

**Tuerlings, Leslie**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 4:07 PM  
**To:** Public Hearing  
**Subject:** FW: Support Letter for Oakridge Centre Rezoning Application

**From:** Sharon Yau s. 22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 4:03 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Support Letter for Oakridge Centre Rezoning Application

Dear Mayor Robertson and Members of Council,

**Re: Support Letter for Oakridge Centre Rezoning Application**

I am writing in support of the Oakridge Centre rezoning application. As a resident of the neighbourhood for almost five years, I believe the proposed redevelopment will bring positive impacts to the health and growth of the community. It would convert Oakridge Centre into a more accessible, vibrant and welcoming community.

The change of landscape to Oakridge Centre is crucial as it will lead to social and economic development of the region. It will attract more shops, entertainment, restaurants, businesses and city dwellers to the community. Furthermore, the increased activity and space within the neighbourhood will bring a healthy balance of demographics to the community.

It is important to recognize that the redevelopment would also pave way to more affordable housing in Vancouver. Sustainable transportation options such as car/bicycle co-op, bicycle parking/valet, and proximity to the existing Canada Line encourage a pedestrian-friendly neighbourhood. Moreover, it helps to reduce the carbon footprint of residents, visitors, and employees.

It is time the neighbourhood to expand for our future generation(s). I look forward to seeing a successful rezoning of Oakridge Centre.

Yours sincerely,

Sharon Yau

s. 22(1) Personal and Confidential

## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 4:06 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre

-----Original Message-----

**From:** Beth Boyle s. 22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 3:52 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre

Attention Mayor and Council

I am writing in support of the proposed development of Oakridge Centre. I am very much interested in supporting this rezoning application as I would like to see additional housing diversity for this area. I am also aware that the proposed redevelopment would include retail and office amenities in addition to a Senior's Centre and Community Centre.

I hope you can support this application for rezoning and I look forward to continued development in this area.

Sincerely  
Beth Boyle

s. 22(1) Personal and Confidential

# VICTOR SETTON

s. 22(1) Personal and Confidential

March 10 2014

City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC  
V5Y 1V4

**Attention: Mayor Gregor Robertson & City Councillors**

Dear Mayor & Councillors:

**Re: Oakridge Centre  
Ivanhoe Cambridge and Westbank Developments  
Redevelopment of Oakridge Centre**

I have been following with much interest the development of the above project and I am very impressed by the development team and their proposal to build both non-market and affordable housing with condominiums and a major expansion of the Oakridge Shopping Centre.

While I do not have any financial interest in this project, I believe it merits approval, given the public amenities it is going to provide; such as the 9 acre rooftop common area with community gardens, a 70,000 sq.ft. amenity building with seniors' centre, community centre, day care and library.

Over the years, I have been a regular patron of the Oakridge Centre and believe it to be one of the premier shopping destinations in Vancouver. However, presently the mall is lacking in two major ways, the variety of stores and accessibility of the community amenities which are currently buried in the basement of the mall. The proposed development will provide much improved access to a greatly expanded community centre as well as add a sorely needed residential component which provides easy access, especially for seniors and families in terms of shopping, community activities and transit. The increased office and retail space of 1.2mil sq.ft. will also generate thousands of additional employment opportunities where individuals can live and work.

The property taxes and sales taxes generated from the development of this project would be in the tens of \$million will also benefit the City.

The FSR of 3.7 I believe is very low when compared to the Marine Gateway project at Cambie & Marine of 4.15.

The development CAC of \$150mil that this project will provide including 290 social housing units will be very significant.

This project definitely merits approval as proposed.

s. 22(1) Personal and Confidential

Sincerely,

Victor Set

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 1:40 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Rethink - Public Hearing

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**From:** Alissa Rogova s. 22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 1:26 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Rethink - Public Hearing

Hello Mayor and Council,

My name is Alissa Rogova. I am third year student from the University of British Columbia studying geography, and I would like to submit my comments for the public hearing that is happening this week:

Urban revitalization, social sustainability and a sense of community. As a third year university student studying geography at the University of British Columbia, these are the goals and ideas that the Oakridge Rethink project makes me envision. A "complete community" is the immediate headline that comes to mind. This project brings together socially required functions, such public services and amenities, combined with affordable housing, sprinkled with green space and nestled in a junction point of several transit paths. After completion, the Oakridge Rethink project will be an icon for sustainable urban design. Benefits aside, the Oakridge Rethink project is following the natural and inevitable trajectory of our city. The City of Vancouver's 2040 Transportation Plan projects our population to hit just under 800,000 by the year 2041 - adding 300,000 new Vancouverites into our already crowded city. By designing an environment that consolidates both land use and transportation planning, we can alleviate present congestion and create a solid foundation future methods.

As a geography student, I see the Oakridge Rethink project as creating a flexible, yet prepared foundation for future population growth and city development. After all, one of main concepts I have been drilled to know during my time at UBC is that the best transport plan is a good land use plan. The successful collaboration between those two fields is a winning game plan.

I look forward to voicing my opinion as I believe student involvement is critical in the decision making of our city's design.

Alissa Rogova  
s. 22(1) Personal and Confidential

## Isfeld, Lori

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 1:51 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Redevelopment Proposal - Letter of SUPPORT

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**From:** Sach Desai s. 22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 1:35 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Redevelopment Proposal - Letter of SUPPORT

Dear Mayor Robertson and Vancouver City Council,

I have been a resident of Vancouver for almost 15 years, and am proud to have witnessed the tremendous growth of our city, through the various development projects both residential and commercial, as well as transportation infrastructure such as the Canada Line.

When I first became aware of the Oakridge redevelopment proposal I was immediately interested and excited. I strongly believe this project will be a net positive for both businesses and residents alike. I have visited and shopped at Oakridge on numerous occasions, but must say that that in recent years it has become apparent that there is a need for improvement and redevelopment to increase the utility of this important retail and residential hub. Further to this point, given Oakridge centre is situated along the Canada Line rapid transit neighbouring communities will have increased access to the centre, and as such I believe the redevelopment and various amenities that come with it will be a major benefit in serving those communities as well. The Canada line was a major infrastructure project with tremendous benefit, but also tremendous costs. The redevelopment of Oakridge Centre will certainly increase usage, efficiency, and revenue of the Canada Line.

I attended the open house in October and was very impressed by the information that was made available, which helped me understand all of the benefits (and of course the costs as well) of the Oakridge Centre redevelopment. I was personally interested in the following amenities and benefits:

1. Residential development, in particular the Social Housing and Market rental units which improve the supply of affordable housing
2. The amenities building which will have resources for young families (ie the proposed Day Care), a new Seniors' Centre, as well the proposed new Library and Community Centre which will undoubtedly benefit the community as a whole.
3. The roof top commons... very excited to see the plans for this, and believe it will bring tremendous utility as a state of the art out door space. Surely this amenity will promote outdoor activity (both leisure and fitness).
4. Retail improvements are interesting too, in particular the increased overall density, additional anchor retailer, as well as the expanded size of the Safeway grocery store. Here again, the community as a whole is service but given the increased density, there will be significant job creation and employment opportunities for Vancouverites.

Finally, as a citizen who holds the environment and sustainability as of utmost importance, I am thrilled to see the various proposed green building initiatives, from targeting LEED Platinum development, sustainable transportation options as well as overall priority to ensure that waste is minimized and energy usage is optimized at Oakridge Centre for the long run.

Thank you in advance for considering my input, and I sincerely hope that Council will vote in support of the Oakridge Centre Redevelopment application.

Sincerely,

Sach Desai

s. 22(1) Personal and Confidential



**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 2:21 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Public Hearing

**From:** Elizabeth Robbins s. 22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 2:16 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Public Hearing

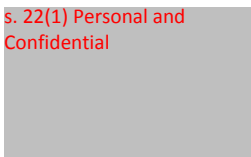
Dear Mayor and Council,

I am writing you today to express my strong support of the proposed redevelopment plans for Oakridge Centre as part of the public hearing. As a resident of Vancouver who has always lived near Oakridge, I see this as a great opportunity for the area and one that is long-overdue. With Oakridge being a designated Municipal Town Centre and a significant transit hub, the redevelopment plans respond to a number of needs in the area as well as community interests. The public amenities, housing diversity and focus on sustainability are a welcome improvement to what is currently in place. As a resident in my late 20's, I look to the future and what opportunities I will have to continue to live in Vancouver and raise my children here as well. This development gives me hope for my own future and that of my future children.

I would like to see responsible developments like this one be encouraged and not dissuaded.

Regards,  
Elizabeth Robbins

s. 22(1) Personal and Confidential



## Isfeld, Lori

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 2:12 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Redevelopment

-----Original Message-----

**From:** Erin Samuda s. 22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 2:08 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Redevelopment

To Whom it may Concern:

My name is Erin Samuda. I am 27 years old, and a student in the BCIT Professional Real Estate Program. I have spent my entire life in Vancouver, and upon hearing about the Oakridge redevelopment proposal, I felt compelled to share my opinion as a resident and a community contributor.

I spent the last four years living in the South Main area, and Oakridge was often my shopping destination, simply based on proximity and convenience. But in my opinion, the current development is grossly underserving the neighbourhood, as well as the wider community. The architecture is dated, and depressing, and the insular concept mall space encourages no community involvement. The Oakridge area is somewhere to drive through, park and enter, rather than experience. There is no pedestrian friendly area, and is therefore lacking in a feeling of community involvement from everyone but those that are living in the most immediate towers.

I also grew up in West Vancouver, where the The Park Royal mall is being used as an inspiration for the Oakridge redevelopment project. I had the privilege of watching the Park Royal Village and Park Royal South expansions and renovations rise up from concept to reality. I can tell you from personal experience that the transformation of that area has had an immeasurable positive influence on the community. Rather than an insular mall, the redevelopment has created a true "town centre." Just last week I met my mother for dinner, and even in the most oppressing weather, residents were out strolling and shopping, interacting with the city and other residents in a way that is simply not encouraged in a mall.

In addition, the inclusion of residential towers, a community centre, and seniors care will add organic pedestrian traffic, and create the kind of destination hub that is now expected around the main transit stops. Where currently Oakridge is the place that one might drop into simply because nothing else was closer, now it could be the centre of a new satellite town centre, injecting life into an area that is tired. I hope that in ten, fifteen, twenty years, I can consider Oakridge a trendy destination, where I can take classes at the community centre, visit a friend, go out for dinner or a drink, and watch the people go by. Or possibly, I could even call it home.

Thank you for reading. I hope you consider my opinion when making your final decision to approve this much needed project.

Sincerely,

Erin Samuda



**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 12:32 PM  
**To:** Public Hearing  
**Subject:** Request to Speak re: Oakridge public hearing

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**From:** Sue Drinnan s. 22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 12:29 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Public Hearing  
**Subject:** Oakridge public hearing

Hello

I would like to register to speak.

Is it too late?

This is what I would like to say:

"I have been going to Oakridge Centre Mall on a weekly basis for almost 20 years, own property nearby and have attended the Redevelopment Plan meetings. Our grandparents who lived in this neighbourhood experienced a ton of change, as did those who lived here before them. The dairy farmers on whose land we live now probably liked it the way it was, as did the families who grew up as the first generation to live on that farmland. Similarly, we occupants of the area near 41<sup>st</sup> and Cambie are paving the way for the next families and a thriving community to develop in harmony with yours.

We can't stop Vancouver from growing since they will simply drive in from Maple ridge or further. I am not prepared to tell my grandchildren that my need to keep things the way I like them is more important than the mummies and daddies who don't get breakfast or supper with their kids cos they have to drive in to work from Maple ridge. But more importantly, this is about more than carbon.

Yes we will need more schools. What are you expecting the VSB to do: say the school is full so you kids get to go home and game all day? No, I have complete trust that teachers and rooms will be found for these new kids. The Canada line will need more cars, so they will add more cars. This is what getting older looks like. Think of when your parents grew up. The world made accommodations for them, and moved things around to make more room for you. Now it is our turn to do it for a few others but in a way that doesn't involve a lot of car driving, which means going higher and having beautiful common parks instead of each house having their own sodded underutilised mini-park. You can be sure that these new families will also be making room for the generation that comes after us, which is replicated in every city, across every continent, as ALL cities on this beautiful earth continue to grow."

Thanks



**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 12:11 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge public hearing comments for Monday March 10th, 2014

**From:** s. 22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 12:10 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge public hearing comments for Monday March 10th, 2014

Due to a sudden personal circumstance I will not be able to attend today's public hearing. I am speaker number 34 and would like to have my comments, that follow, tabled for your consideration.

As a senior member of the Retail Merchants Association at Oakridge Centre I would like to speak to our full support of the redevelopment proposed for Oakridge Centre. We have been waiting a long time for this upgrade to the facilities that will be made available to the many loyal customers at Oakridge.

My store, AFTER FIVE, has been at Oakridge (initially under the name La Belle Rose) for over 40 years and now involves the third generation of our family.

Over the years we have seen many independent retailers, such as Edward Chapmens Ladies Wear and Petite Fashions, leave Oakridge because of increased rents and a merchant mix that has tended to be heavily weighed with high end retailers. We feel that

with an expanded mall more retail space will be created, allowing for a balance between medium and high priced retailers. Also the new merchant mix will allow for a greater assortment of retailers that offer products beyond fashion and jewellery. This new mix should allow for a greater appeal to the broader community and re-energize Oakridge once again.

We also support the new facilities that will be added in terms of office/ medical and housing units. We commend the landlord for allocating a portion of the new housing to be of a subsidized nature. We would appreciate if council could speak to the landlord to consider a portion of retail rents to also be subsidized, so that independent retail stores can also survive and flourish in the new and improved Oakridge Centre.

Thank you for your time,

Boris Chenkis

AFTER FIVE

Good Afternoon,

It is a pleasure to be able to speak with you this afternoon on what I think is a project that has some very strong opportunities for sustainability and wood use.

My name is Peter Moonen and I am the Sustainability Coordinator for the Canadian Wood Council. The CWC provides technical support to design teams – architects, engineers, contractors- , developers, manufacturers and building officials regarding the appropriate use of wood. We don't sell anything, but we work to enable a better understanding of the opportunities for wood in a variety of building types.

As Councilors Ball and Carr probably witnessed last week at the Annual Wood Design Awards ceremony, the opportunities for wood use are incredible.

The City of Vancouver has embarked on an ambitious plan to become the greenest city on the planet. Witness the Van Dusen Botanical Gardens Visitor Centre, one of the greenest buildings in Canada. I believe some of the elements of the Oakridge project can assist in fulfilling that goal. As well, the opportunities exist to demonstrate to

other cities the role wood products can play in sustainable design in an urban, mixed use context.

The development proposed for the Oakridge site provides a number of opportunities to use wood. There are plans for mid-rise structures and taller buildings as well. These building types can now be constructed using some of the modern engineered wood products and composite structural systems that are being designed and engineered. These products can be seen in buildings like Van Dusen, the Richmond Oval, The Centre for Interactive Research on Sustainability at UBC and many others.

Many of Canada's top wood engineers and architects are to be found in Vancouver and can provide a wealth of knowledge and expertise to developers striving to create sustainable communities and reduce the environmental impacts of our built environment. In fact, the Wood Innovation and Design Centre in Prince George will be the tallest wood structure in the world when it is complete later this year. It is designed by a Vancouver-based team, using Cross Laminated Timber (CLT) manufactured in BC with wood grown in BC.

The Canadian Wood Council was approached by the developers to review the sustainability aspects of the project, including identifying where wood could be used. It is in this context that we offered our technical assistance to the design team on elements of the project where wood use is possible. I have to say I was impressed with the thoughtfulness towards sustainability exhibited by the project team.

I realize the project is at very early stages, but I do believe that the strategies in place, coupled with some of the expertise available here in Vancouver, could be a model of sustainable living, a leading example for responsible redevelopment and a showcase for wood – the only structural building material grown by the sun.

Thank you.

**Peter Moonen**

s. 22(1) Personal and Confidential





The Vancouver Board of Trade  
 Suite 400, 999 Canada Place  
 Vancouver, B.C. Canada V6E 3E1  
 Phone: 604-681-2111 Fax: 604-681-0437

President and CEO  
 Iain J.S. Black

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1982/1983	M. E. NeSmith
1978	D. C. Selman

March 10, 2014

Mayor Gregor Robertson and Council  
 City of Vancouver  
 3rd Floor  
 453 12th Avenue West  
 Vancouver, BC V5Y 1V4

Dear Mayor and Council,

RE: *Oakridge Centre Redevelopment Plans*

I'm writing to you today on behalf of The Vancouver Board of Trade, an organization with more than 4,000 business members in the Lower Mainland and a mandate to promote the Metro Vancouver region as a centre for trade, commerce and travel.

As you may know, our organization has had a Civic/Community Affairs Committee for many years, which monitors major urban policies in our city and region, including urban planning and urban development. One of the projects the committee has recently been researching is the current redevelopment and rezoning proposal for Oakridge Centre — one of the largest in North America, covering 28 acres and comprising 4,500,000 square feet of development.

The Vancouver Board of Trade has been consulted by the City of Vancouver's Planning Department with respect to this major development. The Vancouver Board of Trade broadly welcomes the economic contributions that the plan promises, including:

- 1) Increased retail and office space, estimated by city staff to accommodate 3,200 additional jobs, equal to 12.5 per cent of the City's 2031 job target outside the downtown and Broadway areas.
- 2) With redevelopment costs estimated by Urban Futures to be in the neighbourhood of \$2 billion, 2,600 construction and development-related jobs (full-time equivalent, FTE) would be created annually over the course of the eight-year project development timeline. Of these jobs, 1,593 would be generated directly (with most of these jobs locating on-site during the redevelopment) and 1,008 would be generated in other industries as a result of the redevelopment (the indirect or spin-off employment effects).
- 3) According to Urban Futures, the 1,593 direct jobs generated by the proposed redevelopment activity would generate \$93.8 million in annual employment income during the eight-year construction timeline, of which \$73.2 million would be spent on goods and services each year.
- 4) Once completed, the project is expected to increase the number of onsite
  - a) commercial (including health care) positions by 990,
  - b) retail positions by 2,210,
  - c) residential units by approximately 2,900, and
  - d) annual economic activity in British Columbia by over \$450 million.
- 5) The Vancouver Board of Trade generally endorses development on transit hubs and corridors like Oakridge as a way to concentrate residential and employment growth while minimizing congestion on City roads, which otherwise interferes with the efficiency of our community, and reduces on a per capita basis the ecological footprint of our City. As the City moves forward with major developments such as Oakridge, The Vancouver Board of Trade urges the City to consider innovative



The Vancouver Board of Trade  
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President and CEO  
 Iain J.S. Black

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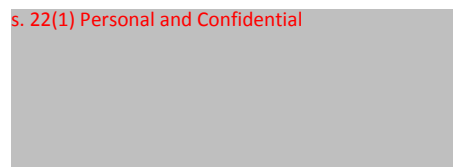
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1982/1983	M. E. NeSmith
1978	D. C. Selman

initiatives to ensure there is adequate funding for the efficient movement of people on existing and future rapid transit corridors.

- 6) We understand that the Canada Line is presently at or near capacity during peak rush-hour periods. Current construction and future developments along the corridor will lead to increased ridership and possible inefficiencies. Initially, capacity increases could be achieved through added frequency which may necessitate the purchase of new Canada Line cars. The Vancouver Board of Trade asks that the City work with TransLink to explore options to fund increased capacity, including development contributions. We recommend that capacity be added in advance of the Oakridge redevelopment to ensure the continued efficient movement of people while enhancing the marketability of the Oakridge redevelopment.
- 7) The project will also expand the number of civic amenities to include a 70,000-square-foot amenity building comprising community centre, daycare, expanded library and senior's centre. Other community amenities include: four large ground-level plazas, a nine-acre public rooftop "commons" with multi-purpose activity courts, children's play area, dining terraces, half-mile running loop, community gardens, water art garden, Tai Chi pavilion, outdoor fitness and exercise areas.
- 8) The Vancouver Board of Trade has also considered the development of the other three corners at this major transit hub and believes that the City should consider the dimensions of further major developments on these sites in conjunction with the consideration of this project.
- 9) The residential community surrounding the project has voiced a number of concerns about this redevelopment. Concerns centre on congestion, intensity of development, shadows from the towers, the diversity of residential units proposed and many more. The Vancouver Board of Trade encourages the City and the Developer to address these concerns where feasible to minimize the impact on the neighbouring residential community.

Based on the foregoing, The Vancouver Board of Trade supports approval of this project by the City of Vancouver and trusts the City will give due consideration to our recommendations.

Respectfully submitted,



Iain Black,  
 President and CEO  
 The Vancouver Board of Trade



## Isfeld, Lori

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 11:59 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Plan

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**From:** Bob Adams s. 22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 11:57 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** FW: Oakridge Plan

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**From:** Bob Adams s. 22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 11:24 AM  
**To:** 'mayorandcouncil@vancouver.ca'  
**Subject:** Oakridge Plan

Dear Mayor and Council:

Re: Oakridge plan

I wish to provide my support for the development plan at Oakridge. I believe that higher density near transportation hubs is an important step in solving transportation issues.

Regards,

Bob Adams

s. 22(1) Personal and Confidential

March 10, 2014

As the owner of 5700 Cambie Street, this letter is to confirm my support of the Oakridge Centre redevelopment. I feel that as the designated town centre for the west side of Vancouver in combination with the existing supporting infrastructure that the increase in density is very appropriate.

This increase in density allows for the creation of a well balanced mixed use town centre which has shown to actually decrease the necessity of travel because of the ability to now live, work and play within the same completed neighbourhood. This is the basis for true urban sustainability. Furthermore, the design encourages pedestrian activity and social interaction which sets the basis for a strong sense of community.

I think both the developer and the City of Vancouver has worked hard to create this vision. A vision I strongly support.

Sincerely,

Sonny Leong

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 11:32 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Rezoning

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**From:** Jean-Sébastien Attié s. 22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 11:23 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Rezoning

Dear Mr. Mayor Robertson and Council of the City of Vancouver,

We are one of the eldest non-profit in Vancouver, created in 1904, and incorporated in 1955. We provide French classes to kids, teens, adults, and organize many French cultural activities. We welcome thousands of customers and visitors every year.

The Oakridge rezoning project is one of the major rezoning projects in the coming year and will strongly change the landscape of this neighborhood, reason why we would like to share a few comments with you in prevision of public hearing.

We were informed during the last year of the rezoning project, quite much in advance and with details. We are very happy to have been part of consultations and presentations, been invited, both at the showroom and with the Oakridge Centre Planning Team. We have had a complete and detailed presentation of the project. Its green and visual dimension has impressed us.

This is a very ambitious and beautiful project, that implies many future inhabitants, services and shops in this neighborhood, day life and activity, business.

We see very positively this development as an education institution. The project allows the area to become even more attractive, after the Skytrain project in the 2000s, to attract new families (which is potentially good for our activity), and possible increase in our estate value.

Our only concern is obviously regarding the realization itself of the project and its different phases, in order to be able to continuously provide our services during day hours. We have numerous students every day attending our classes, and access to our facilities cannot be disrupted. We therefore require that the community be particularly vigilant about street closures (on 45th and on Cambie), trucks park, etc. Logistics concerns.

Of course, such a huge project implies some nuisance, but I am pretty sure the developer has taken this into account for the smoothest possible works process over the coming years.

I thank you for your attention,

Trully yours,

s. 22(1) Personal and Confidential

**Jean-Sébastien Attié**

s. 22(1) Personal and Confidential

## Isfeld, Lori

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 11:31 AM  
**To:** Public Hearing  
**Subject:** FW: My speaking notes for my presentation at the Oakridge Rezoning Hearing - Monday, 10th March 2014

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**From:** Michael A Goldberg s. 22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 11:15 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** FW: My speaking notes for my presentation at the Oakridge Rezoning Hearing - Monday, 10th March 2014

Dear Mayor and Council:

I want to strongly support the proposed CD-1 Rezoning: 650 West 41st Avenue (Oakridge Centre) as presented in the Report of the General Manager of Planning and Development Services dated 12 February 2014.

The points I want to stress in my support of the Report and its rezoning recommendations at the hearing this afternoon are the following:

1. The Oakridge Plan and proposed rezoning allow Vancouver to make excellent use of this large site to accommodate people, jobs, services and recreation in our badly land constrained city
  - a. Will create a major walking precinct and utilize the significant accessibility provided by the Canada Line both of which should reduce reliance on and use of private automobiles
  - b. 5,000 jobs in total and some 6,000 residents create a diversified economically strong neighbourhood within a neighbourhood
  - c. The location is ideal for such a densified Centre being located on a ridge which the proposed high-rise and medium rise residential towers blocks no views
2. The Oakridge Plan provides a key link in Vancouver living up to its Regional Plan commitments
  - a. The 3,000 additional jobs at Oakridge and its evolution as a true Municipal Town Centre
  - b. These jobs at Oakridge help Vancouver meet the 2007 Metro Core Jobs and the Economy Plan with its need to accommodate some 24,000 new jobs outside the Downtown and Broadway areas by 2031
  - c. As importantly, creating a new major employment node in the city at Oakridge, situated on transit and minutes from YVR, can spur further office, retail and commercial service development potentially creating an important employment hub for the Metro Region not just for Vancouver attracting a host of businesses who employees who can use transit and who can live at Oakridge and its environs
  - d. This employment node can be an especially attractive site for professional services and technology firms with its easy access to YVR via Canada Line and to UBC via the 41 Bus.
3. Addition of significant neighbourhood and city-wide social infrastructure including
  - a. 70,000 square feet of Civic Centre including a community centre, expanded library, 2,500 square foot seniors centre, and 69-space childcare facility..
  - b. 290 units of social housing
  - c. 290 units of market rental housing
  - d. 9-acre roof-top park and gardens
4. In sum, I see the proposed plan and rezoning as exemplary elements of city and region building in a land constrained and highly sought after neighbourhood, city and region
  - a. As noted it can create an important and highly valued node of employment on the Oakridge site and in the environs of the Cambie Street and West 41<sup>st</sup> Avenue intersection

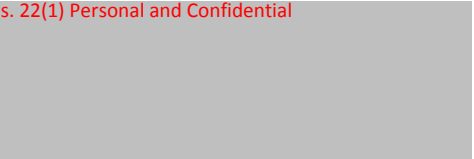
- b. It helps build an important new and scalable business centre and employment focus outside the Downtown Core and the Broadway Corridor adding to the choices the city can provide new and established businesses that would like to expand in this area
  - c. It creates a self-sustaining and balanced community of residents, retail and commercial services and jobs all on transit thus reducing the need for autos and encouraging walking as well in this proposed diverse and vigorous community
5. The General Manager of Planning and Development Services and his colleagues are to be congratulated for this imaginative and robust plan that will add so positively in my view to the neighbourhood, the City and the Region

I look forward to sharing these ideas in person today.

Sincerely,

Michael A. Goldberg

s. 22(1) Personal and Confidential



March 10<sup>th</sup>, 2014

Dear Mayor and Council,

I am writing to express my support of the proposed redevelopment of Oakridge Centre.

The proposed redevelopment will provide housing and amenities that will benefit the community. The public amenities, including rooftop commons, access to a diversity of shops and services will prove to be a great asset to the community. The thousands of new jobs and employment opportunities that this redevelopment will create and bring to Vancouver is a great advantage to our city.

The twelve proposed non-market accessible housing units will help individuals living with disabilities to maximize their independence in the community. Oakridge is an ideal location to build fully wheelchair accessible units. Providing accessible housing in close proximity to transportation, shopping and community amenities allows persons with disabilities the ability to access services that otherwise might be out of reach.

Furthermore, I understand Vancouver Resource Society (VRS) has shown interest in purchasing and operating twelve accessible units in the new Oakridge development and I hope that you will consider VRS' proposal. Established over forty years ago, VRS is a charitable and not-for-profit society with a mandate to provide housing and programs for persons with physical and developmental disabilities. VRS has made it possible for persons with disabilities to live in the community.

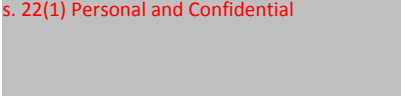
I currently live in the Oakridge neighbourhood. As a person living with a disability it is important to have different housing opportunities available throughout the city of Vancouver. I visit George Pearson Centre often and know a number of people who would like to live in the proposed new Oakridge development.

I know that the proposed Oakridge development will provide many benefits throughout the community and for the aforementioned reasons I urge you to support the redevelopment proposal.

Sincerely,

Shannon Huddleston

s. 22(1) Personal and Confidential



Redevelopment of Oakridge Mall  
Letter to Mayor Robertson and Council

February 22, 2014

My name is Stanley Wong. I would like to express my support for the Oakridge redevelopment plans as it will deliver new amenities to the community – including a new tai chi pavilion which is my main area of interest.

My wife and I are long-time members of the Queen Elizabeth Health and Exercise Association in Queen Elizabeth Park. At one point, there were 12 different groups practicing Tai Chi in QE Park; today, there are around 8. On cold or wet days, many of our members head to the underground parking lot of Oakridge Mall to do Tai Chi away from the bad weather.

Our Association has been waiting for the redevelopment of Oakridge Mall, along with some kind of tai chi, for many years. We participated in the planning process for Oakridge in 2007 and are back again providing our feedback on the latest plan – which we feel is a better plan and we are excited.

We are pleased with the location of the Tai Chi pavilion which overlooks the rooftop water feature.

When this pavilion is not being used for Tai Chi, other activities can also use this space – like yoga – which makes sense.

I am a healthy, active senior living in Vancouver. I strongly believe providing access to Tai Chi, or other forms of exercise, for all ages is one of the best ways to help lower our health costs!

Finally, we also look forward to the new restaurants and new community serving shops that we can visit after our morning exercise.

Sincerely,

Stanley Wong

s. 22(1) Personal and Confidential

