

DIRECTIONS REPORT

On May 29th, 2013, staff presented the Oakridge Centre Rezoning: Issues and Directions report to City Council. The report to Council asked for direction on many high-level questions, which would then be used to guide further processing of the rezoning application.

The **DECISION OF COUNCIL** was as follows:

A. THAT Council indicate it is willing to consider an intensification of the Oakridge Centre site beyond density envisaged in the 2007 Oakridge Centre Policy Statement to include additional residential, office, and retail space as generally outlined in the Policy Report dated May 29, 2013, entitled “Oakridge Centre Rezoning - Issues and Directions”, noting that the final density will be refined and analysed through the rezoning process, which will include additional public consultation and a Public Hearing.

B. THAT Council indicate it is willing to consider tower height of up to 45 storeys for the tower closest to the intersection of 41st Avenue and Cambie Street, with heights decreasing as distance from the intersection increases, noting that the final built form will be further refined and analysed through the rezoning process, which will include additional public consultation and a Public Hearing.

C. THAT Council direct staff to work with the applicant to revise the rezoning application to better address the City’s inclusionary housing policies, with a focus on maximizing the number of social housing units that can be achieved within the development.

D. THAT Council consider payment-in-lieu of park land to satisfy the outstanding obligation to provide 1.15 ha (2.83 acres) of park space on the Oakridge Centre site;

FURTHER THAT Council direct staff to report back at time of Public Hearing on the value of the payment-in-lieu and opportunities for re-investment as part of the Oakridge Centre public benefits strategy for park and recreation services.

E. THAT Council endorse in principle the use of the rooftop of Oakridge Centre as public space for the community, noting that all obligations for operation, on-going maintenance and capital renewal will be the requirement of the owner of Oakridge Centre;

FURTHER THAT Council direct staff to report back at time of Public Hearing on programming options for the public space as part of the public benefits package for Oakridge Centre, informed by additional public consultation.

F. THAT Council endorse its commitment to prioritizing walking, cycling, and transit as transportation options for Oakridge Centre;

FURTHER THAT Council direct staff to continue to work with the applicant to determine appropriate parking supply, measures to reduce the required parking, and methods to manage parking spill-over onto nearby residential streets.

G. THAT Council endorse in principle the proposed public benefits package for Oakridge Centre, including a City-owned civic centre and affordable housing, noting that the ultimate configuration and location of the public benefits will be further refined and analysed through the rezoning process;

FURTHER THAT Council direct staff to develop a comprehensive funding strategy for public benefits associated with the Oakridge Centre redevelopment.

H. THAT the passage of the above resolutions will in no way fetter Council’s discretion in considering any rezoning application for Oakridge Centre, and does not create any legal rights for any person or obligation on the part of the City; any expenditures of funds or incurring of costs is at the risk of the person making the expenditure or incurring the costs.

I. THAT staff continue to work with the community on enhancing the consultation process on the Oakridge Centre in the rezoning process. In addition to proposed Phase 2 Open Houses and online surveys, Council direct staff to seek further input from the community on other methods of public consultation, including kiosk displays in the Oakridge mall, special events other than Open Houses and meetings with interested stakeholders.

J. THAT Council direct staff to continue to evaluate the rezoning application for Oakridge Centre against the principles contained in Section 2.3 of the Oakridge Centre Policy Statement (2007) and Section 2 of the Cambie Corridor Plan (2011), and to report back to Council with any recommended revisions to these principles based on community feedback prior to the rezoning coming to Council.