

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 11, 2014 11:13 AM
To: Public Hearing
Subject: FW: Oakridge Re-development

From: W Lo s.22(1) Personal and Confidential
Sent: Tuesday, March 11, 2014 1:31 AM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge Re-development

Dear Mayor and Council,

In general, I am not against the Oakridge development, but I am horrified by the height of the buildings proposed. Buildings over 30 storeys high just do not fit into the landscape of this neighbourhood or any residential neighbourhood outside of the city centre core. They also cast huge shadows on the surrounding areas, especially from fall to winter.

Vehicular traffic at the intersection of 41st Avenue and Cambie Street is my concern too. Even before any redevelopment, during rush hours and major shopping times of the year, it takes a long wait time to go through the intersection or making left turns (after several traffic light changes). This problem will be a lot worse because many medium rise buildings are being built on 41st Avenue and the Cambie Street corridor, as well as high rise buildings in the Oakridge project. Will the council consider adding a tunnel or overpass to give through traffic for 1 of the 2 roads in this intersection?

Even though Translink reports there is sufficient capacity in the Canada line to service future riders, please read into how the report was done. I suspect it included night time and early morning ridership when few people are travelling. However, if only ridership from 8 a.m. to 8 p.m. are report, I am sure it will show a very different picture. I know, because every time I use the Canada Line in those hours, the train was packed with people. Will the council consider expanding the Canada Line stations to allow the trains to carry more than 2 cars per train during rush hours? The Oakridge station should also have more than one exit for safety when future ridership is a lot higher.

In summary, I am suggesting:

1. limit the building height to less than 30 storeys;
2. build a tunnel or overpass to allow through traffic for 1 of the 2 roads in the intersection of 41st Ave and Cambie Street;
3. expanding the Canada Line stations to allow the trains to carry more than 2 cars per train during rush hours;
4. Oakridge station should have more than one exit for safety when future ridership is a lot higher.

Thank you Mayor and Council for considering my suggestions.

W. Lo

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 11, 2014 11:14 AM
To: Public Hearing
Subject: FW: Vancouver (Oakridge centre)

From: Brent Savard s.22(1) Personal and Confidential
Sent: Tuesday, March 11, 2014 8:54 AM
To: Correspondence Group, City Clerk's Office
Subject: Vancouver (oakridge centre)

Dear Mayor and Council,

I am just emailing you to express my support for the redevelopment of the Oakridge Shopping Centre. I believe the project will have a positive impact on the City of Vancouver.

Best regards,

Brent Savard

s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 11, 2014 11:18 AM
To: Public Hearing
Subject: FW: Comment on Rezoning Application - 650 West 41st Avenue (Oakridge Centre)

From: Reilly Wood s.22(1) Personal and Confidential
Sent: Tuesday, March 11, 2014 10:39 AM
To: Correspondence Group, City Clerk's Office
Subject: Comment on Rezoning Application - 650 West 41st Avenue (Oakridge Centre)

Hello,

I would like to register my strong support for the rezoning of Oakridge Centre. Situating new development near transit is extremely beneficial for the environment and affordability. This project will mean that many more people are able to live in a nice part of Vancouver with excellent public transit.

It would be extremely disappointing if the very wealthy homeowners in this neighbourhood were able to prevent this development. These people may be the most vocal, but they are a very small subset of the population. Please approve this project based on the merits for all Vancouverites (and those who would like to live here).

Thank you,
Reilly Wood

s.22(1) Personal and Confidential



Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 11, 2014 10:28 AM
To: Public Hearing
Subject: FW: Oakridge Redevelopment - In Favour

From: David Hammond s.22(1) Personal and Confidential
Sent: Monday, March 10, 2014 11:23 PM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge Redevelopment - In Favour

Dear Mayor and Councillors,

I just wanted to take the time to write to you in support of the proposed re-development of Oakridge mall. This kind of development will provide shops and services for local residents, job opportunities, and most importantly, different housing options located close to transit in a city that is becoming increasingly expensive and congested. I have no objection to the heights of the towers. In fact, I think we should look at even taller towers at sites such as this.

David Hammond
s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 11, 2014 10:23 AM
To: Public Hearing
Subject: FW: Oakridge Redevelopment

From: Michael Mizera s.22(1) Personal and Confidential
Sent: Monday, March 10, 2014 9:09 PM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge Redevelopment

Dear Mayor and Council

I am writing to you regarding the redevelopment of Oakridge. I am very much in favour of the redevelopment as I believe it is very important to densify versus having valuable farmland covered in asphalt and single dwelling houses "planted" on this land or scarce green spaces along the Fraser River etc. similarly covered over. Metro Vancouver needs to preserve all the green spaces and farmland that currently exists. Oakridge/Cambie corridor is an ideal location because of the Canada Line and the already existing bus service along 41st. I believe this fits in with the green city plan and the utilization of mass transit.

I would like to reiterate that I am very much in favour of the Oakridge redevelopment. The plan offers increased stores, services, restaurants, condos, offices, green space and parking. I became aware of the redevelopment as a volunteer with BC Blind Sports who have a gift wrapping booth at Oakridge during the Christmas Season and from the Oakridge staff.

I live in the West End and have experience the densification of that part of the city. This is great but other less densely populated areas of the city need to be redeveloped. Densification and redevelopment along/near the Broadway/Commercial Drive area is another potential area of densification .

In conclusion think UP not OUT and GREEN not BLACKtop.

Sincerely

William Mizera

s.22(1) Personal and Confidential



March, 10th 2014

Dear Mayor Robertson and council,

Thank you for the opportunity to address you today. My name is Graeme Jones. I grew up in Point Grey, went to school in Dunbar, and visited Oakridge for much of my life. I now live with my wife in an apartment in Fairview. I have a masters in planning but I am here today as a resident. I support the rezoning requested for the Oakridge Re-development project and ask you to do so also. I chose to address this issue for two reasons.

The first reason is a generation gap. My generation for the most part does not come and speak at these public hearings, not because we are necessarily apathetic as the stereotype would have you believe, but because we don't see a problem with the density being proposed in various projects around the city.

Let me be clear. We do not have an equal stake in this city. Property owners have the power in this city not the renters or those priced out of the market altogether.

As condo and apartment owners support these developments, we see a battle between home owners, of homes we grew up in but can't afford, protesting developers who build the small units in condos and townhouses that we can afford.

Many of these property owners support affordable housing, but fail to consider that without senior government involvement,

these projects are the only provision of affordable housing in the city.

We can argue over how much people are spending on these units. But the fact remains many millennials are buying these units. These projects represent a generational shift in urban preferences.

Millenials are willing to have less space and car dependence in exchange for better access to sustainable transportation and nearby amenities. This project offers this in spades.

Therefore, I ask that you extend your interpretation of neighbourhood and community interest to include those who would be served by this project beyond the existing neighbourhood homeowners. A complete community includes options for all stages of life. This project provides these options.

Personally, Oakridge used to be a regular destination. I remember my grandmother many times taking me or my siblings to the white spot and the kids play space as a child. As a teenager, I used to meet friends and see movies.

I also remember the endless searching for parking or trying to find where we parked the car when it was time to leave. I have only recently returned to using Oakridge because of the Canada Line service because like many in my generation we seldom drive.

Despite great efforts to freshen the look and upscale the stores, the mall still represents 1960s values. The amount of wasted

space dedicated to surface parking in this built out city is appalling.

This project moves the neighbourhood out of a 1960s mindset by transitioning from an auto-oriented mall to a people-oriented municipal centre.

By focusing on moving people and not cars, the project provides for all modes, better circulation, better way-finding, better connections, and most importantly, better safety.

Excellent urban spaces and amenities attract business. Aside from expanding the number of shops this project will provide more employment opportunities by expanding the amount of office space.

Many businesses will be attracted by the proposed amenities. However, the amenity provisions are balanced by the request for a change in allowable density and height on the site.

This is the key decision.

I ask you to consider if major corridors in the city are appropriate for this type of density, why should a municipal center on two arterials and on top of mall and parking lot not be appropriate?

This project does not require the demolition of one single-detached house while providing a massive injection of affordable housing near transit.

We all want options that reduce our dependence on the car to get around the city. This goal is reflected throughout the city plans and visioning documents and, in this proposal.

The project improves bicycle facilities and supports transit.

North-south the Canada Line currently operates below Olympic volumes and can accommodate approximately twice the current capacity according to translink. This project would anchor the viability of an east-west transit line along 41st.

But this requires density.

The density and mixed uses proposed in this project would provide a destination and origin for many trips spread throughout the day, which is ideal for transit operations.

From employees arriving or leaving Oakridge from Richmond and Downtown, children and seniors activities during the day, and of course shoppers.

But again density is the key.

The biggest concern of city residents is affordable housing. This project delivers affordable housing.

The city wants to reduce trips by cars outside downtown. This project supports sustainable transportation.

This will not happen overnight. Please consider that this project will be phased over the next ten to fifteen years. It will benefit current city residents, but also many who are not well represented here today.

This project represents a once in a generation opportunity for all ages and abilities within the neighbourhood and the city providing affordable housing, jobs, and amenities. I ask that you show leadership and vision by approving the rezoning.

Thank you for your time.

Sincerely,

Graeme Jones

Tuerlings, Leslie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 11, 2014 10:20 AM
To: Public Hearing
Subject: FW: Oakridge Redevelopment

From: Jay Seabrook s.22(1) Personal and Confidential
Sent: Monday, March 10, 2014 6:35 PM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge Redevelopment


Dear Mayor and City Counsel,

I am a partner and the Vice President Of Operations with Dominion Lending Centres Inc. We are a lower mainland based Mortgage Broker head office with over 380 individual office locations and 2,300 Mortgage Brokers from Coast to Coast.


We support the Oakridge redevelopment and believe in the positives it will create for our living and business communities.

Thank you,

s.22(1) Personal and Confidential



s.22(1) Personal and Confidential



Tuerlings, Leslie

From: Ken ^{s.22(1) Personal and Confidential}
Sent: Tuesday, March 11, 2014 9:08 AM
To: Public Hearing; Correspondence Group, City Clerk's Office
Subject: Fwd: Letter of Support for Oakridge Re-Development

Begin forwarded message:

From: Mandy ^{s.22(1) Personal and Confidential}
Date: March 11, 2014 at 1:19:41 AM PDT
To: mrtkor ^{s.22(1) Personal and Confidential}
Subject: Letter of Support for Oakridge Re-Development

Mayor and Council Members,

This is a letter of support for the Oakridge Redevelopment Proposal. I am a small business owner with a specialty store in the Oakridge Mall - Mount Cashmere. My store specializes in high quality cashmere products for women and men. I have been a tenant in the mall for over ten years.

I learned about the redevelopment proposal through communication with the development company and attended a presentation which provided information about the proposal. This is an exciting opportunity for Oakridge Mall to become one of the best and innovative malls in the Vancouver district.

Improved public amenities (community centre, seniors centre, library, daycare, multicultural, recreation and gathering space) provide opportunities for people to feel connected and loyal to the community of merchants in the mall. In the days of concern about environmental issues the planned green building practices and public transportation opportunities will draw new customers shopping at Oakridge. Increased housing, retail space and employment options will provide new customers and fans of the improved Oakridge Centre.

The well planned phasing of the development will assist tenants and customers to enjoy the opportunities currently available at Oakridge. The improved and redeveloped Oakridge will provide current and future customers an opportunity to spend time and money in a well organized retail and community oriented environment.

Please contact me if you have any questions.

Ken Rechik
Owner, Mount Cashmere, Oakridge Centre

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 11, 2014 12:33 PM
To: Public Hearing
Subject: FW: Oakridge redevelopment

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

From: Mark Cavers s. 22(1) Personal and Confidential
Sent: Tuesday, March 11, 2014 12:11 PM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge redevelopment

I am emailing council to express my full support for this project. I welcome the increase in density and believe that developments like this is what the city needs.

Thank you,
Mark Cavers

Sent from my iPad