

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 13, 2014 9:49 AM
To: Public Hearing
Subject: FW: Oakridge hearing - late release of the Transpiration report prepared by the applicant.

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

From: jane Ingman-Baker s. 22(1) Personal and Confidential
Sent: Wednesday, March 12, 2014 10:20 PM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge hearing - late release of the Transpiration report prepared by the applicant.

Dear Mayor and Council.

I have just opened the City web site on the Oakridge matter and find that a 173 page Transportation report has just been posted.

I cannot digest and respond to this material at this late stage of the hearing. I spent many hours reading the application, preparing my remarks and attending meetings, open houses and reviewing online material related to this matter. All this work was done without access to this report.

This late release is in my view the strongest evidence that this matter is not ready for you to make a decision. You have my letter and filed speaking notes prepared before this material was released. These contain many other examples of pertinent information that is also missing.

It is my view that this late release of key information which was available to you but not to the public and the huge amount of other outstanding material now means that this by law cannot proceed.

Yours sincerely,

Jane Ingman Baker, Chair DVIC, s. 22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 13, 2014 2:18 PM
To: Public Hearing
Subject: FW: Oakridge Rezoning
Attachments: Oakridge CAC's March 3.xls

From: Willy s. 22(1) Personal and Confidential
Sent: Thursday, March 13, 2014 2:18 PM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge Rezoning

Mr. Mayor and Council

I am writing to express my firm disapproval of this application.

In the absence of any public disclosure regarding the details or methodology of the Community Amenity Contributions (CAC's) I have prepared the attached example of a possible market based calculation which clearly shows the City is leaving substantial potential CAC funds in the hands of developers and not in the City's hands to provide the required facilities and services needed in the community as a result of this and other massive density increases.

Yours Truly

William K O'Brien

OAKRIDGE CAC's
Possible Market Analysis
Mar-14

A City of Vancouver Report

1 CAC's Benefits Due \$148.7 Million

2 Rezoning Density Lift
Implied at 75% \$198.3 Million

Note: No reasoning or
calculations are provided by the CoV

B Alternative Market Calculation

1 Increased Density 3,829,000 Sq Ft

2 Market Condos
2,351,000 @ \$200 BSF \$470.20 Million

3 Retail
780,000sf Increase @ \$125BSF \$97.50 M

4 Office
287,000sf Increase @ \$125BSF \$35.90 M
Total \$603.60 M

5 Market Rentals
198,000sf @ \$100 BSF \$19.80 M

Total \$623.40 M

CAC's Benefit Due @ 75% \$468 Million

C Public Benefits to be Paid By Applicant

1 Civic Centre \$44 M

2 Social Housing \$80 M

Total -\$124.00

D Net Cash CAC's DUE \$324 Million

Note: No Credit Applied to this Calculation
for the 6 acre open green space on the Roof.

See separate Parks memo.

Note: Does include the recently proposed cash in lieu payment of \$25 million for the deferred and owing 2.85 acre park from the previous subdivision.

Oakridge Park Analysis
(Revised)

1 Site Area	1,232,748 sf	28.3 Acres
2 Value: (2012 B C Assessment Land Value)		\$280 mil
3 Land Value Per Sq Ft		\$227 sf
3 Park Dedication Requirement		2.83 Acres
4 Value of Park Land		\$28 Million

Dedication Requirement
Note: Assumes Park Land is
part of existing site and not Value based
on acquiring park land in the
surrounding area.

5 Q: What is the Requirement for Park and
Landscaping/green space for new building
area of 3,820,000 sf?

A: If the previous requirement for the current Oakridge
was 2.83 acres for 800,000 sf then the formula implies
a requirement of about 15% for park and open space.
This would imply a total requirement on the total of 4.7
million sf of 16 acres.

If the rooftop green space can count as park of 6 acres
then there is a deficit of 10 acres to the overall
requirement.

At the 2012 Assessed Land Value of \$227 sf then the
amount in lieu of Park would be \$99 million less the capital cost of the
rooftop park of \$23 million for a net amount due of \$76 Million.

A: If the 6 acre rooftop park is all the park space required
then this indicates requirement of only 5.5% overall on the
completed project or 6.9% of the added area.

6 City Stall Recommendation:

Staff recommends that the outstanding obligation from the previous
rezoning of 2.83 acres be deemed satisfied by the 6 acre rooftop
open space at a projected cost to the developer of \$23 million
and the creation of an airspace parcel to granted to CoV with Park Board to
Maintain the improvements. (There are various agreements about
redevelopment after a minimum of 60 years which do not form a material
part of this analysis)

Also the \$23 Million would be counted against CAC's due.

continued

This means that there is no Park of 2.83 acres for the existing 800,000 sf development as required by previous bylaws.

There is no real "cash in Lieu" payment for the previous obligation and the requirement for Parks for the whole new proposal is the 6 acre rooftop open space (Provided turnkey at a cost of \$23 Million and dedicated through the creation of an airspace parcel.)

This means that developers received a total 4,800,000 sf for a park obligation of \$23 million and no loss of land or usable public space.

Note: The access and usability is very much in question and neither the City or the Developers have provided any comparable or reliable evidence that this plan is useful, workable or sustainable.

Note: The \$23 million would count against the current CAC"S due therefore there would be know park cost or allocation of land for 4.8 million sf of development!

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 13, 2014 12:57 PM
To: Public Hearing
Subject: FW: Oakridge development

From: s. 22(1) Personal and Confidential
Sent: Thursday, March 13, 2014 11:51 AM
To: Correspondence Group, City Clerk's Office
Subject: oakridge development
On Behalf Of elaine carson

Hello,

I am writing to add my dismay that such a huge development is planned for Oakridge, or in fact for any residential area of our city. A 44 story building will entirely change the feeling of the area. What makes Vancouver wonderful is that we are a successful city which still feels like regular residential neighbourhood. If we continue the pace of knocking down small and medium size houses and only replacing them with monster homes or apartment buildings, we change everything about the city. This is magnified even more when we are talking about not just any apartment building, but buildings as high as 44 stories!

The beauty of the city will change. Who will be able to see the landscape past the giant highrises? What landscape will be left to see? There is a reason that Vancouver regularly makes the top three on the list of most desirable cities in the world in which to live, and it isn't because it is a sea of giant high rises. It is because it is a beautiful city, full of people who love gardens and the outdoors, who want to see the mountains and the sea, and the tree lined streets, and parks.

The neighbourly feel will change. It is harder to get to know your neighbours and care about people when a high volume of people are living in apartments. They are more isolated and separated. When I lived in a house, I met all of my neighbours when I was out in my yard. Since I have moved to an apartment, I do not know the people around me.

What about pollution and noise and traffic? This is a very, very large number of people intended to be housed in a very small area. We are still trying to solve these issues in our most dense areas, like downtown. Do we want to extend these problems to more Vancouver neighbourhoods?

I understand that the city is growing, but please do not destroy what made us great in order to try to move forward. Once it has been destroyed, it will not be repairable.

Thank you for listening to my comments. I hope you will give very great consideration to the long term effects of the decisions you will make in the present.

Elaine Carson
small business owner Main Street/Riley Park area
home owner - Kitsilano

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 13, 2014 11:49 AM
To: Public Hearing
Subject: FW: Oakridge Development

From: Irene Martin s. 22(1) Personal and Confidential
Sent: Thursday, March 13, 2014 11:44 AM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge Development

Dear sir,

The Oakridge development is something that I oppose in its present form. The proposal in 2007 was much more reasonable.

The shadow studies were done in the two equinoxes, they don't show the impact of the shadows in December. I live north of Oakridge, and have observed the shadows of the present buildings on the north side of 41st Avenue. The present Oakridge buildings already impact the buildings on the north side of 41st Avenue, including the new seniors residence. Under your plans the building on the north side of 41st Avenue are not to be higher than 6 stories. The impact of a 44 story building will be tremendous. Nor do the shadow studies show the impact of the towers on the east and southeast neighbourhoods during the summer late afternoons and evenings. These towers will bring early twilight to these neighbourhoods as the sun sets behind the towers in the late afternoon, rather than late evening.

Also, the 44 story building will be higher than Queen Elizabeth Park, this will diminish the views our tourists enjoy from the park right now. Even though there are mature trees, there are still vistas from both the north side of the park and the south side. The many large towers will substantially reduce the vistas from the south side, especially since more than one will be higher than the park itself. No presentations have shown the effect of the towers on view-cones to/from the south vantages of the park.

I also would like to see more parking spots for the residents in the mall. Our population is aging and mobility is becoming a problem for some. Not everyone is able to use a bicycle and transit; and handy dart service is inadequate. Having .63 parking spots is not enough.

As to affordability, the developer will try to get market prices for his development. Given that the average price in Vancouver is now \$800,000.00 +. I don't think that the prices will be affordable for our young people.

Transportation will also be impacted. The Canada line is already at capacity, or close to it. The development along the Cambie corridor will impact the line greatly. There is also the development at Cambie and Marine Drive. The towers there will add to the traffic on the Canada line.

In closing, I would like to state that I'm not against the development of Oakridge in principle. I just don't like the present proposal.

VanRIMS No.: 08-3000-11

March 13, 2014

Mr. Gregor Robertson, Mayor
Members of City Council
City of Vancouver
453 West 12th Ave.
Vancouver, BC V5Y 1V4

Dear Mayor Robertson and Councillors:

RE: Oakridge Centre and Related Rezoning

As you know, the Seniors Advisory Committee is a civic agency appointed by Vancouver City Council to provide advice and recommendations to Council on to enhance access to City services for seniors, the elderly and their families, and to identify and suggest solutions to gaps and barriers that impede the full participation of seniors and the elderly in all aspects of City life. The following statement represents the views of the City of Vancouver's Seniors Advisory Committee.

Previously the Seniors Advisory Committee made a presentation to the members of City Council at the time when this Oakridge development was first presented. At that time we focused on supporting the Oakridge seniors in their effort to ensure that the Seniors Centre was located on the ground level to guarantee that it was accessible to all. Now we understand that the ground-level location is confirmed and we are delighted with this change.

That said we are concerned that there is now an issue with the amenities provided to the Centre.

The City has established a "healthy city" priority and the Oakridge Seniors Centre is a key contributor to this policy by focusing on meeting the needs of seniors in the Oakridge neighbourhood. Hot, nutritious meals, activities and opportunities to socialize are essential to an individual's health.

The new apartments in this development will be home to many seniors in addition to those who currently live independently elsewhere in the neighbourhood and currently take advantage of the socializing and the nutritional meals that are made for them. We have been told that a shared kitchen is not a functional option for an organization that will be meeting the increased needs of a growing population of seniors. A dedicated kitchen is essential to a

society that cares for seniors. Helping people continue to live independently can also mean teaching them how to manage for themselves. This can include cooking lessons and opportunities for hands-on food preparation. A purpose-built kitchen with accessibility features incorporated would accommodate people with all levels of mobility. A look at the Centre's web site shows that the lunch meals currently served are substantial and would give seniors a major part of their daily nutrition requirements.

Additionally, since this project is projected to take a decade or more to complete it is vital that the Seniors Centre have a functioning location during the construction phase. Seniors will continue to need the socializing and support of the staff of the centre and the meals that are currently available. Again we emphasize that the growing population of seniors will only increase the demands on facilities such as this.

The disruption of the site and the construction will put extra stresses on these clients and exposing the residents of the neighbouring building, the Terraces, to a never-ending assault with the noise and dust for a very extended period of time. These people should be offered respite at the Seniors Centre.

We hope that these comments will contribute to your thoughtful assessment of the various elements of this rezoning proposal.

Yours truly,

Chris Morrissey, Chair
Seniors Advisory Committee

e-mail: info@vancouver.ca

tel: 604.873.7011

fax: 604.873.7419

Copies to: Mayor and Councillors
City Manager
Janice MacKenzie, City Clerk

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 12, 2014 4:37 PM
To: Public Hearing
Subject: FW: OAKRIDGE REZONING / Public Hearing
Attachments: San Gimignano Councilpdf.pdf

From: gary coward s. 22(1) Personal and Confidential
Sent: Wednesday, March 12, 2014 3:42 PM
To: Correspondence Group, City Clerk's Office
Subject: OAKRIDGE REZONING / Public Hearing

Greetings Mr Mayor and Councillors

This proposal has been seductive from the very beginning of this process.
Change is always stimulating and provides hope in terrible times.
Of course, with climate change, widening income gaps, constant eruption of anarchistic wars and on and on...
..we crave for a better world. And we often nicely surprised that glimpses of the past can seem to offer hope.
The "stone piles" have awakened many of us to some sense of a humane community.
Towns built from the very rock of Earth....human scale...an organic/evolutionary built form.
The picture of San Gimignano is very telling. Its story is pertinent to what faces you

Many of these European characteristics are reflected in this proposal.....but superficially.
It has the LOOKbut not the substance.
It is a vision on steroids.
It has a fakeness about it (an ersatz "park"...in SuperNatural BC?) It's too much, too often (a crowd of towers that loom.)
Why has there not been a single picture that captures what it is like to stand beneath a 44 storey, a 42 storey, a 38 storey tower. Not one. Telling.

Please read the Wiki Info that accompanies the photo of beautiful San Gimignano. (see cited source)
Liveability is not an ephemeral concept. There is a developing "science" emerging regarding liveability.
Liveability is going to be the NEW "World Class."
This proposal, but mechanically, to propose a "lifestyle." Liveability is not a style.
Let's expect more from this Oakridge renewal than a rather a disturbing, yet run-of-the-mill hubris.

Gary Coward
s. 22(1) Personal and Confidential



The Poetic Genesis..... and Poetic Licence of the Oakridge Rezoning Proposal

Oakridge Centre Design Guidelines
(Draft)Feb 12,2014
Page 11 2.10.3

Hilltop Town



San Gimignano is a small walled medieval hill town in the province of Siena, Tuscany, north-central Italy. Known as *the Town of Fine Towers*, San Gimignano is famous for its medieval architecture, unique in the preservation of about a dozen of its tower houses,[1] which, with its hilltop setting and encircling walls form "an unforgettable skyline"

In 1199, the city made itself independent from the bishops of Volterra and established a podestà, and set about enriching the commune, with churches and public buildings. However, the peace of the town was disturbed for the next two centuries by conflict between Guelphs and Ghibellines, and family rivalries.[6] This resulted in families ***building tower houses of increasing height. Towards the end of the Medieval period they were 72 in number and up to 70 metres (230 feet) tall. The rivalry was finally restrained when it was ordained by the council that no tower was to be taller than the tower adjacent to the Palazzo Comunale.***[6]

It is now time for you, *our Council*, to correct the hubris of the Oakridge Rezoning proposal and ordain that no tower is to be taller than the towers that are cited in our Concorde Communale.... the 2007 Policy Statement.

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 13, 2014 10:39 AM
To: Public Hearing
Subject: RE: Letter to our Honourable Mayor and Council Members

From: Julia Tang s. 22(1) Personal and Confidential
Sent: Wednesday, March 12, 2014 5:24 PM
To: Correspondence Group, City Clerk's Office
Subject: Letter to our Honourable Mayor and Council Members

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,

Julia Tang

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 13, 2014 10:45 AM
To: Public Hearing
Subject: FW: Oakridge Redevelopment

From: Sheila Sontz s. 22(1) Personal and Confidential
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

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 12, 2014 4:43 PM
To: Public Hearing
Subject: FW: Oakridge development

From: Mikulec s. 22(1) Personal and Confidential
Sent: Wednesday, March 12, 2014 4:20 PM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge development

Mayor and councillors, I am very against the size and scope of the redevelopment of the Oakridge area. I live in the area and shop there so I am perplexed why we need such a massive development when the transit *Canada Line* is already crowded and the mammoth size of this development is far too large for our city. A more appropriate size of development might be a maximum of 20 stories, with 6 towers, and an adequate park-like green space at street level. We do not need another Metrotown complex.

Thank you, Barb and Mark Mikulec s. 22(1) Personal and Confidential
(We would be in favour of an expanded library and seniors centre would be fine in a smaller Oakridge development.)

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 12, 2014 3:29 PM
To: Public Hearing
Subject: FW: What are our cities coming to?

From: Derek Wilson s. 22(1) Personal and Confidential
Sent: Wednesday, March 12, 2014 2:46 PM
To: sunletters@vancouversun.com
Cc: 'Pete McMartin [Van Sun columnist]'
Subject: What are our cities coming to?

Letters Editor
The Vancouver Sun
Vancouver, BC

Dear Editor

Re: **"This week's citizen revolt: Oakridge"**, Pete McMartin's column, March 11, 2014.

The transformation of the Oakridge Mall into a "Town Centre" will involve "11 high rises ranging from 19 to 44 storeys" including "a nine-acre rooftop park complete with mini-lake".

If I was in a family living on the 37th floor of one of these skyscrapers I couldn't imagine sending my 10-year old child up to the 44th floor park to play soccer with his pals.

Would my child have any pals as there are unlikely to be other children in the units on any floor; and the only other contact is the elevator?

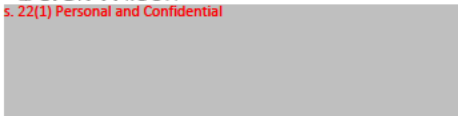
Would the current residents of the Oakridge neighbourhood be able to go fishing in the 44th floor mini-lake or would it be the *private preserve* of Oakridge tenants only?

The 44th floor park would be popular for para-jumping.

I strongly urge the City of Vancouver's council to reconsider Metro Vancouver's reckless business-as-usual growth accommodation strategy. It just can't happen in our changing circumstances.

Sincerely,
Derek Wilson

s. 22(1) Personal and Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 12, 2014 3:30 PM
To: Public Hearing
Subject: FW: Oakridge Redevelopment Proposal

From: Petroula Kletas s. 22(1) Personal and Confidential
Sent: Wednesday, March 12, 2014 3:05 PM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge Redevelopment Proposal

Hello,

I am appealing to council regarding the "proposed" Oakridge Redevelopment - <http://vancouver.ca/your-government/public-hearings.aspx>.

I am a born and bred Vancouverite that has resided in the Riley Park area all my life. Oakridge has been a daily destination for me and my family and since it is a short walk away, we have always enjoyed its services from its days as a small "outdoor" mall to today's larger yet manageable community and mall.

I DO NOT agree with the "proposed" redevelopment of Oakridge for many reasons:

Those of us who live in the area and are daily visitors to the site could not possibly agree to lack a true green space. No, "rooftop gardens" do not classify as "green space". And knowing that my civic representatives traded valuable "green" space for money makes me question even more whether the necessity and value of green is understood.

Also, how do you address adding so many residents to that area and expect our already burdened Canada Line to support it? Regular riders are already having to wait for two or more trains during rush hour just to board a train!!!!

And, what of the towers that are being proposed? Their height will all but eliminate the view of surrounding residents.

Density, density and more density....Cambie's single homes are already being demolished and rebuilt to increase density....what about all the added traffic? all the added pollution?

I strongly oppose this proposal and as an active member of the community surrounding Oakridge Centre, I am pleading with you to reconsider and to address the needs and requests of those directly affected by your choices.

Petroula Kletas

s. 22(1) Personal and Confidential

Ludwig, Nicole

From: jane Ingman-Baker s. 22(1) Personal and Confidential
Sent: Wednesday, March 12, 2014 11:12 AM
To: Public Hearing
Cc: ingman-Baker jane
Subject: Speaking notes I have put them in the body of the email as well as the attatchement- hope this works
Attachments: Submission for council on Oakridge.docx

Mr. Mayor, Councilors, Members of staff, Fellow residents of Vancouver.

I have sent you a letter setting out my concerns and rather than read that letter I would like to address generally three points;

- 1) THIS APPLICATION IS NOT READY FOR APPROVAL
- 2) LOCAL TRAFFIC CALMING NEEDS TO BE PUT IN PLACE AT THE BEGINNING OF CONSTRUCTION.
- 3) THE SENIORS CENTER NEEDS THEIR OWN DEDICATED KITCHEN.

On the first point I take no position on the appropriateness of the built form as proposed that I leave to others. What I want to draw to your attention is that you do not have enough information to make a sound decision on whether this project is or is not worth approving.

I have asked in my letter and repeat here that if you are inclined to make one change to this matter the most pressing need is for an independent transportation report.

The memo from Mr. Shillito dated March 7th alludes to Translinks' concerns and the record shows that all the previous assurances that the owner would be responsible for future upgrades needed to the Canada line have disappeared. I urge you to revisit the need to reserve space for another station entrance and to thoroughly determine what should be done with the tunnel exit from the mall. I would go so far as to say that in these circumstances you have a fiduciary duty to do this both to the citizens of Vancouver but also as a partner of all the other municipalities served by Translink.

There are other areas that need your attention. These include: where a local energy system will be located and how it will connect on this site, what will be the plan for the groundwater and what is adequate security for delivery and construction of the park space In addition my letter points to the lack of analysis of environmental impact, security and safety provisions, local traffic planning, surface water management, commercial loading

and unloading planning for a dense residential neighborhood, assessment of the burden on offsite services and the need for the dedication of units built specifically for the elderly and handicapped.

I am also the owner of property at 42nd and Willow and have local knowledge of the area. This intersection is a busy pedestrian area and many children use it on their way to school and to the Jewish Community Center. The current plan is to only consider traffic calming 5 years after the last occupancy permit is issued. I urge you

Not to abandon the children and residents of this area to two decades of construction traffic without a local traffic management plan for each and every phase of this development.

Finally as a result of your ruling on the Emmar property I have had to learn a great deal about Virtual Villages or Beacon Hill type retirement models. These are ways to help us age in our communities and if implemented have great value. One thing that is very useful is to have a place where seniors living independently can come to have a healthy meal, socialize and obtain help. Currently regular meals for senior are provided at the Kerrisdale and Oakridge centers. The demand is great. People from all over the city come to both although many think that the Kerrisdale desserts are better. This need will only grow particularly at this site. The ability of senior's facilities to provide one regular meal is crucial to their success. I have made many a meal in a community kitchen and say without hesitation that it cannot be done day in day out as a practical matter in a communal kitchen. I ask you to give the senior's center a kitchen and enough space that they can continue to provide the current service and expand it to meet the needs of the growing community. I go further though and ask that you require the owner to continue to give space with a working kitchen to the seniors center through all stages of construction and that that space be located within the mall close to the terraces building, and be open and staffed by the owner at all hours that construction is occurring, to provide care for all seniors but particularly to give some relief to the residents of the Terraces.

In closing may I add that some negative things have been said in this chamber. I cannot endorse any of them. City staff is over worked and are trying very hard to do what is asked of them.

Councilors have huge amounts of information to grasp and process with little time or help. This is difficult decision with huge forces pulling in many directions. What I ask is that you are sure that you have all the information you need to make this decision. If you have doubts get more data, don't make do, don't follow your caucus blindly, don't try to fix it later, get it right now.

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 12, 2014 2:59 PM
To: Public Hearing
Subject: FW: Proposed Oakridge development

From: Michael English
Sent: Wednesday, March 12, 2014 2:18 PM
To: Correspondence Group, City Clerk's Office
Subject: Proposed Oakridge development

Dear Mayor Robertson and Vancouver Councillors,

I am appalled by the currently proposed plan for redeveloping Oakridge. It seems to me that the only people that will really gain from the expanded proposal are the developers.

I can see no justification for the expansion of the proposed Oakridge development from the approximately 1,200 residential units in 9 towers with a maximum height of 22 stories (as of 2007) to the currently proposed 2,914 residential units in 11 towers and 3 mid-rise buildings with a new maximum tower height of 44 stories. I also understand there will be double the amount of retail and office space, and no ground level park.

The new proposal will mean approximately 6,000 new residents on site. The Cambie and 41st Avenue traffic corridors are already congested during rush hour and this number of new residents will only aggravate the situation. The Canada Line is regularly packed today and if more capacity is required to accommodate the new residents (I understand the line can be upgraded to add a new middle car to each train), who will pay for this? Translink is already under stringent financial pressures just to maintain the system as it is today.

Two other immediate concerns I have:

- Do we really need more retail? I see many retailers struggling to survive and frequently new retail space sitting empty long before it is occupied. Does Vancouver really need more retail especially in concentrated locations that encourage more people to drive to the location?
- Do we need 44 storey highrises away from the city core? Tall buildings such as these cast enormous shadows and will affect many neighbouring homeowners during the day. OK perhaps there is a need for taller building but 44 storeys is excessive. Is it Vision's plan to put highrises like this in every neighbourhood?

If this is Vision's vision, then it is very clear who I will not vote for in the upcoming election. I want to live in a liveable city and the expanded proposal does not make for a more

liveable city.

Sincerely,
Michael English
(Vancouver resident for 34 years)

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 12, 2014 1:57 PM
To: Public Hearing
Subject: FW: Oakridge Proposal

From: s. 22(1) Personal and Confidential **On Behalf Of** LC Haslett
Sent: Wednesday, March 12, 2014 12:31 PM
To: Correspondence Group, City Clerk's Office
Cc: moira.stilwell.mla@leg.bc.ca
Subject: Oakridge Proposal

Dear Vancouver City Mayor and Council,

I live near Oakridge Centre, and I oppose the Oakridge Development proposal.

Increased density and development may be necessary, but this particular proposal does not seem to match the needs of the city, the community, or the neighbourhood.

I've spent time reading the various documents related to the proposal. I'm worried by the number of inconsistencies between what has been presented at public meetings, and what the actual development will be.

Some issues that do not appear to have been addressed:

- Transit and traffic in the area is already at capacity. It's often not possible to board the Canada Line at rush hour, even if one walks further south to Langara/49th. Using average ridership figures ignores this reality. New developments in Richmond plus the Oakridge development proposal will soon add thousands of commuters. Having this many more cars on the road because of inadequate transit hardly seems part of any kind of "green city" plan. **This is the opposite of "smart growth".**
- At least half (less than 20%) of the "affordable" units are to be rented at market rate. Market rate is currently not affordable for many families, and is unlikely to suddenly become so. **Simply making this designation without better planning doesn't address affordability issues.**
- There appears to be no plan to handle additional students; local schools such as Eric Hamber are already near or at capacity. No study or consultation seems to have been performed to address this.
- Oakridge mall is currently one of the ten best-performing malls in North America, disrupting this profitable local resource for the sake of an unwanted and inadequately planned development makes little sense.
- It's particularly concerning that the proposal doesn't appear to conform to Vancouver's height and sight-line regulations, and that many of the design sketches being presented don't portray the actual scale of the development. Note that some greenspace on the roof of a forty-story building is simply not the same as a publicly accessible park.
- There is already an auditorium, a daycare and a library at Oakridge. Using the creation of these as part of the justification for a new development seems a bit silly, given that they already exist. In fact, it would be a net loss, because the number of people using these facilities would increase dramatically. In effect, they would become unusable to most local residents.

In short, the Oakridge Development proposal appears to be flawed. It looks like it would have a sizable negative impact on livability and community, while not adding value to the neighbourhood or city. There are

far better ways to redevelop an area. I urge you to reject this proposal and instead consult with the community before, rather than after creating a plan.

Thank you,
LC Haslett

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 12, 2014 1:39 PM
To: Public Hearing
Subject: FW:

From: Rosesforben 1 s. 22(1) Personal and Confidential
Sent: Wednesday, March 12, 2014 10:59 AM
To: Correspondence Group, City Clerk's Office
Subject:

RE:Oakridge/Langara

Yes, I live in Marpole and have written about my concerns. I have the same concerns about Oakridge. I am so disappointed in the council allowing themselves to be influenced by developers. How many of you live in a tower surrounded by 100s if not 1000s of others? Why tell others to live in skyscrapers, then? Is it quality of life being in one of these? Why should children have to live in a condo, because city council has rubber-stamped a proposal?

The people of Vancouver are speaking to you. It is time for you to listen and pay attention. The bike lane through Haddon Park was a ridiculous proposal. And these redevelopment Proposals-----

need to put on hold until saner heads prevail.

By the way I am astounded that across the street there is a vacant lot for sale with a price tag of 1.4 million. Most people who would dearly love to own a home cannot pay this: not all Vancouverites are multi-millionaires, you know. Across the street there is a huge house being built; I hazard a guess the price of that. Please practise what you preach: affordable and liveable. Yes I am very upset with council and the planning department. And so are thousands of others.

KSzabo, resident for 71 years and currently living on s. 22(1) Personal and Confidential

Ludwig, Nicole

From: Celine Jensen s. 22(1) Personal and Confidential
Sent: Tuesday, March 11, 2014 10:57 PM
To: Public Hearing
Subject: Opposition - Oakridge Revelopment

I would like to express my complete opposition to the Oakridge redevelopment project. This project will only do more to increase property prices in Vancouver and will do little to provide truly affordable mixed income housing (despite the rhetoric from the city and developers)

As a young person having grown up in Vancouver, I feel disheartened at the increasing level of unaffordable housing. This unfettered development does little to cater to a broad range of Vancouver's citizens and is rapidly turning Vancouver into an urban resort. Such projects as the Oakridge redevelopment project seriously put into question my faith in Vision Vancouver and their ability to solve Vancouver's unaffordability crisis. As things stand, I will be retracting my support of Vision Vancouver in the next municipal election.

Thank you.

Celine

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 12, 2014 10:13 AM
To: Public Hearing
Subject: FW: Oakridge mall Re-development Plans

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

From: Terry Slack s. 22(1) Personal and Confidential
Sent: Wednesday, March 12, 2014 9:57 AM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge mall Re-development Plans

I do love the noise of real democracy at city Hall , it continues on day after day on this development ! This plan is too big , the high rises are too high , large parks should not be built on top of roofs and the Canada Line at 08.00 is jammed with passengers every day ! I do not live at today's Oakridge, but I enjoy shopping at Oakridge , just the way it is ! Yes it is time to re-adjust the shopping center and I can fully understand that ! The present plans are poorly designed plans and the neighbours have been saying this day after day now , please take the time to really listen to what our Oakridge neighbours have to say and say NO to the developments presented !

Terry Slack s. 22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 12, 2014 10:07 AM
To: Public Hearing
Subject: FW: Oakridge redevelopment/ Parking concerns

From: wdee s. 22(1) Personal and Confidential
Sent: Wednesday, March 12, 2014 8:25 AM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge redevelopment/ Parking concerns

To whom it may concern,

I am a resident in the immediate block (East) of 42nd and Cambie area. I have not been able to manage to get time off to attend the hearings on the Oakridge

redevelopment. I have been trying to stay in touch and am trying to keep up with what is going on via Twitter or any news media. I have not come across anything or anyone

addressing the **parking** concerns when we inject this many people in one area, more so much more visitors to come see the mall. I understand the developers want to create a

greener city and as a result will create the least amount of parking per tenant/resident in any developed area in the city. As of now, we have an abundance of cars parked right around

Columbia Park, where my family and I reside. I think the development is very exciting to this area but I hope more consideration for ample parking in Oakridge would be considered.

Would hate to see my neighbourhood turn into a PNE/Playland type of debacle, where there are cars trying to park all over the neighbourhoods and traffic in the small streets because

nothing has been done to the existing channels on **Cambie and 41st**.

I think an assumption that people will simply do away with cars and just ride their bikes or take transit is careless and premature. This is an instance where a

proactive, rather than reactive approach to the situation is much more sensible. An example is the multimillion dollar parking that Translink built in Surrey. they thought that it would be

well utilised, but found out that no one was using it. There simply was not enough of a study of what people wanted and needed. My last concern is for the neighbourhood children's

safety as a result of this great influx of traffic in the neighbourhoods.

Sincerely,

Warren D.

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 12, 2014 11:24 AM
To: Public Hearing
Subject: FW: Opposed to Oakridge SC rezoning

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

From: Lewis N. Villegas
Sent: Wednesday, March 12, 2014 10:37 AM
To: Correspondence Group, City Clerk's Office
Subject: Opposed to Oakridge SC rezoning

Mayor and Council

Please register my vote AGAINST the Oakridge Shopping Centre rezoning. The form and character of the proposal is NOT what our city needs. This is an obscene amount of density and height being proposed just across the street from single family residential neighbourhoods.

Please act in the best interests of Vancouver citizens and vote NO on this proposal.

Lewis N. Villegas

s. 22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 12, 2014 9:57 AM
To: Public Hearing
Subject: FW: Oakridge Centre

From: Cora Lee s. 22(1) Personal and Confidential
Sent: Tuesday, March 11, 2014 10:36 PM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge Centre

Mr. Mayor and Council,

Please add my letter to those against the dramatic changes proposed in the Oakridge rezoning application. Mayor and Council must vote to defeat it until a thorough examination of the plan is conducted in consultation with experts. Densification on this scale is not liveable—it's laughable: the addition of so many more people in a relatively small area means increased noise and traffic (whether it's parked, moving, or barely moving) plus a greater need for municipal services, transit and other infrastructure. It also means, despite the masses, greater anonymity and isolation as it transforms a community into a big-city style centre. What's being offered to offset these negatives – such as the fourth-floor green roof and a mere 290 social housing units (the market rental units cannot be considered affordable) -- is not enough to address these issues.

Cora Lee

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 12, 2014 9:58 AM
To: Public Hearing
Subject: FW: Oakridge Redevelopment Proposal

From: Niko Lourotos
Sent: Tuesday, March 11, 2014 10:45 PM
To: Correspondence Group, City Clerk's Office
Subject: Re: Oakridge Redevelopment Proposal

Greetings.

I wish to submit this written comment to Council regarding the proposed Oakridge Mall redevelopment, as per <http://vancouver.ca/your-government/public-hearings.aspx>

I am a long-time Vancouver resident of the "Little Mountain" neighbourhood and frequent patron of Oakridge. I also commute to my downtown office, daily, through the Oakridge *Canada Line* station.

I strongly oppose the current redevelopment proposal.

While increased density is not unacceptable unto itself, the current plan has completely failed to address a number of critical issues.

Primarily:

1. Available capacity on the *Canada Line*.
The trains are overflowing (literally leaving passengers behind) for the duration of peak hours and for at least 30' before and after them. That is before the completion of the twin Marine Gateway developments and the various lesser apartment buildings already zoned and under construction on Cambie – and in Richmond as well!
Simply put, the Canada Line is **full**. The rational of "density along rapid transit" has been fulfilled and is working. Anything further will constitute a step back.
Building more highways is never the solution to car traffic – the highways simply invite more traffic. Let's not transfer this failed paradigm to rapid transit.
2. Greenspaces to service the thousands of new residents.
Rooftop greenery does not constitute a park, Not even remotely so. Especially on private property! In addition, even that amount of greenspace is less than what is properly required. The Council has effectively admitted as much already, by agreeing to accept cash in lieu of parkland. While cash can indeed be green, that is not what my grandchildren will need. They will need actual soccer-fields, on the actual Earth and gravel paths and gardens and trees – not silly manicured concrete plazas with potted shrubs! And they will need them within a short walking distance of Oakridge.

While the above are only two of the multitude of concerns that Council appears to have neglected, they are by far the most important ones to myself and my family and already enough to reject the proposal in its current form.

It is my sincere hope that Council will in fact listen to the community's wishes this time.

Nicholas Lourotos

s. 22(1) Personal and Confidential

To: Mayor and Council of the city of Vancouver

Re: OAKRIDGE MALL REDEVELOPMENT PROPOSAL

Dear Sirs,

My family has a serious concern about this proposal, with the possibility of adding 6,000 new residents, and maybe another couple of thousands of cars to the area. We believe, it does not reflect the present situation in the neighbourhood in many respects, i.e.

1. Health care situation.

All medical facilities in the area are already full, starting with labs, and ending with VGH.

This is a well reported fact, and it cannot be overlooked. We have to wait now practically for any medical services, starting with the simple lab test, and finishing with emergency situations.

2. Transit system.

Canada line at the rush hours is already overloaded, with the people packed like sardines, and there are about 50 towers under construction both in Vancouver – at Cambie and Marine Dr., and in Richmond, which will add to the congestion on the line.

And we cannot agree with the mayor, when he calls it "a smart growth" in this respect.

Moreover, you regularly cannot take even the buses along Cambie – or 41st, due to they simply do not stop, being already overloaded.

3. School and daycare facilities.

We expect to have children - grandchildren in the coming years, but the existing schools are already full, so how can the city start any new project of such a magnitude without looking into this problem?

4. It does not make sense at all to call rooftop greenspace "a park". We do not believe, the citizens should ask any legal body to find the definition of the park to talk to our elected officials about it.

We strongly believe, the city and its mayor should implement the earlier decision of the city of 2007 to have 2.83 acre public park in the neighbourhood.

How the mayor and the council are going to make the city "the greenest city in the world", while not implementing the decisions, made earlier. By such kind of fake "smart ideas"?

5. The area has all community services at this moment, which are quite convenient and sufficient, and there can hardly be any justification of the construction of huge high-rises by "taking care of this subject". It looks like a false pretext to us.

6. Earthquake factor.

The area is sitting on some kind of a body of water, and just recently there was a report, that the water can considerably magnify the effects of the quakes, so the question is, if the project was evaluated by such kind of specialists.

We suggest, such evaluation must be done, to avoid any unnecessary loss of life, and damage, once the "big one" takes place here.

7. The process of considering this project looks flawed to us, it was sort of tried to be rushed through the system, which is a bad sign for us, and we strongly believe, it should be stopped, and get a very thorough inspection and evaluation by the professionals, including the legal side of it, as it violates the city's previous decisions about the height of the buildings, to be constructed in this area, the park etc.

It is necessary to look into the ways how to reduce the population growth here, which is the root cause of all this rush, but this is a very complicated and sensitive issue, which nobody – not here, nor at the provincial, or federal levels - wants to talk about, but destroying the city texture, and the people's lives by such kind of megaprojects is not a solution. Developers can build anything, and contribute to any election campaign, just show them the money, but it is us, the people living here, whom the officials, we elect, should take care of in the first place, not the developers, and not some personal – usually very narrow – interests. Unless things went out of hand in the city.

The proposed redevelopment, if not stopped, and reconsidered, can take 10-15 years of construction, which by itself can create a havoc and stress in the neighbourhood, so it should be very carefully examined and evaluated, before the city takes a decision.

We believe, it is a direct responsibility of our elected officials to make our lives easier, or at least not to make them harder for us, and hope, there is enough wisdom, fairness and honesty in this council to take the right decision.

Yours truly,

Jogov's family.
604-657-8986



8 MARCH 2014

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 13, 2014 10:50 AM
To: Public Hearing
Subject: FW: oak ridge development

From: Dr Arnold Abramson s. 22(1) Personal and Confidential
Sent: Thursday, March 13, 2014 7:42 AM
To: Correspondence Group, City Clerk's Office
Subject: oak ridge development

Because of the proposed changes at Oakridge, I can no longer support Vision Vancouver. It appears to me that Vision Vancouver is discriminating against us seniors by telling us how we should be transported (by public transit only) and how we should shop (by carrying our packages on a crowded bus). For me, after 46 years of being a taxpayer in the work force I have earned the right to take my bike or my car shopping by **my** choice. Placing a larger newer seniors' centre into the new Oakridge does not make up for destroying what has been a rather nice place to live and visit.

Just for the record, I do not live near Oakridge but the development will affect me and many other people .

Arnold Abramson

s. 22(1) Personal and Confidential

Vancouver City Council
Oakridge Public Hearings, March 11th, 2014

I live at the Marine Gardens Townhouse Complex slated for demolition to be replaced by skyscrapers. I am opposed to the Oakridge redevelopment as proposed.

I want to address the issue of process because I have spent the last 5 to 6 years attending most of your open houses relating to the Gateway Project and other projects along the Cambie Corridor. My neighbourhood was not opposed to development but, like at Oakridge, we opposed the height, scale and nature of what was being proposed.

Every few months, at Open House after Open House, the same project with the same height and scale was presented to us over and over again. We would be told by City Planners that they had responded to our concerns by moving the 34 story tower back a few centimetres to reduce shadowing on the school playground. They completely ignored our overall concerns about the project.

It was insulting, and it was waste of time.

This is not democracy. Democracy does not begin and end at the ballot box. We elect you to guide the democratic process and bring it to a conclusion that satisfies the vast majority of people and tries to make concessions where possible for others.

Most of us did not learn the full extent of the Oakridge project until a week or two ago.

You are imposing on us development models that have been conceived in secret in developers' boardrooms. By the time the projects are presented to us, so much has already been invested, that – let's be honest - it is virtually a done deal. A democratic process would begin with talking to residents long before developers are involved.

The people of Marpole have been clamouring for a Marpole Plan since the Gateway Project was first proposed. It should have been the first step.

Marpole-Oakridge has been one of the only affordable, family-oriented regions of Vancouver. In my direct area we have at least four affordable, family-oriented townhouse communities. There are two more near Sexsmith School and another beside the Langara YMCA. Several years ago, I asked City Planners to appreciate and build on what we already are and expand on it. I envisioned a Marpole with many vibrant townhouse communities with safe, inner courtyards where children play and families thrive. I saw beautiful walkways, playgrounds, parks, cafes, restaurants and other amenities tailored to families and children. I even suggested that greater density could be achieved by making two level complexes – with each unit maintaining its own door to a safe inner courtyard. But City and big developers had already decided for us so our comments were simply ignored.

I listened to the public hearing yesterday and heard references to the 2 plus bedroom units in the 14 towers at Oakridge. They were referred to as family units.

I have a question that I would like everyone on Council to consider. Did you raise your children in an apartment tower? Would you consider an apartment tower an optimum environment in which to raise children?

We have a crisis with the health and fitness of the current generation of children. As a society, we are failing them by failing to create environments where children can safely grow-up playing outside like children have since the beginning of time.

In my townhouse complex we know that children will always choose to play outside with their friends over television and video games. The Langara YMCA now has a big sign up that states that 92% of children surveyed would choose to play outside over watching television.

Children in apartment towers must be supervised in elevators and play areas. This means that in households where two parents are working to pay the bills, the children are likely going to be apartment bound because the parents cannot

watch them and keep them safe from inside an apartment tower. That is the reality.

All this excessive development is because of the Canada Line which is already at capacity and is not feasible transportation for families. When you add up the cost of return fares for a family to take the Canada Line, it is usually cheaper to pay for gas and parking – and you have the convenience of being able to easily transport the extras you need to bring along for children.

In conclusion, Council's focus on narrow eco-density to the exclusion of all other factors, is tragic for the City, its residents and particularly its children. The clear sense that we have in my neighbourhood is that what we say does not matter. We are not wanted in Vancouver. City Council would prefer skyscrapers filled with empty condos purchased by foreigner investors over vibrant family-oriented communities where children play outside because, in your view, we are taking up too much space.

I hope all of you will really consider the points I have raised here and do the right thing. Vote down this project, and establish a whole new, grassroots, democratic process where you meet with residents and communities long before you start meeting with developers.

Thank you.

Jillian Skeet
Marine Gardens

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 13, 2014 3:25 PM
To: Public Hearing
Subject: FW: Oakridge-Policies

From: Willy s. 22(1) Personal and Confidential
Sent: Thursday, March 13, 2014 3:17 PM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge-Policies

Dear Sirs

I am writing to express my firm disapproval of this rezoning application.

I disagree with the use and interpretation of the policies listed and the selective omissions of other City policies.

In my opinion the Oakridge Centre Policy Statement (2007) still applies and is the maximum which should be under consideration of an improved and expanded Oakridge.

Further, the absence of critically applicable reports which should have been available for public discussion before the application went to public hearing has made the CITY STAFF REport and Recommendations unreliable.

Specifically, with a major project like this it is certainly not unreasonable for the affected community to have the ability to review and analyse a Traffic Impact Assessment. The only conclusion to reach is that this report has damaging information to the impacts on the community.

Yours Truly

William K O'Brien

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 13, 2014 3:19 PM
To: Public Hearing
Subject: FW: Oakridge Expansion

From: Redmond, Michael s. 22(1) Personal and Confidential
Sent: Thursday, March 13, 2014 2:41 PM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge Expansion

Dear Mayor and councillors,

As a former long-time resident of Vancouver, and one who intends to return to that city as a resident in the near future, I would like to express my concern about the current proposal to dramatically increase density at the site of the Oakridge mall.

While it is understandable that the city wishes to maximize the use of land, and take advantage of new transit facilities such as the Canada Line, the current proposal to add extreme density to the site and combine that with high-rises of a scale that would completely change the character of the current neighbourhood is wrong. Neighborhoods change, of course, but such a dramatic change imposed in such a short time frame is not change, it is disruption, of both the physical characteristics of Vancouver, of traffic and commercial patterns, and, most of all, of the lives of the long-term residents who currently occupy homes in and around the site of the proposed development.

When a neighbourhood is fundamentally changed in character, such as the plans for Oakridge envision, it is destroyed as effectively as if it was bulldozed for a freeway. For years communities have been grappling with the fall-out of the "builders" of cities, like Robert Moses in New York, who saw communities, heritage, and citizens generally as obstacles to grand visions of freeways and civic "improvements". Those builders had good intentions, at first, but the impact of their decisions destroyed communities and lives. Vancouver should be very wary of repeating the mistakes of the past – by succumbing to the myth that everything new is better than anything old, or that people, homes and communities are interchangeable and disposable at the whim of developers and city planners.

The scale of the Oakridge development is simply inappropriate and takes no account of the human impact on the current residents of that neighbourhood. It should be re-thought before it is too late.

Regards,

Mike Redmond
New Westminster, BC