

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 8:12 AM  
**To:** Public Hearing  
**Subject:** FW: Public Hearing on Oakridge  
**Attachments:** Oakridge.doc

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**Nicole Ludwig**  
Meeting Coordinator  
City Clerk's Department  
City of Vancouver  
Phone: 604.873.7191  
Fax: 604.873.7419  
e-mail: [nicole.ludwig@vancouver.ca](mailto:nicole.ludwig@vancouver.ca)

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**From:** Tova G. Kornfeld s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 13, 2014 5:46 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Public Hearing on Oakridge

Mr. Mayor and Councilors:

I was speaker No. 51 in this matter. Councilor Ball asked me to forward my written submission to you and I attach it now.

Regards,

Tova Kornfeld

**KORNFELD & COMPANY**  
Barristers & Solicitors

s. 22(1) Personal and Confidential

I am here speaking from two perspectives, one as a citizen who does not live in the Oakridge area and secondly as a lawyer concerned about the proposal to hive off the Terraces and Fairchild Development from the CD-1 bylaw that covers the existing Oakridge location . I am not against the development per se, I am concerned about the scope and magnitude particularly in terms of height.

I live in the Douglas Park neighborhood but I grew up in Oakridge and what happens in Oakridge in terms of process and result is a harbinger of what is to come in the rest of the city be it Marpole, Grandview or any other community in terms of demands on the infrastructure i.e. schools, hospital, transit. What happens here today will be precedent setting and therefore it is necessary that thoughtful, proactive consideration be given to any change as drastic as the one proposed. When I use the word drastic, I use it in the context of the 2007 policy statement for Oakridge which was in effect when this Mayor and council were elected and when many people who will be negatively impacted by the proposal bought into the area and who relied upon the policy statement to determine whether or not they would make Oakridge their home.

I listened to the opening presentations from the city staff online. Mr. Jackson used his time to compare this proposal with what is happening around the lower mainland in other municipal centres to suggest that this proposal is a far lesser one in scope and magnitude He used Burnaby as one, perhaps his main example. What he did not say, is that in both the 1995 OLPS (Oakridge Langara Policy Statement) and the 2007 revisited policy , it was stated and I quote from Page 2 and the Response to Feedback Appendix at the end, "even with rapid transit, the Oakridge area should not expand to the size of a regional Town Center like Metrotown "

I also listened to Mr. Drobot explain the project and all its benefits. Much of it sounds good and it is good, social housing, seniors housing, community amenities - who could be against any of those things.. We all love Vancouver and know that lots of people want to move here and there is limited space due to the geography. If you boil it down the real opposition it is to the height of the towers and the idea that in 2007, council saw fit to have a vision for a maximum of two towers 24 stories in height for the site. That vision has now crystallized into an increase of almost 7 times in this proposal if you include the three towers characterized as mid size. What happened between 2007 and 2011 when the Oakridge owners started this process - Keeping in mind that the 2007 policy statement was at a time when there was no consideration of what would be happening at Pearson Hospital or the Oakridge Transit station at Oak and 41st Avenue, which will be developed in the near future both of which will contribute to significant density increases - that allowed this drastic change?

I submit that council should reconsider the height of the towers. Mr. Drobot noted that some of the low rises were given extra floors in the proposal change from 2012 to 2013, if those go up, then the towers should go down and that is an acceptable way to make the whole project more aesthetically pleasing. There is no reason to deviate from the original well thought out 2 tower - 24 story policy. It is understandable downtown where there is limited space. The courthouse downtown was originally to be a vertical building but it was turned on its side and is now an iconic piece of Vancouver architecture. There is lots of space to go horizontal. Verticality does not make for good community.

I should digress to say that I had an elderly client who told me that he used to hunt and fish in the forest that used to be where Oakridge is now. When I was in high school it was an open air mall and I worked in the Cambie Room at Woodward's as a waitress. No one is saying go back to that, progress is inevitable but the progress should be tempered with fairness to those who already live in the area and made choices on what was there when they came in.

#### Legal issues

I am very concerned about the proposal to take the Terraces and the Fairchild project out of the existing zoning. See recommendations at Page 2, B and C of the staff report. The loudest dissent for the project comes from the residents of the Terraces. The impact on them is acknowledged at Page 15 of the report and staff thought it important enough to single them out.

"The existing residential development most impacted is the Terraces...Its context would be significantly altered by the proposed redevelopment. Staff believe that the impacts are acceptable and no greater than would be found in other high density areas of the city. That begs the question of the fact that when people bought into this complex, this was not a high density area. In addition, the buyers could rely on the 2007 policy statement but more importantly upon the restrictive covenant registered on title in 1985 between the City and the then owner of the site, Woodward's which clearly restricted the type of development that could take place on the site and states that Oakridge itself and the Terraces are to be taken as a single development site for the purposes of redeveloping.

To now in the middle of the game to say to the Terrace opposition, we are now taking you out of the picture by hiving you off of the bylaw flies in the face of this covenant. It is true the covenant envisions the city changing the bylaws for the redevelopment but it does not envision cutting off the Terraces and I believe that if that were to be done that would open up a lawsuit against the city. The Terraces residents are stakeholders.

It is not to say that ultimately you may not be able to do this but to hide it in the main proposal without giving the stakeholders the opportunity to investigate both the legal and practical ramifications of the hiving off (despite what Mr. Drobot says) is administratively unfair. February 12, 2014 was the first time anyone was made aware of this proposal. It is simply wrong to ram this through with the overall proposal which has had over three years to be considered and revised.

I would submit that you cannot deal with B and C today and there have to be separate hearings on those matters and they should be tabled for another day.



**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 8:08 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge rezoning  
**Attachments:** Ron Kornfeld bylaw extraction and 2007 plan.doc

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**From:** Ron Kornfeld s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 13, 2014 9:30 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge rezoning

Please see attached letter

**RON Y. KORNFELD**

s. 22(1) Personal and Confidential



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my name is Ron Kornfeld and I am a resident of the Cambie area since 1973.

Firstly, I wish to speak on the legality of the proposed bylaw change before council as it affects the Terraces.

There is a Restrictive Covenant registered on all the Terrace titles and against the Oakridge lands - it is referred to at Appendix B, Page 13 of 27, Paragraph 1(f) at the bottom of the page of the February 2014 Report. It is an agreement between the City and the then owner of the property, Woodward which limits future development to a total of a maximum of approximately 920,000 square feet.

It also states at page 3, Recital G. that for the purposes of redevelopment, the entire property including the Terraces are to be considered as a **"single development site"**.

Now, there is provision in this legal document that allows the City to override the terms of the agreement. However, the law would require that overriding to be done in an administratively fair manner. That means that the City would have to consider its policy statements and all decisions would have to be done in meaningful consultation with the owners of the Terraces who are the most affected group of the proposed rezoning application, as is acknowledged at Page 15 of the City's Report.

This proposed zoning change flies in the face of the intent of the Restrictive Covenant agreement that the Terraces be involved in the process, and if one is prone to cynicism or perhaps the reality of politics, appears to be an attempt to alienate these owners from further involvement in the development process, to remove them as potential opposition. In other words, get them out of the picture.

The first time this issue arose was approximately 4 days before the February Report went to council.

At the following council meeting, Mr. Drobot, referred to the process as an "extraction" of the Terraces and a number of other buildings from the Oakridge lands by creating a separate bylaw for these buildings, separate and apart from the Oakridge zoning bylaw. Mr. Drobot gave the following answer in response to councillor Carr's question at the council meeting as to what extraction meant. He said it was common practice and stated that:

"the city was creating a separate zoning for the Terraces so that they would be separate"

that is it - I don't know what that means

I strongly suggest that the City cannot ignore a party such as the Terraces that was intended from day 1 to be part of the process as set out in the restrictive covenant agreement and you certainly cannot cut them out without due process. I would submit that the overriding provisions in the agreement allowing the City to do as it pleases, if judicially considered, would probably go to the amount of development allowable but certainly would not allow an override to the provision that the Terraces are to be considered part of the development process as a single site. The override provisions are still subject to judicial scrutiny and who knows how a judge will interpret the rights of the City in that regard.

You, as councillors, have to rely upon the reports that staff put in front of you. In the 116 page plus report relating to this zoning proposal, the only reference to this covenant is buried at the bottom of Page 13 of 27 of Appendix "B" in the context of having an "after the by-law passes" impact. I say that that is the incorrect procedure. That agreement is not something you need to consider after the fact. You need to consider it NOW before the bylaw is passed. The reason is that there are serious legal implications to ignoring the Terraces and the wishes of those people and their legal rights and ignoring due process, and a court may hold the city accountable for doing otherwise.

Then there is the procedural aspect. The first time that the public was made aware of this extraction was when the notice of this public hearing came out a few weeks ago "out of nowhere". There has not been the proper opportunity to consider the effect of this proposal. I cannot imagine the Terrace residents have a clue of the consequences of this proposed extraction especially when this council has heard a number of senior residents of the Terraces in this room yesterday express fear and uncertainty as to what is going on around them.

Now as to the 2007 policy statement, a well thought out 50 plus page document that clearly sets out the city's vision for the future after extensive consultation and public input.

I say that the City is bound by policy statements in the short term unless there is a fundamental change to the circumstances surrounding. So the question becomes what changed between 2007 (which contemplated and addressed the Canada Line changes, community amenities, sustainability and 2011 (see Page 6 of the 2007 report under heading "Broad Policy Objectives").

The only answer to that can be that the owners of the mall, Ivanhoe Cambridge together with its developer westbank and its principal Mr. Ian Gillespie, asked for a rezoning, which I believe occurred sometime in 2011.

That request for a rezoning does not derogate from the policies that were considered and adopted in 2007. Ivanhoe Cambridge may not like the policies, but they, like any other developer, are bound by them

unless they can show a fundamental change to the reasoning behind the policy statement which as I pointed out before does not exist.

Where is the fundamental change in any aspect of the considerations that were taken into account in 2007 that would allow the City to go contrary to its own very clear policies to go from two -24 story towers and 2 million square feet to 14 towers, of which 2 will be over 40 stories and 4 million square feet. The present rezoning application is probably the one that will have the biggest impact on this city in its history. If there was no 2007 policy in effect, then maybe the council could feel comfortable doing whatever they wish. Council's duty is to follow the 2007 policy with perhaps some minor changes - what is proposed is major surgery. Council is entitled to deviate but the rationale must be sound and based on facts.

And it puzzles me how city staff make the following statements in the February 2014 report in view of the 2007 policy statement

page 15 of the February 2014 Report

"Staff conclude that the application **generally reflects the massing principles of the 2007 Oakridge Centre Policy Statement** while responding to subsequent movement toward greater levels of development intensity and height at rapid transit and in key urban centres in the Lower Mainland. Staff support the application, subject to the conditions noted in Appendix B and the draft Design Guidelines in Appendix J, calling for improvements to the building design at the development permit stage."

***and in its conclusion in the same report***

Staff consider the form of development proposed appropriate to Oakridge Centre considering its role and place in the region and the city, and in the hierarchy of major transit-oriented sites in Vancouver. **From a local perspective, the height range gives greater ability to meet the principles of the 2007 Policy Statement** while carrying a density appropriate to this most significant transit-oriented site and Municipal Town Centre.

Does this council accept staff's conclusion that a proposed doubling of the square footage on this site and the number of towers can be considered to be consistent with these staff statements?

these

statements ignore the 2007 density proposal and while council is free to change policy, where it changes policy to such an extent as is proposed here, it may leave its decision making process open to legal challenge and judicial scrutiny in the sense that it exceeded its jurisdiction to pass the proposed bylaw based on the magnitude of the proposed zoning change without proper factual foundation.

I oppose a metro town type development as did the 2007 report - the height of the towers must come down.

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 8:12 AM  
**To:** Public Hearing  
**Subject:** FW: Opposition to Oakridge Rezoning from Danny Kornfeld Part 1 of Part 2

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**From:** Danny Kornfeld s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 13, 2014 5:53 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposition to Oakridge Rezoning from Danny Kornfeld Part 1 of Part 2

Please put my speech from Tuesday March 11, 2014 with those opposing the Oakridge rezoning application. This is part 1 of 2.

Mayor and Council, my name is Danny Kornfeld and I live at Ground Zero, on top of the south tower at Oakridge Mall and I am here today to speak against the application before you.

But in reality, why are we here today? For all we've heard over the past year and half is that this is a done deal. Let me correct that, this has always been a done deal, whether you talk to people in the media, the sentiments from the people in the community and around Vancouver who have become resigned to this council's heavy handed ways or even when you hear from Ivanhoe Cambridge themselves such that when I spoke to their representative at the last open house and I paraphrase, "it's not that I'm worried about this not getting passed, it's just what small changes the city may make us do".

Approximately 3 Months after the July 2012 council meeting wherein you indicated you were willing to consider proposals, that's proposals in plural, only one was presented for the public to view. Are we to believe that in a mere 90 days they had the ability to put this massive arrogant project together? I don't think so!! This was done was so long ago and therefore, I repeat why are we here today? Do you really have an open unfettered mind to make an honest decision regarding this application? I think the system is broken. I don't trust it or you.

Mr. mayor, you are on record indicating you wanted a more enhanced community engagement process. Over a period of approximately 18 months, this process was just 2 sets of open houses for a total of 18 hours and a one month online survey. Here I hold the entire enhanced community engagement in my hands with these three little cards that were supposedly mailed out to the thousands of residents and of note, this online petition card was never received by anyone in our building. I live at the bulls eye of the target and was overlooked, how many others were as well?

Furthermore, in November 2013 after all the city's "enhanced public engagement" I emailed you and the council and challenged you personally to hold a town hall meeting with the residents of Vancouver to discuss the Oakridge redevelopment proposal. The only response I received was from Councilor Jang, who wrote:

"Can you clarify what Oakridge town hall you are referring to? I believe the developer is presenting his 'wish list' to the public for feedback. The city does not get involved until an application is received, and then we take it to the public. Until that application is received, developers themselves are expected to take their wish list public to see what people think.

I read that over and over again, and thought to myself, does the councilor have any clue as to how the city operates? Does he understand the process? Didn't he vote on July 25, 2012 to send this application to rezoning and then voted again on June 11, 2013 approving staff recommendations? The city has been involved with city sponsored open houses in November 2012 and October 2013. The latest staff report also touts how city staff manned the display model at the mall with the applicants PR Firms from July 2013 to February 2014! I should be able to rely on direct communication from a councilor. This is very confusing.

Finally it dawned on me... everything is being Developer controlled and driven because apparently according to that email here we are today for the first time, where the city is involved taking it to the public!

When you look at the figures in the staff report based upon the people's feedback, the picture is painted that those for and against are similar. Yet a small number of us took it upon ourselves to get more information and we took your forms from the last open house that were headed for the recycling bin and did our own open house of 9 hours over 2 days at Hillcrest Community Center as well as door knocking in the neighborhood. We used the developer's information that was provided to us and I repeat your form, people filled them out with no outside influence. 99 forms were collected and submitted. 84% of those were against! Was it necessary to do the city's job? Absolutely Yes, because look at the difference of those figures compared to yours!

We even had to press your staff at the open house in October 2013 to allow us a display board whereby people could post yellow post it notes with comments. Out of approximately 71 comments, all were against except for 3. Where is that in your staff's report? All I see is the applicant's spin on the figures, and furthermore for them to have an ipad that you must click I SUPPORT OAKRIDGE 2025 to get information is completely one-sided, nowhere does it allow you to show your opposition. This data is completely meaningless! None of this support should be taken into account.

See next email for part 2

**Danny Kornfeld**

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 8:08 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Mall Redevelopment Proposal

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

**From:** MYRNA PHILLIPS s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 13, 2014 8:44 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Ballem, Penny; s. 22(1) Personal and Confidential  
**Subject:** Oakridge Mall Redevelopment Proposal

Dear Mr. Mayor and Council,

My name is Myrna Phillips and I have lived in the Oakridge area since 1978.

I have attended most of the Oakridge Public Open House Meetings and have always expressed my concerns about the number and height of the proposed towers and the resulting population increase. I was encouraged that many other attendees also expressed similar points of view but when a revised proposal was announced October 2013 I was disappointed that the issue of the high rise buildings was not even addressed or altered. Many questions dealing with traffic issues, (pedestrian, Canada Line and bus), the need for expanded emergency, medical, police, security and infrastructure services do not appear to have received the necessary research and planning to determine the impact and implications this mammoth project will have on the surrounding area and the residents. The beautiful mountain views will disappear for many residents and the area will turn into a congested highly densified area. The price point of the residential units will likely be beyond what young first time homeowners can afford and I believe this should be the City's target market. Even now Oakridge retail stores are increasingly going upscale and residents of average means will find the cost of living high at Oakridge.

The Oakridge redevelopment is the largest of all the redevelopment along the Cambie Corridor and it is important that it be considered together with all the redevelopment plans for the entire corridor. I sincerely hope Mr. Mayor and Council that the vote will be delayed until further public consultation is undertaken and the issues raised by the area residents can be addressed and communicated openly.

I do favour redeveloping Oakridge Centre but what is proposed is just too much too fast and there is too much public opposition to the plan as presented.

Yours truly,

Myrna Phillips

s. 22(1) Personal and Confidential

Sent from my

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 8:08 AM  
**To:** Public Hearing  
**Subject:** FW: Lack of notice of rezoning amendments

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s. 22(1) Personal and Confidential

**From:** [REDACTED]  
**Sent:** Thursday, March 13, 2014 9:29 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** lacasse, marcelle  
**Subject:** Lack of notice of rezoning amendments

Letter to Mayor and Council  
City of Vancouver  
City Clerk's Department  
435 West 12th Avenue, Third Floor  
Vancouver, B.C. V5Y 1V4

Dear Mayor and Council,

Please be advised I had the opportunity to speak on Monday, March 10, 2014 as speaker #73 regarding the zoning amendments for item #3a) Oakridge Centre, item #3b) 5733 Cambie Street (The Terraces) and item #3c) 635-659 W. 45th Ave., 688 Fairchild Road, 625 W. 45th Ave., and 5926 – 6976 Tisdall Street (the Southwest Properties).

After my speech, I was questioned by Councillor Affleck as to why I was fearful of the proposed zoning amendments to CD-1 (1) By-law No. 3568 and to the contents in email dated Sunday, March 9, 2014 from Dwayne Drobot, planner which stated the following:

"These properties are subject to Cambie Corridor Phase 3 planning, where we will be looking at this area in GREATER DETAIL. The first step was to replicate the by-law as was approved by Council/Town Planning Board in 1959 (as a starting point)."

I would like to reiterate that I find the application to amend CD-1 (1) By-law #3568 and the contents of Mr. Drobot's email very disturbing as I consider this as a "very large wedge in the door" for the likes of Ivanhoe Cambridge and Westbank Development to further develop these areas in the not so distant future.

**At this point in time, I would like to add a very important issue that I, a resident of 6076 Tisdall Street, was not properly served notice of the zoning amendments for this property. I was made aware indirectly by a realtor well after the date of the February 12, 2014 Policy Report Development and Building. I believe it is the responsible and duty for City Hall to serve proper notice to all citizens in my building. As a taxpayer in good standing, I deserve to be treated fairly and respectfully.**

Mayor and Council, your consideration to my added concern will be greatly appreciated.

Regards,

Marcelle Lacasse

s. 22(1) Personal and Confidential





## Isfeld, Lori

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 8:06 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge rezoning

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**From:** Ron Kornfeld s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 13, 2014 9:47 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge rezoning

After speaking to council on the rezoning and listening to various speakers over many hours in person and online I have the following comments

1. I support the 2007 density guidelines only
2. I do not want a Metrotown development at Oakridge
3. the developer's plan is not fully developed
4. transit - another escalator and 2 gates are not going to cut it
5. transit - bus service - long line ups are not going to cut it
6. transit - no concrete position on how the system will accommodate this density is outrageous and for council to ignore this even worse
7. I am curious to see what if any changes council will recommend
8. is it possible that this project is perfect?
9. if so, then the concerns of the public are irrelevant and at most, politely considered before rejection
10. Mr. Jackson's comments "what has changed" in response to that question over and over
11. Cambie Corridor with its density increase is actually an argument that Oakridge density should be tempered
12. nothing else has changed OTHER THAN the owner and developer asking for increased density and this council agreeing
13. Council ignores its own policy, it ignores the public and does as it pleases
14. Council has lost touch with what government is - no problem with government making tough unpopular decisions
15. however this is different - every developer will come with hand extended looking for density
16. density = money in their pockets, tax revenue in the City account
17. density does not necessarily equal affordability - that is nonsense
18. token talk of affordable housing which by the time it is built is never affordable
19. affordable housing used to justify density
20. quite sickening
21. more sickening is the lack of integrity shown by the majority party Vision whose councilors vote in block
22. is it even possible that one of the councilors has a different view of the world? otherwise if the Mayor requires block voting that is not a Mayor worthy of governing
23. dangerous precedent - this WAS a pleasant place to live - these density decisions have and will continue to ruin this City
24. for those of us who have spent a great deal of time living in other cities internationally etc we know why Vancouver is special

25. not so special anymore
26. towers do not promote family values
27. townhouses, low rises etc do
28. towers promote isolation - children growing up playing on rooftop decks - disgusting
29. no consideration of hospitals, schools, transportation - astonishing
30. build it and they will come? big mistake
31. cannot understand why increased density requires creation of a city node - why not spread it over Cambie corridor? that would be the compromise
32. sad day for Vancouver
33. those councilors who support this application will leave a legacy of destruction of what Vancouver could have been and once was

**RON Y. KORNFELD**

s. 22(1) Personal and Confidential



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**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 8:06 AM  
**To:** Public Hearing  
**Subject:** FW: Lack of notice of rezoning application for 6076 Tisdall Street, Mansion House, (southwest properties)

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**From:** Brenda Dalawrak s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 13, 2014 10:48 PM  
**To:** Correspondence Group, City Clerk's Office; Ballem, Penny; moira.stilwell.mla@leg.bc.ca  
**Subject:** Lack of notice of rezoning application for 6076 Tisdall Street, Mansion House, (southwest properties)

Letter to Mayor and Council  
City of Vancouver  
City Clerk's Department  
435 West 12th Avenue, Third Floor  
Vancouver, B.C. V5Y 1V4

Dear Mayor and Council,

I previously sent a letter regarding my views of the Oakridge redevelopment plan. This plan is wrong and does not take into account the viewpoints of the residents of the area. **We do not want a Metrotown, Yaletown or downtown Vancouver at Oakridge.**

Another point I would like to make is that **no one residing in my building at 6076 Tisdall Street was ever given notice of a rezoning application for the property that we own.** This shows a total lack of respect to all of the owners of this building and the other buildings covered by the application. It certainly gives the appearance that the Mayor, Council and planning department are just rubber stamping the entire process with no intention of taking into account how this will drastically affect the residents of this area.

Brenda Dalawrak

s. 22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 8:05 AM  
**To:** Public Hearing  
**Subject:** FW: Re-zoning of the Southwest Properties

**From:** Mabel Chau s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 13, 2014 11:06 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re-zoning of the Southwest Properties

Dear Mayor and Council,

I live at s. 22(1) Personal and Confidential I'm very concerned about the rumor of the re-zoning of the Southwest Properties behind the Oakridge area as this was mentioned in the Council meeting on March 10th. Can you please explain to me the implication of the re-zoning of the Southwest Properties on these buildings in this neighborhood?

I am a widow living on a small pension. When I bought my unit in this building, I thought it was a gift from God - such a wonderful neighborhood at an affordable price. I thought I could live here until I die. And now, with this news of the re-zoning of the Southwest properties, I am very worried that I may lose my home. I am losing my sleep these nights because of this.

Dear Mayor/Councilman, can you please clarify the status of this piece of land? Is it going to be re-zoned? Are we going to lose our homes?

Also, I am opposed to the development plan of the Oakridge area. I think the 14 skyscrapers will bring in too many people who will just run this place over. Please consider for the poor small citizens who will be priced out of the housing market when the new development builds these expensive new homes around here. Can you please hold off the Oakridge re-development until more studies have been done on the impact to the West Vancouver area?

I look forward to your reply to my two queries.

Mabel Chau  
s. 22(1) Personal and Confidential

## Isfeld, Lori

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 8:05 AM  
**To:** Public Hearing  
**Subject:** FW: Conversation with Mr Dwayne Drobot re. REZONING

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**From:** gary coward s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 13, 2014 11:24 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Conversation with Mr Dwayne Drobot re. REZONING

To:  
Mayor Robertson and Council  
Re:  
Rezoning the Properties southwest of the Oakridge Mall / Policy Report / Development and Building / Dated Feb 12, 2014

This Report came to me as a buried part of an email on Feb 21, but 3 days after it was presented to Mayor and Council on Feb 18.

I usually have felt that the Oakridge rezoning was a "done deal" but I opened up the email link : "report to City Council."  
In the Report, I saw the reference to Tisdall Street....where I live....so I focussed my reading.

Lo and behold, there was a section that talked about our apartment building being rezoned, along with the Oakridge Mall.  
I was flabbergasted. Why is our apartment all of a sudden part of this Rezoning Application?

But there was no explanation of what it all meant, search as I did for that explanation.

This was coming out of nowhere, so I was concerned that a fast one was being pulled.

You must know by now that our neighbourhood has zero faith that our neighbourhood concerns are taken seriously by City Hall.

So I decided to call the Planner of note, Mr Drobot.

He was not clearly forthcoming, so I tried to fill in the blank with..."is it just housekeeping?"

He seemed to affirm that with a muffled response. Upon my request, he gave me the "allowables" that came with the "new" zoning: Building height, Use and FSR. I don't recall if the number of densities was mentioned.

These "allowables" apparently reflected the deal made when the building was built.

How is the 88yr old lady across the hall, who is disabled from two strokes, going to understand any of this?

Well, she didn't get notice, so she doesn't even know it's happening.

What else has the planning department failed to do in this Mall plan?

What else is missing?

What surprised me is that we, the residents had not been informed that we were going to be rezoned...to exactly what we have, said Mr Drobot.

No notice was given that we were to be rezoned.

No explanation was given that this was now an omnibus rezoning...bundling us (my radar goes up...) with the contentious Mall Rezoning.

No explication of what it was all about.

Just a big silence. No reason until I said "housekeeping."

Should I not have received proper notice in the mail, a notice that starts by explaining the why, and what is going to change, up-zoned, etc.

Just more of the same: the people...the neighbourhood..just doesn't matter to City Hall.

Just the developers matter. The public critique seems to mean nothing to Council, yet it is a critique that is almost 100% rigorous and reasonable.

This process becomes more and more flawed, day after day.

Gary Coward

Cedar Moss Ecosystems

s. 22(1) Personal and  
Confidential

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 8:04 AM  
**To:** Public Hearing  
**Subject:** FW: NOTICE REGARDING REZONING OUR PROPERTY

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**From:** ursula deshield s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 13, 2014 11:26 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** NOTICE REGARDING REZONING OUR PROPERTY

**TO:**  
Mayor Robertson and Council  
City of Vancouver

**RE:**  
No notice regarding our property being rezoned along with the Oakridge Centre Mall Rezoning.

I live at 5926 Tisdall Street  
I heard about our street being rezoned through word of mouth from a neighbour in a nearby building on Tisdall Street.  
She was anxious and didn't know what it all meant. Now I am worried stiff.  
Is something going to happen with our building?  
Now other people in my building know about it and there's total confusion and a lot of anxiety.  
This building is 75% older seniors, very many with health issues enough. They don't need this!  
We're all very concerned that City Hall is doing something to our property without even informing us.  
Why were we not notified? What's this all about?

Ursula Deshield

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 8:03 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Redevelopment

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**Nicole Ludwig**  
Meeting Coordinator  
City Clerk's Department  
City of Vancouver  
Phone: 604.873.7191  
Fax: 604.873.7419  
e-mail: [nicole.ludwig@vancouver.ca](mailto:nicole.ludwig@vancouver.ca)

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**From:** Sheila Sontz s. 22(1) Personal and Confidential  
**Sent:** Friday, March 14, 2014 12:15 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re: Oakridge Redevelopment

So will my note be read out and considered at the public hearing or do I need to do something further?

Sheila Sontz, B.A.S., S.R.E.S.  
s. 22(1) Personal and Confidential

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

**From:** Correspondence Group, City Clerk's Office  
**To:** Sheila Sontz  
**Sent:** Thursday, March 13, 2014 10:44 AM  
**Subject:** RE: Oakridge Redevelopment

Thank you for your correspondence.

During a public hearing, Council hears from all of the interested speakers. At the end of that process, Council declares the speakers' list closed.

All written comments submitted for the public hearing and received up to 15 minutes after the close of the speakers' list will be distributed to members of Council for their consideration.

Written comments submitted for the public hearing more than 15 minutes after the close of the speakers' list will not be distributed to Council in compliance with S18.10 of the City's Procedure Bylaw.

When submitting written comments, keep your document to 1500 words or less if the public hearing has already started. If the public hearing has not taken place yet, there is no limit to the number of words you can submit.

Written comments submitted to the public hearing will be posted on the City website and must include the name of the writer. Additional contact information (e.g. email address) will be removed.



For more information about public hearings, visit [vancouver.ca/publichearings](http://vancouver.ca/publichearings).

Thank you.

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**From:** Sheila Sontz  
**Sent:** Wednesday, March 12, 2014 9:18 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Redevelopment

Dear Mayor and Council

I'm writing to strenuously object to the scale of the proposed densification for the Oakridge project. 2900+ units brings roughly 9,000 new warm bodies to that corner and you haven't widened any roadways to accommodate the crazy traffic and gridlock will ensue. If you keep on dotting these giant projects all over the City, traffic will begin finding "sneaky routes" down currently quiet side streets and alleyways creating nuisance and hazards. This is just plain poor planning that lines the pockets of your developers and forever messes up our current reasonable traffic flow at that intersection. I also wonder where are the hospital beds coming from to service the 9000 new people, and school seats for the kids they will have, and are people really going to send their kids up to the roof to play? Really? Yours first that's just nuts. That land was supposed to be provided with public park space many years ago and we're still waiting for that - please show it to us in your plans. Please reduce the allowable density to something more reasonable and allow the neighbourhood and traffic the necessary time to adjust. Please insist that anything built be done just one building at a time with 5 years in between or maybe 10 years before the next building is done. This megaproject is absurd it belongs in the suburbs where there is tons of land and super wide roadways that we just don't have. This is reckless irresponsible planning please don't make gridlock your legacy to our fair city.

Sheila Sontz, B.A.S., S.R.E.S.

s. 22(1) Personal and  
Confidential

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 8:03 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Redevelopment

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

**From:** Kelsixx s. 22(1) Personal and Confidential  
**Sent:** Thursday, March 13, 2014 11:48 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Redevelopment

I oppose the redevelopment of Oakridge as it is not of a scale suitable to the neighbourhood. An example of the type of densification I will support can be found at Arbutus Walk. The building are of a reasonable height and there is a lot of park land in the area. I do not think that there is any reason to build so high that the view towards the south from Queen Elizabeth Park will be destroyed. It is the only one available to all Vancouver residents and must be preserved. I also think that council is remiss in not insisting that integrated planning for school, hospitals, transit and other community services be completed especially given the number of other projects along the Cambie corridor.

Martin Kelsixx

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 8:02 AM  
**To:** Public Hearing  
**Subject:** FW: Redevelopment of the Oakridge Centre

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s. 22(1) Personal and Confidential

**From:** A Au-Yeung  
**Sent:** Friday, March 14, 2014 12:16 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Redevelopment of the Oakridge Centre

Dear Mr. Mayor and Council,

I **oppose** the Oakridge proposal because I am very concern about the public transit system **is unable** to handle the influx of new residents moving into the Cambie Corridor. New towers are under construction at Marine Drive and Cambie Street (4 towers from 24 to 38 storeys). Near future project sites include Marine Gardens, Pearson Hospital, Langara Gardens and Oakridge Centre Mall.

Besides new residents, Oakridge project is expected to create about 3200 jobs. This project also proposes to have a community centre, library, seniors' centre, day care, more stores and more restaurants. Thousands of people will go to the Oakridge Mall every day for various reasons.

I moved to Oakridge area is because of easy access to public transit. My kid can go to school by bus and Canada Line. If the service from Translink cannot meet the demand during rush hours, does it mean my kid has to leave home earlier to stand in the line waiting or take a southbound train to the last station of the Canada Line in order to board a northbound train?

What will City of Vancouver base on to approve the Oakridge project? Has Translink committed to improve the service when the demand increases? Please reconsider all the impacts on the existing residents in the Oakridge area before you make a decision.

Best regards,

A. Auyeung

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 8:02 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Transportation Assessment

**From:** Tracey Moir s. 22(1) Personal and Confidential  
**Sent:** Friday, March 14, 2014 1:10 AM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Tracey Moir; Oakridge Langara Area Residents  
**Subject:** Oakridge Transportation Assessment

Dear Mayor and Council,

I see Bunt & Associates' 173 page Transportation Assessment is posted on the city site.

Why was this 25th October 2013 report not posted for the public in a timely manner so the public could access this report at the same time it was available to you and City Hall employees?

It requires significant time to read, analyze the details, and understand the implications. There is now not enough time for me or other members of the public to respond adequately to such an important report.

As I said in my speech Tuesday night and in my written submission to you, the rezoning application before you is premature. This is one more example of your inability to approve the rezoning application before you.

Yours sincerely,

Tracey Moir  
Chair, Oakridge Langara Area Residents (OLAR)

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 8:01 AM  
**To:** Public Hearing  
**Subject:** FW: Concerning the proposed Rooftop Park at Oakridge Mall

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**From:** Anita Romaniuk s. 22(1) Personal and Confidential  
**Sent:** Friday, March 14, 2014 5:20 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Concerning the proposed Rooftop Park at Oakridge Mall

Dear Mayor and Council

I am writing on behalf of the Coalition of Progressive Elector's Parks & Recreation Committee. We have some concerns about the "rooftop park" that is part of the Oakridge Centre redevelopment proposal.

This "rooftop park", formerly referred to as a "plaza" appears to be quite attractive and at 3.6 hectares, quite a significant size. However, its location on a rooftop *of a shopping centre* is problematic. This "park" is undoubtedly going to be popular with people who come to the new shopping centre to shop. It is obviously accessible to the shoppers because they will be in the shopping centre anyway. However, for residents of the Oakridge area, including both the future residents of the proposed new condominiums and those who live adjacent to the shopping centre, it forces them to go to the shopping centre area in order to access the "park". The people who live in the Oakridge area are going to be competing with the shoppers who come to the mall from elsewhere to enjoy the space.

To the south of Oakridge, the only park is Tisdall Park, and further south between 49th and 59th there is only a very small park (Cambie) and the school grounds of Churchill and Laurier, whose accessibility is restricted. The residents of the northern portion of this area probably also consider Tisdall as "their park". With the proposed densification of the Oakridge area, Tisdall Park is in danger of being overwhelmed, with the new "park" invisible to pedestrians who don't go into the shopping centre.

I expect that the owners of the shopping centre will benefit from the rooftop "park", because it will enhance the ambience of the shopping centre and provide people with a place to rest and eat. The "park" becomes a commercial commodity. This is not what most of us consider a public park, even if, in theory, the public can access it.

We recently received an email from an attendee of the public hearings on Monday and Tuesday that said that the proposed lifetime of the new mall would be 60 years, and at that time, if the mall is demolished for yet another new development, the owner of the mall will have the option of giving the City of Vancouver the money for a 2.83 acre park within 10 blocks. I hope the units are correct, since the policy document on the CoV website states that the size of the rooftop park in hectares. Assuming that the alternative in 60 years really is 2.83 acres, which is about 1.15 hectares, or even if the 2.83 figure is actually hectares, this is smaller than the rooftop "park" which it purportedly replaces.

Given that the rooftop "park" provides benefits to the mall owner, would it not make more sense to take the money for a new park within a 10 block radius *now* and if the mall developer wants to install a rooftop "park" or plaza, they are free to do so. In addition to the commercial advantage, it would probably also provide them with LEED points if there is greenery and other environmentally sustainable features.

The residents of the Oakridge area were promised more park land with the proposed development, and they should not have a commercial come-on inflicted on them in order to access their park!

Anita Romaniuk  
Chair, COPE Parks & Recreation Committee

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 9:28 AM  
**To:** Public Hearing  
**Subject:** FW: Lack of notice re CD-1 Rezoning of Oakridge Centre

**From:** Henry Hui s. 22(1) Personal and Confidential  
**Sent:** Friday, March 14, 2014 8:39 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Lack of notice re CD-1 Rezoning of Oakridge Centre

Dear Mayor Robertson and Council Members,

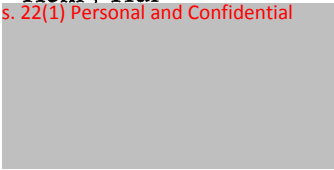
As a resident of s. 22(1) Personal and Confidential (which is one of the six sub-areas to the Southwest Properties of Oakridge Centre), it came to me as a surprise that there was recent public hearings re re-zoning of Oakridge Centre while I was away on vacation for the past month. I learned about the public hearings through my neighbours and from the media. I found that there was lack of proper notice re rezoning served to ALL residents in my building.

As a recipient of the Volunteer Award for the Year 2012 from Mayor Robertson in the Council Chamber, I always have full confidence in Mayor Robertson and his Council Members. I think the City Hall should serve proper notice to ALL residents in the neighbourhood of Oakridge Centre when there are public hearings on such a huge redevelopment project. Would Mayor Robertson and Council Members please reconsider to ask City Hall to serve proper notice re rezoning of Oakridge Centre to ALL residents (and taxpayers) so that ALL residents have an equal opportunity to speak in favour or against the proposed rezoning.

Thank you ... and best regards.

Henry Hui

s. 22(1) Personal and Confidential



**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 9:30 AM  
**To:** Public Hearing  
**Subject:** FW: Proposed redevelopment of Oakridge Mall

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

**From:** Marie Haslett §. 22(1) Personal and Confidential  
**Sent:** Friday, March 14, 2014 9:23 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Proposed redevelopment of Oakridge Mall

Mr. Mayor,

I strongly oppose this redevelopment of Oakridge Mall.

The numerous impacts and implications of this plan have not been considered.

Building a concrete jungle is no solution for a city wanting to be green.

Building towers of this height is not a solution for "affordable housing".

I care deeply about the culture and character of this city.

I voted for Vision because I thought I could trust your judgement.

Please make the responsible decision to postpone this development until further studies have been done, and there has been appropriate consultation with the public, who voted for you.

This is an election issue for me.

Regards,  
Marie Calvert



Speaker #125  
can't make it tmrw,  
so submitted these  
comments in  
writing.

Page 1 of 2

Proposed Oakridge Development  
Speaker No. 125 (Tuesday Mar 11, 2014)  
Carol Lee

Even though I don't live in the Oakridge area, I do go to the Oakridge Mall almost everyday on my way home which is also in Vancouver. Oakridge has always impressed me as one of the most suburban areas in our City.

I oppose Oakridge proposal because of the following five (5) reasons:

1<sup>st</sup> - the plan is not fair for those living in the area who have purchased their homes with hard-earned money. Surely they deserve the value they paid for, which should include a favourable environment. I especially understand and support the residents of the Terraces.

Then there are residents of the coop properties, the surrounding rental properties and private low rise properties. All who would be negatively affected if this development were to go ahead. This Oakridge proposal is in favour of those who have not yet moved into the area to the detriment of the residents who have lived in this neighbourhood for many years.

It does not appear that this plan is thoughtful enough. It gives the impression of one-sided favouritism. Why do the existing residents have to sacrifice their quality of life? It is surely an unreasonable, unacceptable expectation – difficult to understand given that the quality of life for the residents will deteriorate not improve.

2<sup>nd</sup> consider a 44 storey building. In case of fire, does the fire department have the equipment to save lives efficiently and efficiently? Has the effect of, not only fire but also an earthquake, on 14 buildings crowded into Oakridge been considered? Imagine the potential loss of life caused by this kind of density. We need to foresee these dangers.

And the ground below – is it solid enough to support a 44 storey building plus 14 other buildings? Keep in mind we are an earthquake zone.

Vancouver has a Downtown already. We really don't need another one. Lets leave Oakridge has a suburban environment for us to enjoy.

3<sup>rd</sup> - Public transit: This is a big issue. The bus-stops on 41<sup>st</sup> Avenue always have long lines of people waiting to board either the #41 or #43. Even now these buses are jam packed all the time. How can the Public Transit absorb this kind of population increase. Canada Line is struggling to service its current passengers with trains so crowded during rush hour its bordering on insanity. How can it handle more passengers?

4<sup>th</sup> – Traffic Jam. 41<sup>st</sup> Avenue and Cambie Street are having long line up of traffic especially during rush hours for few hours. How can the roads absorb more traffic when there were more population.

5<sup>th</sup> – the Rethink Oakridge 2025 Card I enclosed. Is that mean the Oakridge Proposal have already approved and everything is finalized. Who is printing this? Is the Oakridge Proposal a done deal. Can citizens still have any objections or opinions about it.

It is worth reminding ourselves that Vancouver is a beautiful city enhances by its spaciousness. High density high rises are destroying this. Have we really come to the point that for the privilege of living in Vancouver, we are forces to live like sardines in a can?

As other speakers have said – this proposal is far too dramatic and not the way to go.

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 9:32 AM  
**To:** Public Hearing  
**Subject:** FW: Open House Post it Notes October 5,, 2013 A VISUAL RESOUNDING NO!  
**Attachments:** IMG\_6103.jpg; IMG\_6104.jpg; IMG\_6105.jpg; IMG\_6106.jpg; IMG\_6107.jpg; IMG\_6108.jpg; IMG\_6109.jpg; IMG\_6110.jpg; IMG\_6111.jpg; IMG\_6112.jpg; IMG\_6113.jpg; IMG\_6114.jpg

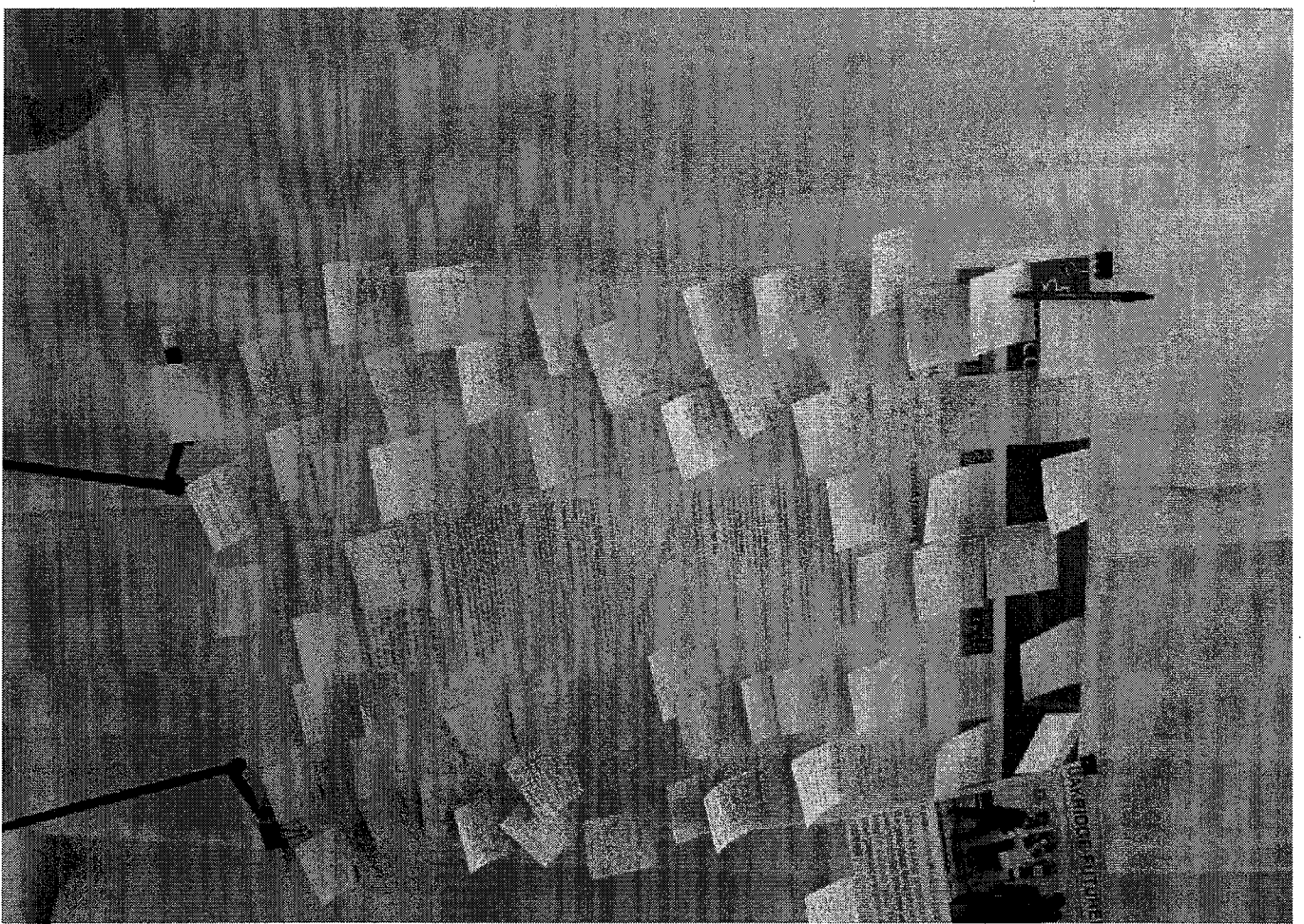
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**From:** Danny Kornfeld s. 22(1) Personal and Confidential  
**Sent:** Friday, March 14, 2014 8:24 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Open House Post it Notes October 5,, 2013 A VISUAL RESOUNDING NO!

PART 2 OF 2

Mayor and council, please include the attached ADDITIONAL 12 photos to be on record for the opposition to the Oakridge rezoning application. As referenced in my speech on March 11, 2014 there were approximately 71 post it notes from the October 5, 2013 open house submitted by the public. Of those approximately 71 post it notes, 68 were in opposition while just 3 had a positive remark. This is the second email forming part 2 of 2 of this submittal. Please note, the photos were also downloaded onto the computer in the council chamber at approximately 6 pm on March 11, 2013 with the city clerk.

Thank you,  
Danny Kornfeld

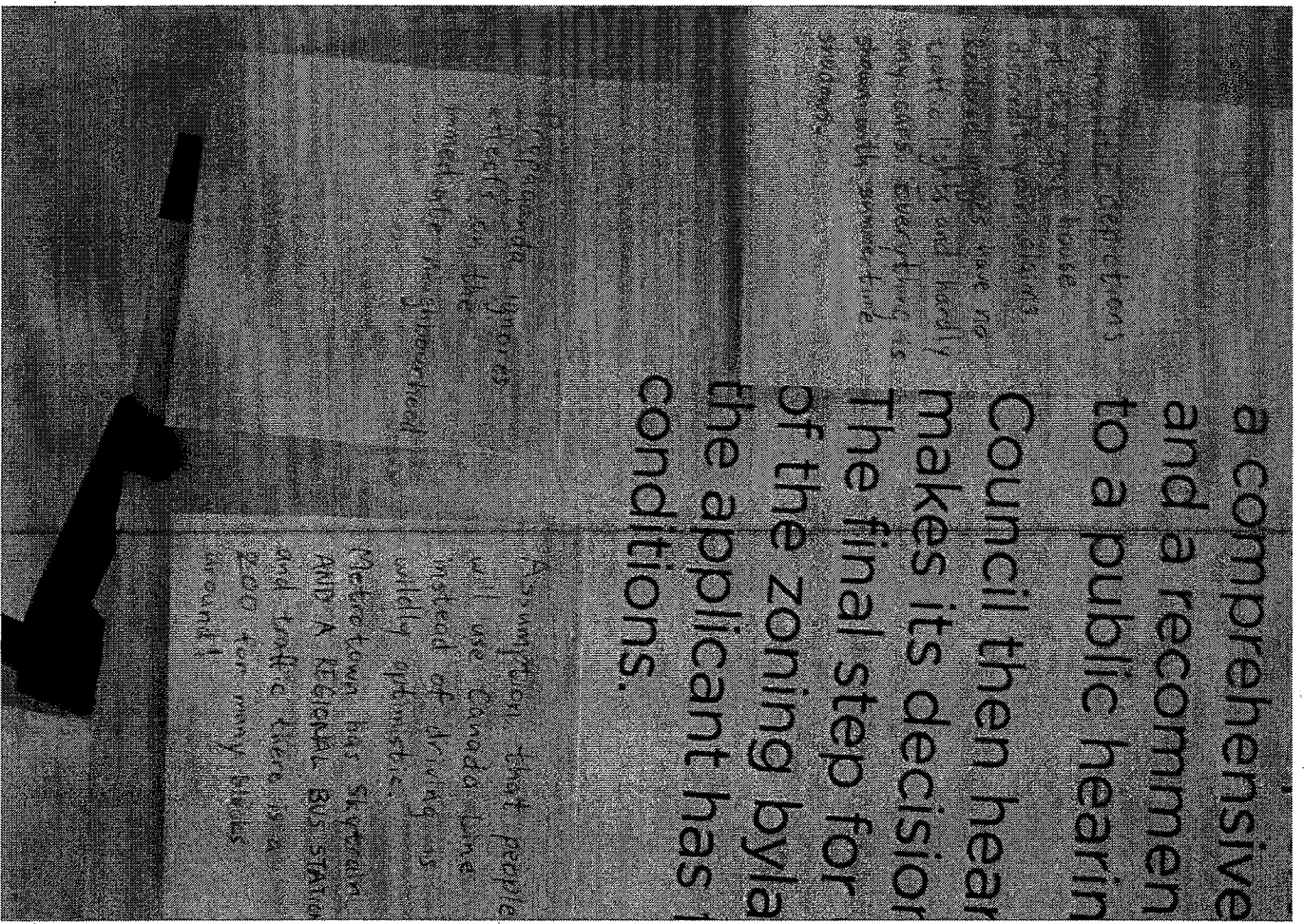


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and a recommen  
to a public hearin  
Council then hear  
makes its decisior  
The final step for  
of the zoning byla  
the applicant has  
conditions.

unavailable. Depictions  
of the house  
don't show claims  
because images have no  
textured lines and hardly  
any color. Everything is  
drawn with some fine  
lines.

Paraganda ignores  
events in the  
middle of the government.

Assumption that people  
will use Canada line  
instead of driving is  
wildly optimistic.  
Pictetown has Skytrain  
AND A REGIONAL BUS STATION  
and traffic there is a  
P.O. for many streets  
around.





range upwards to the  
current tallest structure of 60  
feet and 58-storeys.

- Recent approvals around  
Joyce-Collingwood Station are  
up to 30 storeys

Where are the  
drawings of  
buildings in other  
centres outside  
of the downtown  
core?

**KRIDGE CENTRE COMPARE**

**#1**



Conditions.

drawings  
in the  
neighbourhood

Assumption that people  
will use Canada Line  
instead of driving is  
wildly optimistic.

Metrotown has Skytrain  
AND A REGIONAL BUS STATION  
and traffic there is a  
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Unrealistic depictions  
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discredit your claims.  
Rendered images have no  
traffic lights and hardly  
any cars. Everything is  
shown with summertime  
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March, December  
and September  
Shades Studios

low cheating W

CAC is rediculously  
high in Vancouver  
It's killing business

so many trees  
around the  
the traffic  
to tumble  
Everyday  
come on you City of  
Vancouver

A new, sleek  
how is different  
to get on  
in future all development  
on South Cambie &  
Richmond are complete  
it will be impossible to  
get on even in non business  
like are nice to drive  
Thomas was v. inform  
at the

There's a  
high traffic  
from the  
and the traffic  
and the traffic  
date congestion

Fantastic!

NOT BE ABLE  
TO FILE OUT  
CONSENT SHEETS

- This is  
an open  
density  
night & not  
suitable.

The scale of the  
development  
just too huge.  
There's too much  
shadowing of existing  
streets & houses.  
Put the poor folks  
who live near - a  
good help them - on the  
site. Can park space  
around the house & street

BASED ON FALSE  
PREMISE THAT  
HIGH DENSITY IS

Real live nature

ONE



BASED ON FALSE  
PREMISE THAT  
HIGH DENSITY IS  
INEVITABLE,  
WHICH IT IS  
ACTUALLY A  
HOPE

THE CITY COUNCIL  
IS UNBELIEVABLE  
THAT THEY  
WILL EVER  
RECOGNIZE  
VICTORY

THAT IS NOT  
A REGIONAL CENTRE  
IT IS A  
CENTRE

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Canada  
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6. Why do  
Canada Lin  
Oakridge

- This is not  
an open environment  
- Density & tower  
height is not  
sustainable

BASED ON FALSE

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 14, 2014 9:32 AM  
**To:** Public Hearing  
**Subject:** FW: Open House Post it Notes October 5, , 2013 A VISUAL RESOUNDING NO!  
**Attachments:** IMG\_6047.jpg; IMG\_6048.jpg; IMG\_6049.jpg; IMG\_6050.jpg; IMG\_6051.jpg; IMG\_6052.jpg; IMG\_6053.jpg; IMG\_6054.jpg; IMG\_6055.jpg; IMG\_6056.jpg; IMG\_6057.jpg; IMG\_6058.jpg; IMG\_6059.jpg; IMG\_6060.jpg; IMG\_6061.jpg; IMG\_6062.jpg; IMG\_6063.jpg; IMG\_6064.jpg; IMG\_6065.jpg; IMG\_6033.jpg; IMG\_6034.jpg; IMG\_6035.jpg; IMG\_6036.jpg; IMG\_6037.jpg; IMG\_6038.jpg; IMG\_6039.jpg; IMG\_6040.jpg; IMG\_6041.jpg; IMG\_6042.jpg; IMG\_6043.jpg; IMG\_6044.jpg; IMG\_6045.jpg; IMG\_6046.jpg

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

**From:** Danny Kornfeld [<mailto:danny@libertyinn.com>]  
**Sent:** Friday, March 14, 2014 8:18 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Open House Post it Notes October 5, , 2013 A VISUAL RESOUNDING NO!

PART 1 OF 2

Mayor and council, please include the attached 33 photos to be on record for the opposition to the Oakridge rezoning application. As referenced in my speech on March 11, 2014 there were approximately 71 post it notes from the October 5, 2013 open house submitted by the public. Of those approximately 71 post it notes, 68 were in opposition while just 3 had a positive remark.

A second email will be part 2 of 2 of this submittal, with additional photographs. Please note, the photos were also downloaded onto the computer in the council chamber at approximately 6 pm on March 11, 2013 with the city clerk.

Thank you,  
Danny Kornfeld



2000

Full dozen also. \$

4) EAT





27



WATER  
OF AVER



In winter they fired  
the entire city council  
and the mayor in the  
last election. This may  
have to be the outcome in  
Vancouver if unbridled  
densification continues  
to the social engineering goal.

WHAT WE HAVE  
THE SCALE PROBLEM  
IS A PROBLEM WITH  
THE CITY OF VANCOUVER  
THIS IS THE PROBLEM  
THE SCALE PROBLEM  
IS A PROBLEM WITH  
THE CITY OF VANCOUVER

# CONCERNS ABOUT HEIGHT, DENSITY, AND USE OF THE OAKRIDGE PROPERTY

The City of Vancouver and the mall owner prohibited any postings about concerns at the Open House on Thursday night.

## 1. Size of the redevelopment is FAR TOO BIG

The current total floor area (buildings) on the property is 600,000 square feet. The rezoning proposal seeks to add a further 3.8 million square feet of floor area, for a total of 4.65 million square feet. Is that acceptable to you?

The proposed residential floor area (2.65 million square feet or 2,913 condos/apartments) is the 2.5 times larger than the whole of Olympic Village at 1,100 units.

The mall is currently 575,000 square feet.

The proposed mall floor area is 1.46 million square feet, which is larger than Richmond Centre (792,000 square feet).

Capitolium Centre (917,000 square feet).

Burnwood (544,000 square feet).

Lougheed Mall (658,000 square feet), and

the north and south sides of Park Royal (1.28 million square feet).

Only Metroland is larger at 1.8 million square feet.

## 2. The buildings are TOO TALL

The tallest building currently on site is 6 storeys.

There will be approximately 14 residential buildings built on the site. They will be

45 storeys

42 storeys

38 storeys

36 storeys

34 storeys

30 storeys

25 storeys

24 storeys

19 storeys x 2

18 storeys

12 storeys

6 storeys x 2

## 3. There is NO PUBLIC PARK

There is only a portion of space enclosed by towers, 4 storeys above ground with a park area. It will be owned and operated by the mall owner, not by the City of Vancouver. The mall has an outstanding obligation to the City to create a park area of park space for which the City is responsible.



**NO  
LAW  
ON  
THE  
FLOOR**

61213 83

30 STORES

34 stores/2

30 miles

25 STORES

24 stories

13-812105X-7

16 storeys

12 SEP 1974

0 810 615 X 2

1. There is NO PUBLIC PARK

There is only a loading space enclosed by towers, 4 stories above ground, with only 5 access points. It will be owned and operated by the mall owner, not by the City of Vancouver. The mall has an outstanding obligation to the City to purchase 2.3 acres of park space for which the City has indicated it will accept cash from the owner instead of that acceptable to you.

1. There have been NO TRAFFIC STUDIES

There will be a tremendous increase in residents, shoppers and workers coming and going from this site. The residential units alone could add roughly 5,000 people to the site based on two persons per unit. How will all the cars come and go from the site?

How will this affect traffic in the area?

3. How will CANADA LINE possibly handle the increase in demand?

Increased density is replacing a long Cabrada Line starting at Richmond with approximately 50 towers, along with public access to Catalina Line. Catalina Street is being redeveloped with towers at Marine Drive, 57th Avenue, and now Catalina Line is the major justification for new towers along Catalina.

3. How does the current number of residential units

Canada Line will take us down Mount Pacific Ocean in 10 minutes from Canby.

CHAS. E. & CO. LTD.  
LONDON & NEW YORK

[illegible]

100



10. *Exilimnium aculeatum* D. B. Williams

1900-1901

# Intuitive Quality (Sensory)

Copyright © 1994



30

1966-1967

1079-1100



4-11-10

*[Faint, illegible handwritten text]*

1781-1782

THE DARK KID

...prohibited any postings about

day night)



to ensure City Council and  
the Planning Dept. have  
no land alien right  
to impose desistment  
for the landscape.  
There is a political line and  
must be joined by regional/  
public referendum.

Wm  
187

virtuati  
Gangue  
discote  
hard  
ke fms  
open  
mark  
tho so  
Note  
pilot

THAT C.H. LOU HAS!!  
APPROXIMATE OF  
4 to 5 stories  
is plenty!!!  
We DON'T WANT!!  
our City to look like  
Hi Rise in New York,  
Tokyo or Hong Kong!!

Developers invest  
and the people buy  
for place to stay  
affordable home  
lower the cost of  
sq ft. not reduce  
the living space  
increase the cost  
per sq ft. this is  
cost cheating!

Missing December  
Hampden  
Siles



We only see city plans  
to build more and  
more buildings on Cambridge  
Marple area. Where  
is your plan for schools?  
This is not making sense.  
Your plan only helping  
Developers, Investors  
not the people looking  
for place to stay.  
Affordable house mean

In whether they fired  
the entire city council  
and the mayor in the  
next election. The mayor  
have to live the rest of his life  
Vanouver. It was a national  
demonstration of interest  
in the social engineering.

the flower of the  
no one can deny  
the world is full

Let now

DL

CO

revised

Medium greenish blue  
and light green  
greenish blue

1st and 2nd  
 the following table  
 because the first  
 was 39 ft. - the 2nd  
 the quantity of

186 is relatively  
high in the water  
level. Killingsworth

different brush

**CONCERNS ABOUT  
PROPERTY**  
(The City of Vancouver  
concerns at the City of  
1. Size of the rezoning  
The current total lot area  
The rezoning proposal  
area, for a total of  
The proposed rezoning  
condominium apartment  
1,100 sq. ft.



Towers are  
too high for this  
neighbourhood.

- Development too  
massive - will  
create congestion

- Density: too much

At present, rush  
hour is difficult  
to get on.

In future all development  
on South Cambie &  
Richmond are complete

it will be impossible to  
get on even in own rush  
We are once to drive

Fantastic!

This is  
an open

Density  
height & not  
suitable.

OTHER  
DEVELOPERS

+  
AGENTS should

NOT BE ALLOWED

TO FILL OUT

CONSENT SHEETS

The scale of the  
development is  
just too huge.  
There is too much  
shadowing of surrounding  
streets & houses.

Only the poor folks  
who live near or  
good help them on the  
site. The park space  
should be at ground level.

2. The

The fa  
There  
be  
45 store  
42

3. There is NO

There is only a  
only 6 access p  
the City of Vanc  
provide 2.53 acre  
cash from the own

4. There have been

There will be a tram  
coming and going in  
roughly 6,000 people  
cars come and go too  
How will this affect live



The scale of this development is just too huge. There will be too much shadowing of surrounding streets & houses. Put the poor folks who live near or food help them on the site. Don't make space reserved at ground level.

INSANE amount of

3. There  
There  
only 6  
the City  
provide  
cash from

4. There h  
There will b  
coming and  
roughly 6 00  
cars come an  
How will this

5. How will CAN  
Increased densi

INSANE  
amount  
density!  
UNDESIRABLE

And now 45  
BAND 1153  
REPRESENTS  
CAN PR  
US NOT  
HARRIS

rough  
cars  
How w

5. How v  
Increased  
approxima  
is being rec  
Oakridge, al  
Canada Line  
ys that a st  
can double its  
happen, espec  
Even if capacity  
residential units

6. Why does Vanc  
Canada Line will tak  
Oakridge



Please save mature  
poplars along  
west side of exist-  
ing parking lot

and remove  
and remove  
and remove  
and remove  
and remove

Hideous Monstrosity  
Another Metrotown!

RS  
EPT



ALL PROPOSALS  
NEED TO GO TO  
COMMUNITY AS  
SURVEY BEFORE  
CITY COUNCIL MEET

THESE TOWERS  
MUST BE KEPT  
MUCH MUCH

COVERED



I believe I stated  
Disco and the NPA  
who approve these  
towers need a breath  
of fresh air to get  
their brains at least  
semi-working.

Line will take us downtown (Pacific Centre) in 10 minutes from  
get

Towers are much too high!  
I don't want the  
mountains to be obscured  
way too dense. Don't  
want it!

I have lived here since  
I was 5 yrs. old. We  
have 4 generations in  
our family! I played at  
Columbia Park... I am not  
happy... but the developers  
don't listen... I DO NOT  
WANT THIS TO HAPPEN!!  
but they want the decision  
has already been made!

Just this  
could have  
if green  
+ street liv



creating another  
concent jungle!

I was 3 yrs old. We  
have 4 generations in  
our family! I played at  
Columbia Park... I am not  
happy... but the developers  
don't listen... I DO NOT  
WANT THIS TO HAPPEN!!!  
But they wait... the decision  
has already been made!

Buildings 45, 42 to 30  
stories are too high!!

Not practical or  
easily accessible if  
green space is on roof.  
Looks nice on diagram  
with all that green colour.  
Just false presentation

would have larger  
green space / park  
at street level!

who is going



happy - but the developers  
don't listen... I DO NOT  
WANT THIS TO HAPPEN!!!  
But hey wait... the decision  
has already been made!

Not practical or  
easily accessible if  
green space is on roof  
Looks nice on diagram  
with all that green colour!  
Just false presentation

should have larger area  
of green space / park  
at street level!

who is going to check which  
building has a green top +  
look for the elevator to go up  
That takes time + too much effort

ent jungle!

I  
am  
for  
this  
idea  
for  
a  
great  
city!

to check which  
building has a green top +  
look for the elevator to go up  
That takes time + too much effort

Too little

I Am All For  
This Development  
Finally A Great  
Idea For A Great  
City!





LOW DINGS  
TALL - AS STORE

density  
are far  
too high



CONCERNS:

- density much greater than context
- 'public' park at 4th floor level with limited access, opening for public
- sets bad precedent for further development in area
- massive increase in infrastructure needs: sewer, water, etc.
- how will transit handle increased loads?

RS ARE GREEN

FALSE IDEOLOGY

DEVELOPMENT  
FAR TOO EXTENSIVE  
HIGH HEIGHT IS  
RED

What is the current  
occupancy/ridership  
of the Canada line?  
Will there be the  
required capacity on  
that line when this  
development is complete?

CONCERNS:

- density much greater than context
- 'public' park at 4th floor level with limited access, opening for public

RS ARE GREEN



OK people have been told

HAT WAS WEAR

with slant  
and free al  
and B... ..

DOR  
but not what  
people want

\$ \$ \$ \$ \$ \$  
\$ \$ \$ \$ \$ \$  
\$ \$ \$ \$ \$ \$  
\$ \$ \$ \$ \$ \$

THIS PROSAL VIOLATES  
THE 2007 POLICY

within the context  
of the... ..

feet  
floor

WHY SEPTEMBER  
AND DECEMBER  
SHADOW STUDIES  
NOT SHOWN?

age at

an

IF  
HOL  
WY  
SP  
TH  
C  
X  
B  
S  
C  
C

re:

Towers are  
much too  
high!

OPEN  
DEVELO  
(MUST) B  
THE CITY  
DEVELO  
IN A C  
NOT CONT  
DEVELOPER

COPIES SEPTEMBER

IF THE DEVE  
HOLD AN O  
AND CONTR