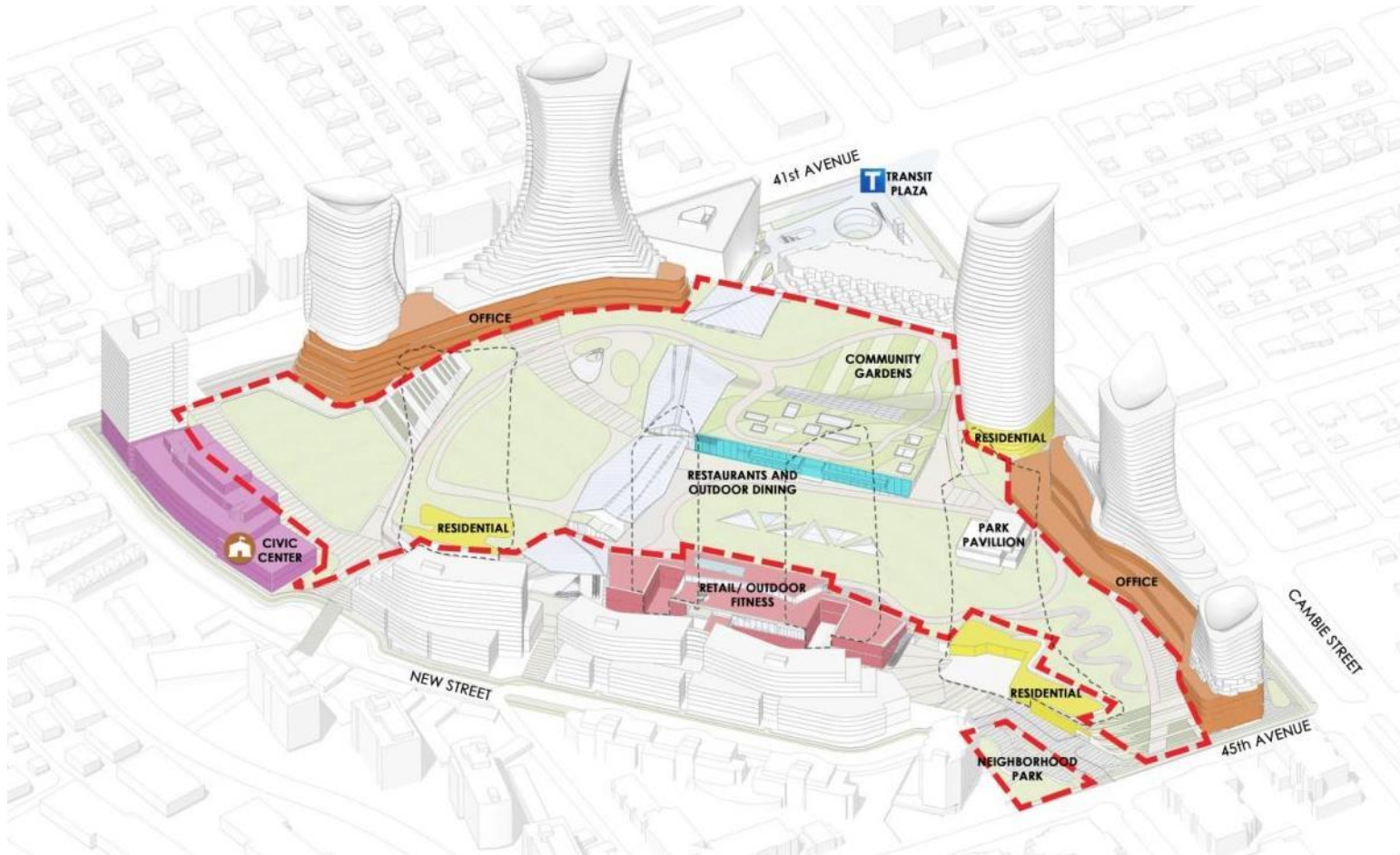
Site Analysis: Park Levels



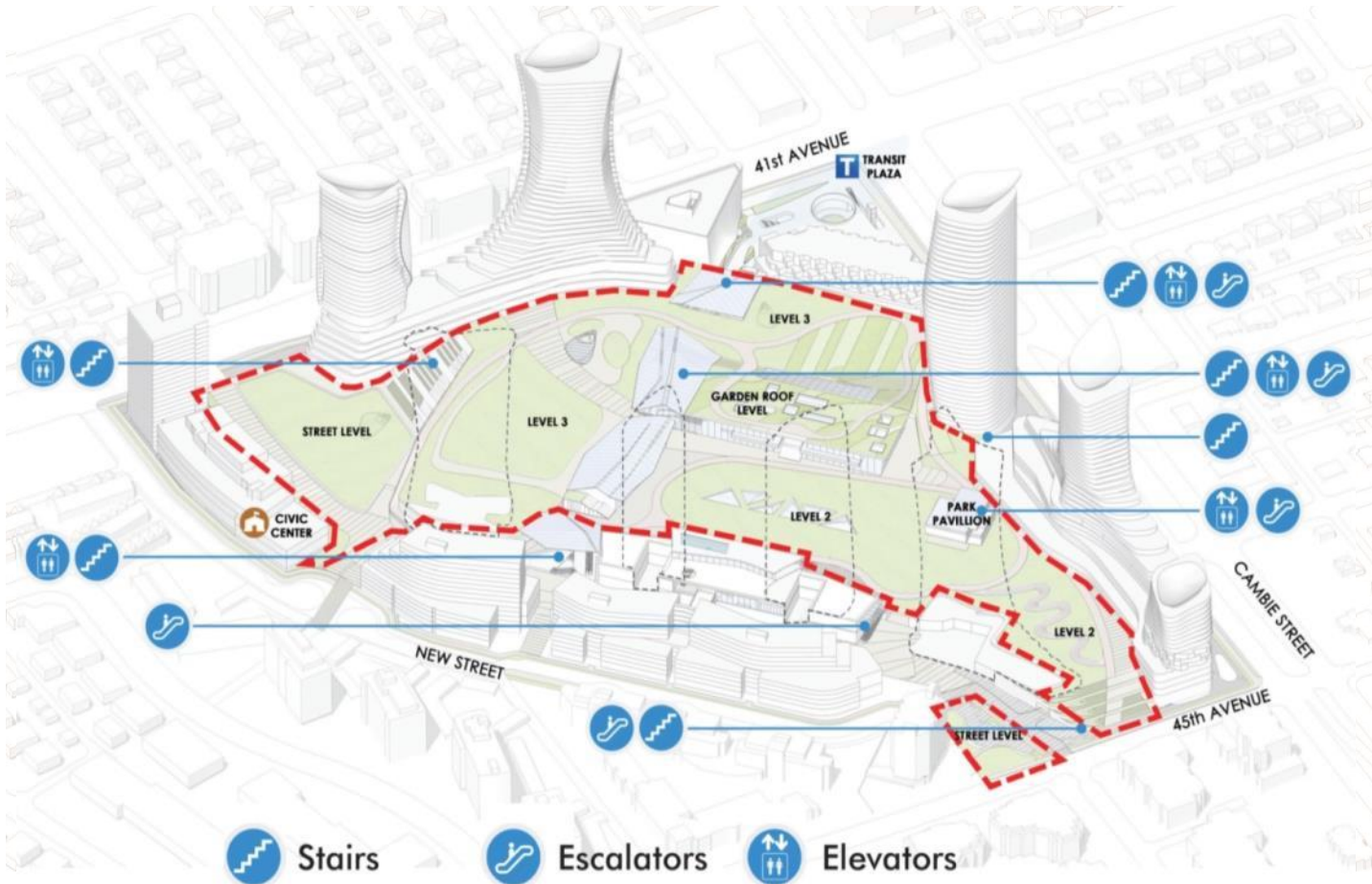
Site Analysis: Park Levels



Site Analysis: Land Use Context



Site Analysis: Primary Pedestrian Circulation





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.**



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.



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**.



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**.



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**.

Light and Shade



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



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**.

- Draft Principles were all well supported. The strongest support was for:



- Accessible and Inviting



- A Lush and Diverse Landscape



- Safe and Connected



- Light and Shade

Phase 1 Public Engagement: Draft Programming Ideas



Phase 1 Public Engagement: Draft Programming Ideas



Phase 1 Public Engagement: Draft Programming Ideas



Phase 1 Public Engagement: Draft Programming Ideas



- Lush plantings and large trees (90%)
- Pathways throughout (90%)
- Habitat for birds and pollinators (89%)
- Multi-use passive space (87%)
- Natural play elements (78%)



Phase 1 Public Engagement: Draft Programming Ideas



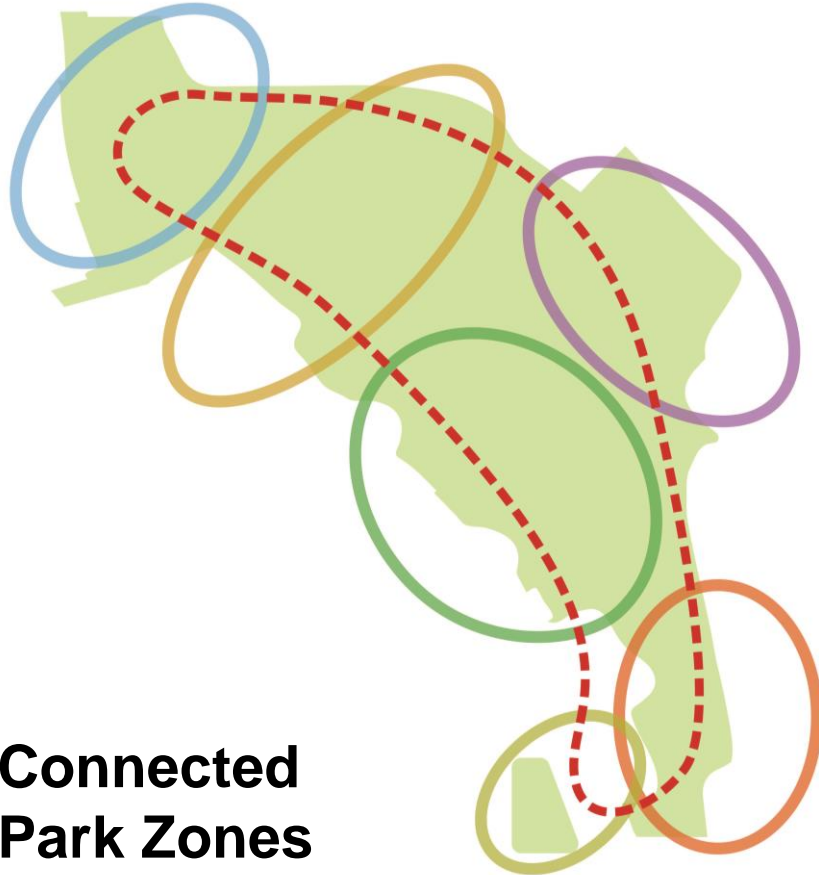
- Event spaces for small events (73%)
- Large lawn for pick up sports (69%)
- Pavilion/covered area (67%)
- Running/walking track (67%)



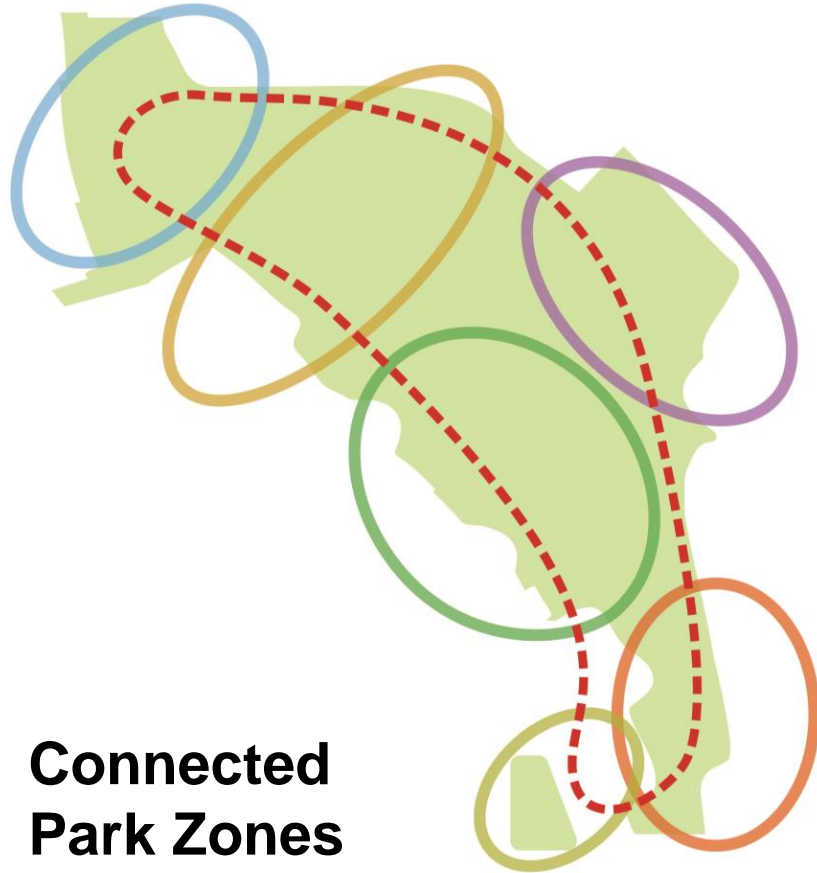
community hub inviting
iconic nature diversity useable tranquil
lush sustainable inclusive open
fun accessible destination

Large park with distinct areas established through grade changes, adjacent uses, skylights etc.

**Connected
Park Zones**



Phase 1 Public Engagement: Preliminary Design Ideas



-

Phase 1 Public Engagement: Park Area Ideas

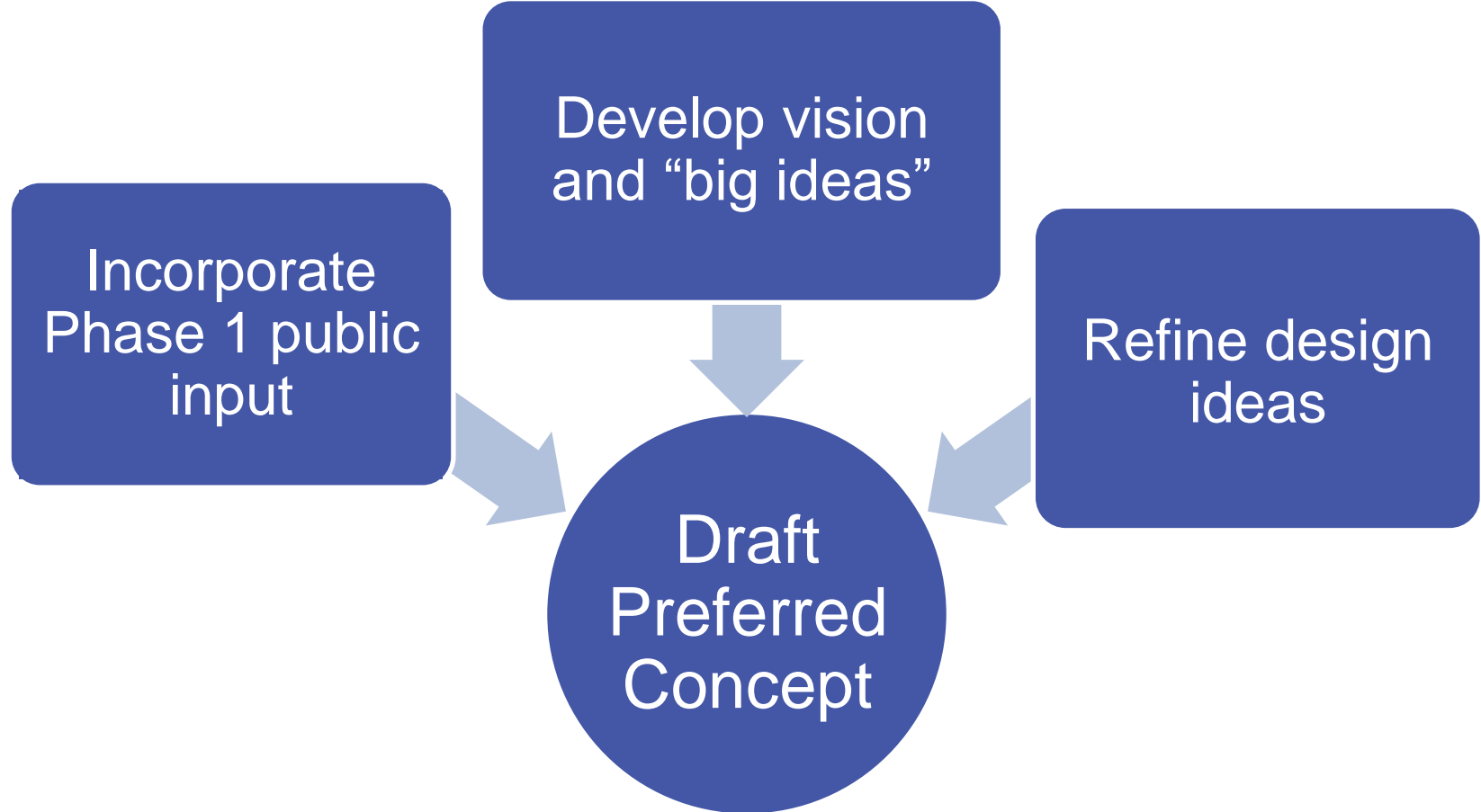
- Most supported ideas: Woodland and Meadow Gardens.
- Comments included: make these areas more natural, make the Woodland bigger.





Next Steps

Next Steps, Prior to Phase 2 Public Engagement



Next Steps

- Feb – Apr: Develop draft preferred concept; Board workshop
- May: Second round of Public Engagement
- Jul: Returning to Board for decision.

