

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 06, 2014 2:19 PM  
**To:** Public Hearing  
**Subject:** FW: Support for Oakridge Centre Rezoning development

**From:** Julia Nyberg s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 06, 2014 2:06 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Support for Oakridge Centre Rezoning development

March 6, 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 10 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 housing options and community benefits.

The addition of 290 social housing will benefit many low-income families and create an inclusive mixed-use neighbourhood where everybody is welcome. 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,

Julia Nyberg

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 06, 2014 2:34 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre rezoning application

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**From:** Derek Townsend s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 06, 2014 2:19 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** FW: Oakridge Centre rezoning application

See below.

Cheers,

Derek Townsend  
Associate

s. 22(1) Personal and Confidential



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**From:** Derek Townsend  
**Sent:** February-17-14 5:47 PM  
**To:** 'mayorandcouncil@vancouver.ca'  
**Subject:** Oakridge Centre rezoning application

To Mayor and Council,

I appreciate the opportunity to provide feedback to you in regards to the Oakridge Centre redevelopment. This among many other developments has caught my attention as I feel this site and many others, is long overdue for this type of rejuvenation and updating.

Oakridge Centre is an outdated, but still very popular shopping centre. With the planned development, so many aspects are addressed in a much needed way. Bike paths, green spaces, community centre and affordable housing are just a few of the positives. The development sets the stage for future developments in Vancouver.

With a growing population, Vancouver needs to have a "downtown" outside of downtown. The subject development, provides potential for this. Increased retail opportunities, lots of office space and a transportation hub to accommodate this seems only logical and with the City's goal for bike traffic, it seems to fit the bill.

I am commercial mortgage broker for the Vancouver market which means that I financing many developments and commercial property acquisition as well as get to see many proposed developments in our very own market. The Oakridge Centre development is not only the most thought out I have seen, but also logical and from my opinion, it seems to take the community to heart. I encourage the Mayor and Council to recommend this development for public hearing.

Thank you for your time and I look forward to seeing the progression of this project.

Cheers,

Derek Townsend  
Associate

s. 22(1) Personal and Confidential



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## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 06, 2014 2:17 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Public Hearing

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

**From:** Jim Bussey s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 06, 2014 1:52 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Public Hearing

Dear Mayor and Council,

I have reviewed both the background planning and the material going to public hearing and wish to lend my support to it. I welcome a project that optimizes public transit, provides the densities needed to create an enriched community and offers a range of housing choices and affordability. I look forward to seeing this developer (especially) move ahead with this project.

Yours truly,

James Bussey

s. 22(1) Personal and Confidential



March 6, 2014

Mayor and Council  
City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC B5Y 1V4

Dear Mayor Robertson and members of City Council,

I am writing this letter in support of the Oakridge Centre Rezoning development being proposed by Ivanhoe Cambridge and Westbank Development.

As a strong advocate for social services for 30 years, and my work during that time in non-for-profit agencies, I am pleased to read about the social housing benefits of this project. In my work with seniors I see the need for more appropriate housing options. I am very glad to read that this project has brought awareness to the fact that more housing is essential for the growing needs of our senior population who have limited means.

As Manager of YWCA Metro Vancouver Community Action on Elder Abuse Project, I encourage City Council to support this development so construction can begin as soon as possible.

Sincerely,

Jemma Templeton

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 06, 2014 2:15 PM  
**To:** Public Hearing  
**Subject:** FW: Rethink Oakridge

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**From:** Bryanna Mok s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 06, 2014 1:31 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** RE: Rethink Oakridge

Bryanna Mok

s. 22(1) Personal and Confidential

March 6, 2014

Gregor Robertson, Mayor  
3rd Floor, City Hall  
453 West 12th Ave  
Vancouver, BC V5Y 1V4

Dear Mayor Robertson and Council,

RE: Rethink Oakridge

I grew up in the Oakridge neighbourhood.

Located near the Canadaline, Oakridge is convenient and fully accessible for people of all ages. Only bus stops away from several high schools and UBC, students, myself included, love to stop by Oakridge, whether to visit the library after class, or just to find a place to relax and enjoy myself.

I currently work in Go! Toys & Games in Oakridge. From my experience, on average, one visitor would drop off their application each week during quiet seasons, and well over five applicants would come in during busy seasons. With an expanded 1.2 million sq. ft. of retail space and 385,800 sq. ft. of office space, many job opportunities will be created to accommodate the large number of students in the area. With more space, there is also an allowance for a larger diversity of products and services that Oakridge can offer. This will attract more tourists to stop by, creating long-term and sustainable revenue generation.

On top of a part-time job, I am also a full-time university student. It is not uncommon to receive group projects. Oakridge is located in a convenient and easy to reach location. With better public amenities, including the library, Oakridge will be the perfect place for students from all around Vancouver, Richmond, and Burnaby to "meet in the middle."

I support Oakridge's redevelopment plan. It will not only benefit students like myself, but all the people of our community. I believe that this will help bring us all closer together, creating a closer knit community and family.

Thank you taking my opinion into consideration.

Yours sincerely,

Bryanna Mok

s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 06, 2014 2:14 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Mall Rezoning Application

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**From:** Smerdon, James s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 06, 2014 1:26 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Mall Rezoning Application

Dear Mayor and Council,

As a resident of the city of Vancouver, and a property owner, and also as a retail development consultant I would like to express my support for the proposed Oakridge rezoning.

For the last 14 years I have been a retail consultant, working for local governments and the private sector, primarily in Alberta and BC. I have never provided consulting services to any of the proponents on this project.

I fundamentally believe that the redevelopment and densification of regional shopping malls is an appropriate and effective step in the evolution of a community, and in many cases is precisely where mixed-use nodes should be built. I think the proposal represents good planning, good community-building and appropriate stewardship of a property by its owner.

Vancouver is already a global example for the best in urbanism. I have reviewed the proposal and I fully expect this project to add to that reputation.

I look forward to supporting this application in person on March 10.

**James Smerdon**  
Vice President, Director | Retail Consulting

s. 22(1) Personal and Confidential

**Colliers International Consulting**

s. 22(1) Personal and Confidential



Colliers is the only Canadian commercial real estate firm systematically measuring client satisfaction after every transaction. Colliers uses the Net Promoter Score.

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 06, 2014 12:54 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Redevelopment Proposal

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

**From:** Marcos Mogyoros s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 06, 2014 12:28 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Redevelopment Proposal

To whom it may concern,

My name is Marcos Mogyoros. I am a 23 year old student at BCIT in the professional real estate program. I also attended King David High School (a block away from Oakridge mall) so I am very familiar with the area and feel very strongly about this rezoning application.

When I hear about this proposed redevelopment, from the news, being in the area, and an information session, it seemed like a no-brainer. The redevelopment plans have clear benefits in terms of attractiveness and amenities to the surrounding areas, and even those from other neighbourhoods. As a young member of the community, I can confidently say that if I had not attended King David High School, I would never have frequented Oakridge mall. It is dated, provides little to no amenities, and is quite frankly, boring.

The proposed redevelopment includes items such as a community centre, daycare and library. It also includes housing for a diverse group of individuals including, younger generations, seniors, and more affordable housing. Retail will be increased and access to medical, dental and legal facilities. The list goes on, and you are likely well aware of the list of benefits this project includes.

Based on the increasing densification, growth, and need for housing in Vancouver, as I mentioned previously, this is a no-brainer. The benefits outweigh any drawbacks by leaps and bounds. The Cambie corridor is already experiencing rapid growth and development, the Oakridge project aligns with perfectly. This project will bring life to the area, and create a thriving community.

As a proud member of the community and a future homeowner, I urge you to go through with this redevelopment plan.

Thank you,

Marcos Mogyoros

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 06, 2014 12:53 PM  
**To:** Public Hearing  
**Subject:** FW: Rethink Oakridge

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**From:** Billy Mok s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 06, 2014 12:26 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** RE: Rethink Oakridge

Billy Hon Keung Mok

s. 22(1) Personal and Confidential

March 6, 2014

Gregor Robertson, Mayor  
3rd Floor, City Hall  
453 West 12th Ave  
Vancouver, BC V5Y 1V4

Dear Mayor Robertson and Council,

RE: Rethink Oakridge

I have been living at the above address since July 1996.

The rezoning of the Oakridge Centre is of great importance to us.

The redevelopment of civic amenities and affordable housing will certainly accommodate the ever-increasing community. The new design and extra space creates more convenience for seniors. Not only will facilities be close by, but there will also be more space to move around and more things to do and see. The ambiance will also be more cheerful and uplifting. This is important to me because I frequent Oakridge everyday, to take a walk and feel the atmosphere. There are many more individuals and seniors who also do so.

Thank you for taking my opinion into consideration.

Yours sincerely,

Billy Mok

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 06, 2014 12:54 PM  
**To:** Public Hearing  
**Subject:** FW: Rethink Oakridge

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**From:** Betty Lam s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 06, 2014 12:45 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** RE: Rethink Oakridge

Betty Lam

s. 22(1) Personal and Confidential

March 6, 2014

Gregor Robertson, Mayor  
3rd Floor, City Hall  
453 West 12th Ave  
Vancouver, BC V5Y 1V4

Dear Mayor Robertson and Council,

RE: Rethink Oakridge

I have been living in the neighbourhood since 1974. I personally support the redevelopment of the Oakridge Centre.

Having brought up my daughter in the Oakridge community, I place great importance in maintaining a safe and children-friendly neighbourhood. Restrictions on through traffic on new local road protect adjacent neighbourhoods and enables safer walking and cycling. With an elementary school nearby, these new additions are absolutely necessary. The proposed affordable housing is also of great importance for our community.

The expanded 1.2 million sq. ft. of retail space and 385,500 sq. ft. will create more job opportunities, as well as increase the diversity of products and services available in Vancouver. As this neighbourhood is filled with families, it is the perfect opportunity for mothers of young children, who are unable to leave their children for long hours, but would still like a part-time job still close to home. The youths of our community are also greatly rewarded by this opportunity.

Thank you for taking my opinion into consideration.

Yours sincerely,

Betty Lam

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 06, 2014 11:49 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Rezoning

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**From:** s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 06, 2014 11:45 AM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Cupa, Dan  
**Subject:** Oakridge Centre Rezoning

Dear Mayor Robertson and Councillors:

We are the owners of s. 22(1) Personal and Confidential

As neighbours to Oakridge Centre, our commercial and residential areas were planned and developed to complement the automobile-oriented Woodward department store and retail shops of the centre.

With the opening of the Canada Line and the increasing popularity of transit, the evolution of Oakridge Centre from an automobile-oriented centre to a transit-oriented centre of employment, shopping and services, and leisure activities presents Vancouver with an important opportunity to demonstrate an exemplary model of urban design that embraces the principles of environmental sustainability, walkability and more efficient modes of transport.


That the Canada Line has achieved success with Oakridge as a principal station and node is widely recognized. However, successful planning needs to additionally anticipate the future housing and commercial needs of the City in future decades. The UBC to Metrotown transit line may become a reality, to serve an already important route linking the three important employment centres of UBC, Oakridge, and Metrotown. This in turn will result in the Oakridge intersection becoming a major urban transit crossroads and hub--and is a major reason that Metro Vancouver has recently designated Oakridge as a town centre.

We are pleased to support the rezoning proposal for Oakridge Centre for the above reasons and, in particular, for its following features:

- creation of approximately 3,000 new retail and office jobs
- a diversity of housing types
- 1.2 million square feet of retail and services space
- innovative integration of a 9-acre rooftop park
- a 70,000 square foot Civic Centre that will enhance the Centre as a public gathering space.

Yours truly  
Beng Gunn

s. 22(1) Personal and Confidential





March 4, 2014

City Hall,  
City Clerk's Office,  
3rd Floor, 453 West 12th Ave,  
Vancouver, BC V5Y 1V4

**RE: OAKRIDGE CENTRE REDEVELOPMENT PLANS**

The Association of Consulting Engineering Companies of British Columbia (ACEC-BC) promotes the business and stature of the province's consulting engineers and believes strongly in providing value to our clients while remaining committed to public service and private enterprise.

ACEC-BC is often approached to provide advice on public policy matters and social welfare. A project of the scale as the Oakridge Redevelopment Plan is a significant undertaking for the City of Vancouver and warrants thoughtful commentary from professional associations such as ACEC-BC.

The ACEC-BC is in support of the Oakridge Redevelopment Plan, recognizing that there will be leading-edge building, environmental and sustainability initiatives in this project. BC Engineers have the expertise to build these projects and will be able to showcase their abilities, enabling the industry to market their services around the world.

The project is one we welcome for a number of reasons:

- 1) ACEC-BC strongly endorses development on transit hubs and corridors like Oakridge as a way to concentrate residential and employment growth that leverages existing mass transportation infrastructure. This also minimizes congestion on City roads which otherwise interfere with the efficiency of our community.
- 2) The LEED® Gold buildings and LEED® Platinum neighbourhood continues the City's leadership in green building initiatives and creates expertise among green building experts
- 3) With redevelopment costs estimated by Urban Futures to be in the neighbourhood of \$2 billion, 2,600 construction, engineering, project management and development-related jobs (full-time equivalent, FTE) would be created annually over the course of the eight-year project development timeline.
- 4) The ACEC-BC generally endorses development on transit hubs and corridors like Oakridge as a way to concentrate residential and employment growth while minimizing congestion on City roads which otherwise interfere with the efficiency of our community.
- 5) We are pleased to note that there are specific plans to increase capacity on the Canada Line to accommodate the increased ridership, which will have benefits to others who use the system.

Based on the foregoing, ACEC-BC supports approval of this project by the City of Vancouver.

Respectfully submitted,

Keith Sashaw  
President & CEO  
ACEC British Columbia

s. 22(1) Personal and  
Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 06, 2014 11:48 AM  
**To:** Public Hearing  
**Subject:** FW: the Oakridge redevelopment

**From:** Elana Demco s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 06, 2014 11:15 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** re: the Oakridge redevelopment

My name is Elana Demco and I live at s. 22(1) Personal and Confidential

I am writing you today to express my full support for the Oakridge Centre rezoning application as I am excited about the plans put forward for both the existing retail portion of the project and the new residential community that will be surrounding it.

I have shopped at Oakridge Centre for as long as I can remember and although I continue to frequent a number of the existing stores in the Mall, I can't help but compare it to many of the new, mixed use projects that I am familiar with in other parts of the Lower Mainland and along the Westcoast of the US. Oakridge is tired and it is a purpose built project. I think what the developer is proposing for the site will help to bring life and energy back into the area outside of just the regular business hours with people living there, people eating dinner there, and people generally wanting to spend time in and around the project.

My house is located only a few blocks away from the Canada Line and as a result, the train is my main mode of transportation.

I look forward to being able to head south one day on the train and experience everything that this project will be.

Please vote in favour of the project, so that this area can not only compete with surrounding mixed use projects, but also be a "jewel" of South Vancouver.

Regards,  
Elana Demco

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 06, 2014 12:23 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Public Hearing

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**From:** Rob Thompson s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 06, 2014 12:08 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Public Hearing

Good Morning Mayor and Council:

I am writing to voice my very strong support for the proposed rezoning to redevelop Oakridge Centre.

As a professional planner for over 30 years and as a Vancouver resident for over 50 years, I have watched and appreciated the growth of Oakridge Centre as an integral component of the City of Vancouver, ever since I worked at the Woodward's Food Floor in the early 1970's.

The proposal by Ivanhoe Cambridge and Westbank Development is a natural and organic continuation of this history, as Oakridge Centre continues to respond to the growth and changes in the City itself.

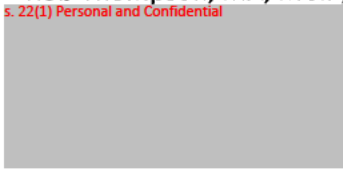
The site and its location warrant a greater multiple family and commercial presence, given its proximity to the Cambie Street rapid transit, and its setting on the crossroads of two major arterials that reach all the way from UBC and Downtown out to adjacent municipalities and the international airport.

I have carefully reviewed the proposed project designs and believe that they respond to the context of existing adjacent multiple family projects and the larger Oakridge area, which is itself undergoing a process of redevelopment and new construction.

A redeveloped Oakridge Centre will be a great and welcomed asset to the City and its residents, and will be a key component in reaffirming Vancouver as a world class, sustainable City.

Rob Thompson, MA, MCIP, RPP

s. 22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 06, 2014 10:21 AM  
**To:** Public Hearing  
**Subject:** FW: Proposed Redevelopment of Oakridge Centre – Speaker No. 27 – John H. Fraser [SU-GENERAL.FID384944]

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**From:** John H. Fraser s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 06, 2014 9:59 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Proposed Redevelopment of Oakridge Centre – Speaker No. 27 – John H. Fraser [SU-GENERAL.FID384944]

Dear Mayor Robertson and Council:

I look forward to the opportunity to speak in favour of the Application to Rezone the Oakridge Centre.

I do not propose to comment on the various elements of the redevelopment plans, but rather to briefly comment on the proposed redevelopment in the context of the last significant redevelopment of the Oakridge Centre which took place in 1984.

John H. Fraser

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## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 06, 2014 9:32 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Rezoning Application

**From:** s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 06, 2014 9:01 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Rezoning Application

Your Worship & Members of Council,

I am writing you today to express my full support of the proposed redevelopment plans for Oakridge Centre as part of the upcoming public hearing next week. As a resident of Vancouver who lives along the Cambie Corridor, I have always thought that there was significant potential for a first class redevelopment opportunity on the property particularly since 2010 with the introduction of the Canada Line station at West 41st Avenue/Cambie St. I have followed Council's vision for the Cambie Corridor and I believe that the proposal put forward by the applicant responds to so many of those objectives including significant public amenities, housing diversity with a significant amount of purpose built market rental units, and green building practises to name just a few.

As a person who is in my early 30's, I believe that it is very important for our City to plan for the future particularly regarding residential density and corresponding services for that growth.

This project has it all and I am excited to see it come to fruition.

I strongly encourage Council to move the project forward, so that we can continue to strengthen the Cambie Corridor and create a new, exciting node at Oakridge Centre.

Regards,  
David Major

s. 22(1) Personal and Confidential

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## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 06, 2014 9:31 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge rezoning application comments

**From:** Colin Lo s. 22(1) Personal and Confidential  
**Sent:** Wednesday, March 05, 2014 9:18 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge rezoning application comments

Hi

My name is Colin Lo and I've been a resident in the Cambie/Oakridge area my whole life or 34 years. I've seen all the changes and evolution at Oakridge over the years but always pondered why it never grew in size considering the significant increase in population in the area and the obvious popularity of the mall. It's in most central location in Vancouver and in my mind, would be a perfect destination for a significant redevelopment which has recently been proposed. It's long overdue. The reality of it is, everyone wants to live in Vancouver and if we don't build up, our children will have no opportunity to live in Vancouver due to lack of housing supply. Outside of downtown, there isn't a significant sized mall or concentration of amenities - Oakridge redevelopment can fill that void.

Colin Lo

s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 06, 2014 9:30 AM  
**To:** Public Hearing  
**Subject:** FW: Support For Oakridge Rezone

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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:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 06, 2014 4:36 PM  
**To:** Public Hearing  
**Subject:** FW: redevelopment of Oakridge Centre

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

**From:** ART JONKER s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 06, 2014 3:32 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** redevelopment of Oakridge Centre

March 6, 2014 via email

Dear Mayor and Council,

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

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

As a person who requires a wheelchair for mobility, I have benefited greatly from the accessible features of the apartment I live in now. Most notably, these include a reasonably large washroom with a wheel in shower. Also important are the "wheel under" stovetop and bathroom counter, as well as wheelchair height light switches. For the benefit of all, I would encourage you to consider universal access, as this benefits those with disabilities, the large and growing elderly segment of our population, as well as anyone who is suffering from a short-term injury.

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

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

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

Sincerely,

## Ludwig, Nicole

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**From:** Nicholas J. Farina s. 22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 6:42 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre rezoning application

Dear Mayor Robertson and Members of Council.

We have been studying the Oakridge Centre proposal particularly from the vantage point of the opportunity to provide low carbon, consumer focused energy solutions. This analysis has explored the application of high efficiency energy recycling and energy recovery systems that are now entering the North American marketplace.

Oakridge is a unique circumstance where the opportunity exists to balance the energy loads between heating and the significant cooling loads generated by the large area of commercial and retail space within the project. And to manage this in a way that responds to the phased development and the need to balance environmental concerns with commercial practice.

We have had the opportunity to review the overall concept with its exceptional commitment to Public Amenities, a diversity of housing types, the commitment to service oriented office space and the redevelopment of the entire retail centre. It is an ambitious undertaking and Ivanhoe Cambridge and Westbank are to be congratulated for the progressive approach they have taken to sustainable development. Particularly the inclusion of numerous energy conservation features and the potential for effective recycling of energy and the reduction of the project's environmental carbon footprint beyond the goals being set within the City Green 2020 plan.

We are encouraged by the commitment to waste recovery, the collection of rainwater, hot water energy recovery, and the balancing of energy loads between cooling and heating. Recent technology innovation available here in Vancouver now allows Coefficients of Performance as high as 7.8 for the production of Heating and Cooling within a single Air to Water heat pump system - dramatically reducing both energy costs and carbon emissions.

We support the project's commitment to LEED rating and observe that the upcoming version of LEED will require global metering and monitoring and as such would recommend that consideration be given to the inclusion of metering and user pay technology within the residential aspects of the project. Such technology can be introduced without significant capital cost and has the most immediate saving on energy conservation and the reduction of carbon emissions.

This is a very important project and we encourage Council to approve the application and allow Ivanhoe Cambridge and Westbank the opportunity to move forward with the design as currently submitted.

Our primary interests lie in energy conservation and the reduction of carbon emissions as a practical response to the issues of global warming and as such encourage the use of those technologies that promote user awareness, accountability and responsibility.

Our best regards

**Nicholas Farina**

Sales Executive

**Enerpro Systems Corp.**

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Eitan Pinsky s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 06, 2014 10:22 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Plan

Good Evening,

As someone who was born in Marpole and who went to Oakridge (and still does) almost every week, I am looking forward to the approval of the new community plan for Oakridge. I think densification, if done properly, is a good thing. My wife and I only own one car and this is because we live close to my work. Having more people live and work in close proximity is what a good city should be like.

I'm for the plan and think it will help transform Vancouver for the better!

Warm Regards,  
Eitan

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**Eitan Pinsky**

s. 22(1) Personal and Confidential



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**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 06, 2014 4:37 PM  
**To:** Public Hearing  
**Subject:** FW: Full support for the development of Oakridge Centre

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**From:** Lo Ming Lee s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 06, 2014 4:08 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Full support for the development of Oakridge Centre

Mayor and council of the City of Vancouver:

**Re: Comments on the Oakridge Centre Rezoning Application**

I am an employee working in Oakridge Centre, as the managing broker of Pacific Place - Arc Realty Ltd. As my daily activities are confined in Oakridge Centre, I do wish to give my opinion about the Oakridge Center Rezoning Application in support of its application for redevelopment.

**(1) Development – Reshape the outlook, facilities, and social needs  
of the community in Vancouver West Side**

The rapid growth of Vancouver in the past ten years does call for an update of the current Oakridge Centre, in terms of its functionality in order to give additional facilities to the needs of its population. The proposed rezoning application will surely give a new outlook to the Oakridge Center. People living and working in this area have a desperate need for larger civic centre, community centre, seniors' centre, larger library and Day Care.

**(2) The New Development – A Landmark of Pride & Success**

The population in the west side of Vancouver is expected to increase thus generating an urgent need for more housing facilities. The redevelopment of Oakridge Center will help ease the requirement of housing meeting the need of people in Vancouver. The estimated development is expected to be able to create 3,200 employment opportunities. The increase in population will generate more properties taxes for the City of Vancouver making the creation of a win-win situation for the new development.

Based on the reasons above, I wish to advocate a full support for the new development of Oakridge Centre.

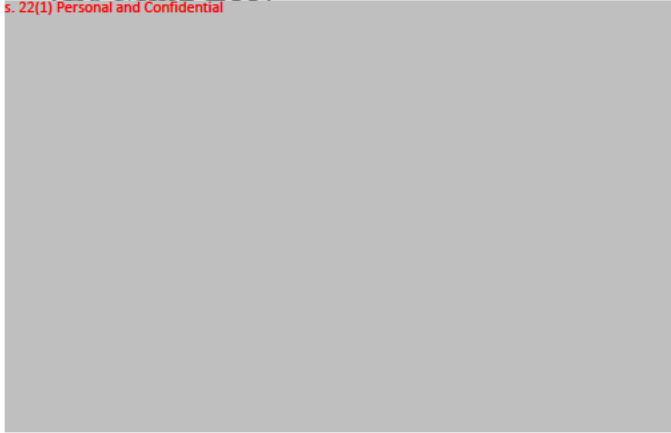
Yours sincerely,

Best Regards,

*Lo Ming Lee*

(Lo Ming Lee)

s. 22(1) Personal and Confidential





## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 9:35 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Rezoning - Public Hearing

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**From:** Michael Penalosa s. 22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 9:25 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Rezoning - Public Hearing

Dear Mayor Robertson & Councillors,

I am one of the scheduled speakers on March 10, 2014 and a proponent for the Oakridge rezoning / redevelopment plan.

As a nearby resident and professional in real estate development consulting in Vancouver, I believe there are many benefits and advantages that the local community will gain from this project. Also, I have not been involved in any manner with the development / planning team for this Project, but speak as an independent member of the local community.

From a local resident perspective, Oakridge Centre's proposed development uses would mean:

- Stronger shopping destination within a short walk of community.
- Opportunities for new retail and food brands to the City.
- More choice for dining and leisure activities.
- More public space amenities (e.g. open / green space for kids and families).

From a real estate development consultant / expert's opinion, the proposed Oakridge redevelopment represents:

- Next-generation of mixed use projects that is part of a global trend.
- 'Modernization' of a suburban style single purpose mall.
- Creation of a truly multi-purpose destination that caters to a variety of user groups.
- Optional housing types for various customer segments.
- Easily accessible multi-purpose destination via Canada Line (as transit oriented development – T.O.D.), reducing dependence of private automobile.
- Integrated environment that provides the community with various public amenities.
- Best practices on 'place-making' elements that create a better 'experience' and indoor / outdoor environments for the projects end users (i.e. on-site workers / residents, shoppers, community residents, etc.).

I am look forward to attending this public hearing and understanding the community's comments.

Kind regards,

**Michael Penalosa**  
Managing Principal



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 9:35 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre rezoning

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**From:** Joella Cabalu s. 22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 9:04 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre rezoning

To whom it may concern:

I am 29 years old and I have lived in Mount Pleasant neighborhood for 5 years. I plan to continue to live, work, and play in this part of town for the next 10 years as I build my film career. I do not own a vehicle so I walk and transit everywhere. Being close to major bus routes and the Canada Line makes my commutes easier and faster.

In my 5 years of living in this neighborhood, I rarely visited Oakridge Mall. The redevelopment of the mall to include a community centre, library and parks is exciting and the rejuvenation that the neighborhood needs. It would certainly attract me to visit Oakridge Mall more frequently and I foresee that the redevelopment would foster a sense of community in the neighborhood.

Thank you for your consideration.

Regards,  
Joella Cabalu

s. 22(1) Personal and Confidential

March 7, 2014

City of Vancouver

Mayor and Council

**Re: Oakridge Redevelopment Plan**

I am writing this letter in support of the Oakridge Redevelopment Plan.

I have been a Realtor in Vancouver for over 35 years and for the last four years the Managing Broker of Sutton West Coast Realty on Cambie Street at 60<sup>th</sup>.

Prior to my real estate career I worked at this mall when it was Woodward's Oakridge from 74 to 79. At the time Woodward's Oakridge was an outdoor mall and I remember that at Christmas it was all decorated up including Santa's workshop with real reindeer. The mall was small with about 10-15 stores including the five and dime store and Woodward's food floor. Underneath the mall were the tunnels that serviced the grocery and stock rooms for the mall as well as receiving goods and products for all of Woodward's 18 stores. Stock would come in in semi-trailers trucks and be re distributed to all other stores from this location.

The mall at the time was already old and shortly after I left it started it's redeveloped into what it is today.

I have seen huge changes over these 35 years in the real estate landscape in Vancouver with new development, re-development and infill. Some fantastic projects and neighborhoods have been built and created some very good ones and some not so well planned out.

When Sky Train was first planned out for expo 86 there was great excitement about creating satellite city's around its stations along the way. Some of this development is great and some lacking.

What I do know from all my years in business is that if you have a quality developer with a site that affords the opportunity to master plan out a full community, rather than piece meal it, then the opportunity is there for the community as a whole will benefit.

I have also been a developer and master planned out a community in Nanaimo in 1998 for 1380 multiply family homes', including high rises and a shopping center. We won the award for the best multiply family developer in all of Canada for this project. So I do understand the process and what it takes to bring forward a plan that will create a successful community and the process the developer, the city and the community needs to go through to achieve a plan that fits for all.

All projects take a lot of effort in the planning stages, with community and city involvement.

There are a few basic principles here.

1. When developing always make environmentally friendly choices for the structures using materials that have low impact and effective energy use, respect and enhance the environment and experience for the people that will live there.
2. Created a livable community. A walkable community with services and stores, public community centers and resources, transportation to get the cars off the road and create jobs and livelihood for all and be sensitive to the needs of the community.
3. Develop in the right location so that the impact to the community will be enhanced and not diminished, that the view corridors are keep intact, that the city and its citizens as a whole will benefit and so that the city resources and servicing (sewer, water, transportation, and infrastructure) are available and used to their full extent.

As this mall, well very nice as it is, reality it is still a big parking lot with little or no outdoor walkable environment and the land is underutilized so the opportunity is here to do a fantastic re-development giving the parking area back to the people and to create a vibrant livable community for all.

I had the opportunity to view the proposed project with a number of my staff and colleagues at the Oakridge Mall and I receive only positive comments from my staff. I also was afforded the opportunity to question the developer in person.

I do believe that this plan meets the standard of care, the community needs, and the basic principles laid out above and that Mayor and Council should move forward with their application.

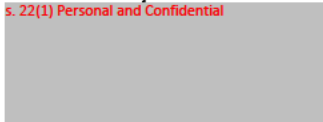
I fully support the application.

Sincerely and respectfully,



Mike Reilly

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 10:15 AM  
**To:** Public Hearing  
**Subject:** FW: OAKRIDGE-Proposal

**From:** Mary-Jo Fetterly 5.22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 10:04 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** OAKRIDGE-Proposal

March 7, 14

Dear Mayor and Council,

I am writing to express my support of the proposed redevelopment of Oakridge Centre. I am a businesswoman 56, who sustained a spinal cord injury while skiing 10 years ago. I know first hand how crucial good, accessible housing is.

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

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

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

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

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 10:28 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Plan

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**From:** Valerie s. 22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 10:22 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Plan

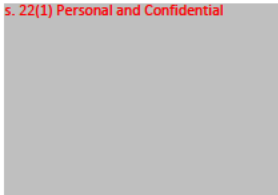
Mayor and Council

I am writing in support of the plans for the Oakridge Centre redevelopment. I have reviewed the design plans and the outline of the lasting community benefits of this project. Of fundamental importance to me is the increase in affordable mixed housing easily accessible to the city core. Increased options such as this will benefit my three grandchildren and as adults they will be able to remain in the city of their birth.

Thank you in advance for your consideration and approval of the zoning changes required to complete this project.

Valerie York

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 1:36 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Rezoning Application

**From:** Mark Gladu s. 22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 1:31 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Rezoning Application

Hello,

My name is Mark Gladu and live and work in the City of Vancouver.

I wanted to send an email in support of the rezoning of 650 West 41st Avenue (Oakridge Centre).

This will be a great addition to the City and I look forward to seeing the project move forward.

Regards,

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 1:31 PM  
**To:** Public Hearing  
**Subject:** FW: Public Hearing 10 March 2014: 650 West 41st (Oakridge Centre)

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**From:** Anthony Norfolk s. 22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 1:33 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Public Hearing 10 March 2014: 650 West 41st (Oakridge Centre)

This is a message of support for this rezoning. The concentration of new development along the Cambie corridor will help to protect other areas of the city from inappropriate development pressures. Thank you. Anthony Norfolk (writing in a purely personal capacity).

March 5, 2014

Dear Mayor and Council,

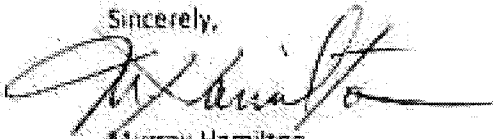
This letter is to show my support for the redevelopment of Oakridge Centre.

I live in Kerrisdale at 6520 Balsam St. and was born in Vancouver. For many years now, Oakridge has been a shopping centre that my family and I frequent on a regular basis. It's convenient to get to by public transit and suits our many needs.

In my opinion, this proposed development is forward thinking and will be an asset to the surrounding area and the City of Vancouver. Not only will it provide an economic benefit, in terms of new jobs and employment opportunities, but its central location and connection to transportation routes will make it convenient for customers and ideal in terms of accessing other parts of the City for those who will be living there.

With the expected increase of Vancouver's population over the next 50 years and onward, it's evident that more density will be required in strategic locations. This is a strategic location and has my full support.

Sincerely,



Murray Hamilton

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 1:10 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Redevelopment

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s. 22(1) Personal and Confidential  
**From:** Luis Rivas  
**Sent:** Friday, March 07, 2014 11:23 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Redevelopment

To Mayor and Council,

I am writing you today to express my full support for the proposed redevelopment of Oakridge Centre. As the owner of a local painting company, I know firsthand how important it is for Vancouver's growth to be supported. At an estimated \$1.5B, the Oakridge redevelopment will create countless jobs for companies like mine to fill. Having these jobs in Vancouver, on the Canada Line, is even more valuable as it creates an easy and affordable way for workers to get to and from the site. Rezoning like the one proposed for Oakridge keep the Vancouver economy varied, diversified and help to create jobs for the thousands of Vancouverite's, including employees like mine, within the city.

Job creation aside, I support this redevelopment further for its innovative approach to mixed use living. The creation is the park space, the affordable housing and the integration of public transit all make this an excellent proposal. I hope you share my enthusiasm and vote in support of the proposal at next week's public hearing.

Thank you for your consideration.

Regards,

**Luis Rivas | proprietor**  
**Rivas Painting**

s. 22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 1:21 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Redevelopment

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**From:** Anthony Dallazanna s. 22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 1:08 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Redevelopment

To Mayor and Council,

I am writing you today to express my full support for the Oakridge redevelopment, which will be reviewed by Council on Monday March 10<sup>th</sup>. I am writing both as an individual and as a business owner. Although my company is not located in Vancouver, many of the jobs that keep our company going are Vancouver based, and many of the workers we employ are Vancouver residents. A project like Oakridge will create an economic engine that will have spin off effects to the entire industry, including engineers, suppliers and of course countless trades. Projects like this are important generators of both entry level construction jobs and established superintendent jobs, people who live and work and spend their pay cheques at other Vancouver businesses. Having these jobs in Vancouver, on the Canada Line, fully accessible by public transit, makes the proposal even more attractive.

As an individual, I support the rezoning because of its inclusion of a large chunk of park space, affordable housing, and an expansion of commercial space that this neighborhood badly needs. I hope you share my view and will vote in support of the proposal at next week's public hearing.

Thank you for your consideration.

Regards,

Anthony Dallazanna

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Anthony Dallazanna

**Allwest**  
ELECTRIC LTD

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 1:20 PM  
**To:** Public Hearing  
**Subject:** FW: Proposed Redevelopment of Oakridge Centre

**From:** Ben Wedge s. 22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 1:04 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Proposed Redevelopment of Oakridge Centre

Dear Mayor and City Council,

My name is Ben Wedge and I am a current student at BCIT in the Marketing Management, Real Estate Option. I grew up in Dunbar, and I now live in Kitsilano. I am writing because the Oakridge rezoning application is important to me, and I want to see it approved.

All throughout my life, I have gone to the Oakridge mall on numerous occasions; but, these "occasions" have decreased over the past few years. Simply put, there are few reasons that compel me to go there now.

I want the rezoning application to be approved, because for me personally, I want more reasons to go to Oakridge; and, with the redevelopment finished, I will have reasons. There is going to be an outdoor terrace with restaurants, a new community centre, and an expanded retail space which will allow for more stores. These, to name a few, really appeal to me and will bring me back to Oakridge on a regular basis.

Also, my goal one day is to run my own business. With this in mind, it will help that the redevelopment is creating 385,800 square feet of office space. So, in the future, when I have my business up and running, I want more office space available in Vancouver.

While it seems like the rest of Vancouver moves forward, Oakridge remains in the past. For a place that means something to me, I do not want to see that happen - I want the Oakridge rezoning application to go through.

Thank you for taking the time to read my opinion on this matter!

Sincerely,  
Ben Wedge

Vancouver, British Columbia  
s. 22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 1:17 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Public Hearing

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**From:** Paul Tsang s. 22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 12:28 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Public Hearing

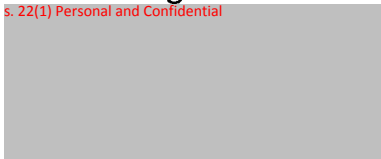
Dear Mayor and Council,

I have reviewed both the background planning and the material going to public hearing and wish to lend my support to it. I welcome a project that optimizes public transit, provides the densities needed to create an enriched community and offers a range of housing choices and affordability. I look forward to seeing this developer (especially) move ahead with this project.

Yours truly,

Paul Tsang

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 1:16 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Redevelopment

**From:** Jen Stuart s. 22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 12:21 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Redevelopment

Dear Mayor and Council,

I wanted to comment on the plans to redevelop Oakridge Centre but unfortunately I'm unavailable to attend the Public Hearing next week.

I'm a young professional working in the non-profit sector. I currently live a car-free life in Kitsilano, where I rent an apartment. In the future, I would love to live at a place like the new Oakridge Centre. With new rentals units, a huge car co-op onsite, and the Canada Line right at your doorstep, it's the perfect spot for people like me who don't own a car and can't afford to buy a house in Vancouver's *crazy* housing market.

The community amenities included in the project are also fantastic. With a large public roof-top park and brand new community centre and library, Oakridge will be an inclusive community and a great place to live and visit. I am currently enrolled in Simon Fraser University's Community Economic Development program and I strongly support building sustainable communities that incorporate economic, social, and cultural considerations into the design.

I support the Oakridge Centre redevelopment and I'm counting on you, Mayor and Council, to approve this project. Thanks for taking my opinion into account.

Cheers,

Jen Stuart

s. 22(1) Personal and Confidential

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Jen Stuart

s. 22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 1:13 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge centre Plan

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**From:** Jan Ballard s. 22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 12:18 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge centre Plan

To Whom it May Concern,

I have been in the art business for over twenty years and currently work as a private and public art consultant. I am consulting on some of the largest public art projects in the City of Vancouver. I have read the design package and other City documents pertaining to the public art component. The proposed Oakridge development offers a unique landmark public art opportunity, which would be cherished by the community for generations. I am in support of the Oakridge Center Plan.

Sincerely,  
Jan Ballard

**BALLARD FINE ART**  
PRIVATE ART ACQUISITION & ADVISORY

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 1:12 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Mall public hearing

---

**From:** Eugene Mah s. 22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 11:58 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Mall public hearing

My name is Eugene Mah. I have been practicing Tai Chi for 40yrs. I have been practice Tai Chi in QE park for more than 25 yrs. every morning. Since the reconstruction of the reservoir, we have input some idea to improve the usage of the practice area. The result is terrible. Now we have two groups of Tai Chi practitioner the senior group are practising inside the under ground parking of the Oakridge Shopping Mall.

I have seen the development plan of plan of the expansion with the roof garden & the exercise pavilion, there will be more seniors using this facility. I am for development.

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 1:11 PM  
**To:** Public Hearing  
**Subject:** FW: Letter of support for the Social Housing of the Oakridge Centre Rezoning Development

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**From:** Arthur Mills s. 22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 11:49 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Letter of support for the Social Housing of the Oakridge Centre Rezoning Development

Dear Mayor Robertson and members of City Council,

It is with great enthusiasm that I write this letter of support for the proposed social housing component of the Oakridge Centre Rezoning Development.

YWCA Metro Vancouver provides seven safe, affordable housing communities for low-income single mothers and their children in the Lower Mainland. As a social housing provider, we understand the importance of safe, affordable housing for low income families, especially for our clients – single mother-led families, who have the lowest incomes, the highest poverty rates and many barriers to economic independence.

At the YWCA, we believe that we must do more than deal with the victims of poverty and social inequality. We must attack their root causes by providing them with services such as safe, affordable housing. With a safe place to live, they will have one less barrier to their full participation in education, employment and economic independence.

As we all know, Vancouver remains Canada's least affordable city for housing; with limited affordable rental stock suitable for families, the need for safe affordable housing has never been greater. Thus, the additional 290 social housing units from this development will be a great addition to Vancouver supportive housing supply.

The proposed community hub included in the Oakridge Centre Rezoning Development will be really valuable to social housing residents. Tenants will have access to many different facilities such as day care, a community center, a library, employment opportunities, and retail and grocery stores – all located within walking distance. Access to transportation is always a challenge for low-income families; thus, nearby public transportation is excellent.

In closing, we would be honored to work with the City of Vancouver and Westbank in this social housing component of the development which we fully support, and I hope together we can provide a safe, affordable place to live for single mothers and their children – an inclusive mixed-use neighborhood where everybody is welcome.

Sincerely,

**Arthur Mills**  
Vice President, Housing Services

**YWCA Hotel**  
s. 22(1) Personal and Confidential





## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 1:10 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge development

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

**From:** Esther Suryna s. 22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 11:13 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge development

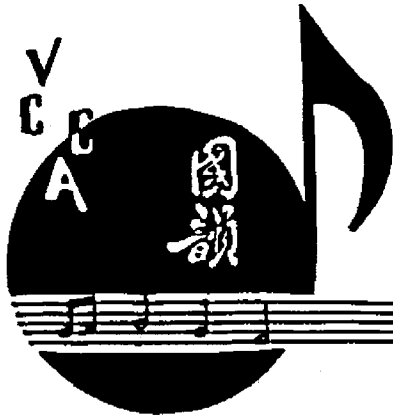
I am sending this email to show my support to develop the Oakridge area. It will be a great opportunity to maximize the potential of the area by bringing more residents and more job opportunities into the area. I support the project and the positive impact it will have on the community.

Thank you

Esther Suryna

s. 22(1) Personal and Confidential

Sent from my iPad



## Vancouver Chinese Choir Association

s. 22(1) Personal and Confidential

Honourable Mayor and Members of the City Council,

The Vancouver Chinese Choir Association (VCCA) is a non-profit organization registered under the Society Act of British Columbia and is an active member of the B.C. Choral Federation. VCCA is enjoying its 30<sup>th</sup> season of promoting Chinese choral music to the local community, participating in community cultural activities, and enriching its members' musical experience. We currently have a total of 140 members.

To fulfill our goals, we hold our annual concert, stage public concerts and perform at community and multicultural events, care homes, hospitals and other institutions. We also participated in fundraising events.

VCCA practices weekly on a Tuesday evening at the Oakridge Auditorium. The choir is like a big family. Every member has a passion to music. We enjoy coming to the practice to sing and socialize with each other. We have been practicing at Oakridge for more than 15 years. It is a very convenient location; easy accessible by public transit for our members who do not drive. It is a central location for anyone within the Greater Vancouver, the best of all, provides lots of free parking spaces.

We strongly support the redevelopment, to expand the space and offer more amenities and services to the community. It is very important for VCCA to remain and continuous use of the auditorium.

Regards,

Christina Chan, President



*390 Main St Vancouver BC V6A-2T1*  
*GARRY JOBIN, COORDINATOR*

s. 22(1) Personal and Confidential

March 6, 2014

To Mayor and Council

RE: Oakridge Centre proposed Development

My name is Garry Jobin and I'm A Coordinator with the Bladerunners Program, Bladerunners is an international award winning program that helps street involved youth secure careers in the construction trades. We are in full support of the proposed development for Oakridge as it will give opportunities to at risk youth creating employment opportunities. With the support of Westbank on projects such as Woodward's, Telus Gardens, Granville and 70<sup>th</sup> and other projects, many of our youth have gone on to flourish in the trades, the hoist operator at Granville and 70<sup>th</sup> is a Bladerunners as well the crane operator, neither had no construction experience when first entering Bladerunners. We placed 18 Bladerunners on the construction phase of the Woodward's redevelopment, 15 are still active in the trades.

Opportunities like this end cycles of poverty and homelessness as 90% of our participants are homeless when first entering Bladerunners, This project will allow our kids to learn meaningful skills earn an honest paycheck and allow them to become productive members of society rather than being a burden upon it.

Garry Jobin

Vancouver Bladerunners

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## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 2:22 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Redevelopment Public Hearing

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

**From:** Phil Baudin s.22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 2:21 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Redevelopment Public Hearing

Modo the Car Co-op sees the planned redevelopment of Oakridge as an opportunity to further the concept of transit-oriented development in the City of Vancouver.

Modo was founded as a co-op in 1997 to provide citizens in Metro Vancouver with an alternative to the privately-owned automobile and we've since grown to 10,000 members who have access to over 300 vehicles. Carsharing is part of a multi-modal transportation solution in Vancouver and it is supported by walking and cycling, combined with high-speed transit and residential density.

The proposed large-scale Oakridge redevelopment provides an ideal environment for expanded multi-modal transportation options for the neighbourhood, with the proposed residential and commercial densities and high-speed transit nearby. It's an ideal location for a large group of carshare vehicles which will allow all residents of the neighbourhood, not just those in the Oakridge redevelopment, to use shared vehicles and reduce their need for privately-owned automobiles.

The Oakridge redevelopment will also be supporting a variety of housing needs. To further support these needs, Modu will provide a variety of vehicles as part of its carshare service to the area; this will include a range of cars, minivans, trucks, cargo vans and wheel-chair accessible vans. We are also pleased to see that the Oakridge redevelopment includes improved cycling infrastructure, providing residents with more options to consider car-free living.

--  
Phil Baudin  
Executive Director  
Modo The Car Co-op

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