



Oakridge Centre Redevelopment New Park Concept

Park Board Committee Meeting
Monday, July 9, 2018



To seek Board approval of the proposed park concept for the new park as part of the redevelopment of Oakridge Centre.

- Background, Redevelopment Context & Overview
- Process & Consultation Program
- Park Vision and Principles
- Overview of Park
- Proposed Park Concept
- Next Steps
- Recommendation



Background

- 2014: City Council approved in principle the rezoning including: 2,914 residential units, retail, offices, a new 9-acre park and Civic Centre over the 28 acre site.
- **Nine-acre park built over proposed building.**
- **Park planning to follow Park Board-led public consultation process, and the design approval by Park Board.**
- **Park to be maintained by the Oakridge Centre property owner to the Park Board's standards.**



In 2017, Henriquez Architects, under a new ownership team, Quadreal and Westbank, began work on the park concept with Park Board staff in anticipation of submitting a revised proposal for the site.





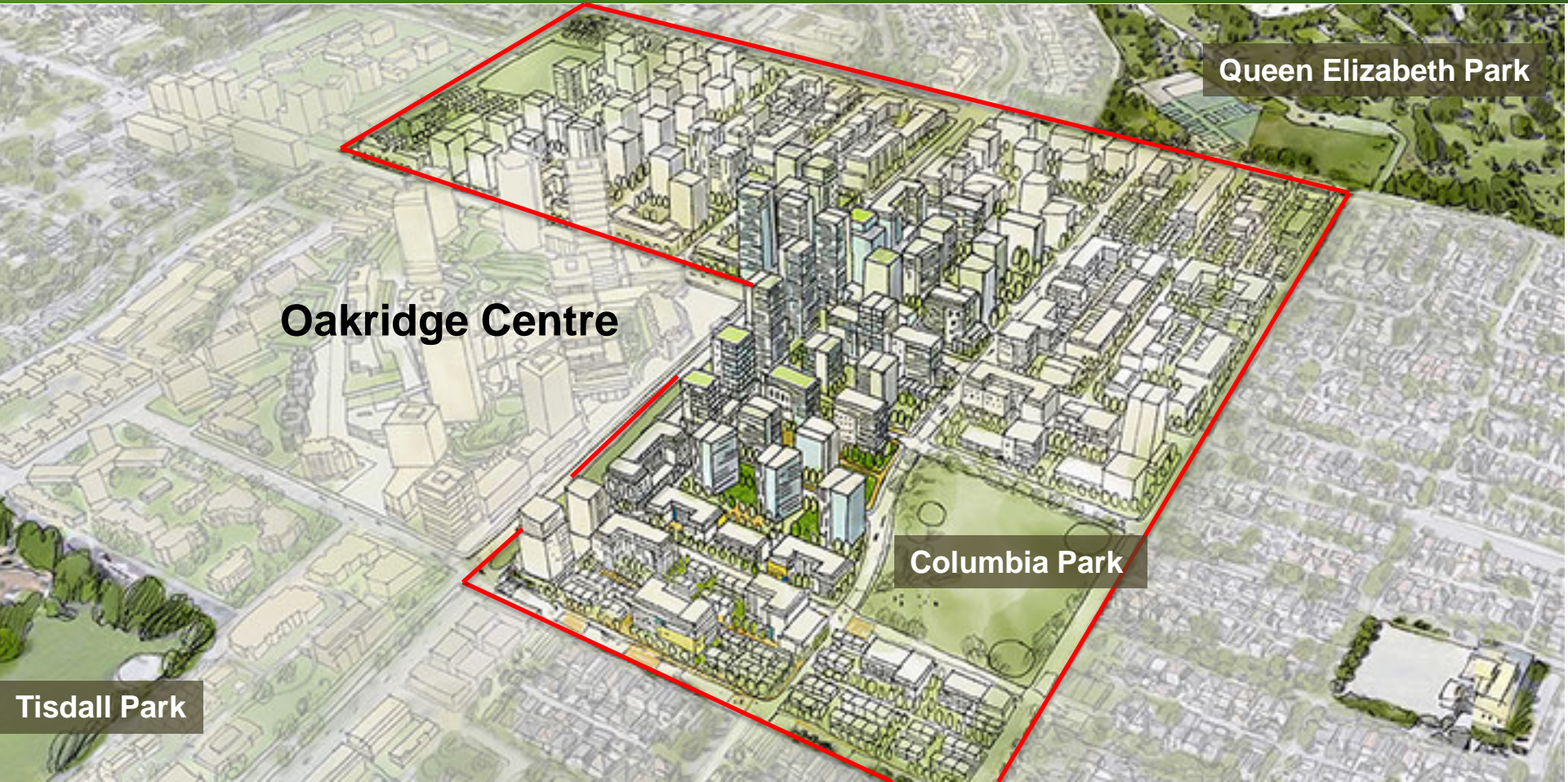
Redevelopment Context

Redevelopment Context

- Cambie Corridor is a major area of growth over next 30 years: over 45,000 new residents anticipated by 2041.
- Oakridge Centre identified as core of a designated Municipal Town Centre (MTC) & Frequent Transit Development Area (FTDA).
- Proposed densification in MTC around Oakridge Centre includes townhouses through higher density affordable housing, up to 34 storeys.



Redevelopment Context: Municipal Town Centre (MTC)



Queen Elizabeth Park

Oakridge Centre

Columbia Park

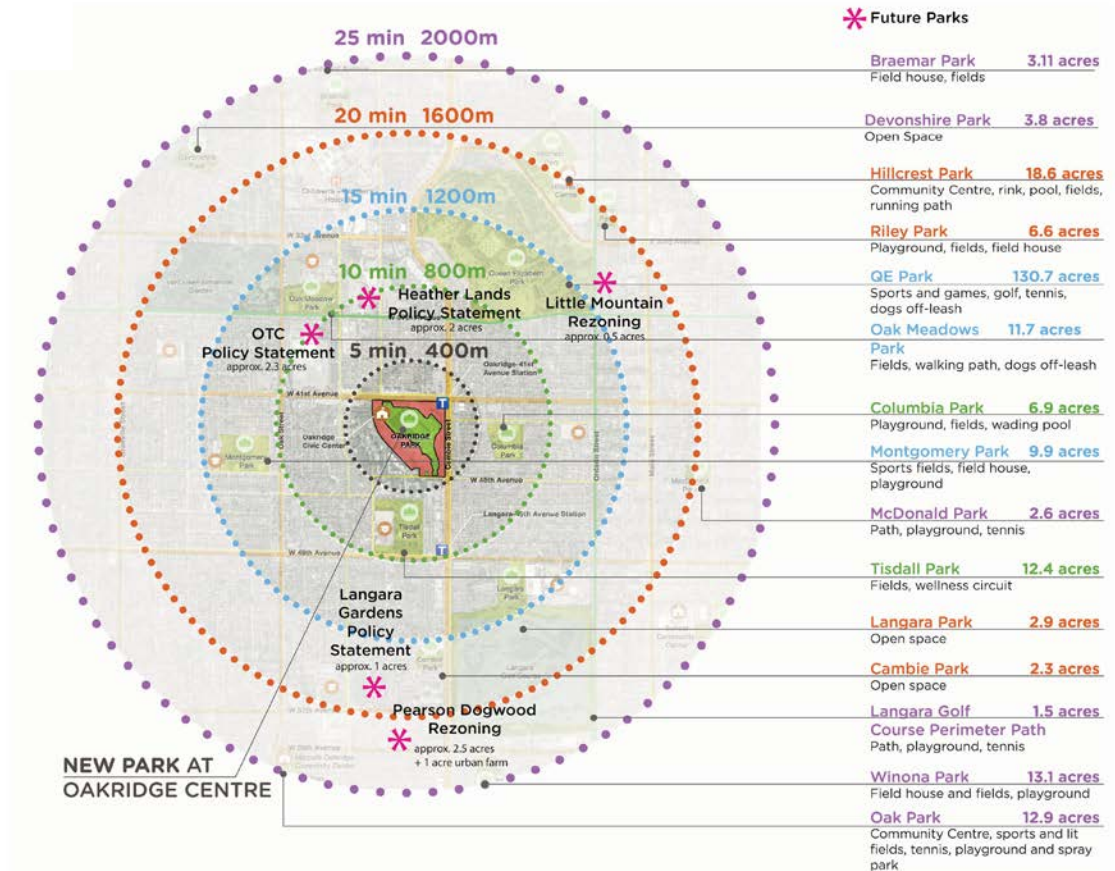
Tisdall Park

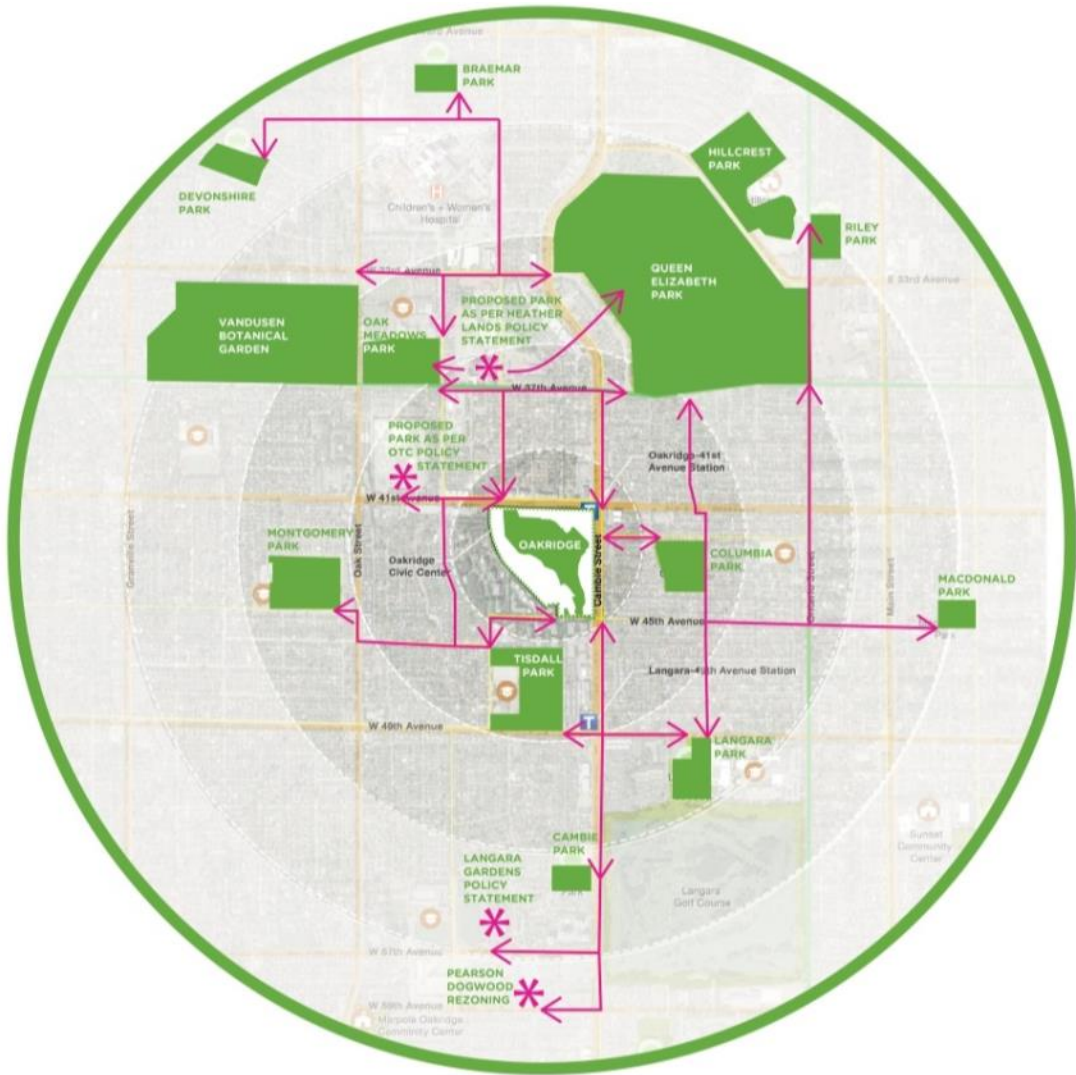
Redevelopment Context: Municipal Town Centre (MTC)



Redevelopment Context: Park Network

Future parks through major projects address growing demand for park space in MTC and Cambie Corridor.







Redevelopment Overview

Redevelopment Overview

- One of the largest current projects of its kind in North America.
- In addition to the park, mixed-use development consisting of:
 - One & two levels of retail and office;
 - 10 towers, up to 44 storeys;
 - 3 mid-rise buildings with commercial, office, and residential uses;
 - Civic centre;
 - New community centre; and
 - 3 levels of underground parking.

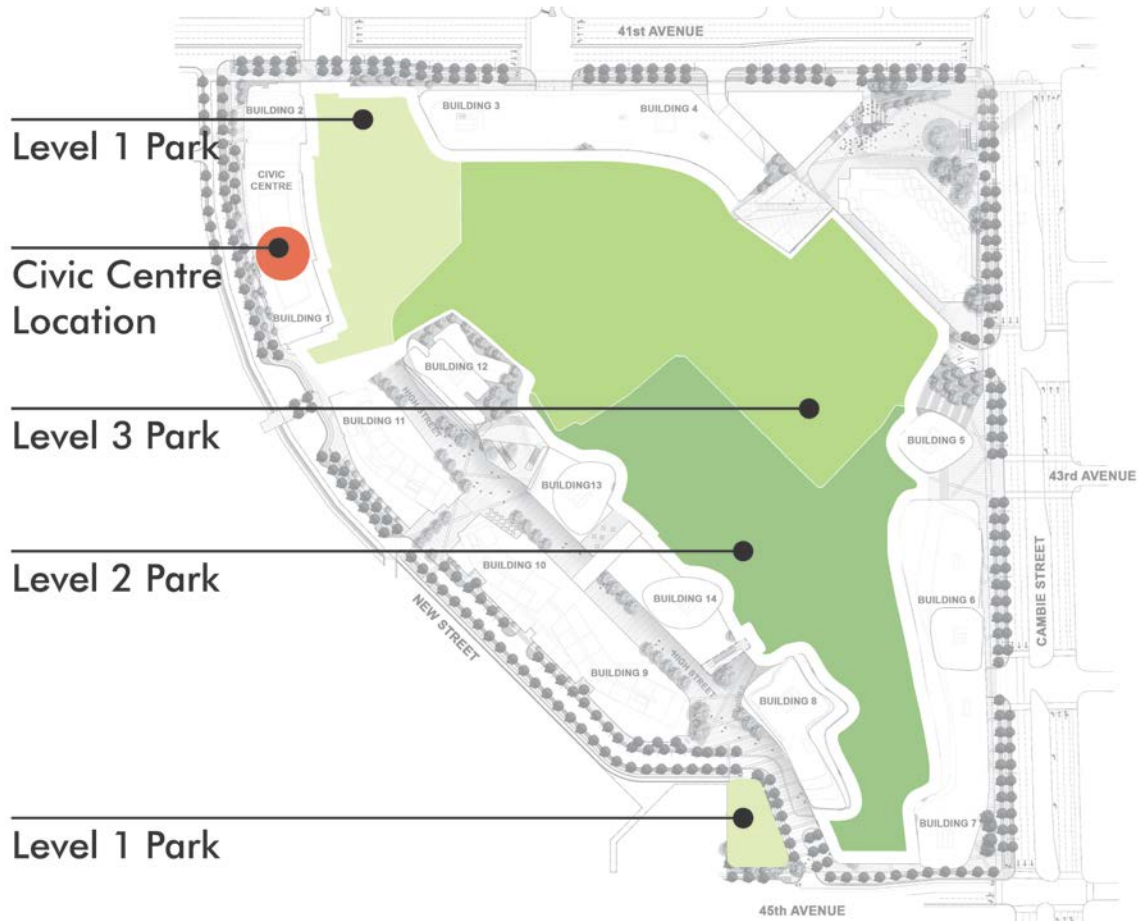


Community Centre

- A new Park Board community centre will be co-located with a library and childcare facility.
- Community centre includes fitness centre, gymnasium, seniors centre with kitchen, youth centre, performance space and multi-use spaces.
- Civic Centre increased from 70,000ft² to 100,000ft² since the rezoning due to anticipated population increases in the MTC.



Community Centre



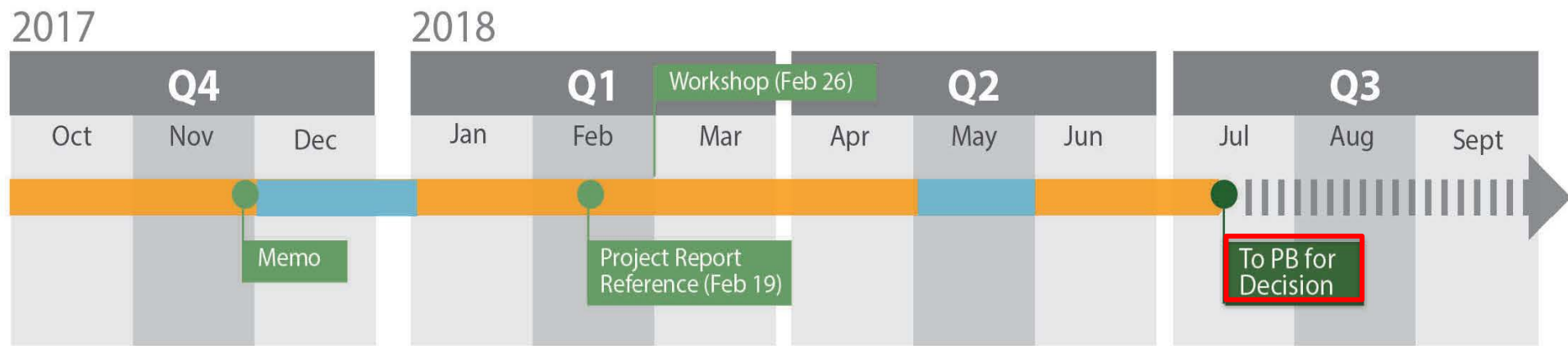
- Location has shifted from rezoning & is now located near 41st avenue, adjacent to the largest area of ground level park.
- Centre's interior layout to be refined in consultation with staff, user groups and targeted public consultation through typical development permit review process.



Process

- Park Board staff were involved in three parallel processes:
 - Leading Park Board-led park design and public consultation process.
 - Working closely with City staff and applicant as the project moves through the City's Pre-Development Permit application and rezoning enactment processes.
 - Closely involved in the planning of the Civic Centre including Park Board community centre, managed by REFM.

Park Board Process



Legend

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



Consultation Program and Highlights

Consultation Program



2014

REZONING
APPROVAL
IN
PRINCIPLE

City of Vancouver approval of rooftop park ideas as part of rezoning

WINTER 2017

#1
PARK
BOARD
OPEN
HOUSES

Park Board Public Open House

SPRING 2018

#2
PARK
BOARD
OPEN
HOUSES

Share your feedback on the draft concept

SUMMER 2018

REFINE
PARK
CONCEPT

Park Board staff will summarize your feedback to inform the preferred concept

PROPOSED
PARK DESIGN
TO PARK BOARD
COMMISSIONERS
FOR DECISION

SUMMER 2018

DECEMBER 2017

2 OPEN
HOUSES



325
ATTENDEES



694
QUESTIONNAIRES
COMPLETED

MAY 2018

2 OPEN
HOUSES



1175
ATTENDEES



603
QUESTIONNAIRES
COMPLETED

- Helped determine the type of activities, elements and components for the new park.
- Overall, strong support for the early concept, mixed feedback on the design ideas.
- Desire to incorporate more natural elements throughout the park, and to provide a variety of seating.
- Qualitative input helped refine the concept.





- Input helped gauge levels of public support for the vision, updated principles and concept.
- Overall, strong support for the draft park concept and six park areas.
- Feedback will be used during future design development.



Park Vision and Principles

Park Vision: Phase 1 Input



“If you could use one word or short phrase to describe your ideal future for Oakridge Centre park, what would it be?”

The new park at Oakridge Centre will provide a diverse and welcoming collection of park spaces balancing tranquil and active uses strongly connected by an unexpected rooftop pacific-northwest landscape.

It will ensure vibrant interaction between the adjacent civic centre and the shopping mall uses to create a lively city-wide destination while also serving the daily park and recreation needs of nearby residents.

Design Principles



**Accessible
& Inviting**



**Safe &
Connected**



**One Park,
Many Parts**



**Lush &
Diverse
Landscape**



Innovative



**Balance Lively
& Tranquil
Spaces**



**Light &
Shade**



Flexible



Accessible and Inviting

- **Accommodate all** ages and levels of fitness and ability.
- **Invite** everyone into 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 and 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.



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** to optimize solar access.
- Design a landscape that **responds to varying sun and shade patterns**.
- Provide sufficient **shelter from sun and rain**.



Safe and Connected

- Ensure the park design and operations create a **safe environment**.
- **Connect** and **animate** park spaces such that park users feel comfortable in the park.
- **Optimize views** into the park and between park spaces.



Innovative

- Produce a destination park that **redefines what is possible in a landscape on top of a building**.
- **Deliver park services** in **new and engaging ways**.
- Create **unexpected nature on a rooftop**.



Flexible

- 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** at the same time.
- Design a park that can **adapt to demographic trends** and **activity changes over time**.
- Design for **all weather use**.
- **Recirculate** and **reuse water** where possible.
- Include **multipurpose spaces**.



One Park, Many Parts

- Weave together a series of **unique but interconnected spaces** into a coherent whole.
- Use site and detailed design, views and programming to **unify the park**.



Balance Lively & Tranquil Spaces

- Create **strong indoor – outdoor relationships** between public amenities, including the Civic Centre, and the park.
- Animate places in the park by **matching them with lively building edges**.
- **Pair quieter park uses** with office and residential uses.



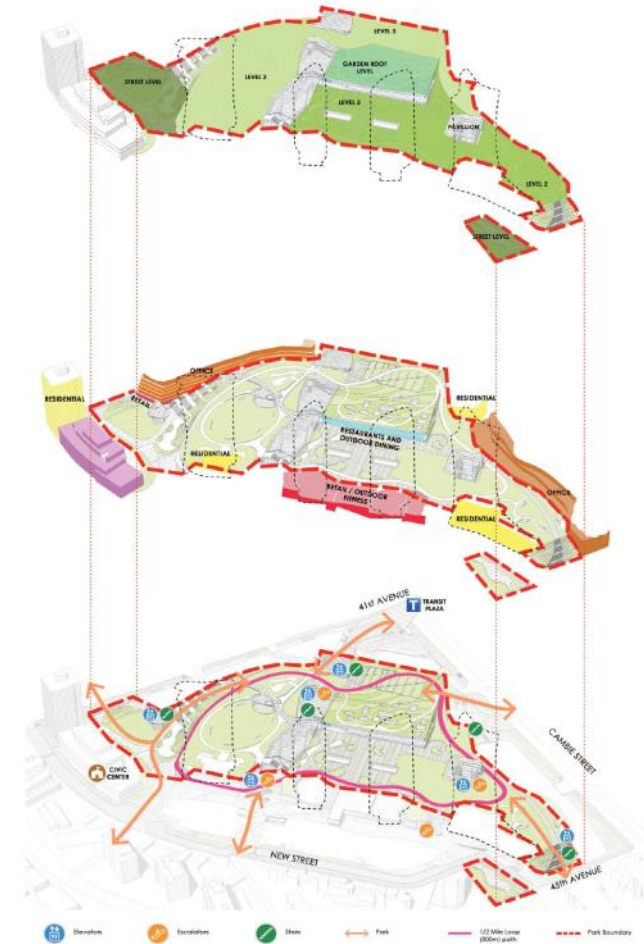
Overview of Park

What makes this park different?

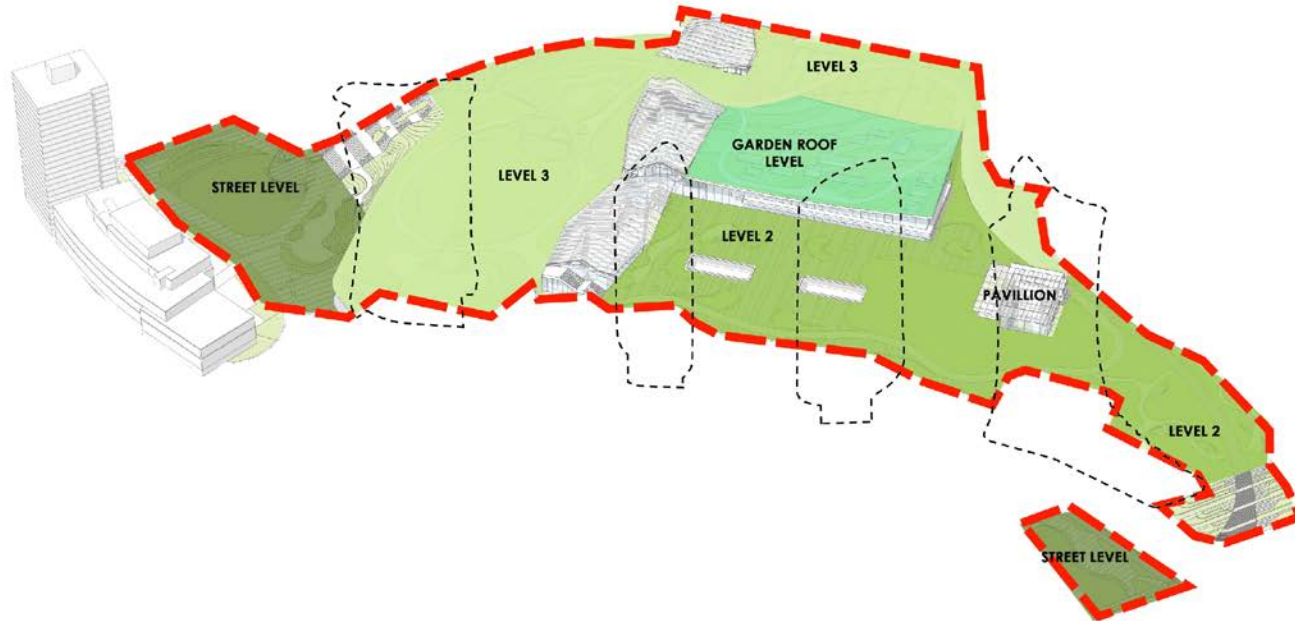
- Unique opportunity for a new 9 acre park in a densifying neighbourhood.
- Largest on-structure park to date in Vancouver.
- Opportunity to achieve an approach to park provision through less traditional means, and to push the boundaries of on-structure park development, including innovative and ambitious horticultural and ecological objectives.

Site Analysis

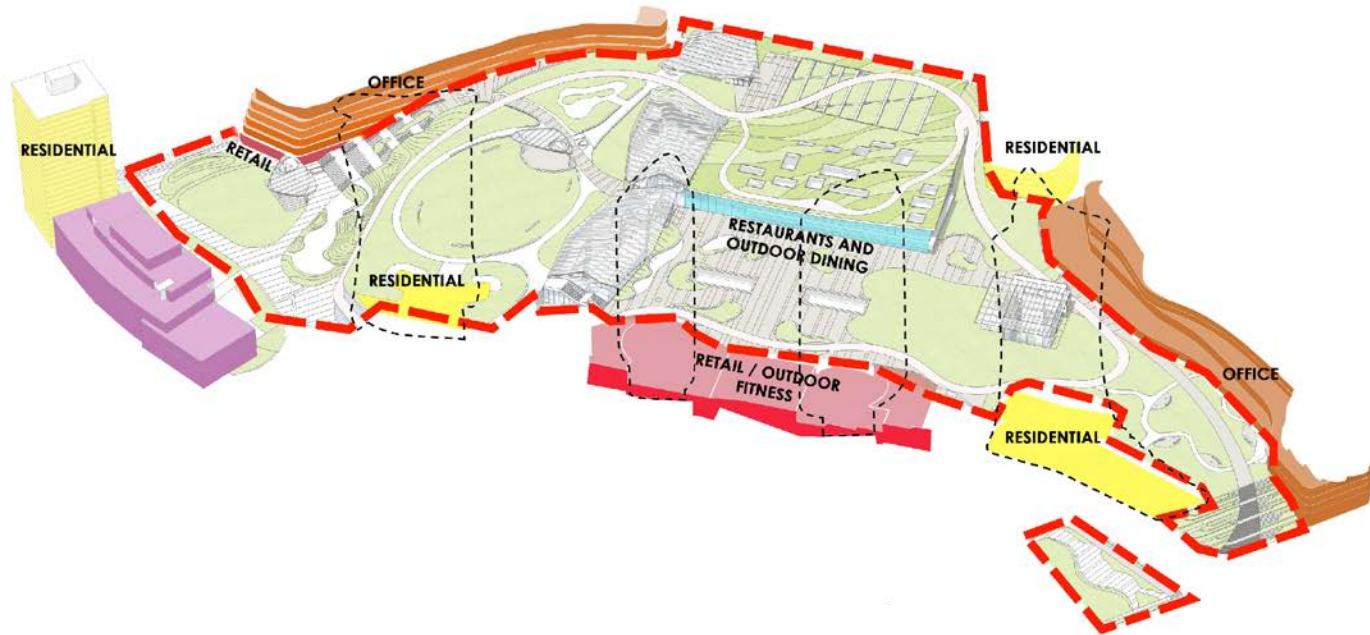
Analysis was undertaken to help apply the principles.



Site Analysis: Park Levels



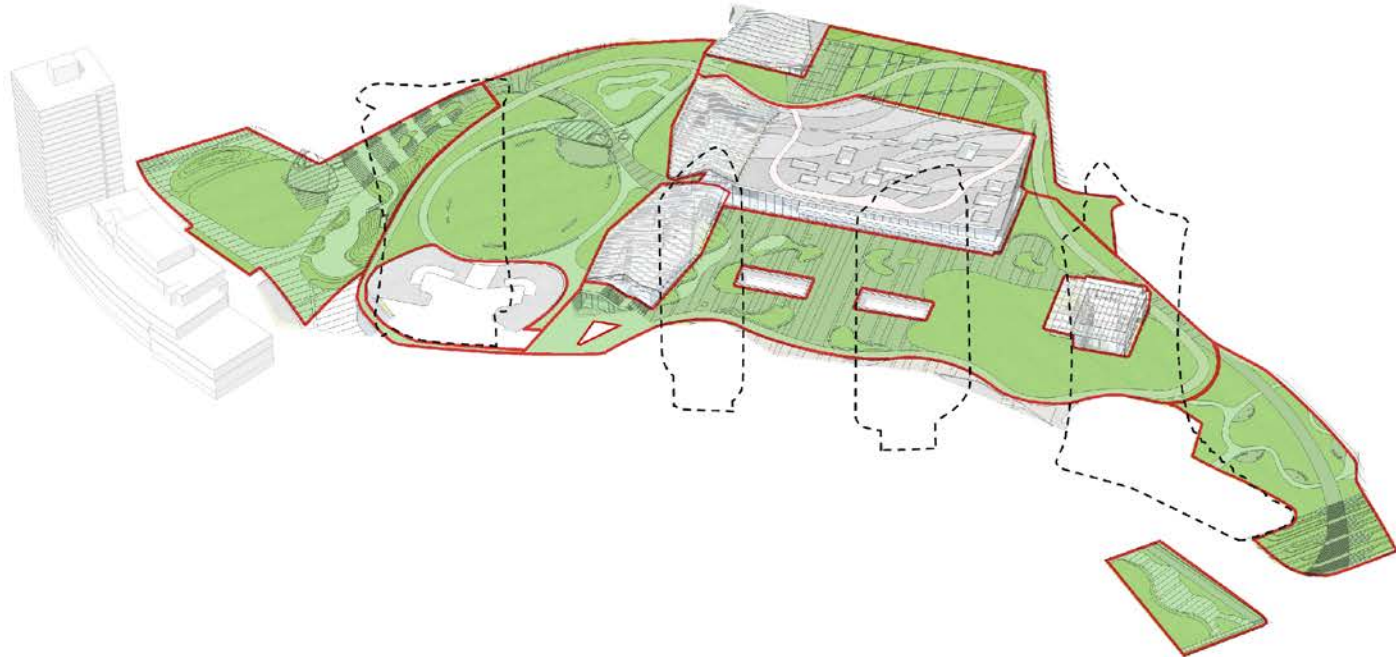
Site Analysis: Land Use



Site Analysis: Primary Pedestrian Circulation



Park Boundary





Proposed Park Concept

- 1 Children's Play
- 2 Open Lawn
- 3 1/2 Mile Loop (800m) Path
- 4 Youth Activities, Exercise Area
- 5 Pavilion
- 6 Outdoor Dining Terrace
- 7 Community Learning Garden
- 8 Pollinator Gardens
- 9 Dog Off-Leash Area
- 10 Grand Stairway
- 11 Interactive Water Feature
- 12 Park Washrooms at Park Level
-  Elevator
-  Escalator
-  Stairs





CIVIC CENTRE PARK



UPPER GREEN



THE MEADOW GARDENS



THE COMMONS



THE WOODLAND



POCKET PARK



Civic Centre Park

- At street level, introduction to larger park area on the roof.
- Easily accessed from 41st ave & Civic Centre allowing community centre activities to spill outside and animate the park.







Upper Green

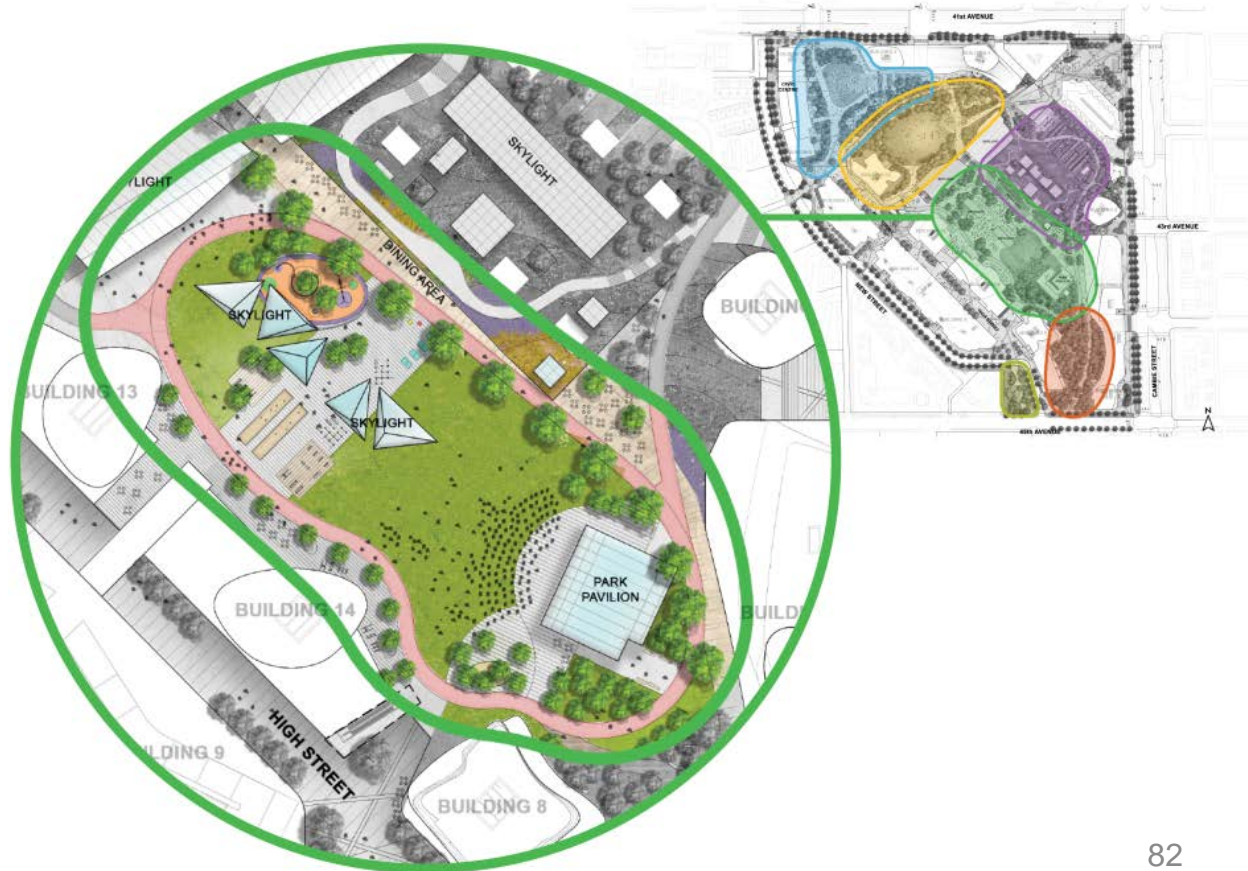
- Large open lawn with a lush treed backdrop on upper level.
- Fenced off-leash dog area.
- Bordered by the rooftop jogging and walking loop.





The Commons

- Hub of activity next to restaurants and dining patios.
- Uses throughout day and evening, in all seasons.



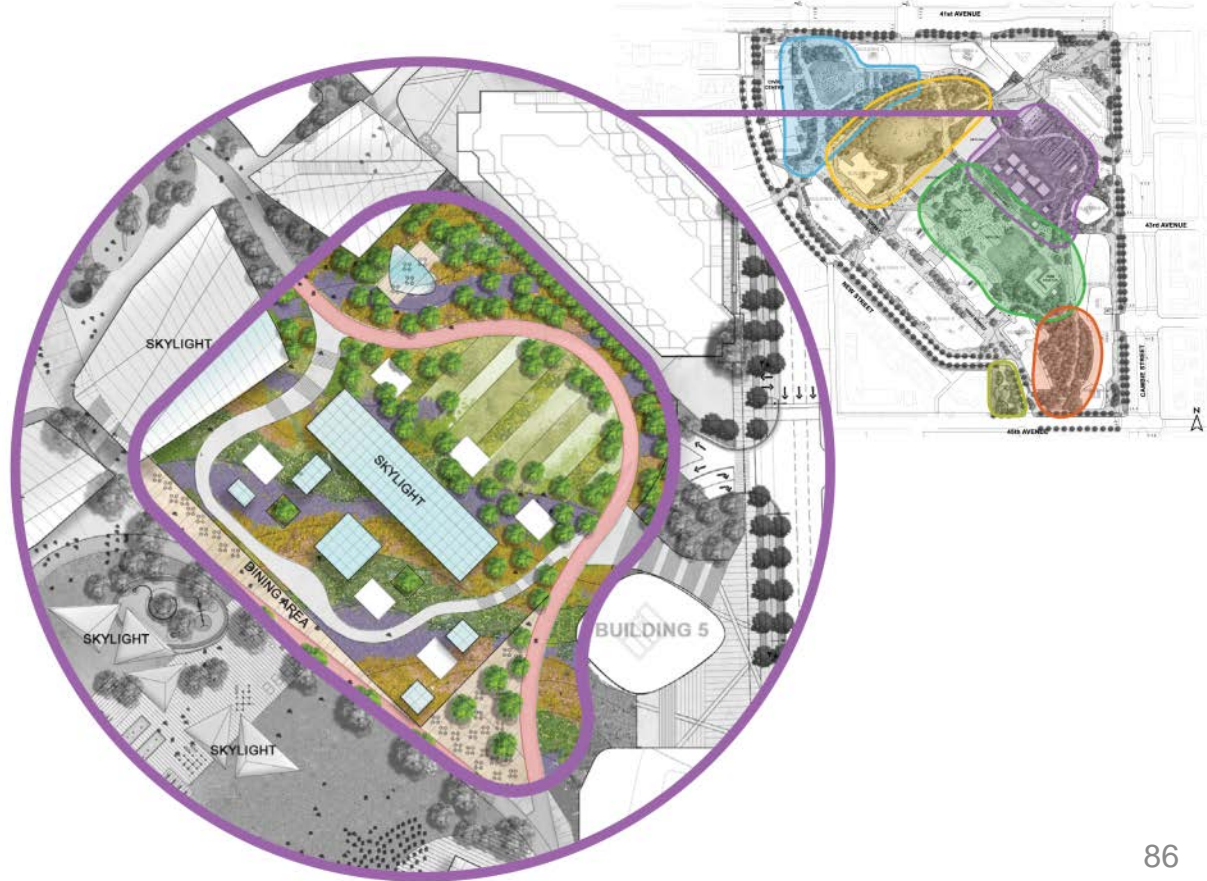






The Meadow Gardens

- Lush wildflower and grass landscape for strolling and bird watching.
- Community learning garden provides opportunities to work and learn together.







- Lush urban forest with boardwalks and seating.
- Creates restorative experiences to contrast more active areas of park.







Pocket Park

- Provides a neighbourhood park at street level & leads visitors to the entrance to the larger rooftop park.
- Mix of active play and opportunities for social activities.















Next Steps

More detailed design for the park will be submitted via phased development permits over the coming years.

Phasing

- Anticipated to be 2 phase park.
- Phase 1 anticipated by end of 2023, along with the Civic Centre.
- Phase 2 targeting end of 2028.
- Timing contingent on development permit and enactment processes.



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- The park will function like any other in Vancouver with respect to access, use, and hours of operation and regulated under the Parks Control By-law.
- Repair, replacement, and maintenance of the park, to Park Board's standards, at the sole cost of the owner of the retail & commercial portion of the development.
- Park Board staff will collaborate with the applicant on the development of a Park Operations and Maintenance Agreement.





Recommendation

THAT the Vancouver Park Board approve the proposed park concept for a new park at the Oakridge Centre redevelopment, as shown in Appendix A.

