

February 21, 2014

To: City of Vancouver Mayor and Council

From: New Oakridge Investment Ltd

Re: Oakridge Center Re-Zoning Proposal

Dear Mayor and Council,

We are the owners of commercial property located in the 5800 block of Cambie and directly across Cambie Street from Oakridge Center.

Since the Oakridge redevelopment project has launched, we find it to be one of the most exciting changes that will happen in the city. The reason we say that is because the redevelopment will bring a new 70,000 sq.ft Civic Centre, which includes all the necessary public amenities. It definitely benefits residents and elevate the living standard in the area. Also, the proximity of Canada Line station will encourage more people to use public transit and to work and shop in the redeveloped office buildings and shopping mall.

We are supportive of the creation of a town center at Oakridge at this density of 3.71 along with the non-market housing and new community center. We are also in favour of the heights of the proposed residential towers.

Thank you.

Yours Truly

New Oakridge Investment Ltd.

A handwritten signature in black ink, appearing to read 'John Liang', written in a cursive style.

Per: John Liang

13/02/2013

**Re: Oakridge Centre rezoning application.**

Dear Mayor Gregor Robertson and Council,

My name is Richard Tsang, a Commercial Banker, economics undergraduate and taxpayer, who had the privilege to sit in on a presentation hosted by the Vancouver Board of Trade's Company of Young Professionals program on the Oakridge Centre rezoning. Like most of the members there I am really looking forward to seeing the progress of this project.

Some of your accomplishments since coming into office have been addressing housing affordability, improving public transit and making Vancouver the greenest city in the world; all of which are in-line with the Oakridge project. The redevelopment will encourage a mix of more affordable housing, well-connected public transit system, and park amenities. Although all three are important to me-I, coming from a Commercial background, have a particular interest in the increase in anchor, retail and office space.

The proposal of more variety, diversity and usability for the entire neighbourhood raises my spirits. As a resident in the downtown core, I enjoy my area because of the diversity in retail storefronts and after hour services. The Oakridge proposal is offering much the same with a variety of retail services from traditional fashion to community based service offerings. The future expansion of the retail areas will further enhance this diversity with the addition of outdoor pedestrian street level retail and restaurants and updated anchor stores. Many street accessible shops and services can extend their hours to serve the needs of the community and provide a more vibrant and animated gathering space around three new public plazas; all of which gives young professionals like myself more reason to explore and spend more time in Westside Vancouver. What really interests me though, is the proposal of the new "High Street", an urban and pedestrian friendly shopping street that will redefine the retail experience at Oakridge. High Street may become the focus of Oakridge Centre as it will host a variety of amenities for people of all ages. This street will be a lushly landscaped pedestrian corridor running along the western edge of the new Oakridge and will be programmed with neighborhood shopping, dining, and communal activities. Lastly, Oakridge Centre seeks to expand on the existing office space while integrating economic sustainability with the addition of office buildings in three key locations.

With the increase in retail, anchor and office space there will be more jobs and additional spending which impacts the economy positively. The major anchors will draw people from around the City of Vancouver encouraging smaller retailers to join in too. Dining and entertainment will be a significant feature, enlivening the community day and night. Services, such as medical offices will be expanded and the increase in office space will also be evident. All these expansions will result in bringing in more jobs to the local population and increase the opportunities to enhance the live work aspects of the social sustainability goals that you so highly draw on.

I understand there are many new projects happening around the city, and am grateful for your service to the city; however, I hope you also appreciate that the Oakridge Centre Rezoning can be vital in shaping our city and its economic well-being.

With kind regards,

*Richard Tsang*

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, February 20, 2014 9:14 AM  
**To:** Public Hearing  
**Subject:** FW: Proposed Development at Oakridge Mall

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**From:** Jaz Mann s. 22(1) Personal and Confidential  
**Sent:** Wednesday, February 19, 2014 9:10 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Proposed Development at Oakridge Mall

To whom it may concern:

My name is Jasvir Mann and I am a resident of the Langara area. I have noticed the proposed development at Oakridge Mall and want to show my support for the project because I believe it will help increase the vibrancy of the neighbourhood and city.

The key things which I am looking forward to are better shopping, community gardens to take my children, and more affordable housing options so my extended family can stay close to us.

Once again, please approve this project. Thank you.

Jasvir Mann

s. 22(1) Personal and Confidential

Regards,

Jaz Mann

s. 22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 19, 2014 9:32 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Rezoning

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

**From:** Shawna Peters s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 18, 2014 6:51 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Rezoning

Dear Mayor and Council,

I am writing to show my support for the upcoming rezoning proposal for Oakridge Mall being considered by Mayor and Council. As a Vancouverite, and a downtown Vancouver resident, I have seen the struggles that my peers have finding affordable housing in our City. I think that it is our responsibility to be looking for new and innovative ways to increase the housing options in our City and make them attainable/affordable for a more diverse population.

The Oakridge proposal is definitely a good opportunity to build a new mixed-use community in Vancouver. Pairing the increase in housing with a destination retail centre only encourages my support further. As someone who commutes out of the City daily for work, I am looking forward to the added employment opportunities that this projects represents with the creation of new office space, and additional community amenities.

I hope that Mayor and Council vote in support of this rezoning at the upcoming public hearing.

Thank you for your time,

Shawna Peters

Sent from my iPad

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 19, 2014 9:33 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre - Rezoning Application

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**From:** Erzsebet Institorisz s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 18, 2014 7:28 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre - Rezoning Application

Hello,

My name is Erzsebet Institorisz and I am a Vancouver Board of Trade CYP member who attended a January 20th, 2014 evening event at which the Oakridge Centre rezoning application was discussed.

Items which struck a cord with me included the availability of:

- *Housing diversity with 80 units of nonmarket housing for families, 138 units of nonmarket housing for seniors, and 12 nonmarket accessible housing units.*
- *Sustainable transportation options such as car co?op and bicycle co?op programs, bicycle parking, and bicycle valet.*
- *Proximity to the existing Canada Line encourages a pedestrian?friendly neighbourhood and helps to reduce the carbon footprint of residents, visitors and employees.*
- *Green building practices and technologies that will minimize waste and optimize energy usage with living walls, solar photovoltaics, rain water collectors, hot water collectors, and retail waste heat recovery.*
- *Employment opportunities for up to 2,210 new retail jobs and 990 new office jobs.*

I fully support this initiative if it is to make smart use of land, ultimately resulting in a more sustainable community environment in which people can live and work. Please find my full name and address below. Thank you for reviewing my comments.

Sincerely,

Erzsebet Institorisz

s. 22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 19, 2014 9:33 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Rezone

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s. 22(1) Personal and Confidential  
**From:** Jay Jagpal  
**Sent:** Tuesday, February 18, 2014 7:28 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Rezone

Dear Mayor and Council,

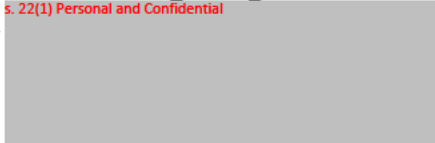
Hi, I am a 39 year old business owner who works and lives by Main street. I have used the mall for my family, kids, and personal (movies, shopping). I immigrated to this neighborhood when I was 5 years old and want it to become more better.

I support this project because I want a better neighborhood for my family and enjoy the new mall. The outdoor garden would be great for my kids to play in.

Cheers,

Sewa Sing Kang

s. 22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 19, 2014 9:33 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre rezoning application

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

**From:** s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 18, 2014 7:34 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre rezoning application


Dear Mayor and Council,

I am a local 27 year old resident who lives not too far from the Oakridge mall area. I have seen the new development signs in the area and have been paying close attention to this project. I grew up in this neighborhood for the majority of my life and have spent a lot of time in the area as I went to elementary and highschool close by. From when I was a child till now we still go to oakridge mall and enjoy the malls shops and facilities.

I am writing this letter to inform you that I support this project and that this project will create many short term jobs and many long term jobs. With all the benefits this project has for seniors and local folk this is a great addition to the neighborhood. Please approve this project.

Sincerely yours,  
Parminder Dhillon

s. 22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 19, 2014 9:33 AM  
**To:** Public Hearing  
**Subject:** FW:

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**From:** kam sahota s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 18, 2014 8:20 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:**

Dear Mayor and Council,

I am writing this letter to inform you that I support this project and believe that this project will support my generation and my aging parents.

A few blocks away are both my high school and elementary school, I appreciate the changes in the neighborhood. I'm 31 years old I am planning to raise my family and in this neighborhood. My parents are excited at the fact that we will have a new community centre, day care and library.

Cheers,

Kawaljit Sahota

s. 22(1) Personal and Confidential

Sent from my iPhone



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 19, 2014 9:34 AM  
**To:** Public Hearing  
**Subject:** FW: Re-development at Oakridge Centre

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**From:** Pall Beesla s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 18, 2014 8:30 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re-development at Oakridge Centre

Hi Mayor and Council,

I, Pall Beesla, live at s. 22(1) Personal and Confidential in Vancouver. I often frequent Oakridge Mall with my wife and kid and love the area. I am looking forward to the expansion of the mall and its amenities. I am equally excited about all other proposed ideas such as the green space additions and Day Care.

I fully support this project and look forward to attending open houses and consultations.

Thank you for your time.

Regards,  
Pall Beesla

s. 22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 19, 2014 9:34 AM  
**To:** Public Hearing  
**Subject:** FW: Oak & 41st development

**From:** Daljit Uppal s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 18, 2014 8:56 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oak & 41st development

Hi,

I'm writing to give my support and approval for the proposed site development at Oakridge Mall at 41st ave. My family and I are looking forward to the increased services and shopping. The idea of a Seniors Centre is also very appealing because I plan retire in Vancouver and want to ensure my wife and I have all the services close by.

thank you for taking the time to read this.

Sincerely,  
Daljit Uppal

s. 22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 19, 2014 9:34 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre mall expansion

**From:** satpal birk s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 18, 2014 9:11 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** oakridge centre mall expansion

Dear Vancouver Councillors,

I am sending my support for the new development at oakridge centre. My children and I will absolutely make use of the new community centre services as my son is a wrestler and will need to use the gym facilities. Also, I work in construction and believe this project can help the industry.

Thank you,  
Satpal Birk

s. 22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 19, 2014 9:35 AM  
**To:** Public Hearing  
**Subject:** FW: new development - Oakridge

**From:** Kelly Uppal s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 18, 2014 9:27 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** new development - oakridge

To Mayor Robertson and Team,

Thank you for reading this email. I want to share my thoughts on the new proposed development at oak and 41st ave. I like the idea of new construction because I drive a truck and it keeps the economy going.

I also would like to see more shopping options in South van because we have limited stores at the moment.

I hope this project is approved. Thank you.

Regards,  
Kuldip Kelly Uppal

s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 19, 2014 9:34 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Center Development

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**From:** aatmamann s. 22(1) Personal and Confidential  
**Sent:** Tuesday, February 18, 2014 9:17 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Center Development

To City of Vancouver Council,

I, Aatma S. Mann, am writing to you in support of the proposed development at Oakridge Centre. I live in the neighbourhood.

I work for Translink and like the idea of sustainable transportation that will be available to the residents via co-op programs and public transportation.

I am also in favour of increased consumer opportunities as we need diversification in our shopping options and service areas.

Best Regards,  
Aatma S. Mann

s. 22(1) Personal and Confidential

February 19, 2014

Vancouver Mayor and Council  
Vancouver City Hall  
453 West 12th Avenue  
Vancouver, BC V5Y1V4

Dear Vancouver Mayor and Council,

Subject: Oakridge Centre Rezoning Application

I am writing today to show my enthusiastic support of the Oakridge Centre rezoning application. I became aware of the Oakridge Centre redevelopment plans at the Vancouver Board of Trade's *Transit Dialogue & Social Night*. At the event I learned more about the project from speakers including Graeme Silvera, Vice President of Ivanhoe Cambridge and Jerry Dobrovolny from the City of Vancouver.

I believe the Oakridge 2025 project will add tremendous economic and social benefits to the citizens of Vancouver and metro Vancouver. With the onset of increased population growth in Vancouver, Oakridge 2025, in close proximity to the existing Canada line, will help meet these rising demands while helping to reduce our carbon footprint.

The project is also very in line with The City of Vancouver's *Greenest City 2020 Action Plan*, including the use of Green building practices and technologies that will minimize waste and optimize energy usage with living walls, solar photovoltaics, rain water collectors, hot water collectors, and retail waste heat recovery. Furthermore, Oakridge 2025 exceeds the City's minimum LEED® Gold New Construction by targeting LEED® Platinum Neighbourhood Development certification.

Economically, the Oakridge Centre redevelopment plans will realize over 2,100 new retail and 900 new office job opportunities, not including the jobs that will be incurred during the redeveloping phases.

In closing, as a young professional in Vancouver I provide my full support Oakridge Centre rezoning application. I was blown away by the level of due diligence that has already taken place by the Oakridge 2025 project team, and I hope to see the potential positive social and economic benefits the project has unfold in the near future.

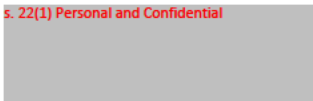
Sincerely,

Alexandra Meeres

s. 22(1) Personal and Confidential



s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, February 27, 2014 12:59 PM  
**To:** Public Hearing  
**Subject:** FW: Online Feedback - Rezoning Application - 650 West 41st Avenue

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

**From:** [mailpost@vancouver.ca](mailto:mailpost@vancouver.ca) [<mailto:mailpost@vancouver.ca>]  
**Sent:** Tuesday, February 25, 2014 8:00 PM  
**To:** Drobot, Dwayne  
**Subject:** Online Feedback - Rezoning Application - 650 West 41st Avenue

**Name:** Jacquie Martin

s. 22(1) Personal and Confidential

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**Comments:**

Dear Mayor and Council,

My name is Jacqueline Martin, manager of the Brown's Shoe shop in Oakridge Centre.

I recently attended a presentation in regards to the redevelopment of Oakridge Mall and I would like to say that I was totally impressed with what I saw and heard.

The creation of more shops and services will provide employment opportunities for hundreds of individuals. And the amenities will be a powerful draw for residents of the immediate and surrounding area. The massive, rooftop, dining terrace will encourage patrons to stay longer which means more shopping, a definite benefit to the retailers. Certainly those individuals working in the mall will have a beautiful outdoor area within which to recharge and refocus before getting back to the task of servicing the increased sales volume that will certainly ensue.

The Civic and Senior's Centre will benefit so many of Vancouver's residents, providing them with a gathering place easily accessible by transit, bicycle and on foot. And also as a Vancouverite, I appreciate the eco-friendly concept, the living walls the use of solar power, the recycling of rainwater and so on.

There was obviously a lot of thought put into this project, substantial input from the public as well as input from public officials. I believe that this redevelopment will greatly enhance the look and feel of the neighborhood, provide additional affordable housing and truly offer services and amenities that will be appreciated by our city's residents for decades to come.

Sincerely,

Jacqueline Martin

s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, February 27, 2014 11:23 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Rezoning Application

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**From:** Store 06130 s. 22(1) Personal and Confidential  
**Sent:** Thursday, February 27, 2014 10:58 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Rezoning Application


To Whom It May Concern,

My name is Mary-Ann Ficociello and I am the store manager of Papyrus. I first heard about the redevelopment of Oakridge Mall through the staff at the concierge desk inside Oakridge Mall. I am very excited about this project and hoping it will happen! I am sure this will bring more traffic to all retailers and I think all will benefit from this. There will be so much this Mall will have to offer such as fitness, more banking, medical and dental and of course many new shops! I wish all the best to everyone who is involved!

Thank you.

Mary-Ann Ficociello

s. 22(1) Personal and Confidential





**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, February 27, 2014 9:26 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre rezoning

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

**From:** David Riley s. 22(1) Personal and Confidential  
**Sent:** Wednesday, February 26, 2014 11:42 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre rezoning

Dear Mayor and Council:

I am writing in support of the new Oakridge Centre rezoning application. I am a Vancouver resident who lives just outside of the Downtown core and enjoy a close proximity to the many shops and outdoor activities that my neighborhood makes available. As an employee who works from home, it is important for me to have access to both open spaces and a variety of shops when I leave my home. Sadly, many neighbourhoods in Vancouver are not as diverse and accessible as my own.

In reviewing the Oakridge development proposal, I am struck by the level of amenity that is being offered on this expansive site. From valuable new commercial space, to new office space and of course the large roof top park, the proposal really does represent a vast expansion of services that will serve the Oakridge neighborhood for decades to come. It is vital to support development of communities within Vancouver with amenities like community centers, libraries and other shared resources. The Oakridge redevelopment proposal appears to offer amenities and a housing base that will serve an evolving population base as Vancouver grows. I think we, as a city should be encouraging development proposals that take the whole site into consideration, and are not simply proposing standalone density.

I am happy to lend my support to this innovative proposal, and hope that Council echoes my sentiments by approving the application at public hearing.

Thank you for taking my thoughts into consideration.

Sincerely,  
David Riley

s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 26, 2014 4:30 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge re-zoning

**From:** Daniel Holloway s. 22(1) Personal and Confidential  
**Sent:** Wednesday, February 26, 2014 4:22 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge re-zoning

To whom it may concern,

Please take this email as evidence of my support for the proposed re-development of the Oakridge mall areas.

Having been born and raised in the Douglas Park area, I often made many trips up to Oakridge as a young child. The mall was a constant source of amazement for me and I never ceased to be impressed by the large number of sources of entertainment that were included within those brown walls. That being said, I was equally (and continue to be) taken aback by the sheer size of the parking lots that were constantly available. Based on a reading of the Rethink Oakridge: FAQs available on the [vancouver.ca/oakridge](http://vancouver.ca/oakridge) - my understanding is that the redevelopment would use these wasted spaces more efficiently. Not only would these lands be used to build various types of housing (a mix of high end and affordable housing) but they would further promote the use of public transport and would be a self-sustained community complete with parks, and entertainment and restaurants options.

Two recent articles have appeared in the prestigious online journal, edited by noted University of Toronto professor, Richard Florida - [theatlanticcities.com](http://theatlanticcities.com). These articles have heaped praise on the Canada Line and the sustainable development that has accompanied it.

Please see: *Vancouver's Canada Line Is a Model of Transit-Oriented Development*

<http://www.theatlanticcities.com/commute/2014/02/vancouvers-canada-line-model-transit-oriented-development/8437/>

and

*How Vancouver's Olympic Legacy Is Shaping the Future of Transit*

<http://www.theatlanticcities.com/commute/2014/02/how-vancouvers-olympic-legacy-shaping-future-transit/8422/>

Lastly, I would like to note that the nearby developments at Marine Drive and Cambie has been approved and there is the long standing development of the Langara Towers which while not as tall as the proposed Oakridge re-development, serve the community in much the same manner, without any of the amenities proposed by the people behind the Oakridge re-development.

If you have any questions, please do not hesitate to contact me. I can be reached at s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 26, 2014 2:16 PM  
**To:** Public Hearing  
**Subject:** FW: Proposed redevelopment of Oakridge Centre

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**From:** Louise Simkin s. 22(1) Personal and Confidential  
**Sent:** Wednesday, February 26, 2014 12:07 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Proposed redevelopment of Oakridge Centre

Dear Mayor and Council:

I am writing in support of the new Oakridge Centre rezoning application. I am a Vancouver resident looking to purchase a home in the next few years, I currently live in Yaletown, however the continuing rise of property prices have me considering options outside of the downtown area or even outside Vancouver. I recently read about the application for the new rezoning of Oakridge Centre and I wanted to share my thoughts with you.

I believe initiatives like Rethink Oakridge are essential to the ability of young Vancouverites to own property in Vancouver and retain a sense of community. As a member of the younger demographic I think it is vital to support development of communities within Vancouver with amenities like community centers, libraries and other shared resources. I also believe that new developments in Vancouver should include promises to be environmentally responsible and I was pleased to learn that the Oakridge application includes this. I think we, as a city should be commending, encouraging and supporting these sorts of developments.

Rezoning applications like this one support the lifecycle of young people like me in Vancouver as we move through our various life stages. There are not enough micro-communities like this in Vancouver that make this city a realistic one to raise a family but still maintain a desirable lifestyle. We need to support applications like Rethink Oakridge to ensure there is a future for the younger demographic, who want to stay and put down roots in Vancouver. I hope you agree that the retention of young families in Vancouver is vital to the city's long-term sustainability and to do that we must make it accessible, desirable and achievable for them to live here. The Oakridge initiative is an important application that will help to show the city's commitment to providing lifestyle options for young people.

Affordable housing, a sense of community and accessibility are the key attributes I know myself and my peers look for when we are considering where to live and work, if this initiative was to go forward I know it would be an attractive option for young families. When the benefits are so great and there is no harm done to existing business or community it makes a lot of sense to me to support Rethink Oakridge. I look forward to learning about your support for this application in the near future.

Thank you for taking my thoughts into consideration,

Sincerely,

Louise Simkin

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 04, 2014 9:32 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Rezoning

**From:** Ashley Elchuk s. 22(1) Personal and Confidential  
**Sent:** Monday, March 03, 2014 6:44 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Rezoning

March 3, 2014

Mayor and Council  
City of Vancouver  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

Dear Mayor Robertson and members of City Council,

The reason for my writing is to express my support for the Oakridge Centre Rezoning development being proposed by Ivanhoe Cambridge and Westbank Development.

As a resident of Vancouver, I believe this is a wonderful chance to create a new development right in the centre of our city that will be filled with a lot of housing options and new community benefits. I think the project, with all the different buildings, shops and green spaces, will be a great addition to the city.

The addition of 290 social housing will benefit many low-income families and it will create an inclusive mixed-use neighbourhood where everybody are welcome. I like how conveniently located everything is – from public transportation to civic amenities to community spaces.

We need more housing in Vancouver, particularly social housing. I encourage City Council to support this development so construction can begin as soon as possible.

Sincerely,

Ashley Elchuk

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 04, 2014 9:36 AM  
**To:** Public Hearing  
**Subject:** FW: Healthcare Worker and Oakridge Development

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**From:** Kaitlin Thomas s. 22(1) Personal and Confidential  
**Sent:** Monday, March 03, 2014 7:57 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Virginia Bird  
**Subject:** Healthcare Worker and Oakridge Development

Mayor and Council,

I am a BCIT Nursing Student and have been following the Oakridge project with interest. VGH and or Children's Hospital are my top choice of hospital to work at. An issue for me with those locations has been housing and community.

The short Canada Line ride to work and convenience of this development are very interesting. The ability to utilize the full services of the mall, plaza and business in the area will make my life easier.

Thanks for your time,

Kaitlin Thomas

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 04, 2014 9:37 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre

**From:** Christine Shepherd s. 22(1) Personal and Confidential  
**Sent:** Tuesday, March 04, 2014 8:40 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre

Dear Mayor and Council,

I am a young professional currently living and working in the downtown core of Vancouver. I have been following the Oakridge application as I work in commercial real estate, and I fully support the project.

I believe a new town centre along the Canada Line is in demand, and I feel that many young professionals like myself will move to the area once the development is complete. Some elements of the project I love are the 9-acre rooftop park, restaurants with large patios, and the proposed "high street" that has a European feel. I think this development is exactly what Oakridge needs.

Best regards,

Christine Shepherd

s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 04, 2014 9:40 AM  
**To:** Public Hearing  
**Subject:** FW: Redevelopment of Oakridge Mall

**From:** Chris Hill s. 22(1) Personal and Confidential  
**Sent:** Monday, March 03, 2014 7:46 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Redevelopment of Oakridge Mall

To Mayor and Council,

As a young professional living in Vancouver, I am excited about this development and the potential it brings to the Cambie corridor, pushing up rather than out and building upon the existing hub that is Oakridge mall.

The display model that has been on display at Oakridge is very impressive. I appreciate the effort made for green space and other environmental initiatives such as LEED and transportation. The proximity to the Canada Line makes this location attractive to a variety of residents.

Although the buildings are very tall they will not block a view, as Oakridge is on a natural rise. The information boards on display also talked about careful consideration given to the shadow effect.

I am for this kind of project, and hope the City sees the value in developing up,

Chris Hill | s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 04, 2014 10:27 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Redevelopment

**From:** Simeon Garratt s. 22(1) Personal and Confidential  
**Sent:** Tuesday, March 04, 2014 10:18 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Redevelopment

Dear Mayor and Council,

I am very excited about the proposed Oakridge Centre and believe the development should move forward. I am a young entrepreneur currently living and working in the downtown core of Vancouver. I was born in Toronto, grew up in China, and think Vancouver needs more high density areas. Especially those that are build around lifestyle centres.

I feel that many young professionals like myself will move to the area once the development is complete, as the Canada Line is an efficient way to get downtown. Some elements of the project I love are the 9-acre rooftop park, more restaurants with patios, and the car sharing program for owners.

Regards,

Simeon Garratt.

s. 22(1) Personal and Confidential



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Mayor And Council,

My name is Jackson Yiu. I run a small store at the corner of Cambie and 41<sup>st</sup> Street.

While the period of construction for this project does raise some concerns, I believe the finished product will bring new life and new shoppers to the area.

I am also a member of the Mah Tai Chi club which practices Tai Chi in QE Park, along with many other groups. The Oakridge area has a significant Chinese population so a Tai Chi pavilion on the roof top park makes sense and will be a well used new community amenity.

I am pleased this facility includes a cover, access to nearby washrooms, areas for people to sit for a break, or simply just to watch, as well as access to power for groups who wish to play music during their exercise.

The retail expansion will also provide new options for tai chi goers to get a bite to eat or a cup of tea after their exercises – the White Spot is great, but we could use a little variety.

I understand there have been plans to include such a Tai Chi facility as part of the mall redevelopment, and am happy to see these plans now moving ahead.

Thank you,

Jackson Yiu

March 03, 2014.

Mayor and Council  
City of Vancouver  
453 W 12th Avenue,  
Vancouver, B.C.

Dear Mayor Robertson and members of City Council,

I am writing to support the redevelopment housing Project at Oakridge, in Vancouver.

My name is Hufsa and I have been residing in YWCA Single Mother Supportive Housing in Vancouver for the last 2 years. I have been connected with the YWCA since 2012 and have been provided with a number of resources to take care of mine and my family's basic and extended needs and I have utilized all those resources to the best of my ability.

When I heard about the Oakridge project through a YWCA employee, I could not stop myself from contacting City Council as I consider myself a living story of getting the best out of the housing support given to me in the most critical time of my life.

In my personal experience, even with all the resources, if supportive housing was not available for me and my children; I could never be able to utilize the rest of the support in order to successfully follow my dreams.

In my understanding, moving forward in life, what a woman and family needs is taking care of their basic needs, and the most important is having a roof on their head so they can process the demands of day to day life challenges and eventually can celebrate the beginning of a new life.

I also experienced that having easy access to facilities like public transportation, Library, Child Care and Rec Center help me a lot in order to transition through my life being a single mother. As the Oakridge Project includes all those facilities, it could be a great support for families.

Moreover, the community that can be developed through supportive housing becomes an extended family for a lot of women and families, and that adds an extra support to their lives. Being an immigrant woman, Supportive Housing also gave me an opportunity to have that extended family, as all my family is in my country of origin, Pakistan. In my experience, most women more or less face the same challenges and always try to help each other.

In the end, I would like to briefly share my personal story. I started my journey by getting into YWCA 2<sup>nd</sup> stage housing in a difficult time of my life about 2 years ago with my children. I am absolutely blessed to have that space and peace in life that could give me positive energy to follow my dreams and passion to work for community.

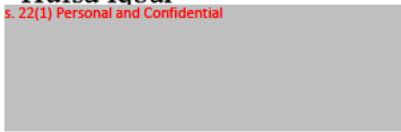
In the last 2 years, I finished my Counselling Program by getting Government funding to go back to school, got my permanent housing, and now working to get my Master's degree from Pakistan getting evaluated. I am volunteering as a Housing Coordinator in the YWCA Transition house and also doing my practicum with an agency that helps immigrant women who are victims of family violence.

I am sharing my personal story in order to pass on this message that by providing basic needs like affordable housing, many new and inspiring stories can be created. Such projects are not just building housing but it is building stronger communities.

I appreciate this opportunity to let me give my feedback and to share my personal story. I wish you and your team all the best for this and all community based projects

Sincerely,  
Hufsa Iqbal

s. 22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 03, 2014 3:50 PM  
**To:** Public Hearing  
**Subject:** FW: oakridge development plan

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**From:** Michelle Li s. 22(1) Personal and Confidential  
**Sent:** Monday, March 03, 2014 2:51 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** oakridge development plan

Hello Mr/Ms.

I am glad to preview the oakridge center proposed development plan. I am sure the new facility will service the community better. Population grows over the last 30 years, Vancouver city need adapt the changes. I am looking forward the date that new complex built.

Michelle Li

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 03, 2014 4:50 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Center rezoning application

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**From:** Ricci Renaud s. 22(1) Personal and Confidential  
**Sent:** Monday, March 03, 2014 4:47 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Center rezoning application

To Whom it may Concern,

I am currently the Senior General Manager at the Gap in Oakridge Mall. I've been working at this mall for 5 1/2 yrs in fact I had my first job in this mall over 25 yrs ago so I've seen the changes over the years.

I think this project is very exciting personally and professionally. As a mall we need to re vitalize this market and show growth to our customer as well give them a reason to come here. We also need a mall that has diversity in what it has to offer to our customers and the people who live in the surrounding areas. Just seeing what Richmond Center , Guildford, Park Royal and even Metrotown have done or are in the process of doing to there malls are amazing . We don't want to become that mall that's dying and wait's until it's to late.

Let's not forget about the other great things that this re development will bring ..... Jobs , housing diversity, green space , sustainable transportation programs and pedestrian friendly neighborhoods and shopping . This is just to name a few.

I know this is a huge undertaking and is going to take many years to complete but now is the time to do this , It will bring so much to this community in the future.

Thank you for your time ,

Ricci Renaud  
Senior General Manager  
Oakridge Gap 9808/9159

s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 03, 2014 5:26 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Rezoning Development

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

**From:** kathy Lilyholm s. 22(1) Personal and Confidential  
**Sent:** Monday, March 03, 2014 5:08 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Rezoning Development

Mayor and Council  
City of Vancouver  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

Dear Mayor Robertson and members of City Council,

The reason for my writing is to express my support for the Oakridge Centre Rezoning development being proposed by Ivanhoe Cambridge and Westbank Development.

As a resident of Vancouver for more than 22 years, I believe this is a wonderful chance to create a new development right in the centre of our city that will be filled with many housing options and new community benefits. I think the project, with all the different buildings, shops and green spaces, will be a great addition to the city.

The addition of 290 social housing units will benefit many low-income families and it will create an inclusive mixed-use neighbourhood where everybody is welcome. I like how conveniently located everything is – from public transportation to civic amenities to community spaces.

We need more housing in Vancouver, particularly social housing. I encourage City Council to support this development so construction can begin as soon as possible.

Sincerely,

Kathy Lilyholm

s. 22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 03, 2014 2:11 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Redev

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

**From:** s. 22(1) Personal and Confidential  
**Sent:** Monday, March 03, 2014 1:44 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Redev

Hello:

I'm looking forward to this redevelopment at Oakridge. This is important for creating a central hub for shopping/meeting away from the downtown core, and for our mandate for densification.

Let's move forward.

Anil Dhawan  
Vancouver, BC

March 3, 2014

To Mayor and Council,

I appreciate the opportunity to provide feedback in regards to the Oakridge Centre redevelopment. This development has caught my attention as I feel this site is long overdue for rejuvenation and updating. On my recent trips to Oakridge, it has struck me how dated the mall, along with the surrounding area appears compared with much of the rest of Vancouver.

Oakridge Centre strikes me as having an outdated design, represented by its swath of surface parking lots. With the planned development, so many aspects are addressed in a much needed way. Bike paths, park space, a much needed community centre and affordable housing are among the items that I value most in the proposal. I also believe that more appealing retail and commercial business space will provide a great benefit to the overall business developmental health of the area. The proposal also seems to demand a higher level of community space in comparison to other malls in the region.

With a growing population, Vancouver needs to accommodate density in a responsible and thoughtful way. I feel that the Oakridge proposal represents this. Increased opportunities for job creation and a focus on methods of transportation that do not make the vehicle the number one priority all seem logical and within the City's major policy commitments that Mayor and Council were elected upon.

For these reasons and many others, I am extremely supportive of this proposal and hope that Council and Mayor will approve this rezoning at the upcoming public hearing.

Thank you for your time and I look forward to seeing this project take the next steps towards City building.

Regards,

*Andrew Hewat*

Andrew Hewat  
Vancouver Resident



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 03, 2014 2:09 PM  
**To:** Public Hearing  
**Subject:** FW: Comments re: Rethink Oakridge

**From:** Megan Close s. 22(1) Personal and Confidential  
**Sent:** Monday, March 03, 2014 10:23 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Comments re: Rethink Oakridge

Dear Mayor and City Council:

I am a 29 year old single professional working and living in Vancouver. I own my condo and work for a small local retail business. After reading some of the literature available on the proposed re-zoning at Oakridge I strongly believe it would be beneficial on all fronts.

The proposed element that I find most attractive is the addition of tons more leasable retail space and all of the amenities that support it. As a growing retail business, we will be looking for new location options in the next 5 years and the amount of growth proposed for this neighborhood as well as the proximity to the CanadaLine makes it very desirable.

The second element that is appealing to me is the proposed residential options. I currently live in Fairview but will be looking to upgrade to a larger accommodations in the next few years. Again, the proximity to the Canadaline, the proposed new restaurants and the retail space make this a very appealing neighbourhood to look into. It's getting more difficult for young professionals to live right downtown due to increasing costs of living and there needs to be some other options.

I hope that you will strongly consider the re-zoning application. The infrastructure and amenities proposed for the re-zoning at Oakridge are a very attractive for young professionals looking for a place to live and put down roots near downtown.

Thanks you for your time.

Sincerely,  
Megan Close

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 03, 2014 12:43 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge redevelopment

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**From:** Alexander Ray  
**Sent:** Sunday, March 02, 2014 2:41 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge redevelopment

Dear Mayor and Council,

I strongly support the Oakridge redevelopment for the following reasons:

1. Public amenities including a new 70,000 sq. ft. Civic Centre complete with a Community Centre, Seniors' Centre, Library and Day Care.
2. Public 9-acre Rooftop Commons multifunctional space featuring children's play area, large running loop, community gardens, water art garden, Tai Chi pavilion, multipurpose activity courts, and outdoor fitness and exercise areas.
3. Housing diversity with 80 units of nonmarket housing for families, 138 units of nonmarket housing for seniors, and 12 nonmarket accessible housing units.
4. Access to more medical, dental, legal, banking and other services through increased office space to 385,800 sq. ft.
5. Diversity of shops and restaurants with an expanded 1.2 million sq. ft. of retail space.
6. Grand Plaza creates a new community gathering place with outdoor dining terraces, landscaping and water feature.
7. Sustainable transportation options such as car co-op and bicycle co-op programs, bicycle parking, and bicycle valet.
8. Proximity to the existing Canada Line encourages a pedestrian-friendly neighbourhood and helps to reduce the carbon footprint of residents, visitors and employees.
9. Green building practices and technologies that will minimize waste and optimize energy usage with living walls, solar photovoltaics, rain water collectors, hot water collectors, and retail waste heat recovery.
10. New District Energy System available for connection along the Cambie Corridor.
11. Exceeds the City's minimum standard of LEED Gold New Construction by targeting LEED Platinum Neighbourhood Development certification.
12. Employment opportunities for up to 2,210 new retail jobs and 990 new office jobs.
13. Existing surface parking moved underground to fully utilize 28-acre property.
14. Improvements to the public realm at 41st and 45th Avenues, Cambie Street and a new pedestrian-only shopping high street within Oakridge Centre.
15. Restrictions on through traffic on new local road protect adjacent neighbourhoods and enables safer walking and cycling.

Thank you,

Alex

s. 22(1) Personal and  
Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, February 28, 2014 3:29 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre rezoning application  
**Attachments:** email-logo.gif

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**From:** Katie Stevens s. 22(1) Personal and Confidential  
**Sent:** Friday, February 28, 2014 3:16 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre rezoning application

Dear Mayor and Council,

My name is Katie Stevens and I am writing this as formal letter in favor of the Oakridge Centre rezoning. I first learned about the Oakridge application during patronage of the Mall. Growing up in Vancouver I have always been a big a big proponent of the area based on it's proximity to downtown and the surrounding neighbourhood in general. With that said, in my opinion the neighbourhood could use a significant refresh! I think the area would benefit greatly from some of the proposed additions including the new Civic Centre, pedestrian-friendly elements, including more street-level shopping and sustainable transportation options. Finally, as a young person living in Vancouver, perhaps the most important aspect to me is host of new affordable housing that will be created.

I have included my contact details below so I can be registered on the public record.

Katie Stevens

s. 22(1) Personal and Confidential

778-686-0906

Thanks-you for your consideration.

Best,  
Katie

Katie Stevens |

s. 22(1) Personal and Confidential

s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, March 05, 2014 11:38 AM  
**To:** Public Hearing  
**Subject:** FW: Letter of Support for The Oakridge Centre Rezoning development

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**From:** Jennifer Bateman s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 05, 2014 11:29 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Letter of Support for The Oakridge Centre Rezoning development

March 5, 2014

Mayor and Council  
City of Vancouver  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

Dear Mayor Robertson and Members of City Council,

The reason for my writing is to express my support for the Oakridge Centre Rezoning development being proposed by Ivanhoe Cambridge and Westbank Development.

I am Family Resource Worker with the YWCA, supporting single mothers in Vancouver. One of the biggest issues I see is the need for safe, affordable housing for mothers and their children. I would wholeheartedly support the City of Vancouver creating a new development right in the centre of the city that will be filled with a lot of housing options and new community benefits.

The addition of 290 social housing will benefit many low-income families and it will create an inclusive mixed-use neighbourhood. I like how conveniently located everything is – from public transportation to civic amenities to community spaces, as this is essential to a families' success. I also think it's very important to have mixed-use neighbourhoods to create a sense of compassion,

community spirit and understanding among residents, all while preventing low income families from being isolated. I believe that is showing how all these elements could work together to create a cohesive community would set a standard many other BC cities would aim to replicate.

We need more housing in Vancouver, particularly social housing. I encourage City Council to support this development so construction can begin as soon as possible.

Sincerely,



Jenn Bateman

YWCA Metro Vancouver

s. 22(1) Personal and Confidential



Jenn Bateman

Family Resource Worker, Single Mothers' Support Services YWCA Metro Vancouver

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, March 05, 2014 2:26 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge development

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**From:** Dean Mailey s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 05, 2014 2:25 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge development

Dear Mayor and Council

I want to lend my voice to the support for the proposed development at Oakridge. I believe this is very responsible development located in the right place.

I fully support this project.

Dean Mailey

s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, March 05, 2014 12:34 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Mall - Support for Rezoning Proposal

**From:** Nicholas Rabuchin s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 05, 2014 12:02 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Mall - Support for Rezoning Proposal

### Mayor and Council

Via Email: [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca)

Re: Oakridge Mall

I am writing to express my support for the Oakridge Mall rezoning application, proposed by Westbank Projects. Oakridge Mall should be the community hub of the Marpole Community; however, the current shape and form doesn't achieve that.

With the introduction of a mix of uses, Oakridge is destined to be a model of sustainability with places to live, work, shop and play. I am particularly excited about the proposed community amenities, including a range of housing options and tenures, expansive park areas, at-grade plazas and a community centre.

This project embodies smart growth and I look forward to additional projects like this in our great City!

Thank you,

Nick Rabuchin

s. 22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, March 05, 2014 9:45 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Development Project.

**From:** Jeanie Chan s. 22(1) Personal and Confidential  
**Sent:** Tuesday, March 04, 2014 11:12 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Development Project

To Mayor Gregory Robertson and Vancouver City Council:

We are family physicians and our clinics are located in the Oakridge Centre, South Tower. We have reviewed the proposed plan for the new development on the Oakridge Centre site. We can foresee health benefits to residents in the neighbourhood and any visitors to the proposed complex. The roof top common multifunctional space with a running path, Tai Chi pavilion and other exercise areas could draw more people into PARTICIPACTION, including employees in the various store and offices in the Oakridge Centre. This will be beneficial to the physical and mental health of all participants. Currently, there are Tai Chi and other exercise groups doing their workout in the lower level of the parking lot where the air quality is less than ideal.

The proposed green building practices and utilization of technologies that will minimize waste and optimize energy usage will be good for the environment.

Yours Truly

Dr. Alice Ho s. 22(1) Personal and Confidential

Dr. Jeanie Chan s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, March 05, 2014 10:13 AM  
**To:** Public Hearing  
**Subject:** FW: Re: Proposed Redevelopment of Oakridge Centre

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**From:** Geoff Bird s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 05, 2014 10:12 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re: Proposed Redevelopment of Oakridge Centre

Dear Sirs/Mesdames:

Our law firm Aydin Bird, Business Lawyers, has been a tenant of the Oakridge Centre for many years.

I wish to express my support for the approval by the Mayor and Council of the Oakridge Redevelopment Plan that is to be considered on March 10, 2014.

I have attended the public houses and have reviewed the proposed redevelopment.

The Plan is well-designed, with appropriate attention having been paid to the need for common areas, business, residential and community space, transportation and the environment. I believe that the expanded civic amenities and community space that is being proposed at this location on a major transportation route will be a welcome addition to this neighborhood and I look forward to its completion.

Yours truly

Geoffrey Bird

Aydin Bird Business Lawyers

s. 22(1) Personal and Confidential



## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, March 05, 2014 9:32 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Center Rezoning Application

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**From:** Francis Piché s. 22(1) Personal and Confidential  
**Sent:** Tuesday, March 04, 2014 7:34 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Center Rezoning Application

Hello,

My name is Francis Piché and I have heard about the Oakridge Center Rezoning Application through the Company of Young Professional (Vancouver Board of Trade).

I would like to show my full support for this project as I believe it will have a great positive and sustainable impact for the community in Vancouver. This type of project is really innovative and can change the way future projects will become alive in Vancouver by considering all the beneficial social, environmental and viable economic elements.

Best regards,

Francis

**Francis Piché**

s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 04, 2014 2:06 PM  
**To:** Public Hearing  
**Subject:** FW: Letter of Support

---

**From:** Cliff Thorbes s. 22(1) Personal and Confidential  
**Sent:** Tuesday, March 04, 2014 1:15 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Letter of Support

March 3, 2014

Mayor and Council  
City of Vancouver  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

Dear Mayor Robertson and members of City Council,

The reason for my writing is to express my support for the Oakridge Centre Rezoning development being proposed by Ivanhoe Cambridge and Westbank Development.

As a resident of Vancouver for more than 20 years, I believe this is a wonderful chance to create a new development right in the centre of our city that will be filled with a lot of housing options and new community benefits. I think the project, with all the different buildings, shops and green spaces, will be a great addition to the city.

The addition of 290 social housing will benefit many low-income families and it will create an inclusive mixed-use neighbourhood where everybody is welcome. I like how conveniently located everything is – from public transportation to civic amenities to community spaces.

We need more housing in Vancouver, particularly social housing. I encourage City Council to support this development so construction can begin as soon as possible.

Sincerely,  
Cliff Thorbes

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, March 05, 2014 10:51 AM  
**To:** Public Hearing  
**Subject:** FW: Support: Oakridge Centre Public Hearing 3-10-14

---

**From:** LaurieT.Jones s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 05, 2014 10:47 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Support: Oakridge Centre Public Hearing 3-10-14

Mayor and Councilors,

I am writing to express Target's support for the application submitted by Henriquez Partners and Stantec Architecture on behalf of Ivanhoe Cambridge I, Inc. and 7503059 Canada, Inc. for the Oakridge Centre. We look forward to the opportunity to participate with Ivanhoe Cambridge and the City of Vancouver in this exciting project if it is approved to proceed.

Best Regards,

Laurie T Jones  
Senior Development Manager  
Target Corporation


s. 22(1) Personal and Confidential



s. 22(1) Personal and Confidential

Laurie T Jones | Senior Development Manager | Real Estate | © Target

s. 22(1) Personal and Confidential

 Before printing, please think about the environment

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, March 05, 2014 11:15 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge redevelopment

**From:** Siba Diamond Oakridge Centre  
**Sent:** Wednesday, March 05, 2014 11:03 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge redevelopment

s. 22(1) Personal and Confidential

Good Morning dear :

Working in oakridge, living close to the Cambie & 49<sup>th</sup> avenue , I, (paul) , sending you this email  
In support of the Oakridge redevelopment program.

This development indeed provide excellent support to our business community and excellent help

For job opportunity to our growing ethnic population of different background by bringing

More density of people , by building community centre , by providing excellent variety of new program

For our growing population who needed these facilities badly in every day activities. Indeed all these new development

Require more effective constructive planning and approach which Oakridge planning team working hard day and night

To make this happen fast so our community can enjoy new Oakridge look the best.

I therefore assure you that this project is very beneficial to us people both working and non working class as well to the  
people

Of different ethnic to the best.

Please Mayor, recommend you pass this motion in favour of Oakridge centre.

Thanks Again

Paul gupta  
Employee in jewellery store

Regards,  
Siba Diamond Oakridge Centre

s. 22(1) Personal and Confidential

## Ludwig, Nicole

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, March 05, 2014 11:34 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge redevelopment

**From:** Siba Diamond Oakridge Centre  
**Sent:** Wednesday, March 05, 2014 11:28 AM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:**  
**Subject:** Oakridge redevelopment

s. 22(1) Personal and Confidential

To whom it may concern :

Being the Manager of Siba Jewellers in oakridge for the last four years, I, Helen Co, sending this email In support of the Oakridge redevelopment program.

This development indeed provide excellent support to our business community and excellent help for job opportunity to our growing ethnic population of different background by bringing more density of people by constructing more residential buildings, by building community centre , by providing excellent variety of new programs for our growing population who needed these facilities badly in every day activities.

Indeed all these new development require more effective constructive planning and approach which Oakridge planning team working hard day and night to make this happen fast so our community can enjoy new Oakridge look the best.

I therefore assure you that this project is very beneficial to us people both working and non working class as well to the people of different ethnic to the best.

Helen Co  
Manager Siba Diamonds  
Regards,  
Siba Diamond Oakridge Centre

s. 22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 04, 2014 5:05 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Mall redevelop

**From:** sarana oscar s. 22(1) Personal and Confidential  
**Sent:** Tuesday, March 04, 2014 4:28 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Mall redevelop

Oakridge redevelop plan

I, Oscar hanks, was living in s. 22(1) Personal and Confidential Vancouver, and now I living in s. 22(1) Personal and Confidential Vancouver, due to the rezoning plan of "Cambie corridor plan". I sold my house and move to Granville st.

I do very like the Oakridge Mall, but feel that the shops are not many choices compare to other many new shopping mall nearby . some like Richmond Abedeen Centre mall, or Richmond Centre Mall.

Now I am very please with the Oakridge mall redevelop plan, there are some things that make me concerned with Oakridge mall today.

1. Oakridge mall is very old compared with the surrounding mall, I am almost every week going to Richmond, because the Mall newer, more options that can be obtained.
2. With Marine Gateway will be coming soon, then we will more easily to get our needs there, the Oakridge mall has been left behind.
3. we are excited Oakridge mall that mall will be builds on the system will be more green environment, it is nice LEED will present in this new plan.
4. we hope that the plan will redevelop consider over the senior people, as myself now is 73 year old, living in more comfortable environment .
5. I hope of course that apartment prices will be affordable to the seniors.

The senior,

Oscar Hanks

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 04, 2014 5:05 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Rezoning

**From:** Manager MUR4023 s. 22(1) Personal and Confidential  
**Sent:** Tuesday, March 04, 2014 3:52 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Virginia Bird  
**Subject:** Oakridge Centre Rezoning

To Whom It May Concern,

Liza Goguen - Speaker # 5

I am an employee of the Oakridge Mall and wanted to comment on the proposed redevelopment at the Mall.

In reviewing the proposal, I strongly feel these changes will revitalize this mall in our increasingly competitive landscape. With our proximity to the US, I feel Oakridge will be in a great position to compete and ensure our Canadian dollar stays in this wonderful city and entice visitors to experience the space and goods & services Oakridge has to offer.

It appears much consideration was taken to ensure ease of access to all amenities and a great balance between retail, residential, offices space, outdoor space and entertainment.

I feel the overall concept is very much in keeping with the spirit of the vibrant city Vancouver is.

--  
Liza Goguen  
Store Manager  
Vancouver - Oakridge Mall

s. 22(1) Personal and Confidential



## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, March 05, 2014 4:43 PM  
**To:** Public Hearing  
**Subject:** FW: regarding the development application at Oakridge

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**From:** Jesselin T'Kenye s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 05, 2014 4:40 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** regarding the development application at Oakridge

Mayor and City Council  
City of Vancouver  
453 West 12th Avenue  
Vancouver, BC

To all concerned;

As a long-time resident of Vancouver, and a counsellor who has worked in numerous programs assisting vulnerable populations to achieve increased quality of life (addictions recovery (youth and adults), with teen mothers and single mothers living on GAIN and with the unemployed (EI or GAIN dependent and/or immigrants)), I believe the project at Oakridge is a necessary addition to the affordable housing resources available.

The thought put into the design, including children's play space, family sized units, units adapted for increased accessibility, the location convenient to public transit, a senior's centre, additional daycare spots and numerous other community enhancements, is impressive. I support this project.

Sincerely,  
Jesselin T'Kenye

*Jesselin T'Kenye*

s. 22(1) Personal and Confidential



Michael Smith

s. 22(1) Personal and Confidential



March 5, 2014

Mayor Robertson and Council,

As a young professional who lives and works in Vancouver, transit and housing are the most important priorities I feel that City can invest in. Rising real estate costs have led to my resignation that a standalone, single-family home won't likely be something I achieve in the near future, if ever. For this reason, increased density and transportation have become increasingly important in providing access for my family to community amenities, recreation, shopping and work.

The proposed redevelopment at Oakridge Centre will increase the supply of the type of housing that I and my peers will look to own in the future, while increasing office space along a major transit route. This benefits my quality of life in a number of ways, not the least of which is making better use of my time (by reducing and making more productive a commute based around rapid transit, rather than bus or car), providing more affordable access to housing, and making a more liveable neighbourhood.

I hope to spend my life in the City of Vancouver, and I hope that this life is spent in diverse communities that allow me to avoid using a car every day. I do own a car today, using it primarily for trips outside the City to visit family in less transit-accessible municipalities. I have no interest in purchasing a second vehicle in my lifetime, and would prefer to limit use of the one I own to avoid having to replace it in the next decade. Density, transit, and liveable communities will be increasingly important to me, my family, and families like mine and will be the most influential criteria as we choose where to live and work over the next decade. Projects like this one go a long way to securing my investment in this community.

Sincerely,

Michael Smith

**Tuerlings, Leslie**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, March 05, 2014 4:17 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Plan

**From:** Rhonda Mailey s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 05, 2014 3:46 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Plan

Dear Honourable Mayor and Council Members;

I am sending you this email to let you know that I support the new plan for Oakridge Centre and I am hopeful that Council will approve it next week.

Best Regards,

Rhonda Mailey

s. 22(1) Personal and Confidential

## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, March 05, 2014 4:17 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Rezoning Application

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**From:** Bell, David s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 05, 2014 3:35 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Rezoning Application

I have worked in the planning and development field for over 15 years and have seen the benefits of thoughtful mixed-use redevelopment first-hand in cities across Canada and internationally. Having seen firsthand many of what are universally heralded as the best mixed-use retail projects in the world and benchmarked too many to count, it is rare to see a single project encompass so much amenity and so much of what we identify in the field as best practices in the mixing rather than segregation of land uses.

From the planned civic centre facility (with seniors' centre, library and day care) to the rooftop park space, to the inclusion of nearly 300 social housing units (many of which are family-friendly 2-3 bedroom units), an equal number of rental units, and both car and bicycle coop programs, this has the potential to be a model, LEED-certified transit-oriented redevelopment not only for Vancouver but also for North America.

If Vancouver is to remain at the leading edge of green, sustainable planning and development policies, with a focus on developing clear commuting alternatives to the automobile, then the multi-use, multi-purpose Oakridge Centre redevelopment concept is exactly the sort of project that needs to be approved. Though traffic impact is clearly a vital issue to address with such a significant increase to the site's density, it's also true that the only meaningful way to get people moving more often without private vehicles is to create more places really worth visiting in transit-accessible locations.

The Oakridge redevelopment concept also incorporates best practices simply from a retail shopping centre standpoint, merging the best of indoor and outdoor shopping, dining and recreation and ensuring its continued success as a social magnet and an economic driver. Major retail centres need a complete refresh at least every 10 years to stay vital and competitive and the Oakridge plan's new retail and restaurant space will ensure it remains a destination and a social meeting place.

2,200+ new retail and nearly 1,000 new office jobs is also a significant step in the right direction if Vancouver is going to hit its Regional Growth Strategy employment targets. Being on the Canada Line will also make it an important and convenient stop for tourists and visitors to the city.

I could go on, but you have other letters to read. Let me just end off by saying that the Oakridge redevelopment plan will simply show that Vancouver is serious about remaining an inclusive, environmentally responsible, and also fun place in which to live and work.

Please approve the Oakridge Centre rezoning application.

Thank you,

**Ludwig, Nicole**

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**From:** Aswin Harriman s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 05, 2014 4:50 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** favor OAKRIDGE redevelopment

Dear Mayor & Council members,  
I like it, go ahead.  
Regards,

**ASWIN HARRIMAN**  
s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Farley Hennigan s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 05, 2014 7:06 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Rezoning

To Mayor and Council,

I am writing today to lend my support to the rezoning proposal for the Oakridge Mall site. As a former resident of South Vancouver (Dunbar) and a young professional, this proposal appeals to me as rejuvenating an area that is not serving the future of Vancouver. Any Vancouverite who has searched for affordable, clean rental housing can appreciate the extreme lack of supply of housing options within the City of Vancouver. The lack of options is even more extreme for anyone wanting to live outside of the Downtown core.

The addition of a range of housing options within the Oakridge Redevelopment proposal appeals to me as a valuable contribution to Vancouver's growth. Both the young and old need affordable housing options that are accessible. In my opinion, the current neighbourhoods of single family homes that dominate the landscape of South Vancouver are not accessible to the average Vancouverite. I support the proposal further for its contribution to community amenities, including park spaces, bike paths and a much needed community centre and expanded retail presence.

For these reasons and many others I am extremely supportive of this proposal and hope that Council and Mayor will approve this rezoning at the upcoming public hearing.

Thanks you for your time and I look forward to a new Oakridge!!

Regards,  
Farley Hennigan

## Ludwig, Nicole

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**From:** mike burak s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 05, 2014 7:08 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Support For Oakridge Rezone

Dear Mayor and Council,

I am writing as a lifelong resident of Vancouver who takes interest in the changing landscape of the city. While I don't support all the developments being undertaken in the city, I do support projects in areas where added density makes sense. The Oakridge site is one of these areas due to its location along the Canada Line. This makes it an ideal place to add commercial density and the jobs that they will create. Further, the design for the project is architecturally pleasing and well thought out and will result in an unprecedented community benefit package that will include a 9 acre park, a library, a seniors centre, a day care and a new civic centre. The development also addresses the affordable housing issue in Vancouver. Of the 2,900 residential units, 20% will be affordable with a large number of these homes will be for the benefit of families.

These are just a few of the reasons that I support this project. I hope that you all will endorse the project as well, and make it a reality.

Sincerely,

**Mike Burak**

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** tropicalimages s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 05, 2014 7:31 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre rezoning application

Hello,

My name is Stuart Hailes from Tropical Images Plant Interiors. We are a business partner with Ivanhoe Cambridge - Oakridge Centre. While we have lived in the City of Vancouver, we now live in North Vancouver. We are a licensed business with the City of Vancouver and would like to share our comments on the Oakridge Centre redevelopment.

This development has something for everybody, it will be diverse, modern and as well a public green space community for all to enjoy. When we approached Oakridge Centre a few years back to set aside a piece of land for a compost area for all plant material to be composted, I was thrilled that they would do this and it shows that Ivanhoe Cambridge - Oakridge Centre is committed to the environment with the redevelopment. Green space is a welcome addition to this project as you do not see much of this.

As a business owner licensed in Vancouver, this project will create more employment within our company. We are proud to be a business partner with Ivanhoe Cambridge - Oakridge Centre and Tropical Images Plant Interiors fully supports this redevelopment.

Regards,

Stuart Hailes  
Tropical Images Plant Interiors

s. 22(1) Personal and Confidential

