

Previous mall redevelopment -  
local resident was killed by  
construction.

mention 16<sup>th</sup> of December  
no services

Shouldn't say  
parish of schools  
are just provincial  
- city has responsibility  
too

Good Morning

- My name is Laura-Leah Shaw. Thank you for the opportunity to speak to council and the people of Vancouver.
- I would like to raise a couple of points here, the first being that the public hearing process has some flaws. I phoned 311 this past Tuesday morning to be put on the speakers list, and was told by the 311 operator that no further names could be added. I commented that others I knew had signed up that same morning, and she said no, the opportunity to register had passed, and there was no way to add additional speakers.

off top  
parks  
- many of  
us don't  
like  
height

I then asked to be put through to the department that co-ordinated the speakers list, and left a message on their line.

I was called back within an hour, and after repeating my story about being refused a space, the staff member said I had been misinformed, and that I was welcome to add my name to the list. I became number 131, but I wonder how many people before and after me missed the opportunity to have their views heard.

- This worries me – the information you use to make your decision may not be complete.
- Next I have a neighbourhood and city development concern.
- I was born in the Oakridge area of Vancouver 59 years ago, and have lived in the city all my life. Until recent years I've never felt there was anywhere that I would rather live. Vancouver was home. The past few years that feeling has been changing and I have been actively looking to move – with many of the homes I look at being outside of Vancouver. I'm torn because I don't like the development and direction our city council it taking us in, however I have grandchildren here – so I need to stay. For now my solution is to fight for the city I love.
- Our city is losing it's uniqueness, and varied beauty. Driving in from the south, on Oak Street or Granville Street, there was a lovely variety of home styles, tall trees, and open spaces. Now with densification construction

along the main arteries, <sup>the</sup> ~~our welcome~~ visitors and investors to our city, <sup>see</sup> ~~have~~  
a sameness – with row and stacked houses, or tall buildings lining the  
streets, creating a tunnel effect. I feel the proposed Oakridge development  
will only further our loss of uniqueness.

- Clearly I am opposed to the current redevelopment plan for Oakridge. Like many of the earlier speakers, I feel the rapid expansion of Vancouver is a concern – I'm not sure what the rush is. I'd prefer to have a slower pace of development, with more public involvement in the design & decision process. What is the rush – many of our strata buildings are only partially occupied, and our main streets are lined with vacant retail spaces.
- Like Mary Sutherland, I've been a realtor for 25 years in our city, and I too am amazed by the number of new developments, and all the towers popping up. The new building code that allows for 6 and 7 story buildings of wood construction have changed the face of our streets with their height, rather than the 4 story buildings we previously saw. The new building code has allowed for taller cheaper buildings to be built.
- The higher buildings create a canyon like street scape, with a sameness that is robbing us of our cities beauty.
- People from other parts of the world that I meet in open houses often tell me how much they enjoy the variety of houses – the unique look of our streets – and that is being lost with the tunnel effect of the multi-family developments. The buildings are so close to the street, with a loss of wide open spaces that made Vancouver such a beautiful place to live.
- The neighbourhood of Oakridge was developed as a mainly single family neighbourhood, with modest towers lining the shopping centre in a single line. When it was built as an outdoor mall it allowed for light and space for the neighbouring homes to enjoy. The redevelopment of the mall into an indoor shopping area also kept a low profile, with the height of the terraces pushed to the major intersection of 41<sup>st</sup> and Cambie, again not shadowing the residential streets around the development.
- The buildings as proposed will take away all of that, and with their height, unprecedented anywhere other than in the downtown core, will change

this neighbourhood, and not for the better. Towers will overshadow the single family homes, and I fear many of the homes will stay vacant, with no neighbours to develop the neighbourhood sense that residents now enjoy.

- We don't need a Vancouver style Metrotown, nor do we need to break up our beautiful city into zones or chopped up 'satellite downtown areas' – that will take away from the livability of our city.
- I see all the development as a false economic stimulus – once we finish filling all the green spaces with buildings, what jobs are people going to have? Right now we have a booming construction industry – with many people working in it, but at some point that is going to end. What real jobs is Vancouver creating here – jobs that will last beyond our building craze
- I ask that the city council slow down, listen to the citizens, and stop paying us lip service by holding public input meetings, when many of us feel the decisions have already been made. I want a liveable and financially responsible city for our future generations – I want my kids and their kids to be proud to say they live in Vancouver.

## Hildebrandt, Tina

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**From:** Public Hearing  
**Sent:** Friday, March 14, 2014 12:34 PM  
**To:** Robertson, G; Councillors - DL; Jackson, Brian (PDS); Drobot, Dwayne  
**Cc:** CC Meeting Coordinators - DL  
**Subject:** SPEAKER SUBMISSION (STEPHEN BOHUS): Public Hearing - Oakridge  
**Attachments:** Oakridge\_\_massing\_series.pdf

**Importance:** High

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 12:31 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge rezoning presentation

**From:** Stephen Bohus s.22(1) Personal and Confidential  
**Sent:** Friday, March 14, 2014 12:30 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge rezoning presentation

Dear Mayor & Council,

Please find attached my presentation to Council today.

The Oakridge proposal would dramatically change the skyline of Vancouver. The high point in QE Park is approximately 126 metres above sea level. The tallest tower proposed at Oakridge is 228.94 metres above sea level. A tall cluster of towers near the ridgeline of the city in the heart of Vancouver will significantly alter the sense of place and the identity of our skyline. Part of the skyline may begin to look more like Metrotown in Burnaby, where towers dot a ridge. The highest element on the mid-city ridge will then be a tower cluster and not a natural landscape feature (Little Mountain).

Resilience is a very important factor to consider. In the event of any prolonged power blackouts, it's worth noting that the level of the water reservoir in QE park is below the upper floors of the tallest towers in the proposed development. Hence in the event of an emergency, there will not be sufficient water pressure to deliver water to the upper floors. The development proposal is not human scale nor is it resilient. Other reasons why I cannot support this proposal were outlined in my presentation.

I strongly urge council to reject this proposal.

Sincerely,  
Stephen Bohus, BLA



## Context model

Note: lower levels of Mall are not modelled

Source for tower footprints City of Vancouver website (elevation above sea level, same colour coding):

<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/650w41st/documents/buildingrooftoprevisions.pdf>



Overlay Building Rooftop Revisions file on 10cm resolution OrthoPhotos (2011) - approximate alignment (for massing study)











































