

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, February 24, 2014 2:27 PM
To: Public Hearing
Subject: FW: Oakridge Centre Redevelopment

From: Doug Merry s. 22(1) Personal and Confidential
Sent: Monday, February 24, 2014 2:03 PM
To: Correspondence Group, City Clerk's Office
Cc: Drobot, Dwayne
Subject: Oakridge Centre Redevelopment

Mayor and Council,

Some comments on this proposal.

The first item is the report itself. I'm not sure how someone who doesn't have a planning/engineering background would understand it. I would strong suggest a summary or some type of guide to this report to help the average person understand it.

Specifically, I noticed the section on the park. The 13 line paragraph (made up of only two sentences!) explaining the park ownership and value is overly convoluted for no reason. Some questions about the park.

How will you guarantee access to the 6 acres that is being conveyed to the City? I understand the right of way over the 3 remaining acres, but will there be a right of way leading into the 6 acres that will be owned by the City?

How will the city operate and the mall maintain the park? What if the mall (or the City) does not live up to the expectations of the City (or mall)? What recourse is built into the agreement?

I note on page 37 it estimates maintenance costs at 0.4 annually based on a comparable size park--but there are no comparable rooftop parks. Are there no likely additional costs for this new type of park regardless of size?

Does this park space satisfy the park requirement for the overall Oakridge neighbourhood?

On page 52 of the design guidelines it shows 'small scale activities' as proposed for the green lawn and a photo of ultimate--that wouldn't work!

In general, I hope there is space/thought put towards small businesses along 41st/Cambie, not just major stores with giant windows. The street is life. Please make the architecture a priority. Lately, Vancouver's architecture has too much glass, not enough unique elements.

Finally, why do you mix imperial and metric throughout the document? This is Canada, the document should be in metric.

Thank you,

Doug

**REQUEST FOR ALLOCATION OF SPACE AS SOCIAL SERVICE CENTRE
IN THE REDEVELOPMENT OF OAKRIDGE SHOPPING MALL**

THE REQUEST:

The City of Vancouver, as part of the redevelopment of the Oakridge Shopping Mall, has identified as part of the Public Benefits Strategy for Oakridge Centre 70,000 square feet of designated community space. S.U.C.C.E.S.S. requests that 5,000 square feet of the 70,000 square feet be designated as social service centre to provide much needed settlement service to newcomers in the Oakridge and South Cambie area by S.U.C.C.E.S.S. S.U.C.C.E.S.S. believes that this request is consistent with the description of Community Amenities in the Vision and Key Principles section as articulated in the "Oakridge Policy Statement" approved by Council on March 15, 2007:

"Maintain levels of service and amenity for the wider Oakridge community while providing appropriate amenities to support new uses, neighbourhood residents and visitors. Seek and develop opportunities to upgrade and expand the existing library, seniors' centre, and child minding centre and consider opportunities for clustering of compatible community amenities."

A dedicated area servicing newcomers to the Oakridge/South Cambie and surrounding area of the west side of Vancouver would significantly add to the "clustering of compatible community amenities".

RATIONALE:

The rationale for a Social Service Centre operated by S.U.C.C.E.S.S. with its 40 years of settlement service expertise is based on the following factors:

A. Demographics:

According to the 2011 Census 19,740 (3.3%) of the total population in Vancouver (595,720) had a mother tongue other than English for the Oakridge and South Cambie area. 8,380 (1.4% of the total population) indicated that they spoke English. The most spoken language at home was Chinese (Cantonese, Fukien, Hakka, Shanghainese, Taiwanese & Mandarin) for this area for a total of 7,685 respondents (1.2% of the total population), followed by Korean speaking respondents at 400 (0.06% of total population) and Tagalog (Philippines) speaking respondents at 265 (0.04% of the total population).

B. Impact of changing demographics on Vancouver's west side

Vancouver's west side has had traditionally fewer immigrants settling in the area. This has changed considerably, largely because of the high-level of investments from affluent Asian immigrants (drawn by the mild climate and good education system) who settle in Vancouver's west side which includes the Oakridge

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area. As David Ley & Nicholas Lynch notes, many “millionaire migrants” live and invest in Vancouver’s high-end real estate market, redefining both the class and ethnic contours of specific communities. This component of immigrants may be asset-rich, but they have not been necessarily economically successful in Vancouver. (Ley, David and Lynch, Nicholas, 2012. Division and Disparities in Lotus-land: Socio-Spatial Income Polarization in Greater Vancouver, 1970-2005. Research Paper 223 Cities Centre University of Toronto.) The immigrants in these regions struggle to integrate as there have been few agencies with settlement services and programs that address their needs in Vancouver’s west side.

C. The need to create integrated and welcoming neighbourhoods

“The key to maximizing the benefits of immigration is ensuring that newcomers have the information, tools and opportunities to realize their potential and become fully engaged in all aspects of Canadian society.” (Citizenship & Immigration Canada -CIC). While it is crucial to address immediate needs such as employment and language, it is now recognized that cultural and community integration is just as important. In a recent publication by CIC, it stated that: “Beyond settlement needs, which refer to the short-term and transitional issues of newcomers for the basic needs of life in a new country, immigrants also face difficulties in adapting and fully integrating into Canadian society. Integration refers to the life-long process of mutual accommodation between an individual and society, as immigrants take advantage of opportunities to fully participate in Canadian life and society enables this to happen” (CIC Evaluation of Host Program)

Cross-cultural connections for immigrants provide a chance to break down perceived barriers and create more cohesive, warm neighbourhoods and societies yet newcomers often struggle to integrate. For instance, many newcomers Immigrants who have lived in Canada for under 20 years are somewhat less likely to know their neighbours’ names difference, especially among some ethnic groups (68% of Chinese residents report knowing their neighbours’ names compared to 74% of all the people we surveyed)(Vancouver Foundation, 2012. ‘Connections and Engagement: A survey of Metro Vancouver’)

COLLABORATION WITH OAKRIDGE SENIORS’ CENTRE (OSC):

It is understood that OSC is a drop-in activity and resource centre solely for seniors to promote individual respect, physical and mental well-being and friendships and that the current operator of OSC will continue to operate the seniors’ centre in the redeveloped mall. The space we are currently seeking aims to provide integrated social services such as settlement, employment and language training to the community in general and to immigrants in particular. It is our intention to seek collaboration with the management of OSC so that our proposed services are complementary and adding value to the services provided by OSC without any duplication.



Honorary Patron:
The Honourable Judith Guichon, OBC
Lieutenant Governor of British Columbia
Patron:
Mr. Daniel T.T. Chan, B.Sc
Mrs. Maggie Ip, M. Ed.

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FINANCIAL CONTRIBUTION:

S.U.C.C.E.S.S. is open to the form of ownership of the allocated space which the Council requires and is prepared to contribute financially in the same methodology consistent with the use of the space by other non-profit agencies in the redeveloped mall.

S.U.C.C.E.S.S. PROFILE:

S.U.C.C.E.S.S. was founded in 1973 and incorporated in 1974 as a non-profit charitable organization in British Columbia. Initially founded to assist new Canadians of Chinese descent to overcome language and cultural barriers, S.U.C.C.E.S.S. has evolved over the last 40 years into a multicultural, multi-service agency assisting people at all stages of their life to increase personal capacity, take active participation and integrate into Canadian society. For 40 years S.U.C.C.E.S.S. has been an influential advocate of multicultural inclusiveness, non-discrimination and social and economic integration of immigrants in British Columbia and in Canada. In 2012-2013 S.U.C.C.E.S.S. provided 82,639 (out of a total of 131,935 client services) client services in its Settlement Program. Clients served had their country of origin as China, Taiwan, Hong Kong, Korea, Vietnam, South Asia, West Asia, and Europe.

Contact: Queenie Choo CEO

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Ludwig, Nicole

From: Pamela s.22(1) Personal and Confidential
Sent: Tuesday, March 04, 2014 11:02 AM
To: Public Hearing
Subject: Oakridge Development

I am writing as a resident of the City of Vancouver who would like to address the proposed development at Oakridge.

These are my observations

Those most affected have resided in the area for decades -

1. Have they truly been heard?
2. How serious are their concerns?
3. Is this an environmentally friendly project? What proof have you been given?
4. Would towers of this height drastically eliminate space? How would this affect the residents (current and future)?
4. All humankind has the right to breath fresh air and enjoy the sunlight (essential for health)
 - does this project in any way compromise either one of these?
5. Who exactly are these Towers intended for?
 - established Canadians?
 - off shore investors with no ties to Canada?
6. Are there overwhelming benefits from this development? What exactly are they?
7. Do ALL the councillors understand that they must speak for the people of Vancouver not the developers?

8. Can All the councillors truly face the people and promise that this development is a good thing?
9. Are the councillors prepared to veto this development at the behest of the majority of voters?
10. Finally, the citizens deserve a City Council who are not afraid of saying 'No' to Developers. Can we believe that our elected officials are prepared to do just that?

Sincerely,

Pamela Silliker-Smith

Sent from my iPhone