

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 2:29 PM  
**To:** Public Hearing  
**Subject:** FW: Against Oakridge Development

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**From:** cheryl munro s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 11, 2014 2:25 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Against Oakridge Development

Begin forwarded message:

**From:** cheryl munro s.22(1) Personal and Confidential  
**Subject:** Oakridge Development  
**Date:** 11 March, 2014 10:00:59 AM PDT  
**To:** Mayor and Council

Perhaps the idea of elevated parks in Vancouver is the way of the future as greed overtakes the once most beautiful city in the world with nothing or no-one it would seem to curtail it.

High up will be the only place the average citizen will be able to see the spectacular mountain, sea and city views.

We have lost the ability to drive our out of town guests along scenic Point Grey Road, to see beyond the 6 story apartments at 29th and Cambie where we once could see the mountains over the tops of single family homes. But really when we start thinking in terms of roof top parks there is no limit to how high or how much we can build.

We simply put our green space on top.

The more towers we build the more green space we can have.

We will then surely be the world's greenest city by 2020!

Cheryl Munro  
Vancouver Citizen

s.22(1) Personal and  
Confidential

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 2:41 PM  
**To:** Public Hearing  
**Subject:** FW: Avoid the mistakes of Coal Harbour; pls do not approve current Oakridge proposal

**From:** Jean Gordon s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 11, 2014 1:13 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Avoid the mistakes of Coal Harbour; pls do not approve current Oakridge proposal

Dear Mayor and Council,

Please do not accept the current plan for the Oakridge redevelopment, which has the feel of a 20<sup>th</sup> Century solution to densification.

1)The proposal is of too massive a scale for the site and is not a plan the region can brag about on the world's urban design stage.

Recall the ULI's observation that Vancouver is "drunk on highrises".

Please take inspiration from the Molson Lands and advocate for a more street-based urban arrangement rather than 40-storey-plus high-rise slabs.

2) Who are the proposed units being built for?

Offshore speculators or local middle class families?

**3)Has the city done an official analysis on the successes and failures of the Coal Harbour development?**

**How will the Oakridge development avoid the problems of Coal Harbour -- namely property speculation, empty units, poor retail prospects, and NO community?**

3)has the city determined what kind of buildings and of how many stories residents actually want to live in?

What do families consider too high to be socially sustainable?

4) the proposed park may qualify as green space, but *not* as true parkland and not an acceptable legacy for the broader Vancouver population.

**Sure, build the green roof atop the privately-owned retail mall AND ensure the developer dedicates the required-sized park on the ground ( in addition to the planned between-buildings green space.**

5) Take the time, look at initiatives in other cities (eg <http://www.createstreets.com/> ), work with the people who *live* here to get it closer to right. It is dispiriting and alienating for the average local resident to have to go up against paid, slick PR machines hired by the property developer.

**This current proposal should be viewed as an early draft which leaves much scope for improvement.**

Jean Gordon

## Hildebrandt, Tina

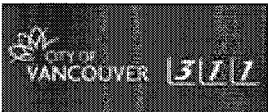
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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 2:41 PM  
**To:** Public Hearing  
**Subject:** FW: 311 Citizen Feedback Case 449 3091

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**From:** 311 Operations  
**Sent:** Tuesday, March 11, 2014 1:13 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 311 Citizen Feedback Case 449 3091

Hello  
311 has received the following citizen feedback.  
Regards  
Joan



**Citizen Feedback - I feel that the size of the development is completely ridiculous. It's TOO BIG! Please scale it down. We do not want the west side of Vancouver to become like Richmond. You create ghettos and unsafe areas when you push so many people into so small an acreage. Please stop this crazy development. - 101004493091**

Case Created: 3/11/2014 10:43:00 AM

### **Incident Location:**

Address: 650 W 41ST AV

### **Contact Details:**

Contact: Girczyc, Catherine

Address: s.22(1) Personal and Confidential

Phone number:

Email:

Preferred contact: None

**Request Details:**

1. Describe details (who, what, where, when, why):	I feel that the size of the development is completely ridiculous. It's TOO BIG! Please scale it down. We do not want the west side of Vancouver to become like Richmond. You create ghettos and unsafe areas when you push so many people into so small an acreage. Please stop this crazy development.
2. Do you want to be contacted?	No
3. Type of feedback:	Complaint
4. Feedback regarding:	City Department
5. Department:	Mayor & Council
6. Division or Branch Name:	Mayor and Council

**Additional Details:**

Request sent via email.

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 3:28 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge densification

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**From:** Lee, Charlene (Vancouver, BC) s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 11, 2014 2:55 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** FW: Oakridge densification

After a lifetime of enjoying the Oakridge area, it is disappointing to see the development of the area from single family homes to up to 14 new towers adding an additional 6,000 more souls to the area in almost 3,000 new residential units. It will congest streets, parking, and ongoing construction that will forever change our neighborhood will take ten years or more with all the disruption and noise that brings. Green space will go unless you want to count some rooftop greenery.

Office and retail space will double and all this handled with a "it's going to happen whether you like it or not" attitude from council. The public hearings seem to be held during the hours when most people work and would necessitate taking a day off work with no guarantee you would be heard.

We don't like it and we don't support our neighborhood having towers encroaching down the street and around the corner.

**Charlene Lee**

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 4:20 PM  
**To:** Public Hearing  
**Subject:** FW: further to Oakridge

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**From:** Linda Light s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 11, 2014 4:01 PM  
**To:** Correspondence Group, City Clerk's Office; Robertson, Gregor; s.22(1) Personal and Confidential geoff.meggs; Reimer, Andrea; Deal, Heather; Stevenson, Tim; Carr, Adriane; Affleck, George; Ball, Elizabeth; Tang, Tony; Jang, Kerry  
**Subject:** further to Oakridge

Dear Mayor and Councillors:

I would like to know how you "count" letters and emails as compared to in-person appearances at Council hearings in terms of making your judgments about re-zoning hearings.

I and many others like me are unable to attend the Oakridge and similar hearings because of work, family, or other commitments. But our physical absence does not mean that we feel any less strongly about developments such as Oakridge. We are appalled that the city would even consider approving such an enormous development that is so entirely out of scale with the surrounding neighbourhood (and even with other neighbourhoods in this "drunk-on-highrises" city that Vancouver has become).

I have not spoken to one Oakridge resident who wants this development to go through - and I have spoken to many, at the Open Houses, at civic gatherings, and in my social circle. Do not be fooled by those who have been recruited by the developer to speak in favour of the proposal. This development is worth billions of dollars in profit to those who would be responsible for developing, designing and building it, so, as you can well imagine, they will go to great lengths to "encourage" their supporters to attend the hearing and speak in their favour.

Cynical? Yes. But I didn't start out that way.

Therefore, I am writing you ask you to give as much weight to the views of those of us who take the time to write to you as you do to those who are able to attend in person.

Thank you.

Sincerely,  
Linda Light

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 4:35 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge development proposal

**From:** Mara Coward s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 11, 2014 4:30 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge development proposal

Dear Mayor and Council,

I am writing to you at this time to let you know my strong opposition to the Oakridge development proposal as it *currently* stands. I have reviewed the details and I am shocked and dismayed at the proposal. I live in the area s.22(1) Personal and Confidential ) and I use Oakridge as my centre for food and clothes shopping, lab work and hair salon services. I think the proposal with its huge buildings and huge number of buildings is horrific and foolhardy. I say horrific both because of what these monstrosities would look like (view corridor and skyline issues) and what that amount of density would mean to the area. I use the term foolhardy, because what kind of city planner would propose such a plan that would overextend the already-stressed transit system and roadways, like this? The proposal is INSANE! I can tell you that I will take my business elsewhere totally if this project goes through and avoid the area completely, just like I avoid Metrotown like a plague-ridden mini-city. Have I been passionate and vehement enough to make my point? I hope so. Finally, I hope you all are actually LISTENING to people's points of view and that a fair process is happening here. I fear that a decision has already been made, one that will benefit developers only.

Sincerely,

Mara Coward  
s.22(1) Personal and Confidential



## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 4:44 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Proposal

**From:** Susan Calvert s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 11, 2014 4:43 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Susan Calvert; Marie & Lee Haslett  
**Subject:** Oakridge Proposal

Dear Vancouver City Mayor and Council,

I am a born-and-raised Vancouver resident, currently living in Kerrisdale, and employed for over 20 years at Langara College. I'm also a frequent shopper at Oakridge Centre.

I strongly oppose the Oakridge Proposal. The magnitude of the development is grossly excessive for this community. I love this area of Vancouver but this over-development will create excessive crowding, noise, traffic, and pollution which already has become too much. We must keep Vancouver the beautiful, livable city that it is and protect it from such excessive development.

Thank-you for receiving this message.

Susan Calvert

s.22(1) Personal and Confidential

Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 5:05 PM  
**To:** Public Hearing  
**Subject:** FW: Public "Disengagement" related to Oakridge matters

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**From:** L Leong s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 11, 2014 4:55 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re: Public "Disengagement!" related to Oakridge matters

Dear Mayor and Councillors,

2014 03 11

I am Linda from the Terraces. Thank you for allowing me to take liberties with my story last night at the Public Hearing. I hope you enjoyed my tale. More importantly, thank you for taking our concerns seriously. Upon thinking about Councillor Affleck's question about whether I felt my concerns had been acted upon, here's what I have to add.....

I am writing to express my frustration about the poor communication that I, as a resident of the Terraces, have been experiencing concerning the Rezoning of Oakridge. The City of Vancouver, the developers and their architects with whom the City collaborates have done a miserable job of engaging the public.

To begin with, the City Planning Department has created **numerous hurdles** for the public to access information about development plans and any changes made to them. The **website** created for the computer literate excludes our elderly Chinese residents who are computer illiterate. Moreover, the postings do not reveal the most updated information until plans are almost a "done deal". This allows no room for any input from the public. When we query what has been posted, we are met with a patronizing attitude from the staff.

The case in point is the **Open Houses**. Notices of Open Houses reach people with computers. Those without, if fortunate, would receive printed notices in the mail. On one occasion, (before the City acquired our email addresses,) our building was entirely left out of such a delivery. This caused much mayhem and ill will.

On the days of the Open Houses, posters align the room packed with City staff and the staff of the developers. The **posters**, slick and attractive, often gave insufficient or misleading information. The same can be said of the

staff. When questioning **staff**, they often redirected the question to another staff member and who then redirected the question to yet another, who eventually would promise to look into an answer, and that would be the end of that inquiry. No information or answer was actually given. Open dialogue ? Engaging the public ? I think not.

The Open Houses, which are supposed to be a form of Public Engagement, is essentially a form of **Public Announcement** about what has already been decided. Everything displayed reflected hours of planning with input from the developers but with no input from the public. The impression the public gets is that "what you see is what you'll get " ! I fail to see the point of this so called Public Engagement.

Apart from one City staff I know of, the staff present generally spoke **English** even though a large percentage of the residents in Oakridge is Chinese. Of course the displays were in English, therefore unintelligible to many of the Chinese residents. Many chose not to attend the Open Houses as they find such events frustrating and intimidating.

**Questionnaires** that supposedly seek feedback from the attendees were also in English. This language barrier alienates those whom you should be reaching.

However, I must commend the City Planners for finally implementing our suggestion to send out Open House notices in **Chinese** and send a Chinese speaking staff to translate questionnaires and interpret for City Planners when there is an Open House or when we request a meeting. By the way, it was still incumbent upon the residents of the Terraces to write up the meeting notices, translate them to Chinese and then to deliver them.

Having said that a City Planner had visited us, I am not suggesting that the meeting was by any means a "public engagement". Some questions were left unanswered and ideas put forth in that meeting were not reflected in any future changes in development plans. By and large, City staff felt that any plans they put forth, regardless of how we felt, ought to be considered "acceptable". ( see Principles: Oakridge Centre Policy Statement, October 3, 2013 ) Are they engaging the public? I think not. I would venture to suggest that our City **Planners are more " engaged " with the developers than they are with the public.**

We were advised by the City Councillors that to effect change, we should work with the **developers** as well. This we tried to do. It took many days of negotiation to find a date Ivanhoe Cambridge and our residents could meet. One no- show to view my apartment was most annoying. It showed a lack of respect and civility. When the staff and our group did meet, nothing much came out of those interchanges. We had asked for shadow studies, traffic studies, studies dealing with consequences of population density etc., we never received what we requested. Generally, the developers worked behind **closed doors** with the Planners and **surprised us with something**

**unpleasant** each time there was an Open House or a release of a new Policy Report. The one instance that Ivanhoe Cambridge did attempt to reach out to the stakeholders in a meeting, we were not invited. If the City is collaborating with the developers to make the Oakridge redevelopment viable, this omission is another gross error.

Let it be known that all phone messages to Stantec, the architectural firm hired by the developers, were ignored. Emails were **unanswered**. The same could be said of my messages to our Mayor. Openness and working with the public ? I think not.

As for the process of **Public Hearing**, only those with time to spare would be privileged to attend. Having been assigned a number does not mean you have a time you could be called to speak. That would **exclude** those who have a job. They would not have the luxury of patiently awaiting their turn while their job waits.

Furthermore, those who are elderly and those who need to bring along a translator or have someone read their speech will have to impose on their companion or translator to accept an undetermined time when their service is required. The elderly cannot sit for long to wait their turn, but they must as their presence is mandatory if they need someone to read for them.

As for the publishing of the **Policy Report Development and Planning February 12, 2014**, approximately a couple of weeks prior to the Public hearing, this meant that all the content of this report has to be digested and understood in a very short time. Most of us in the Terraces find reading this an impossibility. Language is the obvious barrier. Asking a friend or relative to explain its content is an enormous imposition. It would have been a prudent endeavour for the City to have staff engage us by clarifying its appreciable content, best prior to its publishing date.

The contents of this most recent report impact the lives and the future of the residents of the Terraces. **Staff never intimated any information** directly concerning the Terraces of import to us at any time. A clause that could have grave consequences came as a shock to us. It was not until we studied the report that we knew the Terraces was being rezoned or left out of the rezoning. ( see Policy Report Development and Building, February 12, 2014 )

I, for one, have no knowledge of the legal implications of Page 2 which states " by **amending CD-1 By-law No3568 by removing 5733 Cambie Street** ( see Appendix H for the legal descriptions of these lands ) ( The Terraces) from the Oakridge CD - 1 No 3568 and establishing a new CD- 1 zoning district for the Terraces, with a new CD-1 By Law containing zoning that supports the existing Terraces development, generally as set out in Appendix D, and that this second rezoning application be referred to the same Public Hearing."

Such is the nature of the City's Public Engagement. It is a sham. It does not serve the public. There was no information sharing, no genuine exchanges, no consultations and discussions. Communication was "top down". **Through the denial of information, the City takes advantage of its citizens. Engaging the public ? I think not.**

Genuine engagement of the public involves a sincere wish to listen and collaborate. So far, I am afraid that this process that our Mayor had so wished to see happen for this City had largely failed in Oakridge.

In the meantime. I and the residents of the Terraces are worried not just about the insanity of the massive over- development in Oakridge, but the implication of this rezoning. The lack of information regarding "expropriating" us out of the Oakridge rezoning reflect incompetence and gross neglect. I am appreciative and gratified that Councillor Carr was sensitive to our worries and directed staff to work with us on that issue. I am hopeful that staff would follow up on that.

As many of you **Councillors** may remember, I and other residents of our building had met with you on a number of occasions. I had personally sent you a number of emails. We were hopeful that you had some sympathy for our cause. Unfortunately, that did not translate to much in- depth debate about Rezoning Oakridge in the last Issues and Direction meetings in May/June, 2013. With one dissenting vote, the City Planners and developers had their wish list approved. I suppose the one positive thing that came out of our visiting you was that at least you were finally made aware that there were 32 apartments with a number of elderly residents who live on site, - "ground zero", as we are known.

Mayor and Councillors, **public engagement has failed miserably.** When would you re-establish an open dialogue ? Would that be inclusive ? Would that involve those who have the highest stake in the future of Oakridge ? Would you not choose Public Engagement over Public "Disengagement"? Your choice would determine our future and perhaps yours as well.  
LINDA LEONG

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 5:05 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge

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**From:** Carey Murphy s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 11, 2014 5:01 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:**

sent March 11/14 5pm

Dear Mayor and Council,

### **I write in opposition to the Oakridge rezoning proposal**

#### **OAKRIDGE**

Your task is actually very easy. I have spoken now at 4 Cambie Corridor rezonings. I have heard you say that council is not debating or creating policy at these rezonings. Rather council is examining and judging the rezoning against the existing policy. Today with the Oakridge rezoning you are doing the same. **It can't be denied that the most important policy to judge the rezoning by is the Oakridge Centre Policy Statement (OCPS) 2007.** Yes, other policies are presented but the primary relevant policy is the OCPS 2007.

The deviation from the OCPS 2007 is just too significant. It's not even close. If it was close, then you could look at the other policies that exist to support the deviation from OCPS 2007. **You need to turn down this rezoning proposal.** Anything else is a travesty to this neighbourhood and other city neighbourhood with community plans.

**What this proposal does to the Terraces owners is deplorable and shameful.** Until a few months ago, I did not actually understand that the TERRACES building existed on that site. I thought the whole thing was Oakridge. I am sure many other Vancouver citizens don't understand this either, but if they did (or once they do) they would agree that approving this proposal is reprehensible.

I also agree with comments made by many others around a **real park** vs. a roof top green space, transportation, infrastructure, health services and quality of life for us living adjacent and near to Oakridge AND all of the other Cambie Corridor rezonings.

#### **THE BIG PICTURE**

The truth is the new condo market along the Canada Line is a commodity market. I suggest you watch the condo games (CBC documentary) and start to think about how fragile the condo market is. At this point in time, it is developer's greed that puts pressure on condo development. A "build it and they will buy it" mentality. But if "they" are mostly buying for investment and safety deposit box purposes, then the market is speculative in nature. (Boomers downsizing is another group buying, but their ability or willingness to do so is based on investors buying their west side homes for \$2M- so it's all intertwined). I really feel concern for the average Joe saving to buy a condo and finally making the plunge. For average Joe's sake, I hope the investors don't get "spooked" and stampede. If they do, prices will plummet. People will owe way more on the condo than it's worth. Condo buildings will be left in neglect and sold at fire prices. You've seen how Las Vegas real estate collapsed in the HGTV shows like "flipping Las Vegas"? There was an economic event that spooked the investors and they got out or gave up. I think adding strata councils to the mix will make a bad economic event even worse. Imagine how absentee owners will make managing the strata next to impossible especially in the wake of a bad economic event. Think about the mess Vancouver will be in if this condo market is allowed to continue and collapses.

#### **WHOA! Cambie Corridor rezonings**

Cambie Corridor rezonings integration plan! What was supposed to take **several decades** to build out is happening WAY too quickly. You are approving too many applications, too quickly and making the area impossible to live in. You need to STOP approving applications and ask the city to formulate an integration plan with the neighbourhoods affected. Please consider this:

- 3 approved in my immediate area (within 2 minute walk of my home).

- 4 more applications (still within 2 minute walk of my home) are in progress and will most certainly go to Public Hearing before the Nov 2014 election.

Total: 7 rezonings proceeding as I write this, but that is not all:

- 3 other land assemblies (still within 2 minute walk of my home) which will become rezoning applications in the short term, I am sure.
- No doubt others within 2 minute walk of my home that I am not aware of
- There are others (5 or so) between 33rd and 41st, still my area but I'm not considering it "immediate" neighbourhood

Does that seem reasonable to you? I'm trying to live and enjoy my home in my neighbourhood. Would you want to live like this? I am not in control here. The city is and it's behaving badly. I think there comes a point no matter which side of the fence you sit, where we can all come to the same conclusion that enough is enough. You should not ask us to sacrifice liveability for the sake of the condo market.

**Hope you will make the right decision re Oakridge- turn it down. The existing policy OCPS 2007 doesn't support it and the big picture is something you should not ignore.**

Sincerely,  
Carey Murphy

**Hildebrandt, Tina**

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**From:** MAYA RUDZKI s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 11, 2014 8:22 PM  
**To:** Public Hearing  
**Subject:** Oakridge development

I am Vancouver resident and I am not okay with the plan for the development of the Oakridge area. High rise condo's do not build happy communities. I live in a low rise apartment and feel i am just starting to meet my neighbours after five years. If city council wants to build stronger communities high rise condos is not the way to go.

Maya Rudzki