

Columbia Park

Final Report

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APPL 5330: Sustainability

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Executive Summary

The Columbia Park Area Plan establishes a framework to guide the redevelopment of the 7.2-acre Columbia Park site into a diverse, connected, and sustainable community within the Oakridge Municipal Town Centre. Located within Tier 2 of the provincial Transit-Oriented Area designation and steps from the Oakridge-41st Avenue Canada Line Station, the site is positioned to accommodate significant growth while continuing to serve as a valued neighbourhood gathering place.

The plan is organized around a vision and four guiding principles developed to reflect the priorities of the surrounding community and Vancouver's broader Reconciliation, Sustainability, and Resilience objectives. These principles are translated into nine policy chapters covering Land Use & Density, Housing, People, Transportation, Public Realm, Economy, Public Services, Sustainability, and Green Spaces, comprising 17 goals and 51 supporting policies that direct building form, density, public benefits, and community infrastructure across the site's eight development parcels.

Redevelopment will introduce mixed-use high-rise and residential mid-rise built forms, with height and density concentrated near rapid transit and tapering toward the surrounding low-rise neighbourhood. At least half of new units will be secured as purpose-built rental, with approximately 20% delivered as below-market rental and a meaningful share of family-sized units, addressing the study area's ownership-dominated stock and multi-generational household composition. A new publicly accessible park, central gathering space, and pedestrian-oriented commercial frontage along

West 43rd Avenue will replace and enhance the site's existing recreational and social role, while the Alberta Street Blue-Green System will anchor improved cycling, storm-water, and ecological connections through the site.. The plan closes with an implementation strategy that phases site plan preparation, stakeholder engagement, and construction sequencing — prioritizing tower development in the northwest portion of the site alongside early delivery of the park and its amenities.

Taken together, the plan positions Columbia Park to accommodate the density growth required of a Transit-Oriented Area while preserving its long-standing identity as the social and ecological heart of the Oakridge neighbourhood.



Photo by Author

Introduction

Vancouver is facing growing pressure to deliver housing, better transportation access, community amenities, and infrastructure that can handle a changing climate. Columbia Park sits right in the middle of that pressure. Located in the fast-growing Oakridge neighbourhood, the park has served as a quiet community anchor for decades — even as the area around it has been transformed by new rapid transit, provincial density requirements, and one of the largest redevelopments in the city's history. This plan asks how that legacy can carry forward, rather than disappear, as the site takes on a new role in a changing neighbourhood.

Historically, Columbia Park has served as a valued public gathering space, providing recreational amenities, open space, and ecological benefits to surrounding residents. However, the neighbourhood context surrounding the site is rapidly changing. The implementation of the Cambie Corridor Plan, provincial Transit-Oriented Area requirements, and the redevelopment of Oakridge Park are transforming the area from a predominantly low-density residential neighbourhood into a major mixed-use destination. This transition creates both opportunities and challenges, requiring careful consideration of housing delivery, public amenities, transportation connections, environmental sustainability, and the preservation of community identity.

The Columbia Park Area Plan provides a framework to guide future redevelopment of the site by establishing a vision, guiding principles, and policies that balance increased density with public benefits. The plan seeks to create a complete, inclusive, and sustainable community by integrating diverse housing

options, community-serving uses, improved connections, enhanced public spaces, and climate-resilient design. Through thoughtful land use planning and strategic policy direction, Columbia Park can continue to serve as a neighbourhood gathering place while contributing to the broader goals of the Oakridge Municipal Town Centre and the City of Vancouver.



Site Context

Site Context

2.1 History

Columbia Park is located within the Oakridge neighbourhood, approximately two blocks east of Cambie Street. The site is located on the traditional, ancestral, and unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations, who have longstanding relationships with these lands that predate colonial development. This history continues to inform the importance of recognizing Indigenous perspectives, stewardship, and relationships with the land as Oakridge continues to evolve.

Compared to many Vancouver neighbourhoods, Oakridge developed relatively recently, with much of its growth occurring during the post-war period in response to rapid population growth and suburban expansion. During this period, the Canadian Pacific Railway released land for development between 41st and 57th Avenues, contributing to the transformation of the area from a largely undeveloped landscape into a residential neighbourhood.

A major catalyst for Oakridge's growth was the development of Oakridge Mall by the Woodward group, which opened in 1959. Originally designed as an outdoor shopping centre with gardens, courtyards, storefronts, and parking for approximately 2,600 vehicles, the mall represented a significant commercial investment for the area. Over time, Oakridge Mall became a key neighbourhood destination, and its 1984 renovation into Oakridge Centre expanded its role as a retail, community, and civic hub. The availability of nearby amenities, combined with

large lots and bungalow-style housing, contributed to Oakridge's identity as a lower-density residential community within the city.

The establishment of nearby institutions further supported the neighbourhood's growth, including the opening of Sir Winston Churchill Secondary School in 1956 and the Jewish Community Centre in 1962. These amenities attracted new residents and contributed to Oakridge's development as a diverse community with strong access to services and community facilities.

The arrival of the Canada Line in 2009 marked the next major transformation of the area. Building on existing transportation infrastructure, including Cambie Street, West 41st Avenue, and the former Oakridge Transit Centre, the rapid transit connection significantly improved access between Oakridge and downtown Vancouver. This increased accessibility accelerated redevelopment interest, including the transformation of Oakridge Centre into Oakridge Park. The redevelopment introduces a high-density, mixed-use community with residential towers, office space, retail uses, community facilities, a public library, and a large elevated public park.

Today, Oakridge is undergoing a transition from a primarily low-density residential neighbourhood into a higher-density, mixed-use urban centre. Throughout these periods of change, Columbia Park has remained a consistent community asset. Since its development in the post-war era, the park has continued to provide publicly accessible green space, recreation opportunities, and a gathering place for surrounding residents.

2.2 Site Description

Columbia Park is a 7.2-acre public park located at the intersection of Alberta Street and West 42nd Avenue within the Oakridge neighbourhood. The site consists primarily of open green space, including two baseball diamonds, a children's playground, a seasonal wading pool, and a mature tree stand that provides shade and ecological value (Figure 1). The park's relatively flat topography supports a range of recreational activities; however, the site contains limited built infrastructure, providing an opportunity to consider significant future redevelopment while maintaining its role as an important public open space.

The site is located within a highly connected transportation context, with proximity to major corridors including Cambie Street and West 41st Avenue. Cambie Street provides north-south connections between South Vancouver and downtown Vancouver, while West 41st Avenue provides east-west connections toward UBC and Burnaby. The site is also served by multiple transit options, including the Oakridge–41st Avenue Canada Line Station and frequent bus service connecting the area to major destinations across the city.

The surrounding area provides access to a range of community services and amenities. Within 2 kilometers of the site are 17 schools, three library branches, a community centre, and major commercial destinations. While smaller grocery stores and neighbourhood-serving businesses are located nearby, access to larger-scale grocery retail is primarily provided through emerging commercial developments in the Oakridge Municipal Town Centre.

Historically, Oakridge has been characterized by lower-density residential neighbourhoods with a strong family-oriented identity. However, ongoing redevelopment along the Cambie

Corridor, including the Oakridge Park redevelopment, is transforming the area into a higher-density, mixed-use urban centre. Columbia Park represents an important opportunity to accommodate this growth while maintaining the site's role as a community gathering space.



Figure 1. Columbia Park Aerial Features. Source: Google Maps

Plan Intent

Plan Intent

The Columbia Park Land Use Plan directs the redevelopment of 7.2 acres across eight parcels within the Oakridge neighbourhood. Located within Tier 2 of the provincial Transit-Oriented Area designation and steps from the Oakridge–41st Avenue Canada Line Station, the site is positioned to accommodate significant population growth while continuing to serve as an important neighbourhood public space.

The Columbia Park Area Plan establishes the vision, principles, and policies that will guide future development applications for the site. The plan provides direction across nine key policy areas: Land Use and Density, Transportation, Housing, Parks and Open Space, Community Infrastructure, Social Services, Sustainability, Public Realm, and Economy.

Together, these policies define expectations for future development, including building form, density and height, land use mix, public spaces, transportation connections, and community amenities.

While Columbia Park presents a significant opportunity to deliver housing, commercial services, and community infrastructure within a transit-oriented location, it also functions as a valued neighbourhood park containing open space, recreational facilities, and mature trees. The central planning challenge is to accommodate increased density and growth while preserving the site's role as a community gathering space and ensuring a sensitive transition to surrounding neighbourhoods.

3.1 Key Strategic Policies

This section provides an overview of the key municipal and provincial policies, strategies, and planning frameworks that apply to the Columbia Park site. These documents establish the broader policy direction for future redevelopment, including expectations related to land use, density, housing, transportation, public benefits, parks, community services, and environmental sustainability.

The policies identified below represent the most relevant strategic documents that inform the preparation of the Columbia Park Area Plan.

1. Transit-Oriented Areas (Bill 47)

Columbia Park is located within the Oakridge–41st Avenue Transit-Oriented Area, approximately 400–800 metres from the Canada Line station. Bill 47 establishes minimum density requirements and removes residential parking minimums within designated TOAs to support compact, transit-oriented communities.

Key considerations:

- ▶ Increased residential density and height consistent with TOA requirements.
- ▶ Reduced reliance on private vehicle uses through transit-supportive development.
- ▶ Pedestrian-oriented design that supports access to rapid transit.

2. Vancouver Official Development Plan (ODP)

The ODP establishes Vancouver's long-term growth framework and identifies complete communities, housing diversity, equity, sustainability, and resilience as key priorities.

Key considerations:

- ▶ Supporting complete communities through housing, employment, amenities, and public spaces.
- ▶ Increasing housing supply and diversity, including rental and affordable housing.
- ▶ Ensuring redevelopment provides public benefits and equitable outcomes.

3. Cambie Corridor Plan – Oakridge Municipal Town Centre

The Cambie Corridor Plan identifies Oakridge as a major growth centre along the Canada Line and establishes direction for increased density, mixed-use development, housing, employment, public amenities, and improved public spaces.

Key considerations:

- ▶ Supporting higher-density, mixed-use development within the Oakridge Municipal Town Centre.
- ▶ Creating pedestrian-oriented commercial and public realm connections.
- ▶ Providing appropriate transitions between higher-density development and surrounding neighbourhoods.
- ▶ Delivering public benefits, including parks, childcare, and community amenities.

4. Alberta Street Blue Green System and Columbia Park Renewal Project

The Alberta Street Blue Green System is a City of Vancouver and Park Board initiative that connects Queen Elizabeth Park and

Columbia Park through green infrastructure and improved public realm.

Key considerations:

- ▶ Integrating storm-water management and ecological features.
- ▶ Supporting pedestrian and cycling connections.
- ▶ Coordinating future redevelopment with planned public realm improvements.

5. Housing Vancouver strategy

Housing Vancouver establishes citywide priorities for increasing housing supply, affordability, and diversity.

- ▶ Expanding purpose-built rental and below-market housing.
- ▶ Providing housing options for diverse household sizes, incomes, and life stages.

6. VanPlay: Parks and Recreation Framework

VanPlay guides the planning and delivery of parks and recreation services across Vancouver.

Key considerations:

- ▶ Maintaining equitable access to quality public open space.
- ▶ Supporting flexible recreational spaces for diverse community needs.
- ▶ Strengthening connections between parks and surrounding neighbourhoods.

7. Community Centre Strategy

The Community Centre Strategy guides the provision of community amenities and social infrastructure.

Key considerations:

- ▶ Supporting community-serving facilities that respond to population growth.
- ▶ Expanding access to childcare and flexible community spaces.

8. Climate and Green Infrastructure

The Green Building Policy, Rain City Strategy, Urban Forest Strategy, Climate Emergency Action Plan, and Climate Adaptation Strategy establish expectations for sustainable and climate-resilient development.

Key considerations:

- ▶ Protecting and expanding urban forest and green infrastructure.
- ▶ Managing storm-water through natural systems.
- ▶ Supporting low-carbon buildings and climate adaptation measures.

9. Sustainability

The City of Vancouver's climate policies establish expectations for reducing greenhouse gas emissions, protecting ecological assets, and improving resilience to climate impacts. These include the Climate Emergency Action Plan (CEAP), Climate Change Adaptation Strategy, Green Building Policy, Rain City Strategy, and Urban Forest Strategy.

Key considerations:

- ▶ The City of Vancouver is working to expand the urban tree canopy to 30% by 2050, with a focus on areas with currently low canopy coverage. Trees and urban forests contribute to climate resilience by cooling the city, absorbing carbon, and

improving air quality through filtering pollutants.

- ▶ Incorporate climate-resilient design measures that address key risks including extreme heat, wildfire smoke, drought, and extreme rainfall through strategies such as shading, cooling spaces, and climate-adapted landscaping.
- ▶ Support low-carbon development through energy-efficient building design, low-carbon materials, and alignment with the City's Zero Emissions Building Plan. Future development should consider sustainable building certifications, including LEED, to support high-performance and low-emission buildings.

3.2 Swot Analysis

A SWOT analysis was conducted to better understand the site area's suitability and characteristics for redevelopment to accommodate residential, commercial, and public uses.

<u>Strengths</u>	<u>Weaknesses</u>
▶ Large, well-configured site: The 7.2-acre site provides significant flexibility to accommodate a mix of residential, commercial, and public uses ▶ Existing community asset: Columbia Park provides valuable open space, mature tree canopy, recreational facilities, and an established gathering place for surrounding residents. ▶ Strong location and amenities: The site is located within the Oakridge Municipal Town Centre, with access to schools, recreation facilities, shopping, healthcare, and community services. ▶ Transit accessibility: Proximity to the Oakridge–41st Avenue Canada Line station provides strong regional connectivity and supports transit-oriented growth.	▶ Existing park functions and ecological assets: Redevelopment must balance increased density with the retention of valued green space, mature trees, and recreational amenities. ▶ Sensitive surrounding context: Adjacent low-density residential neighbourhoods create challenges related to building transitions, shadow impacts, privacy, and community acceptance. ▶ Limited existing site connections: The site currently lacks strong pedestrian-oriented connections and active edges to surrounding streets. ▶ Integration with planned infrastructure: Future development must coordinate with the Alberta Street Blue-Green System and associated design requirements.
<u>Opportunities</u>	<u>Threats</u>
▶ Transit-oriented growth: Provincial Transit-Oriented Area requirements provide an opportunity to accommodate significant housing growth in a highly accessible location. ▶ Housing diversity: Redevelopment can increase housing choice through a mix of rental, below-market, and family-oriented housing options. ▶ Complete community development: The site provides an opportunity to integrate community-serving uses, including childcare, commercial services, and public amenities. ▶ Enhanced public realm and sustainability: Redevelopment can improve public spaces, expand urban canopy, incorporate green infrastructure, and strengthen ecological connections. ▶ Improved mobility connections: The site can support improved walking, cycling, and transit connections to nearby destinations, including Oakridge–41st Avenue Station.	▶ Economic uncertainty: Market conditions, construction costs, and financing challenges may affect redevelopment feasibility. ▶ Community opposition: Increased height and density may generate concerns related to traffic, shadowing, privacy, and neighbourhood character. ▶ Infrastructure capacity constraints: Existing utility networks and transportation infrastructure may require upgrades to support additional growth. ▶ Competing redevelopment pressures: Multiple large-scale developments in the surrounding area may affect market demand and construction timing. ▶ Coordination and approval challenges: Permitting, servicing agreements, and coordination with external infrastructure projects may impact implementation timelines.

3.3 Vision and Guiding Principles

The vision for Columbia Park is that it will become a vibrant, inclusive, and sustainable community that integrates diverse housing, community amenities, recreational spaces, and local economic opportunities within a highly connected transit-oriented setting. Growth will be guided by inclusive design and anchored by a strong public heart that reinforces walk-ability, environmental resilience, and community connection. Through thoughtful redevelopment, Columbia Park will continue to serve as a valued community asset while accommodating future growth within the Oakridge Municipal Town Centre.

The Columbia Park area plan is further guided by four core principles that reflect the values and priorities of the people who live, work, and gather here. The plan's guiding principles are rooted in Vancouver's three foundational principles established in the Vancouver Official Development Plan: Reconciliation, Sustainability, and Resilience.

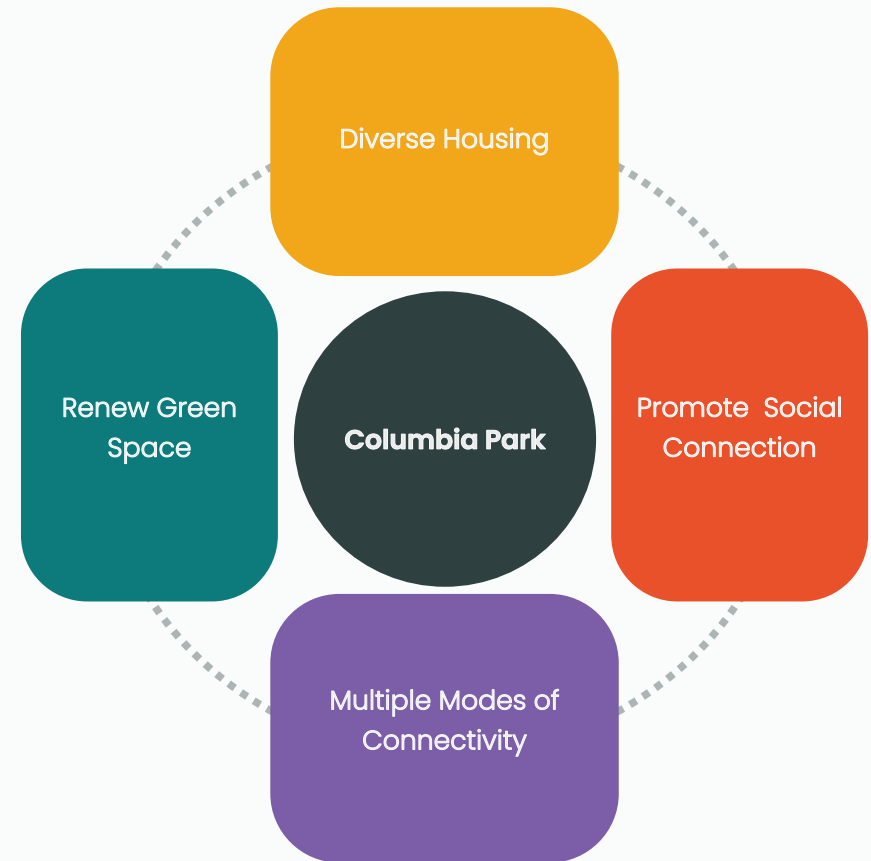
The city's foundational principles ensure that any development and growth at Columbia Park must contribute to a city that is equitable, environmentally resilient, and respectful of the Indigenous lands on which it sits. All policies, priorities, and development decisions that follow in this plan keep these city-wide principles in mind.

Promote a diverse range of housing forms to meet the needs of existing residents in the surrounding area and future residents of Columbia Park.

The Site 4 team created a series of "We Will" statements through a collaborative virtual session to help promote a shared set of values for each of the four guiding principles. These statements reflect the collective priorities and aspirations of the team and form the foundation from which the Columbia Park Area Plan to

be developed.

Guiding Principles for Columbia Park Development:



Diverse Housing

Promote a diverse range of housing forms to meet the needs of existing residents in the surrounding area and future residents of Columbia Park.

Goal: To bring housing density up to current expectations for the site and contribute to a diverse housing inventory that increases housing choices for the Cambie Corridor area as it continues to rapidly grow and evolve.

► We will ensure there is a variety of housing types and tenures that accommodate different household sizes, income levels, and life stages for a diverse settled and incoming population.

► We will create a development that contributes to an inclusive and diverse community.

► We will ensure an organic evolution of height and density through intentional building forms to support transitions from the existing neighbourhood.

Promote Social Connection

Preserve and enhance Columbia Park's role as a community gathering place through the establishment of design guidelines that contribute to a welcoming architectural environment.

Goal: To encourage social interaction and reinforce the site's identity as a neighbourhood hub.

► We will establish an identifiable 'public heart' at the Columbia Park Development through the creation of a central gathering space that serves as the social anchor for residents on the site.

► We will design streets and open spaces that feel safe and welcoming to all.

► We will create visual interest at the street level with unique architecture and landscaping.

► We will provide updated public amenities that support a growing community's needs.

Multiple Modes of Connectivity

Contribute to a mixed use, walk-able, and transit-oriented community by ensuring a complete transportation network that prioritizes active transportation and public transportation options for residents to reach employment opportunities, commercial uses, and community amenities.

Goal: is to ensure that access to daily needs has minimal disruptions by considering the site coverage which will contribute to a reduced car dependency and supporting a connected community.

► We will establish Columbia Park as a neighbourhood where sustainable transportation is the natural first choice for the community.

► We will protect and enhance the Alberta Street blue-green corridor to ensure the mobility network remains safe and uninterrupted throughout the area.

► We will prioritize connections to the Oakridge 41st Avenue SkyTrain Station, to allow the neighbourhood to fully benefit from its proximity to the major rapid transit station.

► We will manage traffic volumes and reduce cut-through congestion by designing streets that prioritize pedestrians, cyclists, and transit users over private vehicles.

Renew Green Space

Establish Columbia Park as a leading example of a climate resilient and sustainable community through site design that includes low-carbon and energy-efficient building design, prioritizing protection and enhancement of existing natural assets including mature trees, alongside the integration of green infrastructure within the public realm.

Goal: To minimize environmental disruption of existing natural features by incorporating the protection of the green space character into site design

► We will protect Columbia Park's mature tree canopy as a defining feature of the neighbourhood.

► We will create a new gathering green space that reflects the site's history as a beloved community park, providing a

welcoming space for residents of all ages.

► We will integrate and enhance the green infrastructure throughout the site, connecting the Alberta Street blue-green corridor to the neighbourhood.

► We will work in partnership with Musqueam, Squamish, and Tsleil-Waututh Nations to learn and apply Indigenous approaches to environmental stewardship of the land.

3.4 How to read this plan

The Columbia Park Area Plan provides the overall framework to guide future redevelopment of the site. The plan is organized around a vision and four guiding principles that establish the desired outcomes for Columbia Park and provide direction for future land use, design, transportation, housing, and community infrastructure decisions.

Each goal within the plan supports one or more guiding principles and is identified through the corresponding symbols shown below. These connections demonstrate how individual policies work together to achieve the broader vision for Columbia Park as a diverse, connected, sustainable, and inclusive community.



Diverse
Housing



Multiple
Modes of
Connectivity



Promote
Social
Connection



Renew Green
Space

A photograph of a street intersection. In the foreground, a dark asphalt road with some cracks leads towards a green field. To the left, a large, leafy tree stands on the grass. To the right, a red octagonal stop sign is visible, with a street sign above it that reads "W 43 RD". In the background, a city skyline with several high-rise buildings and a construction crane is visible under a bright blue sky with a sun flare. A green banner with white text is overlaid on the bottom left of the image.

Existing Conditions

Existing Conditions

Understanding existing conditions is essential to identifying the opportunities and constraints that will shape the future redevelopment of Columbia Park. This chapter examines the site's physical, social, economic, environmental, and policy context, including land use, demographics, housing, transportation, public realm, parks, community services, and sustainability. Together, these findings provide the evidence base for the vision, goals, and policies presented in the Columbia Park Area Plan.

4.1 Built Form

Most current building forms are 1-to-2 story single-detached homes with detached garages backing onto rear lanes. While there is some diversity in housing styles, houses primarily fall under the Neo-Traditional style and are the primary built form in the area since the 70s.

As previously noted, the neighbourhood is under a state of transition. Figure 2 displays an approximation of the current height and density of lots surrounding Columbia Park. Lots to the North-west of the site contain higher density/height likely due to their proximity to the Oakridge-41st Skytrain station. They offer quite a contrast to the adjacent single-family homes. To ease the significant difference in building form, podium-style towers are common in developments. The podium towers are laid out in the Cambie Corridor Plan as one of the built forms to be used for development.

Future development on Columbia Park should consider these transition principles to maintain a similar neighbourhood

character.



Figure 2. Density & Heat Map. Created by Author.

4.2 Population Profile

The Columbia Park study area is characterized by an established, family-oriented community with an aging population, higher household incomes, and a large immigrant population. However, significant redevelopment nearby is expected to reshape the area's demographic profile, increasing population, housing diversity, and demand for services while creating a more mixed and transit-oriented community.

4.2.1 Population & Households

The tract houses 4,585 people in 1,615 households, against 662,248 people in 305,335 households citywide. The significance is one of scale relative to the change coming. The adjacent Oakridge Park redevelopment alone will add 3,323 homes, roughly double the entire existing household count of this tract. In other words, the established community analyzed in this report is small enough that a single project nearby will reshape the local housing market and demographic balance, which is why the surrounding policy context matters as much as the existing stock.

4.2.2 Age

The senior population (65 years and over) makes up approximately 19% of the study area, the single largest cohort, and a higher share than the City of Vancouver's approximately 16%. This is consistent with the wider Oakridge area, which has one of the highest concentrations of seniors in Vancouver. The second largest cohort in the study area is adults aged 25 to 34 at approximately 17%, though this is a smaller share than the City of Vancouver's approximately 21% for the same age group.

This split points to two distinct housing pressures. The aging ownership population signals future turnover of the single detached stock and latent demand for smaller, accessible, downsizing options close to amenities and transit. The young adult cohort signals rental demand drawn by the Canada Line and nearby Langara College.

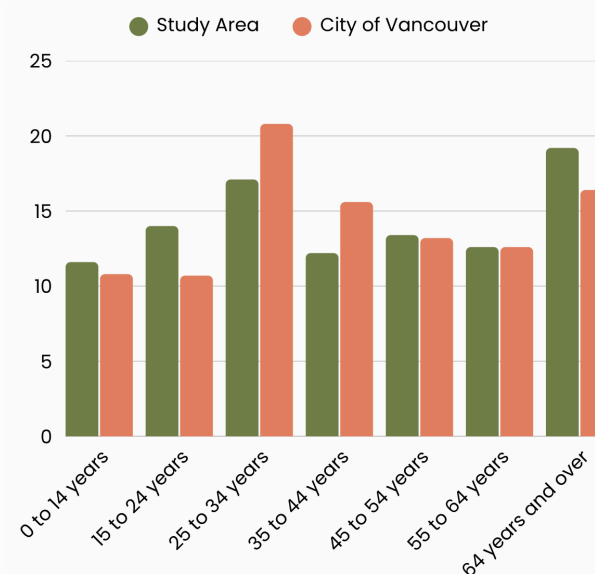


Figure 3. Age of residents. Created by Author.

4.2.3 Household size and type

The average household size in the study area was 2.8 persons, higher than the City of Vancouver average of 2.1. One-person households made up 19.8% of the study area, compared to 39.0% for the City of Vancouver. Family households made up 70.3% of the study area, compared to 53.0% for the City of Vancouver. New housing being delivered in the region, and in the Oakridge towers next door, is weighed toward studios and one-bedroom units aimed at investors and singles.

Household Type	Study Area	City of Vancouver
One Person Households	19.8%	39.0%
Family Households	70.3%	53.0%
Average Household Size	2.8	2.1

4.2.4 Median household income (Appendix 1)

The median household income in the study area is approximately \$103,000, compared to approximately \$82,000 for the City of Vancouver.

This higher median reflects the wealth of the area's homeowners, many of them older and mortgage-free, and masks a less affluent renter population that, as the housing section shows, pays more and is more crowded than citywide renters.

4.2.5 Immigration and languages (Appendix 2)

About 61% of households are immigrant led, and roughly half of residents in the wider Oakridge area report a Chinese mother tongue, with around two thirds speaking English as a second language. Two implications follow. First, the demographic profile reinforces the case for family sized and multi-generational housing and for culturally and linguistically accessible services and outreach in any redevelopment process. Second, the area's growth has historically been immigration driven, which ties it directly to the market section: the federal cuts to international students and temporary residents that have stalled provincial population growth fall hardest on exactly this kind of immigrant gateway neighbourhood, dampening near term demand even as the long run need persists.

4.3 Housing

The housing context surrounding Columbia Park is characterized by an aging, predominantly owner-occupied neighbourhood of low-density housing that is undergoing significant change. Planned redevelopment, including major transit-oriented projects, will substantially increase housing supply and diversity, creating opportunities to improve affordability while addressing the area's evolving housing needs.

4.3.1 Tenure and Stock

The study area is an owner enclave inside a renter majority city. Almost two thirds of homes are owner occupied, against a city that is 54.5% renter. High ownership has a market consequence: owner occupied housing turns over slowly, especially when owners are older and mortgage free, so the existing stock supplies very few homes to the market in any given year. The area's housing supply is therefore effectively frozen until redevelopment unlocks it, which is part of why provincial and City policy has targeted it for change. Redevelopment will also shift the tenure balance sharply, since the new supply coming through Oakridge Park and the transit-oriented area rules is weighted toward rental and strata apartments rather than owned houses.

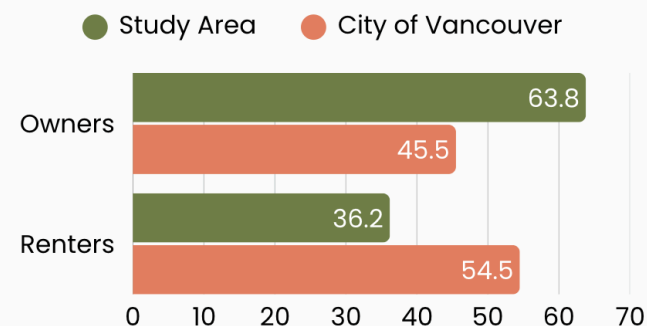


Figure 4. Household by tenure. Created by Author.

4.3.2 Structure type

The built form is overwhelmingly ground oriented. Single detached houses and units in duplexes together make up about 87% of homes here, versus roughly 32% in the city. Purpose-built apartments of five or more storeys are just 3.1% here, against 31.0% citywide, and only 7.4% of homes here are condominiums versus 36.7% in the city. The area has barely participated in the

apartment growth that reshaped the rest of Vancouver, so the gap between its built form and what the transit-oriented area now mandates is large, which signals a long runway of redevelopment pressure.

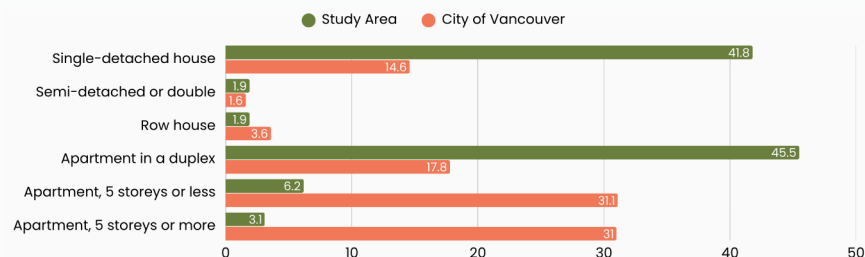


Figure 5. Household Types. Created by Author.

4.3.3 Dwelling size (Appendix 3)

Homes here are larger than the city norm, with an average of 6.5 rooms versus 4.5 citywide, a direct reflection of the house versus apartment difference. Large homes suit the area's families but combined with the aging ownership profile they also imply significant under occupancy, with older couples and singles holding large houses.

4.3.4 Age of stock (Appendix 4)

The stock skews to the postwar period. About 17% of homes were built between 1946 and 1960, more than double the city share, the classic Oakridge bungalow era, while recent construction has roughly matched the city. Housing conditions are broadly similar, with 5.3% of homes here needing major repairs versus 6.3% citywide.

4.3.5 Housing prices (Appendix 5)

The median owner-occupied home is worth about \$2.3 million, roughly 1.6 times the citywide median. The gap is widest on the overall median because the City's figure is pulled down by its large apartment stock; for single detached houses the two are

closer.

4.3.6 Shelters costs and affordability (Appendix 6)

The median monthly shelter cost for all households in the study area is \$1,330, lower than the City of Vancouver median of \$1,550. For owners, the study area median is \$1,130, compared to \$1,460 citywide. For renters, the study area median is \$1,660, higher than the citywide renter median of \$1,580. Crowding (unsuitable housing) affects 9.0% of all households in the study area, compared to 7.8% citywide. Among renters specifically, 18.8% of study area households are crowded, nearly double the citywide renter rate of 10.1%. Core housing need affects 14.7% of all households in the study area, lower than the citywide rate of 18.0%. Among renters, core housing need is 22.2% in the study area, compared to 25.7% citywide.

4.3.7 Nearby development, proposed and ongoing

The largest project is the adjacent Oakridge Park redevelopment, which will deliver 3,323 homes across ten towers up to about 44 to 45 storeys, with a floor area ratio of about 4.1



Figure 6. Rendering of Langara Gardens Site Rezoning

on its 28.5-acre site, alongside retail, office, a community centre, library, and a nine acre rooftop public park, phased to completion by 2029. Other change is underway nearby: the Langara Gardens site (8.4 hectares west of Cambie between 54th and 57th) is being redeveloped with protection or replacement of existing rental, and a rezoning at 5755 to 5791 Oak Street and 1008 West 41st Avenue will add 357 secured market rental units within the Oakridge Municipal Town Centre.

4.3.8 Non-market housing in the area

Combining the 290 social and 94 affordable rental units at Oakridge Park gives about 384 below market homes, roughly 12% of that project, with another 72 or so below market units in the nearby Oak Street rezoning. The model exists and is being delivered, with City owned social housing rented below BC Housing income limits and prioritized for seniors, families, and people with disabilities, exactly the groups prominent in this area. But the scale is small relative to need and relative to the market ownership being built, which makes the below market share that a project secures the single most important lever for whether redevelopment improves local affordability.

4.4 Transportation

Columbia Park is well served by regional transit and is located within a designated Transit-Oriented Area, providing strong access to employment, services, and destinations across Metro Vancouver. However, the quality of the surrounding walking and cycling environment does not fully reflect this level of transit accessibility. The following section examines the site's existing transportation network and identifies opportunities to improve connectivity for all modes of travel.

4.4.1 Public Transit

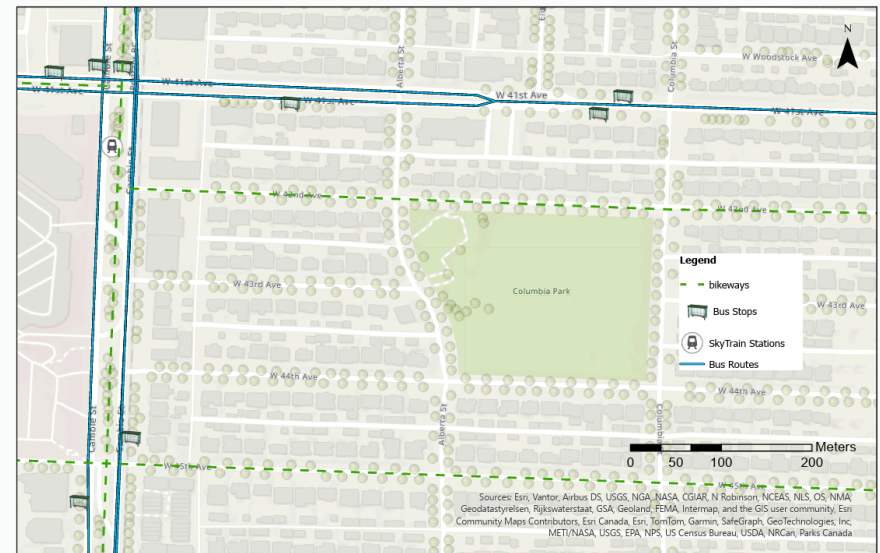


Figure 7. Mobility network near Site. Created by Author.

Columbia Park is well served by public transit and is located within approximately 800 metres of the Oakridge–41st Avenue Canada Line Station. The station recorded approximately 2.33 million boardings in 2024 and is complemented by the R4 41st Avenue rapid bus, providing frequent service between UBC and Joyce–Collingwood Station, and Route 15, which connects the area to downtown Vancouver and Olympic Village. Together, these services provide the site with excellent regional transit accessibility. The site is also located within Tier 2 of the Province's Transit-Oriented Area designation under Bill 47.

4.4.2 Active transportation

The pedestrian and cycling environment surrounding Columbia Park does not fully reflect the site's high level of transit accessibility. Local streets bordering the site, including Alberta Street, West 42nd Avenue, West 43rd Avenue, and Ontario Street, have narrow sidewalks, limited streetscape amenities, and no dedicated cycling infrastructure. Cambie Street and West 41st

Avenue carry high traffic volumes and present wide crossings for pedestrians and cyclists accessing the Oakridge–41st Avenue Station. In addition, there is no protected or low-stress east–west cycling connection linking the site to the station or the Ontario Street bikeway.

4.4.3 Road network

Columbia Park is bounded by West 42nd Avenue to the north, Alberta Street to the west, West 43rd Avenue to the south, and Ontario Street to the east. Primary vehicle access is provided from West 42nd Avenue and Alberta Street, both local residential streets with low traffic volumes and no dedicated cycling or transit infrastructure.

The site is located approximately 600 metres from the intersection of Cambie Street and West 41st Avenue, a major transportation hub anchored by the Oakridge–41st Avenue Canada Line Station and the Oakridge Park mixed-use redevelopment. Cambie Street and Oak Street serve as major north–south arterial corridors, while West 41st Avenue is a key east–west arterial. Together, these high-volume roads frame the surrounding neighbourhood and can create barriers to pedestrian and cycling access between Columbia Park and nearby destinations.

4.4.4 Accessibility

The pedestrian environment surrounding Columbia Park is generally accessible, with continuous sidewalks along most local streets. However, accessibility is reduced at major arterial crossings, where wider roadways and higher traffic volumes create barriers for pedestrians. Accessibility upgrades currently underway at Oakridge–41st Avenue Station, including new elevators and escalators, will improve access to rapid transit, although equivalent improvements have not been made along the primary pedestrian routes between the station and



Figure 8. Source: Canva.

Columbia Park. Enhancements such as curb ramps, tactile paving, and additional seating opportunities would further support accessibility, particularly for seniors, children, and people with mobility challenges.

4.5 Public Realm

Columbia Park serves as the primary neighbourhood-scale public space within the Oakridge area, providing important recreational, social, and open space amenities for the surrounding community. While the park and adjacent streets form the foundation of the local public realm, opportunities exist to enhance their quality, connectivity, and functionality as the neighbourhood continues to intensify. Planned initiatives, including the Alberta Street Blue–Green System and the Cambie Corridor public realm improvements, provide a framework for creating a more vibrant, accessible, and connected public realm.

4.5.1 The Park as Public Realm

Columbia Park is the primary neighbourhood-scale public space in the area, providing 7.2 acres of publicly accessible open space with baseball diamonds, a playground, a field house, mature trees, and informal gathering areas. Although the new rooftop park at Oakridge Park expands open space in the broader neighbourhood, it serves a district-scale function and

complements rather than replaces Columbia Park's role as the area's local community park.

Despite its importance, the park's public realm has several limitations. Its largely undifferentiated landscape, aging amenities, and limited seating, lighting, and landscaping reduce opportunities for year-round use and social gathering. While Cambie Street has benefited from recent public realm improvements, the surrounding residential streets remain inconsistent, and the pedestrian-oriented shopping street envisioned in the Cambie Corridor Plan along West 43rd Avenue and Heather Street has yet to be realized.

4.5.2 Streetscape and Place making

Streetscape quality surrounding Columbia Park is varied, reflecting the neighbourhood's transition from low-density residential to a more urban mixed-use area. Cambie Street provides the strongest pedestrian environment, with widened sidewalks, street trees, lighting, active retail frontages, and high-quality public realm improvements. West 41st Avenue supports transit, cycling, and pedestrian movement, but high traffic volumes dominate the streetscape. In contrast, the local residential streets surrounding the park—including Alberta Street, West 42nd and 43rd Avenues, and Ontario Street—have inconsistent tree canopy, narrow sidewalks, and limited streetscape amenities, creating a less cohesive pedestrian experience between the park and nearby destinations.

Beyond Columbia Park itself, the area contains few public gathering spaces such as plazas or community-oriented streets, and there is limited street-level commercial activity to support pedestrian life. Although long-term public realm improvements have been identified through municipal planning initiatives, the streets surrounding the park currently retain their primarily residential character.

4.6 Economy

The economic context surrounding Columbia Park is undergoing significant change, driven by major mixed-use redevelopment, expanding employment opportunities, and an evolving retail environment. While the area reflects broader citywide retail challenges, nearby commercial activity remains relatively healthy, and the Oakridge Park redevelopment is expected to strengthen the site's role as a mixed-use commercial and employment hub.

4.6.1 Retail

The City of Vancouver conducts an annual Storefronts Inventory to monitor the health of ground-floor commercial areas. According to the 2025 Storefronts Report, the citywide storefront vacancy rate was 10.2%, above the City's target healthy vacancy range of 5–7% but improved from a peak of 12.1% in 2021. Appendix 7 illustrates storefronts within 400, 800, 1,200, and 1,600 metres of Columbia Park. There are 289 storefronts within 1,600 metres of the site and 46 within 800 metres (excluding Oakridge Park), of which six are vacant, representing a local vacancy rate of approximately 13%.

The report distinguishes between frictional vacancies, resulting from normal market turnover, and persistent vacancies, where storefronts have remained vacant for five or more years. While persistent vacancies account for 26% of all vacancies citywide, relatively few are located near Columbia Park (Appendix 8), suggesting the surrounding retail environment remains generally healthy despite broader challenges in Vancouver's commercial market.

4.6.2 Oakridge Park Redevelopment

The Oakridge Park redevelopment represents the most significant change to the economic context surrounding

Columbia Park. Located within 800 metres of the site, the 28-acre mixed-use redevelopment is introducing a major retail, office, residential, and civic destination through a phased build-out expected to be completed in 2029.

The first phase opened in 2026, adding approximately 650,000 square feet of retail space across more than 100 brands and establishing Oakridge Park as a regional shopping destination. The redevelopment also includes neighbourhood-serving amenities, including a Safeway grocery store, BC Liquor Store, and Time Out Market Vancouver, contributing to local access to daily needs, dining, and cultural activities.

Future phases will introduce approximately 720,000 square feet of office space, 3,300 residential units, and additional civic facilities, including a community centre, childcare facility, seniors centre, youth hub, and Vancouver Public Library branch. Together, these investments are reshaping Oakridge as a mixed-use employment and civic hub within the Municipal Town

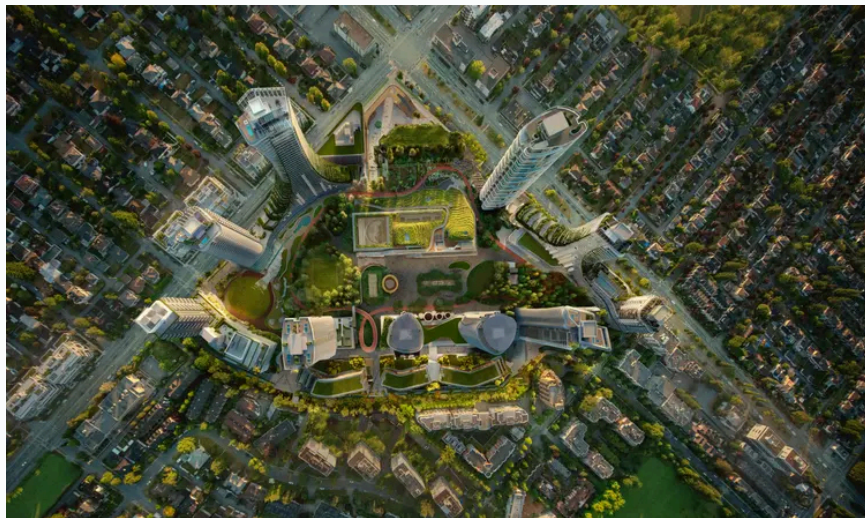


Figure 9. Oakridge Park Redevelopment. Source: OakRidge Park. Centre.

4.6.3 Labour Force and Employment

As of May 2026, the unemployment rate for the Vancouver census metropolitan area was 6.4%, with a labour force participation rate of 67.1%, according to Statistics Canada's Labour Force Survey. At the neighbourhood level, the Oakridge Social Indicators Profile (2020) indicates that labour force participation among residents aged 15 and over has remained approximately 50% since 2006, lower than the citywide average, which may reflect the area's older demographic profile. In 2016, the largest industries of employment among Oakridge residents were professional, scientific and technical services; health care and social assistance; and retail trade. Major employment destinations in the surrounding area include BC Children's and Women's Hospital, Langara College, and Oakridge Park.

The Cambie Corridor Plan anticipates significant employment growth along the corridor, with more than 9,200 additional jobs projected by 2041, including approximately 3,000 office and retail jobs, 3,200 jobs associated with major project sites, and 3,000 additional jobs in the Marpole area. While no designated employment lands are located within the Oakridge Municipal Town Centre, the area is expected to continue functioning as an important mixed-use employment and commercial hub. The concentration of institutional, commercial, and employment uses surrounding Columbia Park reinforces the site's role within a growing economic centre and highlights the importance of integrating local-serving economic opportunities into future redevelopment.

4.7 Public Services

Columbia Park is well served by a range of public services and community infrastructure, including schools, childcare facilities, libraries, healthcare services, and community centres. Existing services generally have sufficient capacity to accommodate

future growth, while planned investments through the Oakridge Park redevelopment will further strengthen access to civic amenities. However, childcare availability remains a key service gap that should be considered as redevelopment and population growth continue.

4.7.1 Schools

The site is served by the Vancouver School Board (School District No. 39), with Sir William Van Horne Elementary School and Eric Hamber Secondary School serving as the catchment schools. Langara College is also located approximately 800 metres from the site, providing nearby post-secondary education and employment opportunities. Appendix 9 illustrates the location of existing educational facilities relative to the site.

Vancouver School Board enrollment projections indicate that both catchment schools may experience temporary capacity pressures before enrollment declines over the longer term. By 2039, Sir William Van Horne Elementary School is projected to have approximately 357 students, below its capacity of 439 students, while Eric Hamber Secondary School is projected to have approximately 1,525 students, below its capacity of 1,700 students.

Based on student generation estimates, redevelopment of Columbia Park could generate approximately 45 elementary and 30 secondary students. This additional demand is not expected to significantly affect the long-term capacity outlook of either school, although elementary enrollment should continue to be monitored. Neither school is currently identified as a capital planning priority, and Eric Hamber Secondary School's recent seismic replacement, completed in 2024, further strengthens long-term educational infrastructure in the area.

4.7.2 Child Care

There are 11 licensed childcare facilities located within approximately 800 metres of Columbia Park, with an additional facility planned as part of the Oakridge Park redevelopment, anticipated to open in 2027. Appendix 10 illustrates existing and planned childcare facilities surrounding the site.

Despite the availability of nearby facilities, Vancouver continues to experience a significant shortage of licensed childcare spaces. As of 2023, the city provided approximately 24 licensed childcare spaces per 100 children, with existing supply meeting only 43% of estimated demand for children aged 0–12 years. The City identifies new development as an important opportunity to expand childcare infrastructure and address this gap. As redevelopment increases the number of households in the area, ensuring access to affordable and accessible childcare will remain an important consideration for future community planning.

4.7.3 Community Facilities

The Columbia Park area is supported by a network of community facilities, including community centres, libraries, neighbourhood houses, and private and non-profit community organizations. Figure 10 illustrates the location of existing and planned community facilities relative to the site.

The nearest community centres are Hillcrest Community Centre and South Hill Community Centre, located both north and south of the site respectively. The City of Vancouver's 2022 Community Centre Strategy does not identify current capital projects or planned upgrades for either facility. Library services are provided through the Vancouver Public Library Oakridge Branch, which is temporarily located at the Peretz Centre during the Oakridge Park redevelopment, as well as the Terry Salmon and South Hill branches, both located within approximately 1,600

metres of Columbia Park. Additional community-serving organizations in the area include Little Mountain Neighbourhood House, the Jewish Community Centre, and the YMCA.

The upcoming Oakridge Park redevelopment will significantly expand community infrastructure within walking distance of

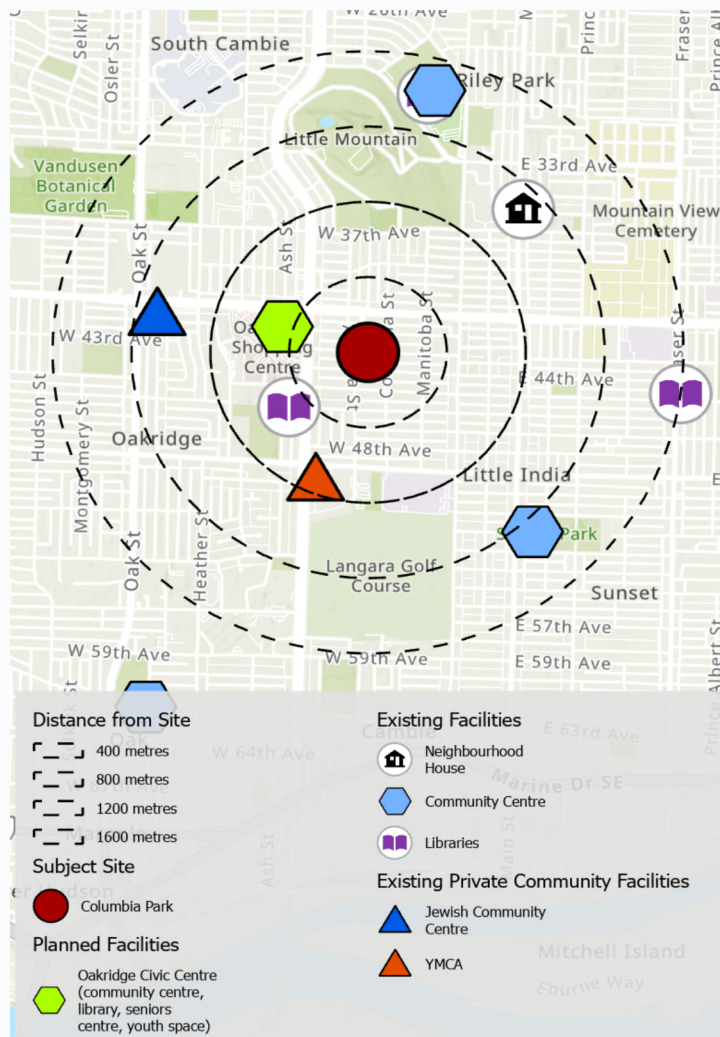


Figure 10. Locations of Community Facilities Relative to Columbia Park. Created by Author.

Columbia Park. The Oakridge Civic Centre, anticipated to open in 2027, will introduce a new community centre, seniors centre, youth hub, childcare facility, cultural spaces, and a 25,000-square-foot Vancouver Public Library branch. These additions will substantially increase access to recreation, cultural programming, childcare, and community services within the Oakridge Municipal Town Centre.

4.7.4 Emergency Services

Emergency services in the Columbia Park area are provided by Vancouver Fire Rescue Services, Vancouver Police Department, and BC Emergency Services. BC Children's Hospital and BC Women's Hospital are also located approximately 800 metres from the site, providing specialized regional and provincial healthcare services. Based on available information, no significant emergency service constraints have been identified within the study area.

Overall, Columbia Park benefits from strong access to a range of public services, including educational institutions, healthcare facilities, libraries, community organizations, and planned civic infrastructure. Existing school capacity is not anticipated to represent a significant constraint to future redevelopment, while the upcoming Oakridge Civic Centre will further expand access to community amenities within walking distance of the site. However, childcare remains a significant service gap within the broader Vancouver context and should be considered as the area continues to accommodate growth.

4.8 Green Space

Columbia Park is characterized by a large open green space with recreational amenities and a limited variety of landscape features. While the park provides valuable space for active and passive recreation, opportunities exist to enhance its ecological

function, tree canopy, and diversity of user experiences through future redevelopment.

4.8.1 Park Character

At present, Columbia Park includes recreational amenities such as softball, dog walking, and a children's playground. Figure 11 shows the existing conditions of the different zones within the park. The site does not feature distinct landscape zones or a wide variety of experiences within the space and does not currently include uses geared toward multi-generational groups

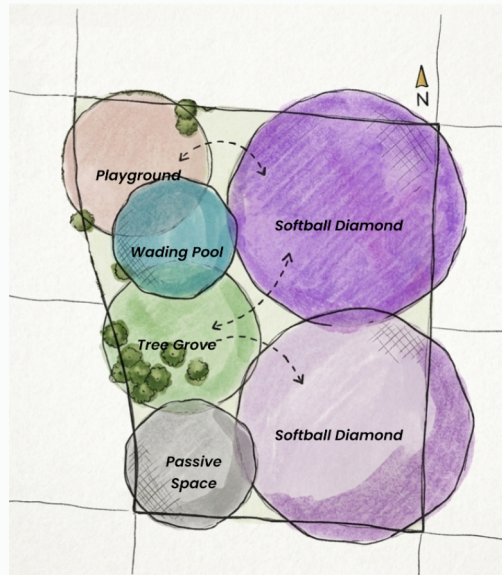


Figure 11. Columbia Park Amenities. Created by Author.

4.8.2 Natural Features

The park's natural features include a large, open grassy lawn, which provides passive space for informal play and gathering, as well as space for team-based recreation due to its flat topography. A mature stand of trees occupies the central-west edge of the site, including hedge maples, white-beam mountain ash, Japanese flowering cherry, and northern white cedar. This canopy is concentrated along the western edge of the park, while the open lawn area remains largely exposed to sunlight.

4.8.2 Tree Canopy

A kernel density analysis (Appendix 11) of trees on-site and in the surrounding area shows that the neighbourhood sits at the

low end of the local canopy spectrum. This is consistent with the City of Vancouver's Urban Forest Strategy mapping, which places Columbia Park within a zone designated as a low tree equity block, an area identified as having reduced access to the health, environmental, and climate-resiliency benefits associated with a robust urban forest.



Figure 12. Columbia Park Trees. Created by Author.

4.9 Sustainability

Sustainability considerations at Columbia Park are shaped by the site's role in supporting climate resilience, green infrastructure, and low-carbon development. While existing sustainability features are limited, planned green infrastructure improvements and future redevelopment provide opportunities to strengthen storm-water management, urban ecology, energy performance, and climate adaptation.

4.9.1 Green Infrastructure

The site is currently part of the Alberta Street Blue-Green System and Columbia Park Renewal, a future commitment rather than

an existing condition on site. The project responds to anticipated growth along the Cambie Corridor, which will place increasing pressure on drainage systems and park spaces, by aiming to create a connected urban ecosystem that crosses through the site. A major feature of this project is the management of

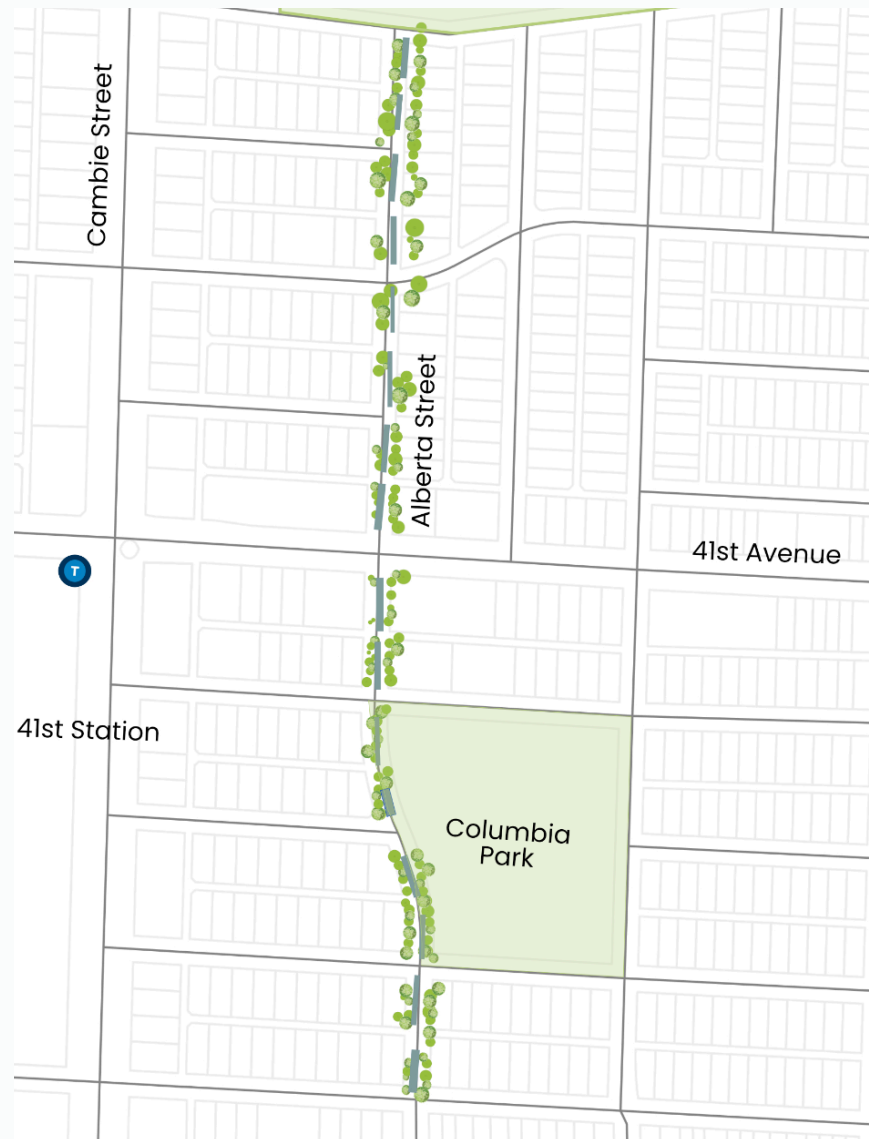


Figure 13. Alberta Street Blue-Green System. Created by Author.

rainwater through rain gardens, bioswales, and habitat for birds and pollinators, drawing on direction from the Rain City Strategy, Urban Forest Strategy, and Climate Emergency Action Plan.

4.9.2 Energy

As the park does not currently contain any buildings, on-site energy consumption is minimal. Any future development on the site will be subject to the City of Vancouver's Green Buildings Policy for Rezonings, which requires new buildings to meet Zero Emissions Building standards, meaning all-electric construction with no on-site combustion, along with defined energy performance targets. The Cambie Corridor Plan provides additional green building direction for development in the area, aligning with the Greenest City Action Plan target that all buildings constructed from 2020 onward achieve carbon-neutral operations.

4.9.3 Climate Change

The Vancouver Climate Adaptation Strategy identifies extreme heat, poor air quality, drought, extreme rainfall, and sea level rise as the city's primary climate risks. These risks are expected to intensify in frequency and severity as climate change continues, placing added pressure on the city's parks and green spaces. At present, the site's grassy lawn offers some moisture release that helps moderate temperatures on-site, though its limited tree canopy and absence of green rainwater infrastructure constrain the park's overall ability to respond to these risks, offering limited cooling capacity during heat events and limited ability to absorb or manage storm-water during periods of heavy rainfall.

Development Plan



Development Plan

The Columbia Park Area Plan responds to the opportunities and challenges identified through the existing conditions analysis, including the site's strategic location within a Transit-Oriented Area, the need for increased housing diversity, gaps in community infrastructure, and the importance of preserving the site's role as a valued neighbourhood park. As redevelopment pressures increase within the Oakridge Municipal Town Centre, the plan provides a framework to accommodate future growth while balancing new housing, commercial uses, transportation improvements, public amenities, and ecological considerations. The following policies translate the findings of the existing conditions analysis into a coordinated vision for a complete, inclusive, and sustainable community that serves both existing and future residents.

5.1 Land Use

The Columbia Park site presents an opportunity to create a compact, mixed-use, transit-oriented community that responds to provincial density requirements while integrating with the surrounding Oakridge neighbourhood. The proposed land use framework concentrates higher densities near rapid transit, introduces a transition to lower-scale areas, and incorporates new public and commercial spaces to support a complete community. The following goals and policies guide built form, public realm, and density decisions to ensure future development is context-sensitive and delivers community benefits.

- ▶ Mixed-Use High-Rise 1: Allowable height up to 26 stories

- ▶ Residential High-Rise 1: Allowable height up to 26 stories
- ▶ Residential Mid-Rise: Allowable height up to 12 stories
- ▶ Park: Dedicated park land

5.1.1 Policies

Goal 1: Ensure new development is thoughtfully integrated into its surrounding context through sensitive building design, appropriate transitions in scale and height, protection of access to light and views, and the provision of accessible, well-designed open spaces. 

Policy 1.1.1 – Careful consideration of transitioning building heights as density lowers

- ▶ To be consistent with the policies outlined in the Vancouver ODP and design guidelines, structure placement and height should transition between parcels to mitigate the visual impact of taller buildings on lower height structures on and adjacent to the site. Transitions are orientated towards future potential uses; however current existing uses should be considered in setback and green space transitions.

Policy 1.1.2 – Mitigate the light and shadow impacts on existing surrounding uses

- ▶ Structure form and placement should ensure that natural light on green spaces and surrounding buildings is preserved. Light and shadow analysis should be conducted to identify potential impacts on surrounding existing uses and future uses.

Conceptual Map of Columbia Park Site



Figure 14. Concept Map of Columbia Park Redevelopment. Created by Author.

Parcels: Designated by a letter and number, shows the placement of parcels on site to with the highest density closest to Oakridge-41st Skytrain station.

Pedestrian walkway: A wide pedestrian walkway to allow for an extension of the commercial space, multi-use path, adequate room for the rain-way.

Plaza: Provides additional public space to hold community events and promote social connection.

Public park: Provides green space for the community.

Playground: Provides a play space similar to the existing playground on site for residents and the wider community.

Basketball court: Provides opportunity for community members to be active and social through sports.

Policy 1.1.3 — Preserving existing views, where applicable, by utilizing view corridors.

- ▶ Future development should conduct ‘viewing cone’ analysis to identify any potential view corridors to be preserved.

Policy 1.1.4 — Provide green or enhanced open space, where applicable, in a meaningful way

- ▶ When providing private or public green/enhanced open space, it should prioritize enabling access to the area that is integrated with overall site design. Public green space should be easily accessible with minimal interruption from structures. Access should be clearly visible from the public realm.

Goal 2: Foster high-quality building design that reflects neighbourhood character, enhances community identity, and provides meaningful amenities for residents and the public.



Policy 1.2.1 — Encourage architecture that is consistent with the neighbourhood character and with the Vancouver Design Guidelines

- ▶ Buildings constructed within the site area should reflect the changing character of the Cambie Corridor area and be consistent with the new Vancouver Design Guidelines. Architectural design and built form character should show the neighbourhood transition to a modern community hub. This includes styles, construction materials, and incorporation of natural element inspired design.

Policy 1.2.2 — Take opportunity to incorporate public art, such as murals, into the building design

- ▶ Large sites with towers have the opportunity to be able to incorporate large public art pieces. Building design, if

applicable, should consider these opportunities early in site design.

Policy 1.2.3 — Provide indoor and outdoor amenity spaces within residential buildings

- ▶ When constructing towers, development should provide indoor and outdoor amenity spaces for residents. Development of residential towers should consider private patios for apartment units, rooftop patios on podium setbacks, and rooftop patios on mid-rise roofs.

5.1.2 Height and Density

As the community in the Oakridge 41st area grows, an increasing demand for higher density is needed to keep up with demand. Increases in density should be located near public transportation to best utilize the infrastructure. Columbia Park Site is located in the second tier of the Oakridge 41st Skytrain station and recent provincial legislation requires changes. Development on the site provides an opportunity to contribute to this growing demand and better utilize the surrounding transportation infrastructure.

To keep up with the demand for housing and address the affordability crisis, density and height bonuses have been given to future development that contributes to non-market housing. The table below provides the square footage of the below market rent allowable and density and height.

- ▶ Residential and mixed-use high rise towers offer the ability to build a range of unit sizes to provide a diverse range of housing and contributing to the commercial need for the growing population of the area.
- ▶ Mid-rise towers provide a higher density than is currently present on the site while transitioning high-rise towers to the surrounding lower-density uses.

Land Use Map

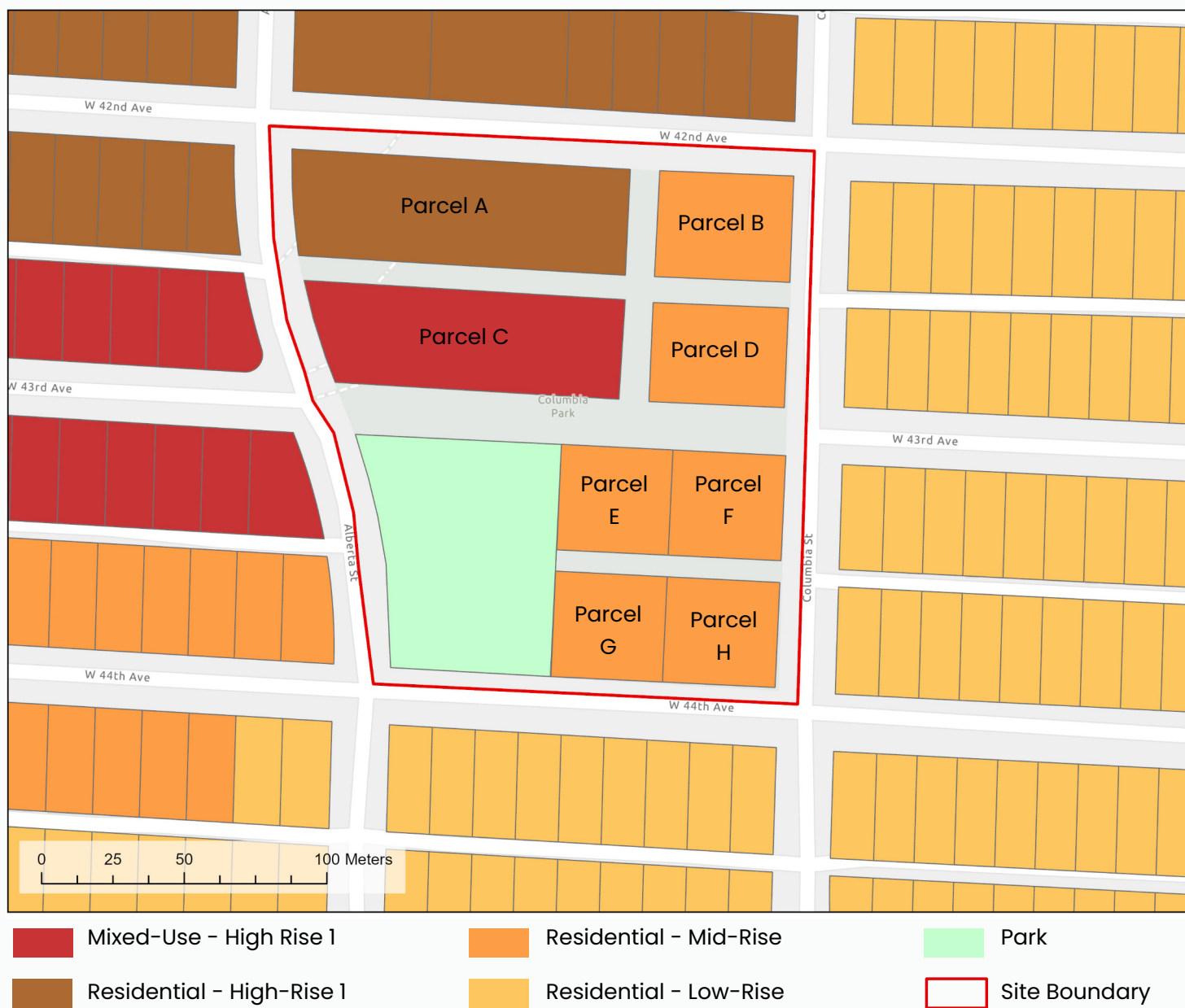


Figure 15. Land Use Designation Map for Columbia Park. Created by Author.

Residential and Mixed-Use High Rise Allowable Density					
Commercial uses	Retail at grade with the option for secondary office use on the second floor.				
Residential Options	Social Housing	Market Rental + 20% BMR	Market Rental + Childcare	Market Rental	Strata
Max. Height	Up to 26 stories	Up to 26 Stories	Up to 26 Stories	Up to 20 Stories	Up to 20 Stories
Max. Density	6.8 FSR	6.5 FSR	6.5 FSR	5.5 FSR	5.5 FSR
Min. Frontage	Mid-block: 45.7m Corner Sites: 40.2m				
Max. Frontage	60.7m				
Pathway	Privately initiated re-development application to CD-1				
Notes	Sites that wish to exceed 60.7m frontage should provide an above grade Enhanced Open Space setback of at least 20% of the site area				



Figure 16. Example of Residential Towers North of Columbia Park Site. Photo Taken by Author.

Mid-Rise Allowable Density					
Residential Options	Social Housing	Market Rental + 20% BMR	Market Rental + Childcare	Market Rental	Strata
Max. Height	Up to 12 stories	Up to 12 Stories	Up to 12 Stories	Up to 10 Stories	Up to 10 Stories
Max. Density	4.5 FSR	4.5 FSR	4.5 FSR	3.5 FSR	3.5 FSR
Min. Frontage	Mid-block: 45.7m Corner Sites: 40.2m				
Max. Frontage	60.7m				
Pathway	Privately initiated re-development application to CD-1				



Figure 17. Example of mid-rise towers in the Yaletown neighbourhood. Photo Taken by Author.

To keep up with the demand for housing and address the affordability crisis, density and height bonuses have been given to future development that contributes to non-market housing. The table below provides the square footage of the below market rent allowable and density and height.

Market Rental = 20% Below Market Rent Build out				
Use	Commercial	Residential	Childcare	Park
Total Square Footage	34,179	938,664	11,113	54,110
Note	For residential unit breakdown see Table X.			

5.1.3 Transitions

Future development at Columbia Park should incorporate thoughtful transitions between new buildings and surrounding neighbourhoods to minimize visual impacts, maintain compatibility with adjacent lower-density areas, and create a comfortable public realm. As the site transitions from the existing low-rise residential context to a higher-density transit-oriented community, building placement, height, and setbacks should be designed to create a gradual change in scale.

Height Transition

Building heights should transition from the highest-density areas near transit toward lower-scale areas at the site edges to reduce visual impacts and improve compatibility with surrounding development.

Residential Tower Stepbacks

Tower forms should incorporate stepbacks to reduce perceived building bulk, improve access to sunlight, and enhance pedestrian comfort at the ground level.

Podium Transitions

Podiums should provide a human-scaled street edge by creating a gradual transition between taller buildings, public spaces, and adjacent uses.

Enhanced Open Space Setbacks (E.O.S.S)

Enhanced open space setbacks should provide additional separation between buildings and public areas, supporting landscaping, pedestrian connections, privacy, and improved public realm quality.

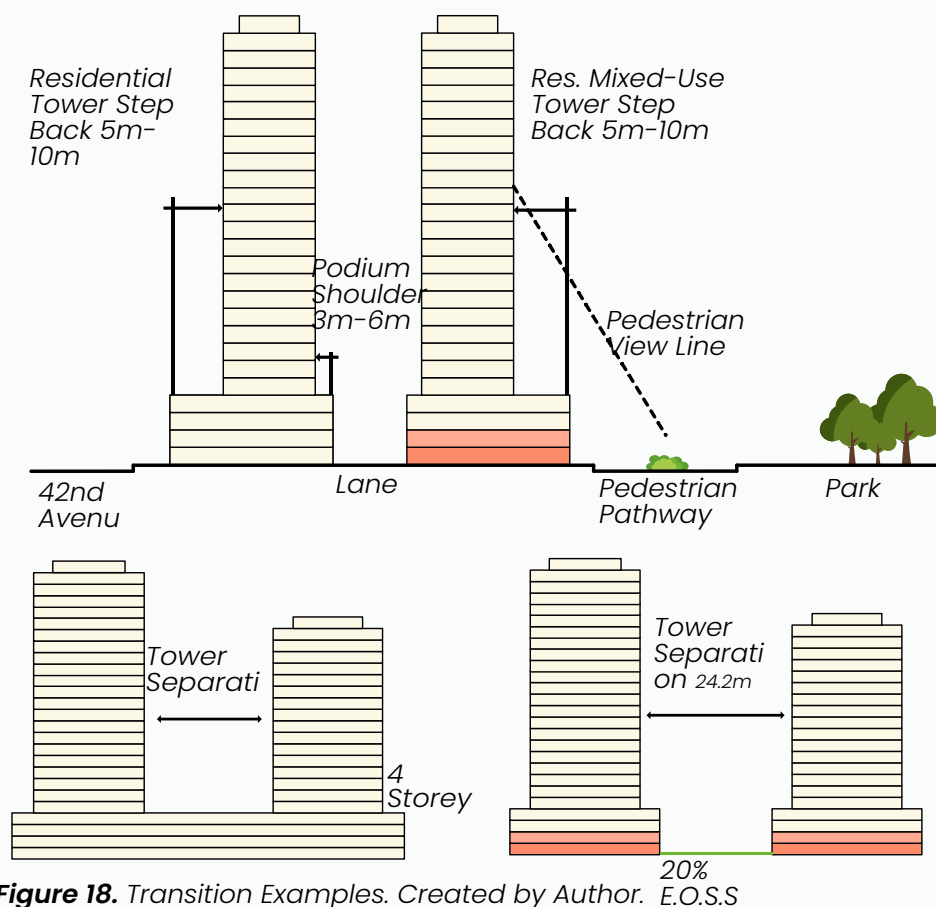


Figure 18. Transition Examples. Created by Author. E.O.S.S

Building Height Map

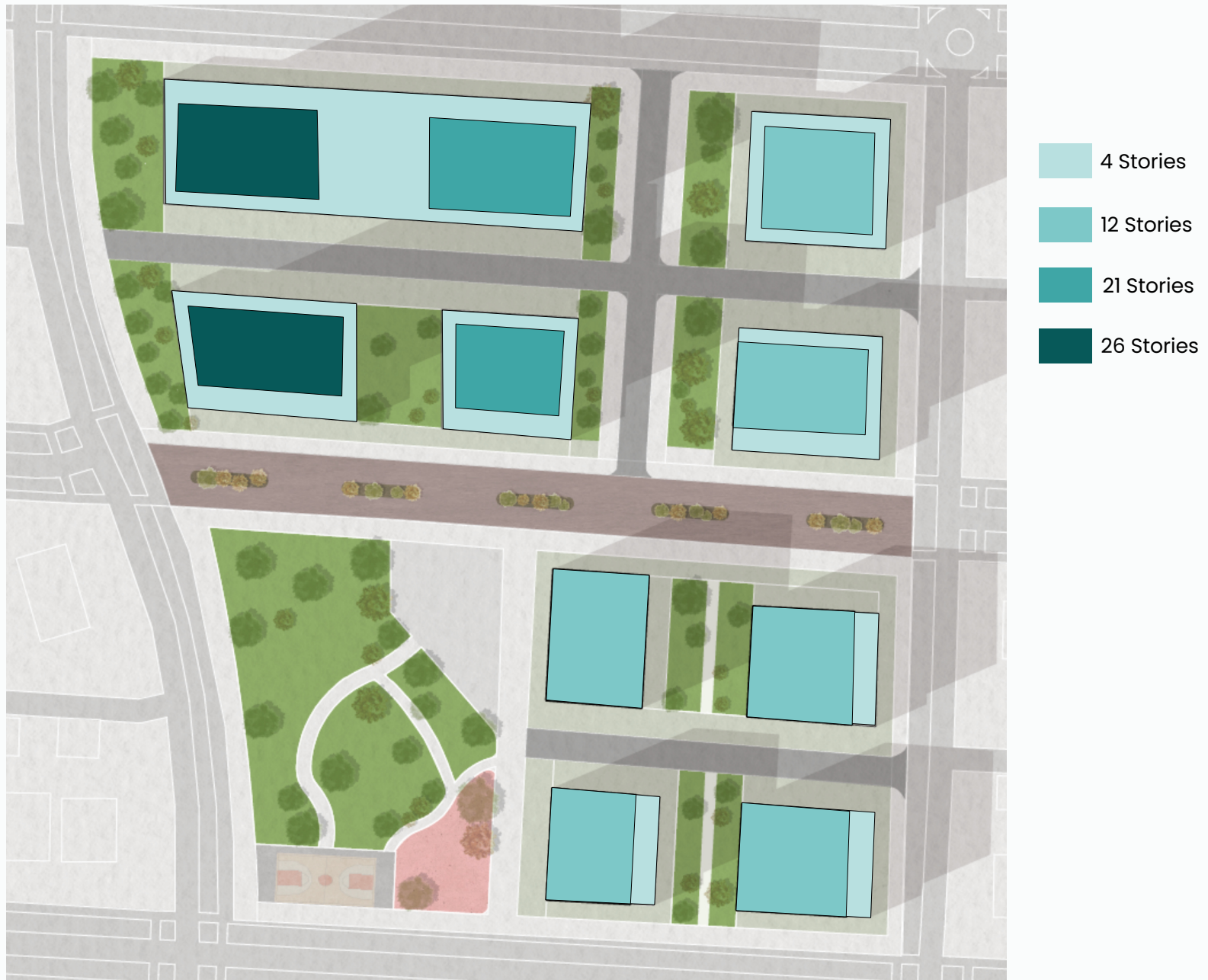


Figure 19. Building Height Map for Columbia Park. Created by Author.

5.2 Housing

Future redevelopment of Columbia Park provides an opportunity to address Vancouver's housing needs by increasing supply, tenure diversity, and affordability within a well-served transit location. Given the area's existing shortage of rental housing, limited apartment stock, and family-oriented household profile, the following goals and policies guide development toward a more diverse and inclusive housing mix that serves both current and future residents.

Market Rental = 20% Below Market Rent Build out			
Bedrooms	Total Units	Market Rental	Below Market Rental (Parcel C)
Studio	493	377	116
1	493	377	116
2	296	226	70
3	245	188	57
Total	1,527	1,168	359

5.2.1 Policies

Goal 1: Grow the purpose-built rental stock in the Oakridge Municipal Town Centre (MTC) to address housing needs. 

Policy 2.1.1 — Secure Purpose-Built Rental

- Future development should provide secure, purpose-built rental for at least half of the total units built on the site.

Policy 2.1.2 — Phase Rental Delivery Toward Market Recovery

- Development phasing shall sequence rental delivery to align with the expected recovery in regional housing demand, without deferring or reducing the rental and below-market

components identified as priorities under this plan.

Goal 2: Provide below-market affordable and social housing to address affordability pressures for a range of households including seniors, families, and people with disabilities. 

Policy 2.2.1 — Secure Below-Market Rental

- Parcels should secure at least 20% of net residential floor area as below-market rental, priced below CMHC median rents for the area and distributed across the site's tower and 12-storey building typologies, prioritized for seniors, families, and people with disabilities.

Policy 2.2.2 — Lock In Public Benefits at the Rezoning Stage

- Density granted at Columbia Park shall be conditional, at the rezoning stage, on securing childcare space, local-serving retail, and community space alongside the housing commitments in this plan, so the scale of these benefits is fixed before detailed design rather than negotiated late in the process.

Policy 2.2.3 — Prioritize Non-Market and Community-Led Housing Delivery

- The City and Park Board shall identify and prioritize opportunities for public, faith-based, Indigenous-led, co-operative, and non-profit housing providers to deliver housing at Columbia Park, given the site's proximity to transit and community services.

Goal 3: Deliver a family-friendly and multi-generational unit mix to provide a range of unit sizes and housing types to support a diverse and inclusive community.  

Policy 2.3.1 — Require Minimum Family-Sized Unit Shares

- Every secured rental building at Columbia Park should

include at least 25% two- and three-bedroom units, with a minimum of 10% three-bedroom units.

Policy 2.3.2 — Locate Family-Sized Units in Ground-Oriented Forms

- ▶ The majority of three-bedroom and multi-generational units shall be located within the site's 12-storey buildings toward the lower-rise edges, with direct street or pathway access, rather than within the 20- and 16-storey point towers.

Policy 2.3.3 — Include Flexible and Multi-generational Unit Types

- ▶ Reflecting the study area's roughly 61% immigrant-led household share, both the tower and 12-storey building typologies shall include a share of flexible or lock-off units suited to multi-generational households.

5.3 People

Columbia Park is located within an established, family-oriented neighbourhood that is becoming increasingly diverse as significant redevelopment introduces new residents and housing. The following goals and policies respond to this transition by promoting equitable, inclusive growth that supports a range of housing needs, fosters social connection, and ensures redevelopment reflects and benefits the existing community.

Policies

Goal 1: Reflect the study area's demographic profile by providing housing options and community spaces that allow residents to remain connected to the neighbourhood throughout different stages of life. 🏠 👨👩👧👦

Policy 3.1.1 — Calibrate Unit Mix to the Study Area's Age Structure



Figure 20. Source: City of Vancouver.

- ▶ Development at Columbia Park should provide a range of unit sizes, tenures, and housing forms that support seniors, young adults, families, and multi-generational households.

Policy 3.1.2 — Reflect Immigrant and Multi-generational Household Composition

- ▶ Unit layouts and shared amenities should incorporate flexible design approaches that accommodate extended families and changing household needs.

Policy 3.1.3 — Locate Seniors' Housing Near Community Amenities

- ▶ Seniors-oriented housing should be located near public gathering spaces, community amenities, and accessible pedestrian connections.

Policy 3.1.4 — Support Culturally Inclusive Commercial and Community Spaces

- ▶ Development should provide opportunities for affordable commercial and community-serving spaces that support local businesses, cultural organizations, and diverse community needs.

Policy 3.1.5 — Partner with Musqueam on Land Stewardship

- ▶ The City and Park Board should establish opportunities for meaningful partnership with the Musqueam Nation to inform land stewardship, public space design, and Indigenous representation at Columbia Park.

Goal 2: Foster safety and social connection by creating inclusive public spaces and community amenities. 🏠

Policy 3.2.1 — Apply Crime Prevention Through Environmental Design Principles

- ▶ Development should incorporate CPTED principles through active frontages, natural surveillance, lighting, and safe pedestrian routes.

Policy 3.2.2 — Secure Flexible, Multi-Generational Community Space

- ▶ Development should explore opportunities for flexible indoor and outdoor spaces that support programming for youth, seniors, families, and community organizations.

Policy 3.2.3 — Design Culturally Reflective Public Spaces

- ▶ Public spaces should incorporate inclusive design approaches and opportunities for community participation that reflect the cultural diversity of the neighbourhood.

Goal 3: Support equitable growth through ongoing monitoring of redevelopment to provide relevant community needs. 🏠

Policy 3.3.1 — Tie Development Phasing to Population and

Market Indicators

- ▶ Development phasing should respond to population growth, housing demand, and infrastructure capacity to support successful long-term implementation.

Policy 3.3.2 — Monitor Housing Need and Affordability Outcomes Through Redevelopment

- ▶ The City and Park Board should monitor housing affordability, household needs, and community outcomes throughout redevelopment to ensure growth supports equitable access to housing.

5.4 Transportation

Columbia Park is exceptionally well served by regional transit but lacks the pedestrian and cycling infrastructure needed to fully support transit-oriented travel. The transportation goals and policies respond to this gap by prioritizing safe walking and cycling connections, reducing reliance on private vehicles.



Figure 21. Rapid Transit Bus Stop. Source: BC Transit.

5.4.1 Policies

Goal 1: Establish Columbia Park as a walk-able, transit-oriented community.

Policy 4.1.1 — Support Car-Independent Development Consistent with TOA Designation

- ▶ No minimum residential parking requirement will apply to development on the Columbia Park site. Where vehicle parking is provided, it should be underground.

Policy 4.1.2 — Orient Development to Support Pedestrian Connection to the Station

- ▶ Development at Columbia Park should orient primary building entrances, ground-floor uses, and pedestrian paths toward the northwest (the direction of the Oakridge–41st Avenue Station) to provide a legible, direct walking route from the site to the rapid transit network.

Policy 4.1.3 — Improve Pedestrian Safety at Arterial Crossings

- ▶ Development at Columbia Park should identify and support pedestrian safety improvements at the West 41st Avenue crossings at Alberta Street and Ontario Street.

Policy 4.1.4 — Apply Complete Streets Principles to Bordering Local Streets

- ▶ Design of streets bordering and within the Columbia Park site should prioritize pedestrian and cyclist movement over vehicle throughput. Street design should discourage cut-through vehicle traffic on local residential streets.

Goal 2: Build a connected, low-stress cycling network to address current infrastructure gaps.

Policy 4.2.1 — Support the Alberta Street Blue Green System as an Active Transportation Corridor

- ▶ Development fronting Alberta Street should provide landscaped setbacks and edge treatments that protect and contribute to the corridor's implementation. Vehicle access from Alberta Street should be avoided to preserve the corridor's pedestrian and cycling priority.

Policy 4.2.2 — Close the East-West Cycling Gap Adjacent to the Site

- ▶ Development at Columbia Park should support the designation and implementation of a Greenway-standard east-west cycling connection along West 42nd Avenue between Alberta Street and Ontario Street, linking the site to the Ontario Street bikeway and providing a low-stress route toward the Oakridge–41st Avenue Station.

Policy 4.2.3 — Require End-of-Trip Cycling Facilities in Accordance with City Standards

- ▶ All residential and non-residential development at Columbia Park should provide secure, weather-protected bicycle parking and end-of-trip facilities.

5.5 Public Realm

Columbia Park currently serves as a significant public gathering space and recreational anchor within a rapidly densifying area. However, future growth creates an opportunity to enhance the park's role by creating a more connected, accessible, and climate-resilient public realm that integrates with planned improvements such as the Alberta Street Blue Green System. The following goals and policies guide the creation of a public realm that supports recreation, social connection, and equitable access for existing and future residents.



Figure 22. Source: Canva.

5.5.1 Policies

Goal 1: Create an activated, high-quality public realm to foster a strong sense of place.



Policy 5.1.1 — Implement Active Ground-Floor Uses on Key Frontages

- West 43rd Avenue should continue the pedestrian-oriented local shopping street connecting Cambie Street to Columbia Park. Development should frame and activate this connection with ground-floor active commercial and retail, or community uses. Blank walls and service areas should not front these streets.

Policy 5.1.2 — Deliver a Central Public Gathering Space Consistent with VanPlay and the Cambie Corridor Public Benefits Strategy

- Development at Columbia Park should deliver a publicly accessible gathering space: the 'public heart' identified in the Area Plan's guiding principles that replaces the park's existing

role as the neighbourhood's primary outdoor gathering place and is always accessible to all residents.

Goal 2: Ensure an equitable and accessible public realm for all.



Policy 5.2.1 — Apply Universal Accessibility Standards Throughout the Site

- Public streets, pathways, open spaces, and building entrances should incorporate accessible design principles, including continuous pedestrian routes, accessible crossings, and barrier-free public gathering spaces.

Policy 5.2.2 — Ensure Long-Term Public Ownership and Access to Open Space

- Replacement open space provided through redevelopment should remain publicly accessible and continue to serve the broader community as an important neighbourhood amenity.

5.6 Economy

Columbia Park is located within the Oakridge Municipal Town Centre, an emerging mixed-use employment and commercial hub shaped by major investments such as the Oakridge Park redevelopment. While Oakridge Park will provide a regional destination role, Columbia Park offers an opportunity to strengthen the local economy through neighbourhood-serving commercial uses, community amenities, and employment opportunities. The following goals and policies guide economic development that complement surrounding growth while creating a walk-able, complete community.

5.6.1 Policies

Goal 1: Support a vibrant, neighbourhood-serving commercial environment that meets the daily needs of residents. 

Policy 6.1.1 — Extend the pedestrian-oriented local shopping street envisioned on 43rd Avenue into Columbia Park

- ▶ Columbia Park should incorporate local-serving commercial uses and active ground-floor frontages along a multi-use pathway extending from 43rd Avenue through the site, contributing to a walk-able retail environment that links Columbia Park with Cambie Street and surrounding neighbourhood amenities.

Policy 6.1.2 — Prioritize neighbourhood-serving commercial uses

- ▶ Future commercial spaces should prioritize uses that support the daily needs of residents, including cafés, restaurants, personal services, small-scale retail, and convenience-oriented businesses.

Policy 6.1.3 — Create active and welcoming commercial frontages

- ▶ Ground-floor commercial spaces facing pedestrian and multi-use pathways should contribute to an engaging pedestrian environment through transparent storefronts, weather protection, and outdoor seating opportunities.

Goal 2: Encourage a diverse mix of businesses and employment opportunities that strengthen the local economy. 

Policy 6.2.1 — Improve connections to nearby employment centres

- ▶ Future redevelopment should enhance walking, cycling, and transit connections to nearby employment destinations,

including Oakridge Park, BC Children's and Women's Hospital, and Langara College.

Policy 6.2.2 — Support opportunities for employment through commercial and community-serving uses

- ▶ Columbia Park should provide opportunities for local employment in the approximate 34,179 square feet of commercial use by incorporating a diverse mix of retail, office, and community-serving uses, including childcare facilities to promote job creation.

5.7 Public Services

Columbia Park is located within an area with strong access to public services, supported by existing schools, healthcare facilities, community amenities, and significant planned investments through the Oakridge Park civic hub. While this network provides a strong foundation for future growth, childcare remains an important service gap that redevelopment can help address. The following goals and policies focus on integrating community-serving infrastructure, improving access to amenities, and creating an inclusive neighbourhood that supports residents of all ages and abilities.



Figure 23. On-site childcare rendering. Created by Author

5.7.1 Policies

Goal 1: Ensure equitable access to essential public services, including childcare, education, and community amenities, for residents of all ages and abilities. 

Policy 7.1.1 — Integrate a licensed child care facility within the redevelopment

- Columbia Park should incorporate a licensed childcare facility of approximately 11,113 square feet to address existing childcare demand and provide accessible, community-serving infrastructure for future residents.

Policy 7.1.2 — Foster partnerships with local organizations to develop culturally safe and accessible child care

- The redevelopment should prioritize partnerships with local non-profit organizations, and community agencies to deliver culturally safe, inclusive, and accessible childcare that reflects the needs of local families.

Goal 2: Create a connected network of community services and amenities that strengthens social connections and supports future growth 

Policy 7.2.1 — Strengthen active transportation connections to community amenities

- The site should integrate a network of pedestrian connections that link residents to on-site community amenities, including childcare and open space.

Policy 7.2.2 — Connect Columbia Park to the nearby Oakridge Civic Centre

- Redevelopment should strengthen connections between Columbia Park and the Oakridge civic centre to improve access to community facilities, library services, recreation,

and cultural amenities.

5.8 Sustainability

Columbia Park provides an opportunity to advance Vancouver's climate resilience and sustainability objectives through the integration of green infrastructure, low-carbon development, and climate-responsive design. While the existing park provides valuable open space, future redevelopment can enhance its environmental performance by improving storm-water management, increasing ecological function, and reducing greenhouse gas emissions. The following goals and policies guide the transformation of Columbia Park into a climate-resilient and sustainable community asset.

5.8.1 Policies

Goal 1: Integrate green infrastructure that supports climate adaptation and sustainable water management. 

Policy 8.1.1 — Incorporate a thoroughfare rain garden and permeable paving on the main pedestrian corridor.

- Development should integrate rain gardens, permeable paving, and other green rainwater infrastructure within the Alberta Street Blue-Green System connection and along key pedestrian routes.

Policy 8.1.2 — Combine grey infrastructure improvements with green rainwater infrastructure.

- Coordinate the redevelopment of Columbia Park with planned sewer upgrades along West 49th Avenue and Alberta Street to create an integrated storm water management system to better manage storm water runoff.

Policy 8.1.3 — Prioritize the planting of native and climate-adapted plant species on site.

- Development of the Columbia Park site should select native plant species that are adapted for future climate stressors, including drought and heavy rain.

Goal 2: Promote redevelopment that demonstrates best practices in sustainable design.

Policy 8.2.1 — Require all new park buildings and community facilities to meet Zero Emissions Building standards

- Consistent with Vancouver's Zero Emissions Building Plan, all new park buildings and community facilities should incorporate high-performance building design, energy-efficient building envelopes, and low-carbon energy systems to reduce operational greenhouse gas emissions.

Policy 8.2.2 — Incorporate passive design principles into the design of new buildings and community facilities

- Development should prioritize energy-efficient building design that reduces energy demand through passive measures such as building orientation, natural day lighting, ventilation, and shading.

Policy 8.2.3 — Provide opportunities for environmental education.

- The future park should serve as a place of information, inspiration, and celebration of environmental topics through interpretive signage, public art, and landscape features.

5.9 Green Spaces

Columbia Park currently serves as an important recreational and ecological asset within the Oakridge neighbourhood, providing valuable open space for active recreation, passive enjoyment, and community use. However, future redevelopment presents an opportunity to improve the quality, diversity, and

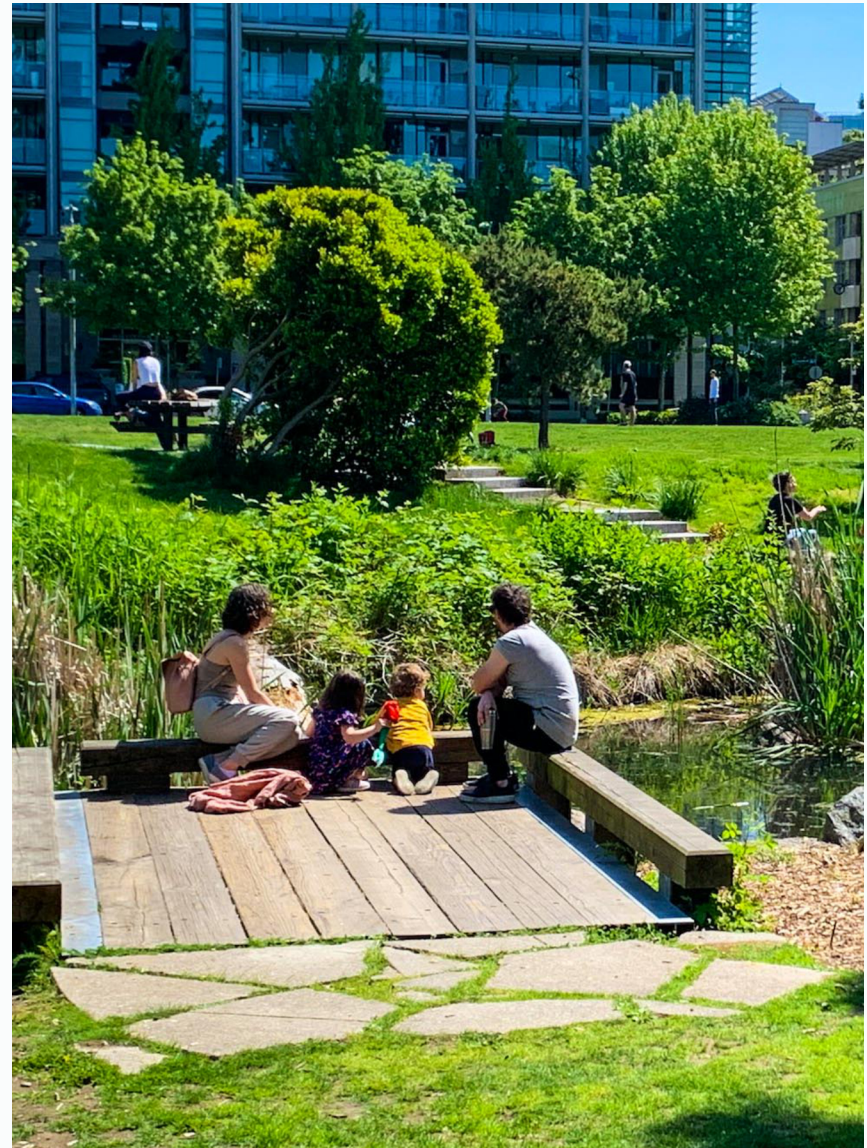


Figure 24. Olympic Village Ecological Park. Source: VanPlay.

functionality of the park by creating more inclusive gathering spaces, enhancing ecological features, and supporting a growing community. The following goals and policies guide the

renewal of Columbia Park as a vibrant, resilient, and accessible public space.

5.9.1 Policies

Goal 1: Develop Columbia Park as the social and recreational heart of the community through the creation of high-quality public open space, active recreation, and community gathering places.  

Policy 9.1.1 — Create a new neighbourhood park to meet the needs of a growing community and support higher levels of public use.

- Development of Columbia Park should provide an opportunity to deliver a multi-functional park of approximately 54,110 square feet that continues to serve as a key public amenity within the Oakridge Community.

Policy 9.1.2 — Provide a diverse range of recreational amenities, flexible open spaces, and community gathering areas that serve residents of all ages and abilities

- Development should provide inclusive and universally accessible spaces that accommodate a variety of recreational, social, and cultural activities such as a plaza, basketball courts, and a playground.

Policy 9.1.3 — Design the park to support year-round use

- The future park should include covered gathering areas, pedestrian-scale lighting, all-weather pathways, and flexible spaces that support community programming and recreation throughout the year, encouraging consistent use and an active public realm.

Goal 2: Expand Columbia Park's urban forest and ecological function to improve biodiversity. 

Policy 9.2.1 — Retain the existing mature trees on the site and integrate them into the design of the renewed park

- Existing trees should be retained where possible, to preserve valuable canopy cover, provide shade, and enhance the park's environmental value. Trees that are removed should be replaced with native species compatible with providing adequate canopy coverage.

Policy 9.2.2 — Increase tree canopy coverage across the site

- Development should provide an overall net increase in the urban canopy coverage currently provided by the park to increase shade, improve biodiversity, and reduce urban heat island effects.

Policy 9.2.3 — Connect Columbia Park to the Alberta Street Blue-Green System

- Additions to the Alberta Street Blue-Green system should be thoughtfully designed to create habitat connections for naturalized planting and pollinator habitats.

Implementation

Phase 1: Preparing the Site Plan Draft and Development Application

The initial phase of implementation should involve a thorough site assessment and feasibility analysis to identify opportunities and constraints and ensure that future development is financially feasible. This should include a view cone assessment to identify and preserve view corridors that may impact building placement.

A key part of this phase is conducting a thorough public engagement process to identify the needs and desires of the public and inform the vision for the site and how it may be incorporated into the site plan.

Phase 2: Site Plan Draft

Phase two involves preparing the draft plan for the proposed development. This should identify the placement of green and open spaces early in the process to ensure that optimal locations are not lost to development. Designs should be informed by the Vancouver Design Guidelines and the public engagement conducted in the previous phase.

To support preparation of the plan, it should demonstrate how the proposal aligns with the policies and goals set out in the area plan, city-wide plans and policies, and the Metro Vancouver Regional Growth Strategy, while reinforcing the municipal town centre. Given the number of policies, any inability to meet a policy action should provide clear reasoning. Early and ongoing communication with staff throughout plan

preparation will help support a more efficient application process.

Phase 3: Revisions and Feedback

After the draft plan has been completed, input from relevant stakeholders should be sought, including the public, nearby businesses, and municipal staff. Revisions should be informed by this feedback, and the process should provide multiple opportunities for stakeholders, the public, and staff to contribute. Additional public engagement should be undertaken to ensure that the plan aligns with the public's vision for the area. A final version of the plan, incorporating all revisions, should then be prepared for the required development applications.

Phase 4: Development

Once the development application and subsequent building permits have been approved, construction can begin. Development of the site should generally follow a northwest-to-southeast pattern. Any required infrastructure upgrades should be completed prior to further site construction.

Development Phase 1: The towers should be prioritized due to their location in the northwest portion of the site, closest to the existing highest-density development. This approach will also allow future mid-rise residents to understand the level of density planned for the area. The park should be developed alongside the towers to ensure that necessary amenities are available when tower development is complete.

Development Phase 2: The next phase should focus on

developing the two mid-rise buildings in the northeast portion of the site, continuing the progression of higher-density development.

Development Phase 3: The mid-rise buildings in the southeast portion of the site should be developed last. This area represents the lowest-density portion of the ODP land use plan and serves as the final transition to the surrounding lower-density neighbourhood. Additionally, the commercial space location in the Parcel C tower should be ready in conjunction with this phase.

Parcel	Parcel Size	Gross Residential Floor Area	FSR	Units
A	46,929	312,602	6.8	509
B	18,950	75,570	4.0	123
C	40,222	220,652	6.4	359
D	17,822	74,430	4.2	121
E	15,584	71,140	4.6	116
F	15,729	69,654	4.4	113
G	15,588	45,778	3.6	74
H	15,700	68,861	4.4	112
Total	186,524	938,687	5.1	1,527



Figure 25. Development Phase Map of Columbia Park Redevelopment. Created by Author.

Movement Map of Columbia Park Site



Figure 26. Movement Map Through Columbia Park. Created by Author.

3D Land Use Map of Site

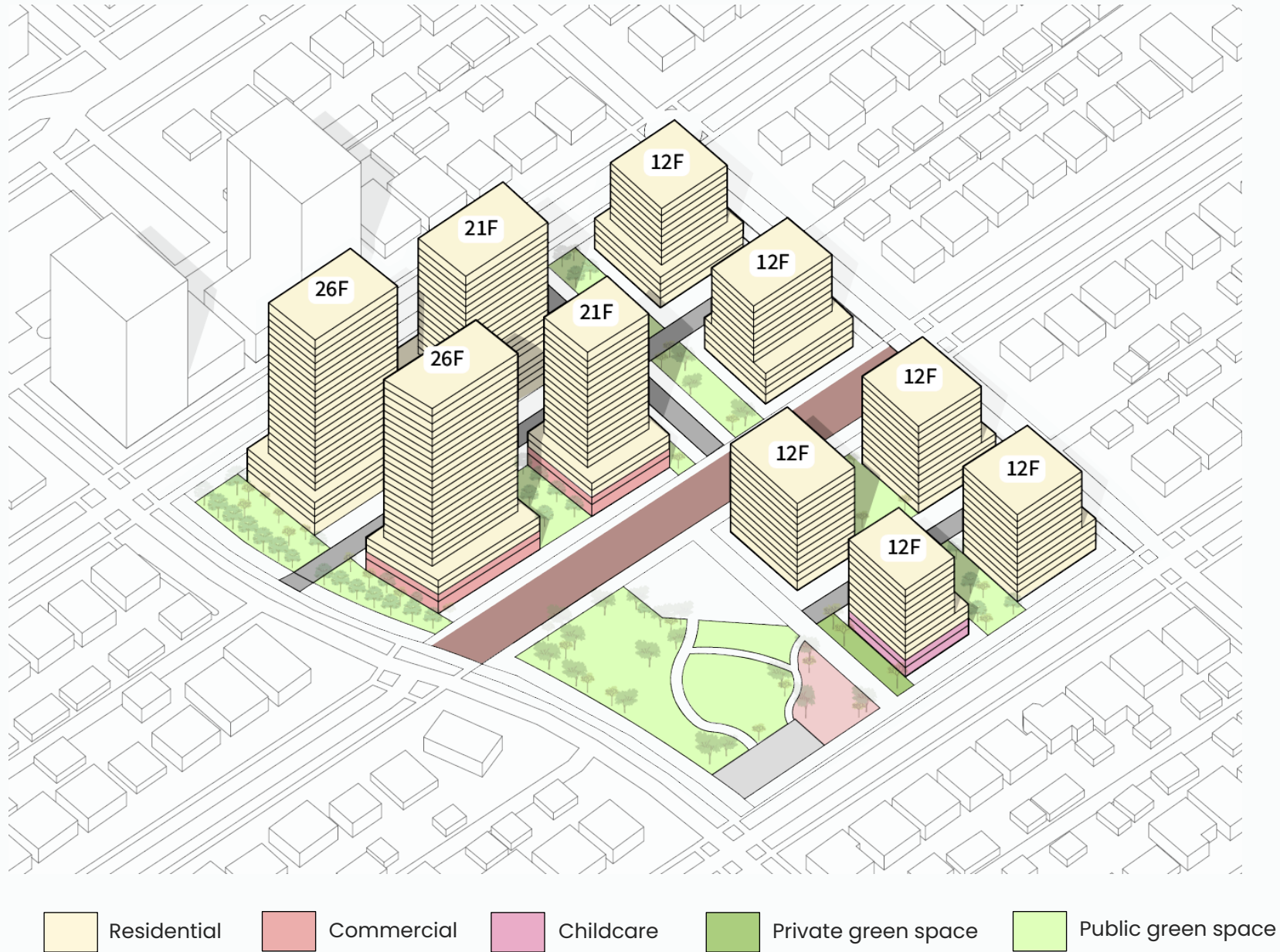


Figure 27. 3D Land Use Map depicting uses of Columbia Park. Created by Author.

3D Rendering of Site

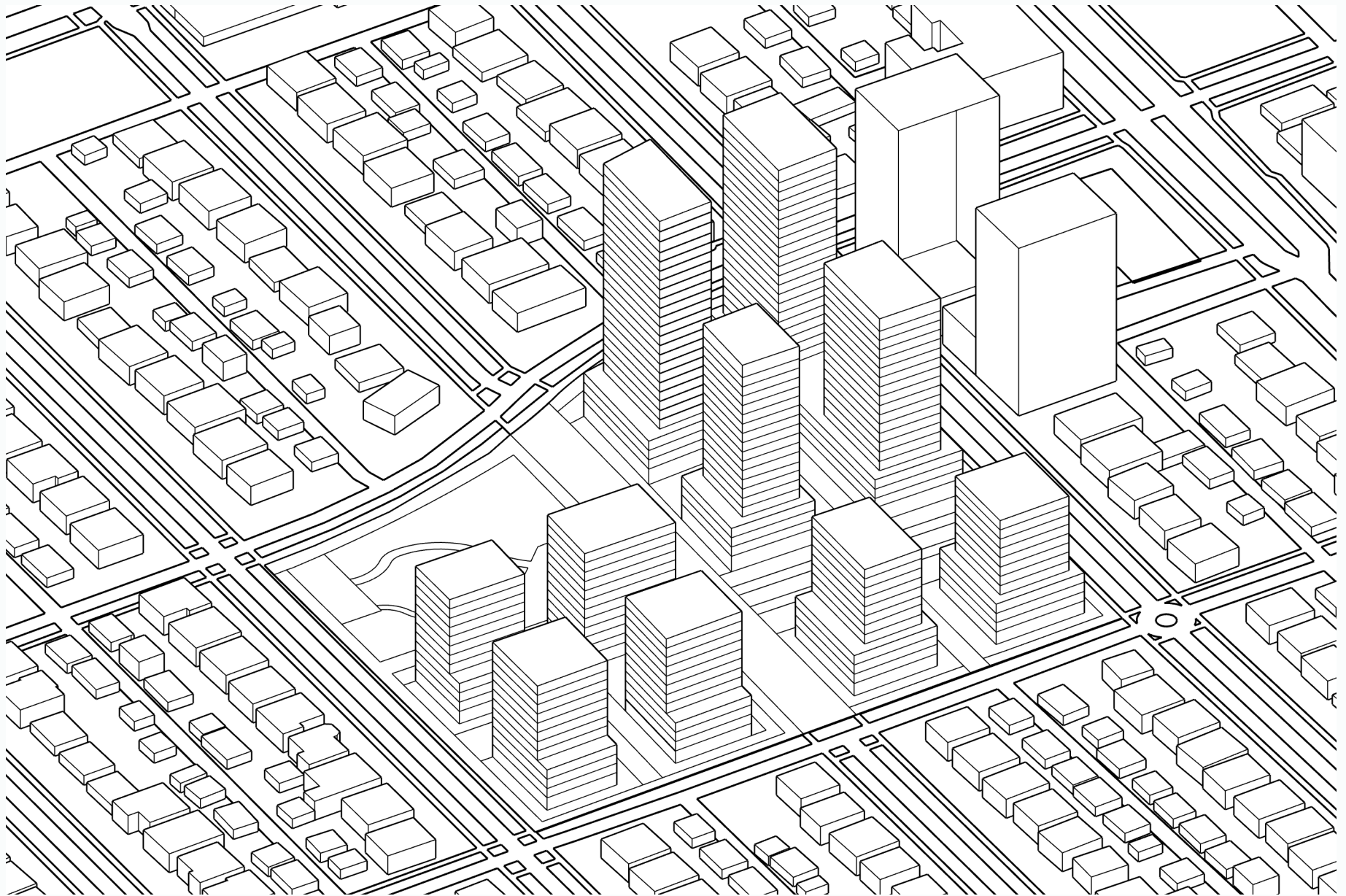


Figure 28. 3D Rendering depicting scale of Columbia Park. Created by Author.

3D Rendering of Site

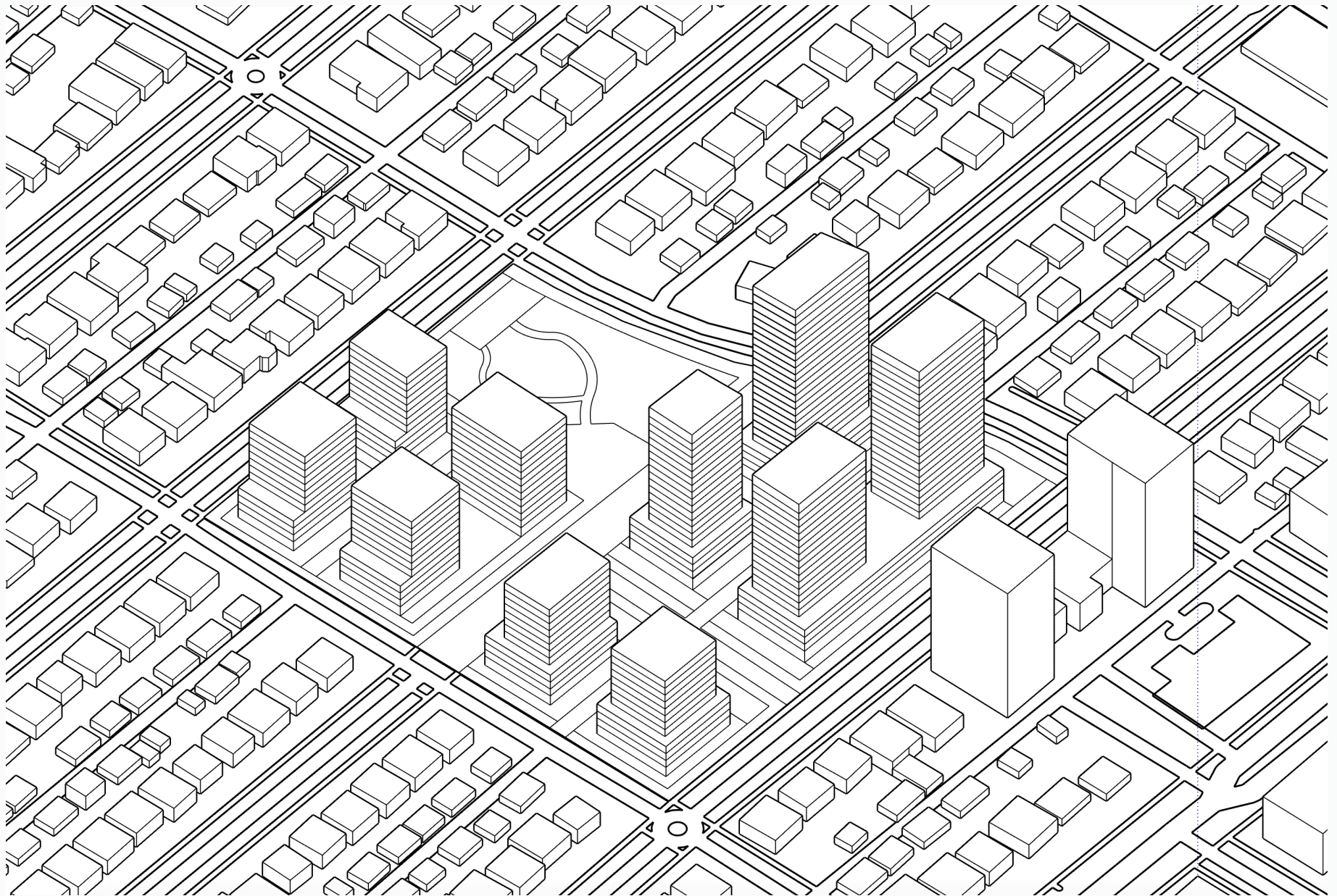


Figure 29. 3D Rendering depicting scale of Columbia Park. Created by Author.

3D Rendering of Site

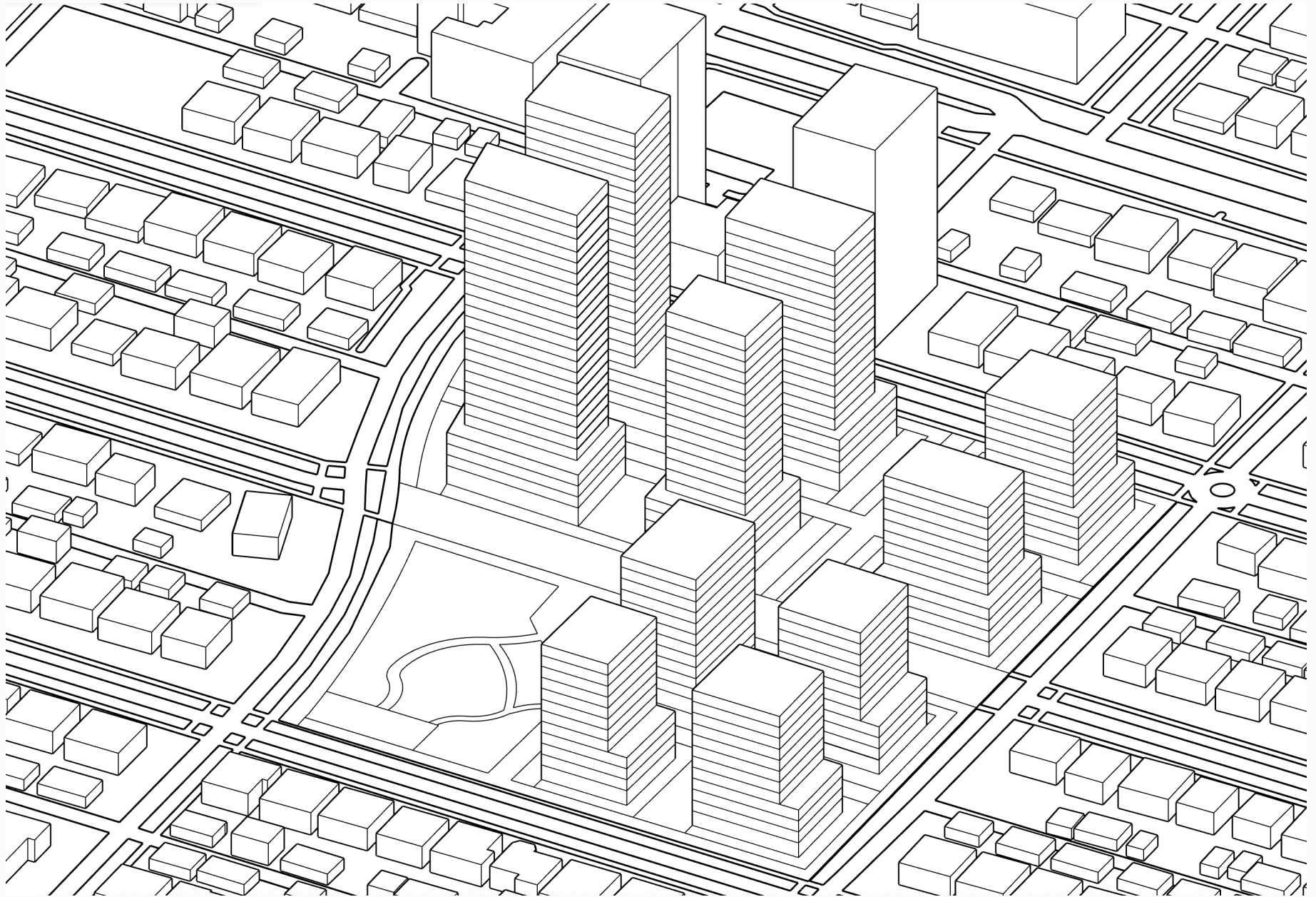


Figure 30. 3D Rendering depicting scale of Columbia Park. Created by Author.

3D Rendering of Site Compared to Oakridge Park

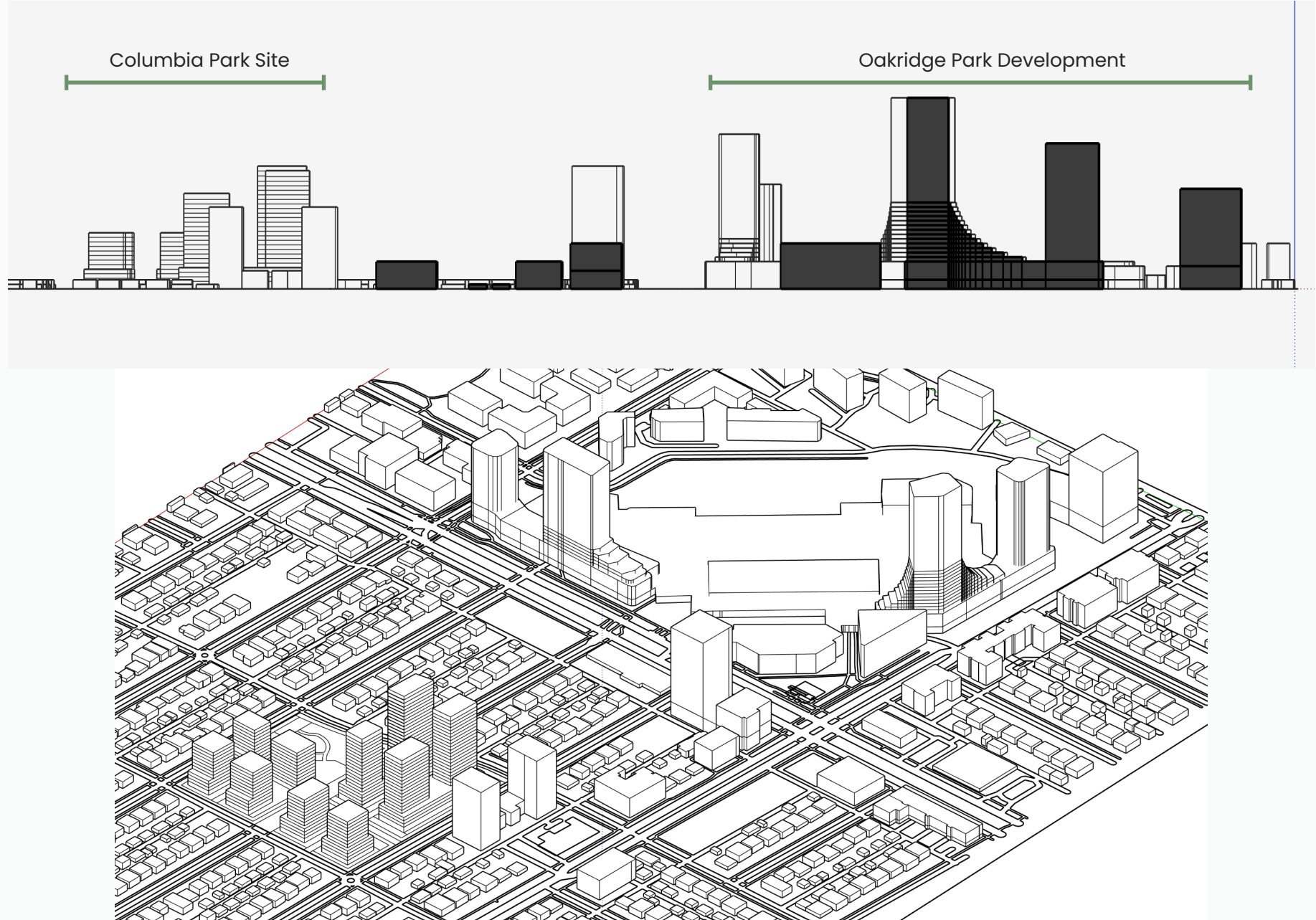


Figure 31. 3D Rendering depicting scale of Columbia Park versus Oakridge Park. Created by Author.

Colourized 3D Render of Site



Figure 31. One possible build out scenario 3D Render of Columbia Park. Created by Author.

Colourized 3D Render of Site



Figure 32. View of Pedestrian Walkway and commercial space on Columbia Park site. Created by Author.

Park / Green Space Concept Art



Figure 33. Green Space Concept Plan. Created by Author.

Building Patio Amenity for Residential buildings Concept Art

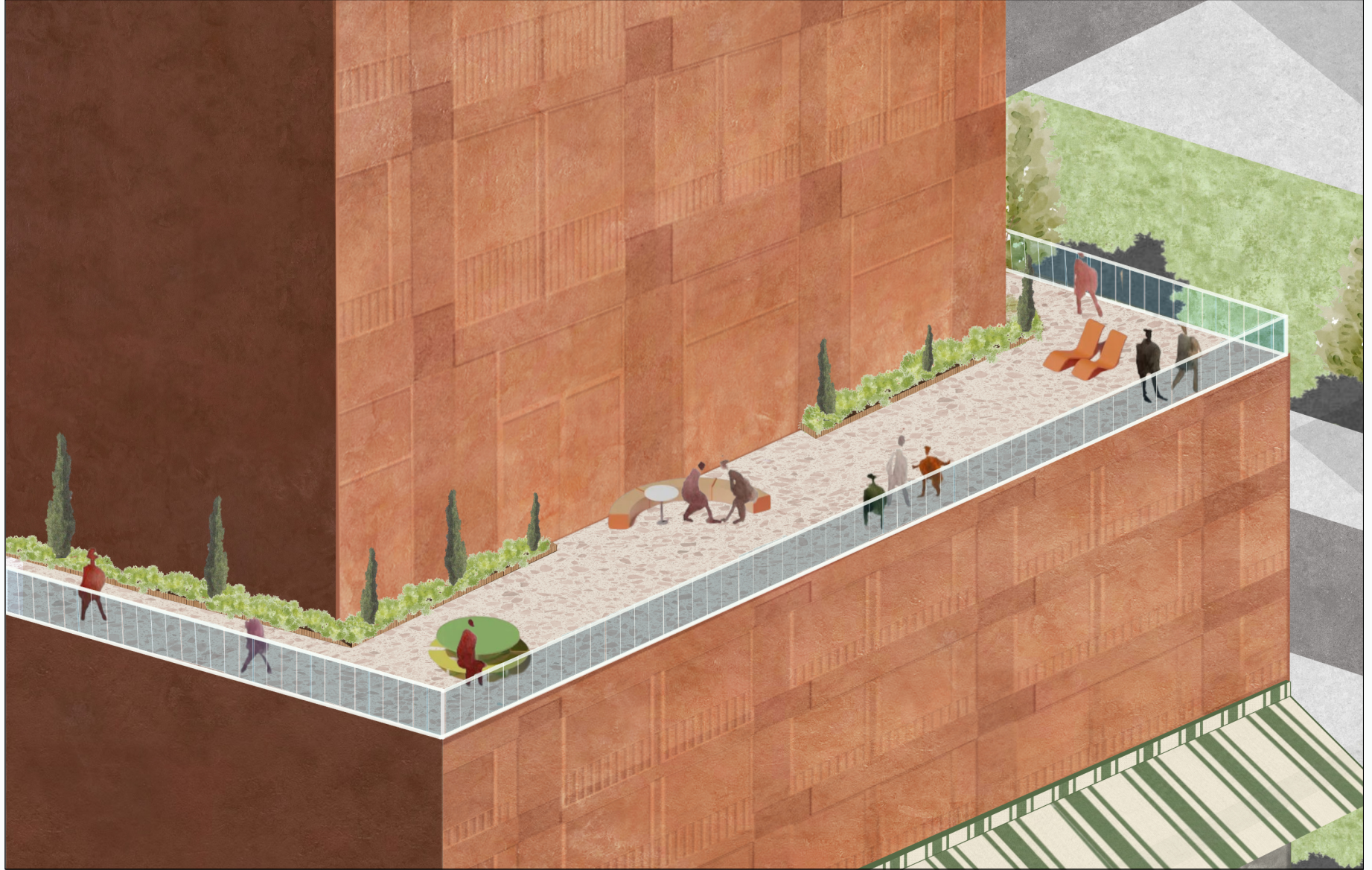


Figure 34. Communal Patio. Created by Author.

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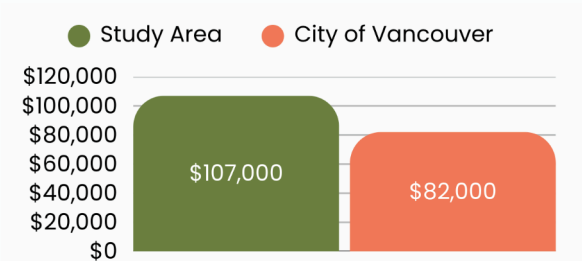
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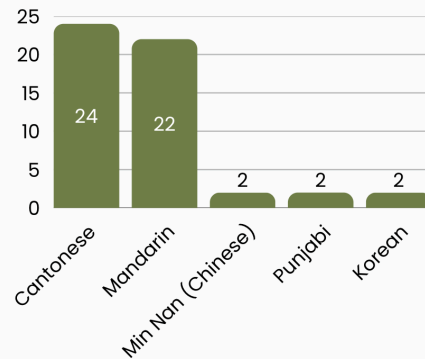
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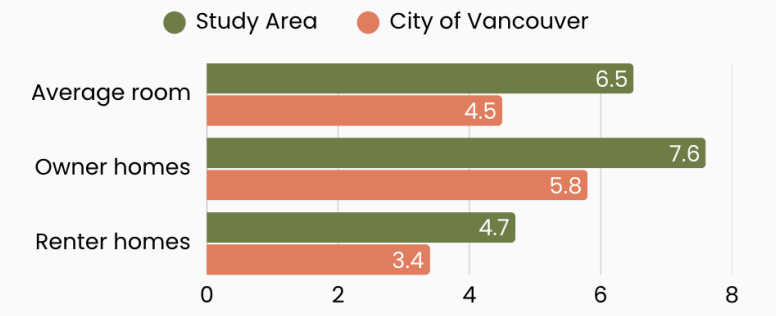
Appendix 1. Median Household Income: Study Area vs. City of Vancouver. Created By Author.



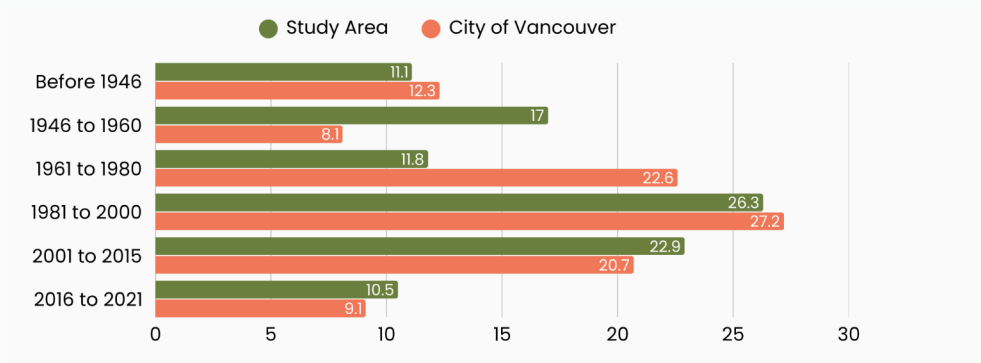
Appendix 2. Mother Tongue of Oakridge Area (%). Created by Author.



Appendix 3. Dwelling Size, Average Number of Rooms: Study Area vs. City of Vancouver. Created by Author.



Appendix 4. Age of Stock, Period of Construction (Share of Dwellings, %): Study Area vs. City of Vancouver. Created by Author.



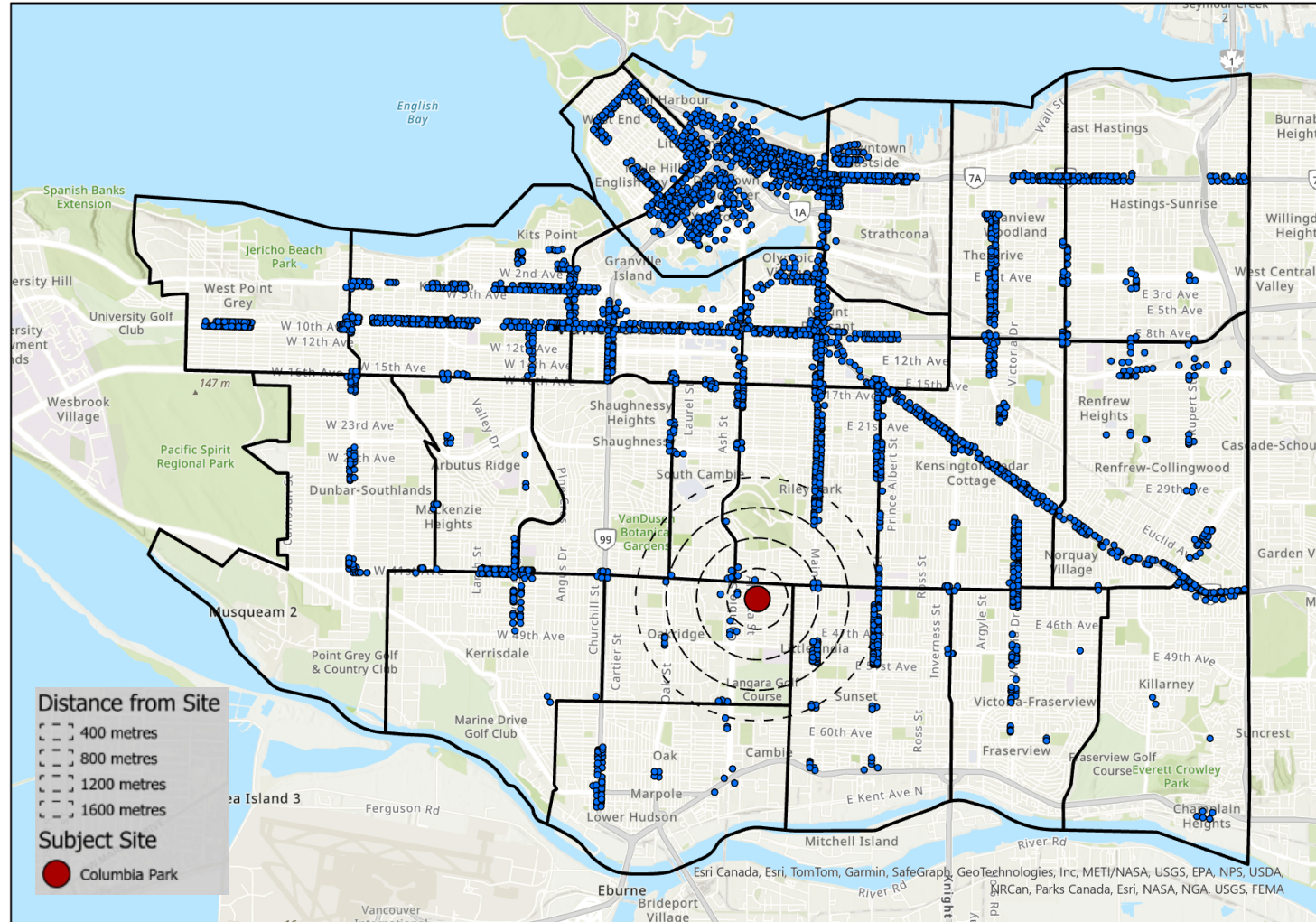
Appendix 5. Median Value of Owner Occupied Dwellings, by Type: Study Area vs. City of Vancouver. Created by Author.

House Cost		
Dwelling type	Study Area	City of Vancouver
All owner occupied	\$2,300,000	\$1,450,000
Single detached house	\$2,500,000	\$2,200,000
Apartment in a duplex	\$2,200,000	\$1,800,000
Rowhouse	\$1,600,000	\$1,000,000
Apartment, under 5 storeys	\$600,000	\$760,000

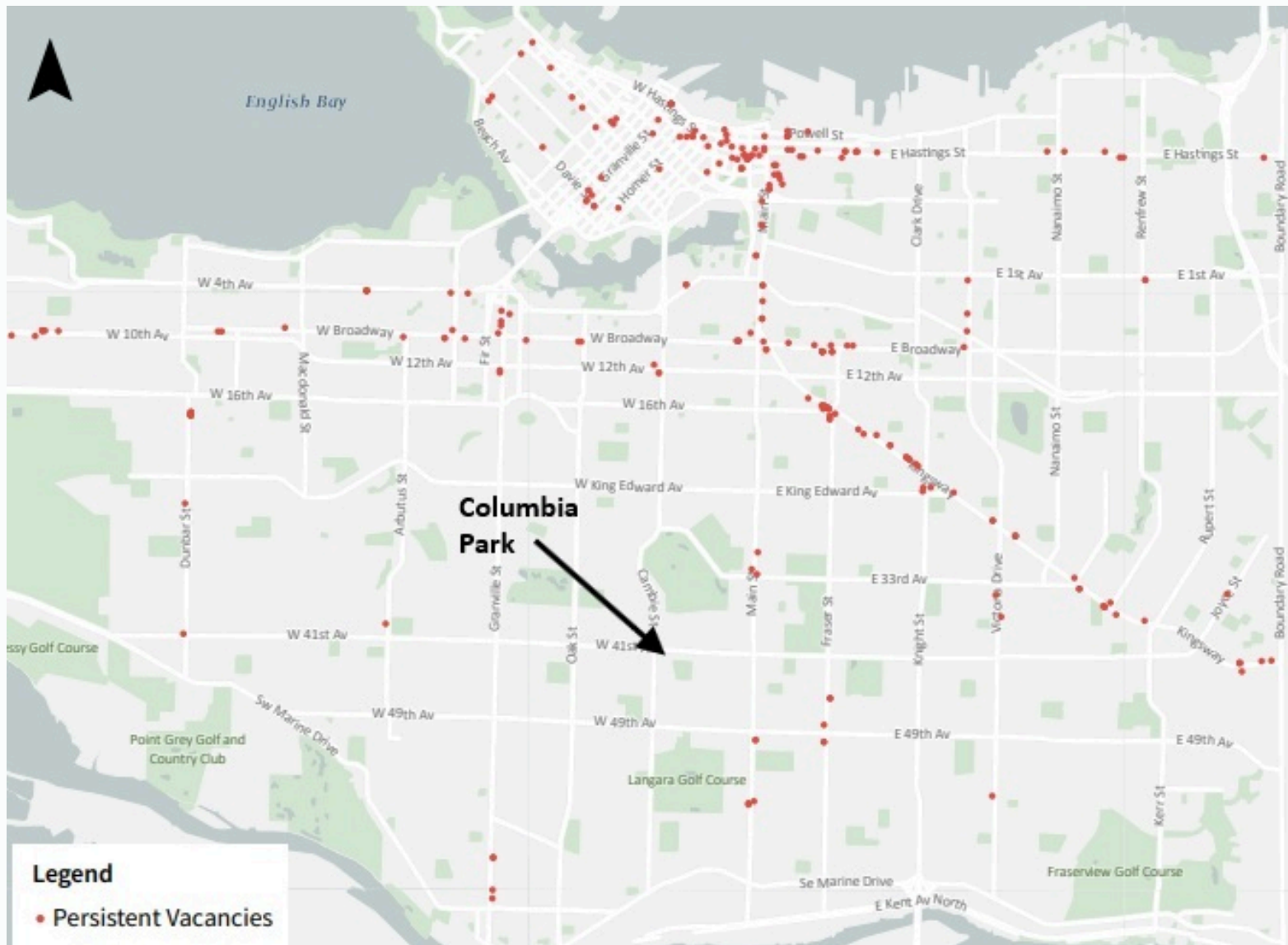
Appendix 6. Shelter Costs and Core Housing Need: Study Area vs. City of Vancouver. Created by Author.

Housing Cost by Tenure		
Indicator	Study Area	City of Vancouver
Median monthly shelter costs, all	\$1,330.00	\$1,550.00
Median monthly shelter cost, owners	\$1,130.00	\$1,460.00
Median monthly shelter cost, renters	\$1,660.0	\$1,580.00
Crowded (unsuitable) homes, all	9	7.8
Crowded (unsuitable) homes, renters	18.8	10.1
Core housing need, all households	14.7	18
Core housing need, renters	22.2	25.7

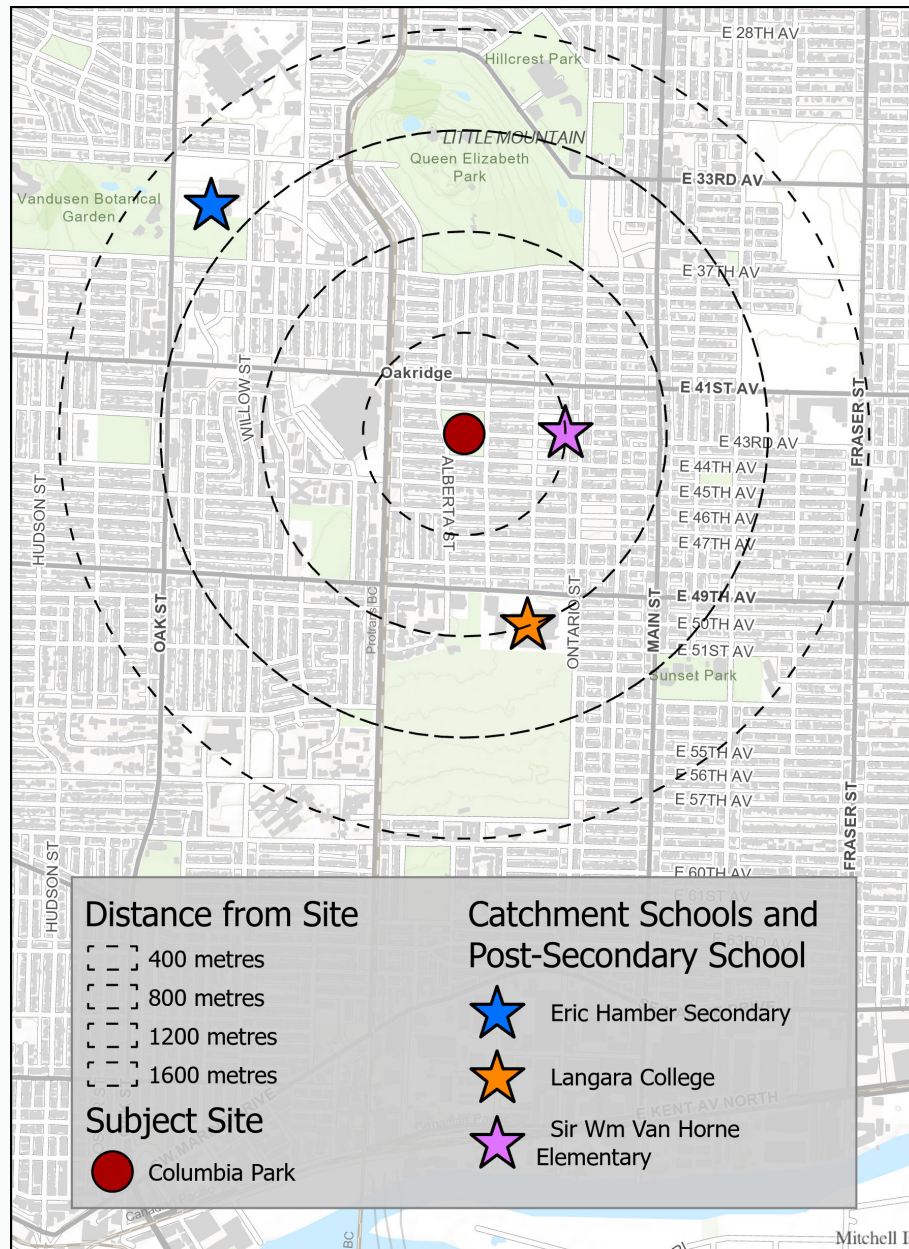
Appendix 7. 2025 Vancouver Storefront Inventory Relative to Columbia Park. Created by Author.



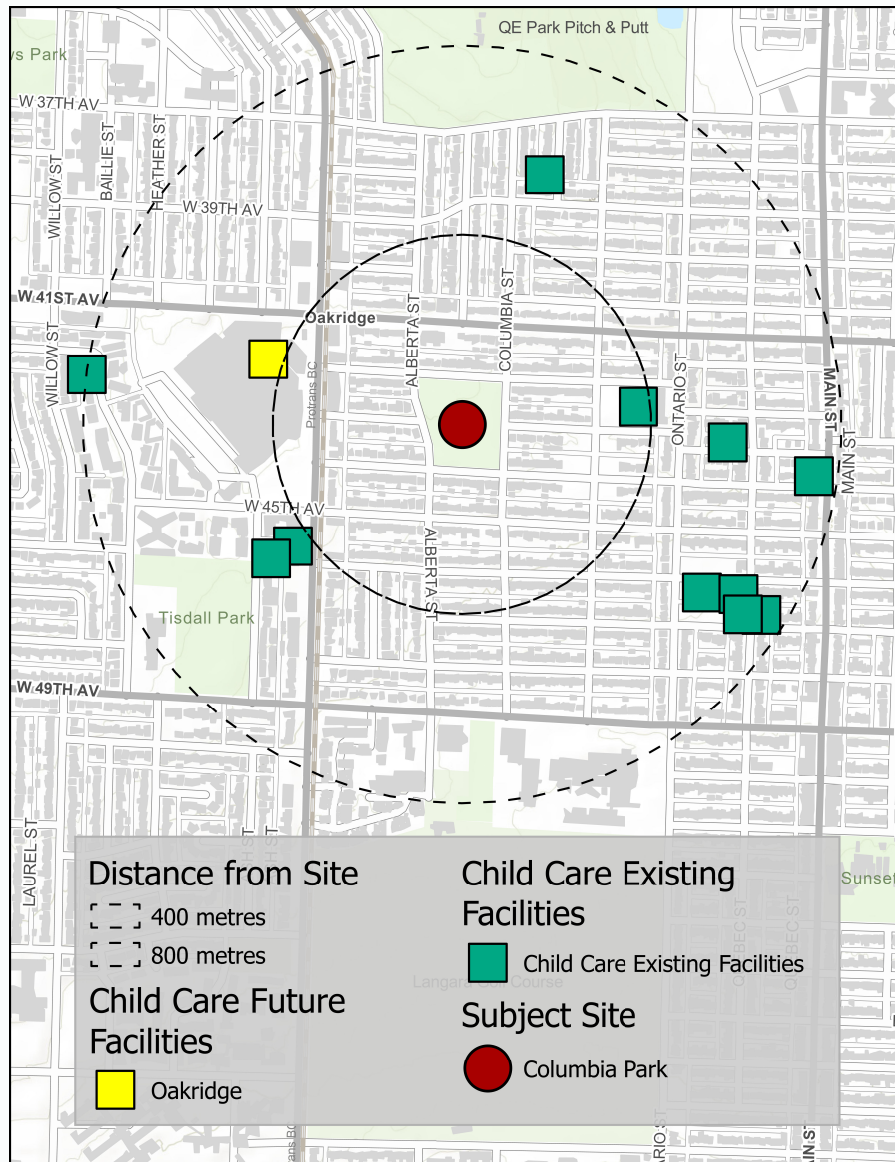
Appendix 8. Map of Persistent Vacancies in Vancouver. Source: 2025 Vancouver Storefronts Report.



Appendix 9. Map of Schools Relative to Columbia Park. Created by Author.



Appendix 10. Map of Child Care Facilities Relative to Columbia Park. Created by Author.



Appendix 11. Kernel Density Analysis of Trees in Columbia Park.
Created by Author.

