

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Friday, March 14, 2014 12:07 PM
To: Public Hearing
Subject: FW: Please scale back the Oakridge Centre Redevelopment plan

From: rob howatson s.22(1) Personal and Confidential
Sent: Friday, March 14, 2014 12:07 PM
To: Correspondence Group, City Clerk's Office
Cc: Ludwig, Nicole
Subject: Please scale back the Oakridge Centre Redevelopment plan

Dear Mayor and Council

If you have 60 seconds, please watch my [video](#) about densification that was short-listed for the Vancouver Courier One Minute Film Contest.

If you don't have time to watch it, I will make this request:

We currently have at least three major residential projects underway in South Vancouver. (River District, Marine Gateway and Little Mountain)

Wouldn't it make sense to wait a few years and see how those projects impact our neighbourhoods before green-lighting another massive development at 41st and Cambie?

If you must go ahead with the Oakridge proposal, please scale it back 50% so that it doesn't obliterate as many views of the North Shore mountains and overwhelm our amenities and services.

Thanks,

Rob Howatson
s.22(1) Personal and Confidential

Dear Mayor and Council,

I wish to express my concerns about the proposed redevelopment of the Oakridge centre site. I do not support the proposal in its current form for a multitude of reasons.

The 2007 Oakridge Centre Policy statement is a well-considered and respectful document that takes public input seriously and understands that development will occur in the context of a neighbourhood. This fact has been lost in the subsequent policy statements that have over-riden this document. And this is why there is so much tension around this project. You must take into account the context!!

We all understand density is inevitable on an increasingly crowded planet. However, it needs to be done through integrated planning which accounts for all the needs and services that a growing population requires to maintain a good standard of living. We do not see evidence of this due diligence in the form of supporting documentation showing analysis of population growth and planned expansion of physical and social infrastructure to meet the growing demand for services.

We cannot base such an intense densification of this corner at Cambie & 41st on the sole basis of access to rapid transit. This is such a shaky pillar of a foundation for something as large as this mega development. We know the current Canada line is already strained at peak times and we know the local bus routes, #41 & #49 are already under great pressure. We also know Translink is an organization that has many challenges and budget pressures. This is a formula for unrealized expansion of services. Show us the detailed plan accommodating increased ridership!

Another element of social infrastructure that will be tested severely by this proposal is the health care system. We know that Emergency Room doctors are sounding the alarm about staffing levels NOT keeping up with increased visits to ER. We know the hospital is functioning at 100% capacity . We know there are wait lists for diagnostic testing etc. These services will be even more taxed as the density on the Cambie Corridor starts to increase. Where are the plans showing how the system is going to accommodate this demand??

Let's also consider context. Between the developments at Marine Gateway at Marine & Cambie, Pearson-Dogwood at 57th & Cambie and Oakridge Centre at 41st & Cambie, there will be in total 24 high- rise buildings; 6 mid-rise buildings; and 25 low-rise buildings. That is "intense densification" that requires support of physical and social infrastructure to be successful. This is what we are asking for.

I don't just want to be a naysayer. I want to offer constructive criticism in areas that have been superficially addressed. Can we not find a middle ground between suburban sprawl and intense urban densification? I believe we can if we do genuine public consultation to create a new and revised Oakridge Centre Policy statement that balances the needs of the community with the needs of a growing urban region. Let's shelf the current proposal and start a real dialogue between all the stakeholders.

Sincerely,
Sophie Petric