

## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 11:20 AM  
**To:** Public Hearing  
**Subject:** FW: OAKRIDGE PROPOSAL

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**From:** Linda Fox s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 11, 2014 12:51 AM  
**To:** Oakridge Centre Redevelopment  
**Subject:** OAKRIDGE PROPOSAL

To Whom it May Concern :

Our family have been home owners of in South Vancouver since 1950 . Asecond member of our family purchased a home in 1988 on the same street as our family home.

We have been frequent Oakridge shoppers since the all opened in 1958.

We can understand the plan to expand the mall and the office area ...and agree with that but that is all!

The proposal put forth by the developer is too dense for the site and should not be approved.

The topography of the land is a sloping one and this project will over power

The Canada Line is already too full all day long and can't handle anymore traffic wihout a huge injection of mopney to increase the number of trains running .

The construction of towers will just ruin views and natural light of surrounding areas and will do nothing to improve community.

The Oakridge site is going to turn into another metrotowm ....and no one wants this.

The schools are already at capacity and the Liberal government is not going to increase funding to the VSB in the near future.

If this project is approved the entire area will just become one big cement parking lot.The roof garden and other so called green projects will just be more ageing cement and the entire project will just become another Disneyland a man made cement land .

I agree with Jesse Johal President of Hillcrest Centre's opinion of this project.

Oakridge Centre has beaten it's Shop The World and Destination Mall dreams into the ground....the fact is the mall has very few unique stores and features and it is very obvious to all the foot traffic into many stores has dropped off .

One of the developers of this project stated in the Courier article a few months ago "that we only have one chance to redevelop Oakridge and do it right ".

This is an outrageous statement as he is obviously claiming his way is the right way and only way.

I think it is safe to say that what the developer means is that this will be the only opportunity he and his partners ahev to line thier own pockets .

There are no need for the number of towers they are requesting ...the downtown core is full of condos which many people pass every night and the same ones remain dark and unoccupied year in and year out.

In closing it is my opinion and that of many people in this city that the time has come to elect a new city council one that will indeed listen to the public and community groups.

The Mayor if reelected can continue to be the talking head he has become, but his power will be diminished with a new council and the defeat of Vision members .

I would like to speak at the meeting ..please register me and confirm this with me at s.22(1) Personal and Confidential

s.22(1) Personal and Confidential voicemail.

Sincerely:

Dr Linda Fox s.22(1) Personal and Confidential OWNER

Mrs Shirley Fox s.22(1) Personal and Confidential OWNER

Murray Fox s.22(1) Personal and Confidential OWNER

## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 11:17 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge redevelopment proposal

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**From:** Alan Pelman s.22(1) Personal and Confidential  
**Sent:** Tuesday, March 11, 2014 10:28 AM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Ballem, Penny; [moira.stilwell.mla@leg.bc.ca](mailto:moira.stilwell.mla@leg.bc.ca)  
**Subject:** Oakridge redevelopment proposal

Mr. Mayor and Council,

I live on Heather St. close to 41<sup>st</sup> so will have a "close to home" impact from the proposed development.

I am strongly opposed to the current proposal for many of the reasons you have already heard through the OLAR group. At worst, in my view, the plan is disingenuous in its presentation; at the least, it lacks the professional planning credibility expected from such a major proposal.

Two points in particular drive my thinking. The first, shared by many others, is the complete lack of both transparency and information behind rejecting the 2007 City strategy developed to guide the Cambie Corridor redevelopment, including the Oakridge Mall. Not only has the strategy appear to have been ignored, it has not been replaced by another guiding plan, but rather by individual proposals for development. Disingenuous? Maybe. Credible? Certainly not.

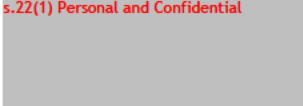
The second point I would make is that the proposed redevelopment seems (transparency again) to stand alone, without any consideration of another two major sites in the area being primed for redevelopment, all three within blocks of each other. The sites are, of course, the RCMP lands and the bus terminal lands. How the Oakridge proposal, already well outside the bounds of any approved planning guidelines, can be considered in the absence of the potential impact of these other developments, also falls in my "credibility" thoughts.

Without meaning to be political in my comments, when "vision" in the absence of professional planning and analysis appears to become the driving force behind undertakings of this magnitude, the consequences can impact society for decades.

Thank you for your consideration.

Alan Pelman

s.22(1) Personal and Confidential



## **Tuerlings, Leslie**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 10:50 AM  
**To:** Public Hearing  
**Subject:** FW: Item 3, 650 West 41st Ave. Rezoning

**From:** Jan Pierce s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 9:04 PM  
**To:** Correspondence Group, City Clerk's Office; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Reimer, Andrea; Meggs, Geoff; Tang, Tony  
**Subject:** Item 3, 650 West 41st Ave. Rezoning

To Mayor and Council

Re: Item 3, 650 West 41 Ave. Rezoning

The West Kitsilano Residents Association requests that Council delay the approval of the rezoning application for Oakridge Mall coming before Council on Monday March 10 2014. Many community concern have been expressed about this proposed development and far too many weaknesses and gaps have been identified in this proposal for it to be considered for approval by Council at this time.

Further, West Kitsilano Residents Association requests that Council make several significant amendments to the rezoning application before approval.

A comprehensive analysis of transit impacts and how these will be resolved should be required before approval, as should a comprehensive environmental assessment of the impacts of this development.

It is also very important that, as part of a clear accounting of the use of Community Amenity Contributions, the developer be responsible for the necessary upgrades to the Canada Line station in order to accommodate the expected large increase in population nearby. These costs should not come out of the CACs for this development but should be paid for separately as a condition of the rezoning. The design of the site should ensure adequate access for both entry and exit from the station in a way that maximizes convenience for future residents.

As well, there should be much more effort to create a vibrant streetscape on the existing streets of Cambie and 41st Ave. This development is too inward looking and does not contribute adequately to a walkable vibrant neighbourhood shopping area.

This project does not adequately assist our housing affordability problem. There are 2,914 residential units; 2,334 market strata condos, 290 market rentals, and 290 social housing units or less than 10%. The City includes the 290 market rental units as affordable housing, but they will be rented out at market price and therefore should not be considered part of the affordable housing package given the high cost of renting apartments in the Oakridge area. As a condition of the rezoning to the proposed density, more truly affordable housing should be provided.

Finally, the height, design and massing of the buildings proposed are far more than the guidelines that have been approved for the site and do not relate positively to the surrounding community. Change and growth in Vancouver should respect the context of, and integrate into, the existing neighbourhood. The height and overall density should be reduced to respect the scale of the original neighbourhood that surrounds this site.

Thank you for your consideration of our opinion on this very significant development.

Board of Directors,

West Kitsilano Residents Association

## Tuerlings, Leslie

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

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

**From:** Richard Sontz s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 11:34 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge development

Dear Mayor Robertson, I do not believe the current redevelopment plan is an improvement over the existing mall. The current mall has a seniors centre and library. Unfortunately the movie theatre closed. It could use the street level public park space that was promised decades ago. I'm still waiting to see developer promised parks and new schools downtown. Love the school board solution to restrict placement in schools to catchment. I guess downtown kids will all be home schooled. Several use the convenient transit to attend out of catchment schools. The city population is aging due to poor planning. No thought to expanding housing for young families. This \$1.5bl project will not create affordable housing, 290 units over ten years of market rent and 290 social housing units is a joke and insult to intelligent minded citizens. I talked to the architect and suggested he remove all the added parking from the project. He said no one would buy the units with ought the parking, so much for the green argument. Too bad an expanded seniors centre,community health clinic,theatre, swimming pool and new elementary school are less important.

Regard's

Mr. Richard Sontz

s.22(1) Personal and Confidential

Sent from my iPad air

## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 10:28 AM  
**To:** Public Hearing  
**Subject:** FW: Honorable Mayor and Council Members.docx  
**Attachments:** Honorable Mayor and Council Members.docx; ATT00001.txt

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

**From:** Eliza Krohn s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 11:12 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Honorable Mayor and Council Members.docx

Honorable Mayor and Council Members,

I write to voice concern over the proposed redevelopment plan for the Oakridge Shopping Mall. Not only does the proposal represent a departure from council's previous plan for the Cambie Corridor, it violates council's own green mandates by congesting the Oakridge area with an additional 6,000 inhabitants.

In council's previous policy statement, low-rises, mid-rises and "taller" buildings will occupy sites along the Cambie corridor. Nowhere was it stated that buildings of skyscraper proportions are to be built. Green roofs on the 4th floor is NOT park space and must not be misconstrued as such. Developments of this sort will overwhelm existing infrastructures such as transit, schools, health care and fire-fighting services, to name a few. It would be foolhardy to consider such aggressive development plans before improving existing infrastructures.

Contrary to Mayor Robertson's public announcement that enhanced public consultation is needed for this project, there has been minimal effort to engage the public in a meaningful manner. All we see and hear is positive spin from PR firms or, agents, if you will, of the developer.

A project of such proportions will change the entire character and dynamics of the West Side of Vancouver. It cries out for broad public participation and I submit to you that nothing short of a referendum is necessary before council can consider rezoning.

Respectfully,



## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 10:27 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge - proposed development.

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**From:** M. Slater s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 10:36 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge - proposed development.

Dear Mayor & Council,

We need to rethink this insatiable quest to develop with ever increasing density. We have finite resources (water, land) and infrastructure (roads, sewage, hospital capacity, etc.). It is not possible to accommodate an infinite number of people, so the question that must be put forward is not how many **can** we accommodate, it is how many **should** we? This is for citizens to decide, not developers, big business or government.

I do not want another Metrotown. It is far too big, crowded and impersonal. Development should happen at a much slower, more natural pace. Vancouver will pay a terrible price for endless growth, and creating high-density neighbourhoods will not change the fact that *perpetual population and economic growth are not solutions, rather, they are the problem itself*. Continuous growth is not only unsustainable, it creates inherent problems. Gordon Clark's column in the March 10 Province (Gordzilla in the City: How does all this density improve the lives of citizens) sums up how I think the average resident feels. Particularly the observation that we've become a city of jerks, cutting each other off in traffic, angry all the time, attributing a decline in civility to overcrowding. As a life long resident I've also noticed this and couldn't agree more. I used to take the bus and years ago it was a convenient pleasant way to get around - not any more. Buses are overcrowded and god forbid anyone should form a civilized queue - it's every man for himself. I am so appalled at the lack of civility that I refuse to take public transit anymore.

Please put a stop to this before it's too late and the only thing that's achieved is the destruction of the very qualities that made Vancouver such a great place to live.

Sincerely,

Melinda Slater  
s.22(1) Personal and Confidential

## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 10:27 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge

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**From:** Gren s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 10:32 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge

Will the charade continue, will city hall start listening....as we pay them to do, or will it be same, same, their agenda rules.....

If this continues, let's hope for a change of government at city hall. We deserve better.

gren coombe

## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 10:27 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge rezoning application

**From:** Zhi Yin s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 10:23 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge rezoning application

Dear Mayor and councillors,

I'm an Oakridge resident and I'm writing to oppose the proposed rezoning of the Oakridge Mall site. The 45-storey towers are simply too tall for an area surrounded by low-rises and single-family homes, especially on the east side of Cambie.

Canada Line is not built for this increase in traffic and density. The trains are already packed during rush hours.

Regards,  
Gary

## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 10:27 AM  
**To:** Public Hearing  
**Subject:** FW: Public Hearing - Oakridge Centre and Related Rezoning - March 10, 2014

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**From:** Brent Ash s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 9:18 PM  
**To:** Robertson, Gregor; Carr, Adriane; Ball, Elizabeth; Affleck, George; Tang, Tony; Reimer, Andrea; Meggs, Geoff; Deal, Heather; Jang, Kerry; Louie, Raymond; Stevenson, Tim; Correspondence Group, City Clerk's Office  
**Subject:** Public Hearing - Oakridge Centre and Related Rezoning - March 10, 2014

Dear Mayor and Council,

I am opposed the proposed rezoning of the Oakridge property.

The enormous impact this redevelopment will have on the local community is utterly unwarranted. Given the amount of undeveloped density that already exists in the area the huge increase the present proposal includes is unjustified. The impact on local infrastructure and transit appears to be unresolved and the cost of upgrading these resources to support the project will be borne by the city.

The so-called park is an insult.

The scale of the towers is unprecedented and completely unjustified.

Please do not approve this rezoning.

Thank you,  
Brent Ash

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 10:22 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Rezoning

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**From:** L Leong s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 8:25 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Rezoning

To Mayor and Council;

I am writing on behalf of my parents Mr. & Mrs. A. C. Soo. They are both in their late 80's and reside at the Terraces in Oakridge Shopping Center on Cambie & W. 41st Ave. Their English is very limited and they are elderly and in poor health so they have asked me to express their frustration and outrage at what is happening with the rezoning application for the Oakridge Shopping site.

My parents were not at all happy with the original development plans but they realized that there was a need for density and the location of the site, right by the Canada Line and shopping mall was attractive to potential condo owners. They accepted this fact and did not make too much of a fuss when the original plans were introduced. The developers were still not satisfied with the height and in their greed went back to the drawing board and wanted additional height. At this stage my parents realized there is no limit to the amount of accommodation that can satisfy the developers. They tried to sneak through additional height, change the concept of green space by putting it on top of the roofs of buildings and pretending to make small concessions for huge monetary gains.

The residents in the Terraces have been reasonable and they have been treated most unfairly. The developers offered to buy them out at 10% above property tax assessment value if they did not wish to stay. How can that be fair when property tax assessment value is lower than market value and the 10% increase basically moves the price close to market value. The developers will make enormous amounts of money by increasing the density but the condo owners in the terraces are precluded from sharing the density increase. There is no reason why the terraces could not be torn down and a 45 story building be allowed on the site as well.

I believe the condo owners have been treated unfairly and the City should address this issue of equity before allowing the development to proceed. We live in a just society and the City should not allow developers with deep pockets to treat the elderly and weak in such an abusive manner.

Lynne Leong  
s.22(1) Personal and Confidential

## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 10:22 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Mall Redevelopment

**From:** Ksenia Jogova s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 8:21 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Mall Redevelopment

Dear sir,

I would like to urgently express my concerns about the new proposed development at Oakridge Mall.

1. The number and especially the HEIGHT of the buildings is excessive. Additional 6,000 residents on the small piece of land, do we really need this kind of density? It will only create a lot of problems in this area with transportation, schools, medical care, traffic, fire department services etc.
2. The "park" on the roof of the building cannot be considered a park - it is simply a part of the building.
3. This is not the only development planned along Cambie Street that will add to the aforementioned problems.
4. You cannot allow people in this neighbourhood to live near a huge construction site for 10-15 years! Would you want to live beside such a construction site?
5. What happened to the initial plan to construct 8-9 story buildings? They will look much better next to the 1-2 story houses in the private sector, and the density will not be excessive.
6. Before allowing this development you have to consult and come to some understanding of the opinions and concerns of the neighbourhood- the people you are supposed to be representing!

I believe that before starting any developments and changes along not only Cambie Street, but all of Vancouver, you MUST look at the bigger picture. Greater Vancouver, is one city, not 5 different ones, thus you need to calculate and plan everything carefully for many years ahead (make a 50 year plan!). Let developers do what the citizens need, not what they themselves want to promote their own self-interests. There must be a reasonable height limitation for new buildings. Let people discuss it together with city hall.  
Nobody wants monster sized buildings in their neighbourhood and the onslaught of problems that it will create.

Please, listen to the people who elected you. Serve and protect OUR interests!

Ksenia Jogova

s.22(1) Personal and Confidential

**Tuerlings, Leslie**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 10:22 AM  
**To:** Public Hearing  
**Subject:** FW: Proposed Oakridge Development Outrageous

**From:** Siobhan Gallagher s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 8:18 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Fwd: Proposed Oakridge Development Outrageous

Dear Mayor and Council,

I would like to express my opposition to the proposed development of Oakridge Centre.

Forty four stories is excessive, the buildings will stand out like a sore thumb. They'll be an eyesore. The traffic congestion will be intolerable. That kind of development will set a precedent; I don't want to see Vancouver outside of downtown become a forest of skyscrapers.

For a City that supposedly promotes being 'green', developing the Oakridge property to become a monstrous site of overconsumption is incongruous.

Sincerely,

Siobhan Gallagher

## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 10:22 AM  
**To:** Public Hearing  
**Subject:** FW: Concerns on Oakridge development

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

**From:** P Chow s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 7:18 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** s.22(1) Personal and Confidential  
**Subject:** Concerns on Oakridge development

My name is Peter Chow. After I heard the presentation of the plan for the Oakridge development at the public hearing, I have the following concerns:

The problem of the increasing in traffic to the Cambie St and 41st from the increase of residents to the area has not been addressed. I am sure the lanes will have to expand in these streets not long after the development is finished and the cost will be put on the tax payers.

(This is the same reason the in the past 20 years that our property tax keeps going higher and higher even though the city's population is getting bigger and bigger. It was because the tax payers have to pay for the after effect of the property development ie infrastructure improvement/growth that the city did not charge the developer for.

The calculation of the passenger increase for the Canada Line was based only on the increase from the Oakridge development alone and did not account for the effect from the condo developments on the Marine Drive, QE park, and the Broadway St..etc. Once all these developments are finished the Canada Line will be well over capacity, and guess what, it will be up to the tax payer(provincial or the city) to foot the bill.

I am not against change. I am tired of seeing our property tax bill going up year after year because we have to pay for the added cost of infrastructure changes which should have been pay by the property developer.

Also in regarding to how this development will create jobs, if many of these jobs are in construction and according to the latest statistic, we don't have enough experienced construction workers and we have to hire them from outside of Canada. Is this a good thing?



## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 10:21 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge - proposed development

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**From:** Scenery s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 6:58 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge - proposed development

Dear Mayor and Council -

Metrotown is as ugly as sin and should not be emulated at Oakridge.

I'm sure developers, business owners, realtors and those who will make money are vocally supporting of this proposal - but it is at the expense of many, many more. Why do so many developments (and virtually all large ones like this) destroy the very things that attracted residents to Vancouver in the first place?

I have no doubt that in the future we will look back at this (and other misguided developments) the way we currently look back at tearing up the old inter-urban tracks and giving up the transit right of ways: Crazy. Greedy. Short sighted.

Please have the courage to ask residents these two very different questions:

- 1) How much density can we accommodate?  
and more importantly
- 2) How much density should we accommodate?

Once you have done this, please have the courage to abide by the wishes of the majority of residents. Residents are not stupid. We know that continuous growth is not only not desirable, but it is simply not sustainable.

Sincerely,

Scenery Slater

s.22(1) Personal and Confidential

## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 10:21 AM  
**To:** Public Hearing  
**Subject:** FW: Commentary concerning the Rezoning Application for 650 West 41st Avenue (Oakridge Centre).

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

**From:** 5.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 6:53 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Commentary concerning the Rezoning Application for 650 West 41st Avenue (Oakridge Centre).

March 10, 2014

Dear Mayor and Council of the City of Vancouver,

A friend who resides in one of the current buildings above Oakridge Centre has asked that comments concerning the proposed rezoning application for Oakridge Centre area be sent to your office for consideration.

Here are my comments as follows:

While a city such as Vancouver framed by water is bound to develop upward, is the Cambie corridor a suitable candidate for such development? Currently, there are already with several areas in Vancouver with highrises (such as DT Vancouver, Main Street/Terminal, and Kingsways) and with density steadily rising along with the heights of the building. Is a further development at Oakridge the solution to the density improvement in this city?

Unlike the No. 3 Road developments in Richmond, Vancouver's Cambie corridor from King Edward southbound until Marine Drive is unique in its landscape marred by very little colossal edifices. At Oakridge Centre, except for the four-cornered at 41st and Cambie, very little intrude into the view of the mountains facing north and the view of sky facing south as one commutes north south. Even the skytrain has been designed so that it is hidden from view in order to preserve the landscape. Tour buses, tourists, and other visitors to Vancouver, follows the traffic sign into Vancouver, taking advantage of what Cambie Street has to offered. Those commuting north on Cambie is eased into the traffic jams closer to downtown than being thrown into it (unlike those coming into the city by way of Arthur Lang onto South Granville Street). The obstructions of new highrises from this proposed project would diminish the pleasantness of the commute as well as disrupts the skyline and the natural light over the area.

Aesthetics is very important to Vancouverites. Functionality and purposes must be balanced with aesthetics on the design. With development of the proposed new towers, if they become built much taller than existing structures, the outcome appears to NOT balance adequately the aesthetics of the neighbourhood nor the existing structures (in Oakridge Centre area). Such imbalance would stress the environment and counter against those living in it; not merely because of adjustments, but also of mental comfort. In addition, with Queen Elizabeth Park nearby along with other 'gardens' and 'parks' on this side of Vancouver, what would be the use of building a garden onto the buildings if the public cannot enjoy it?

Vancouver's capacity to handle population density is constantly tested. How will current infrastructures (on water and sewage) continue manage with such large increases? How does the City of Vancouver plan to educate those population moving into this project to be prepared for water rationing or environmental revitalization?

If the City of Vancouver, with many projects at work to create safe bicycling and improved transit and carpool access, would the increase of parking and added parking to the new buildings being proposed by the developers be in direct conflict with the transportation goals of the city? As leaders of the City of Vancouver, would contradiction by municipal members in City Hall towards transportation (and other key) policies confuse the citizens and proponents of the municipal government and open to them room to be swayed by other governing options? Also, what guarantee is there that those who will live in the new buildings be cognizant of the availability to public transportation and would use the public transportation in the neighbourhood? How do the developers intend to address the carbon footprints and environmental impact the neighbourhood will face?

Lastly, given there are still many older adults and elderly living in the area, will the developments proposed by the project adequately and sufficiently address concerns regarding safety, access to services, and transportation? It is unclear how the proposed project addresses will address the building of a community in the neighbourhood? How will residents in the new development interact with existing residents? With such increase of density, does this mean more funding will be injected to the local public library so that more space is added as well as facilities added to encourage such community development?

Aesthetics, safety and access, community development, sustainability, and community pride are some of the issues the City of Vancouver Mayoral Council and relevant parties will need to explore and sufficiently satisfy the concerns of the many current residents in the neighbourhood (both the buildings of Oakridge Centre and the surrounding neighbourhoods) and make relevant suggestions to the developers before granting approval to the proposed development project.

Thank you for your kind attention.

L.L. Yam  
Vancouverite

## **Tuerlings, Leslie**

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

**From:** Marilyn D. Gardner s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 6:48 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Against - Oakridge rezoning

I am totally against this rezoning as once again it was not thought through as evident by another smoke & mirror presentation today by the city. Furthermore a park on a roof is NOT a park and does not meet the city charter 488... Air space is NOT a PARK...Park land is PROTECTED from development... A so called park aka Green roof have been leaky and shown to be uneconomical (New convention Center). Where will the public washrooms be located? who will patrol the park? what about the noise? why not make a park on the ground what a novel idea....The Canada Line future overcapacity issues were originally to be paid for by the developers today the story changed and it is not longer up to the developer to pay for the upgrades that will be required as presented . Target was mentioned a few times as a major retailer have you not heard that they are planning to pull out of the market here due to poor sales? what about the increase of online shopping...City Council is living in a bubble that will soon burst...

Marilyn Gardner

## Tuerlings, Leslie

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

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**From:** Don Gardner s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 6:27 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge rezoning

I am against this unwarranted and unnecessary rezoning of Oakridge. The complete lack of innovation and backward thinking that has gone into this is beyond belief. Every rezoning this council has approved has failed to address affordability as proven by the fact that the city keeps getting less affordable. The facts are well documented that High rises are neither green nor sustainable and do not provide affordability; anyone denying that has no credibility.

Retail in store and shopping mall needs are declining as online plus mobile shopping continues to grow at double digit percentages and new innovations such as 3d printing will significantly erode the need for retail space.

So why is the city planning for the future based on old paradigms? Where is the innovation and why must Vancouver follow other municipalities off the cliff in old thoughts and ideas that will be proven as obsolete? The promised jobs will not materialize and a golden opportunity to something right will be lost.

Don Gardner

## Tuerlings, Leslie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 10:20 AM  
**To:** Public Hearing  
**Subject:** FW: Public Hearing Re Oakridge Centre and Related Rezoning March 10 2014

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**From:** Elizabeth Thomas s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 6:06 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Public Hearing Re Oakridge Centre and Related Rezoning March 10 2014

To: Mayor and Council. The green roof should not be considered a public park. Don't cheat Vancouver residents out of a public green space at ground level. Heights of up to 44 storeys out of place for this location. Neighbours should not be impacted by shadowing. I am against this project as proposed. Elizabeth Thomas,

s.22(1) Personal and Confidential

**Tuerlings, Leslie**

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**From:** Siobhan Gallagher 5.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 8:16 PM  
**To:** Public Hearing  
**Subject:** Proposed Oakridge Development Outrageous

Dear Mayor and Council,

I would like to express my opposition to the proposed development of Oakridge Centre.

Forty four stories is excessive, the buildings will stand out like a sore thumb. They'll be an eyesore. The traffic congestion will be intolerable. That kind of development will set a precedent; I don't want to see Vancouver outside of downtown become a forest of skyscrapers.

For a City that supposedly promotes being 'green', developing the Oakridge property to become a monstrous site of overconsumption is incongruous.

Sincerely,

Siobhan Gallagher

尊敬的市長和議員先生：

Opposed to  
Oakridge Ctr  
& Related  
Re-zoning

你们好！

我们是居住在

并将受

到渥烈治商場重建严重影响的居民，现在通过这封信，向你们表达一下我们对这一重建的严重关切。

加拿大是一个成熟的法治国家，在这个国家里：每一个人无论贫穷还是富有都享有追求美好生活的权利。渥烈治商場的重建的开发商有权对他们的产业进行合理的开发，我们这些居住在这里的居民也有权利保持自己生活环境不被严重破坏。

看到开发商做出的规划，使我们感到不安，非常震惊！开发商在图谋自身利益



最大化的同时，完全没有顾及居住在这里的人们的合法权益！对我们的生活环境造成无法容忍的破坏，为此我们表示最严重的抗议！希望市长和议员先生能认真地听取我们的对该重建的项目的意见，并在下一步的规划审核中给予体现。

我们不是建筑方面的专业人士，无法科学的确定这次商场重建究竟审定究竟该建几座楼，每座楼应该建多少层及多少个居住单元。但是，我们有一个起码的合乎情理的要求，那就是：在最终确定烈治商场重建的审定方案时，要能够保证这个新的商场重建后，这个区域内的居民人口平均密度与温哥华

地区的居民人口平均密度大体相等，从而保证重建后这里的居民能够公平地与温哥华其他地区的居民享受同等环境水平的生活。这是一个关乎能否公平的问题！

另外，这个开发工程如此巨大，施工时间如此漫长，这就给这个地区的原居民的生活造成长期的、严重的影响。市政府应当责令开发商对原居民进行合理的补偿，具体补偿的费用由开发商和原居民协商解决，市政府负责监督执行。

如果上述要求都无法满足，市政府应当要求开发商收买居民的物业。给我们的一个重新选择生活环境的机会，而不是强加给我们的一个巨大的不幸，一个巨大

的不公平!

谢谢! 祝好!

s.22(1) Personal and Confidential

王 / (ping Cheung &  
Zhi Shan Qian) ← Name

Mar 08. 2014.

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, March 11, 2014 12:31 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge redevelopment

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

**From:** janice douglas s. 22(1) Personal and Confidential  
**Sent:** Tuesday, March 11, 2014 11:52 AM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** [moira.stilwell.mla@leg.bc.ca](mailto:moira.stilwell.mla@leg.bc.ca)  
**Subject:** Oakridge redevelopment

Dear Mayor and Council.

As a member of a five generation Vancouver family I am writing to oppose the Oakridge development as proposed. We have seen many, many changes in Vancouver since our family arrived here in the 1800's, many of them good but this plan has too many flaws and seriously threatens the liveability of our beautiful city.

My concerns are primarily density in relation to community amenities, traffic, transportation and physical infrastructure and how it impacts liveability for families.

This plan does NOT adequately address either affordability or "smart growth" when the above factors are not adequately met or seriously considered.

To add the number of families that are being proposed but not add significantly in programs or scope to such amenities as the library and seniors centre which are currently in place and stagger any improvements to them over a ten year build out is simply an insult to the buyers and the residents who already cope with the areas crowded centres.

The fourth floor green roof above two 1.5 storeys of retail mall, encircled by primarily strata condo high-rise towers, atop private (mall) property, and maintained by the mall owner is now being called] a park but that should be IN ADDITION to the covenanted park of 2.8s acres. The owners and residents from within and around the centre need green space. The effect of green space on reduced crime as well as well being is well documented in many, many studies. To say there is a large park (Queen Elizabeth) 8 long blocks away is little solace to families who want a play space for their children who will be living in a mere 725 sq. ft.

I fully support the housing options being put forward including accessible and mixed use housing but it is doubtful that other than that the housing either market rental or outright ownership will be very affordable.

Do the neighbourhood schools have capacity? How do families get their children to an alternative school on transit that is already jammed or buses that run very infrequently. Will the community centre have programs for all ages and have capacity.

The proposed densification all along the line from Richmond (estimated up to 60 more towers) will make transit impossible without additional funding from the Province and not a way for families to get around. Please actually consider how seniors and families might remain in the city living together and building communities rather than living in cramped isolation. Not smart growth.

Tracy Moir of OLAR will be making a presentation and I strongly support all of her points.

Sincerely  
Janice Douglas

Sent from my iPad