

Monday March 10<sup>th</sup>, 2014

Re: Oakridge Shopping Centre

My name is Neil Zimmerman and I am the owner and founder of Direct Line Commercial Property Services Ltd, founded in 1986. Direct Line provides the commercial real estate industry with a variety of property services offered to a customer base mostly made up of Shopping Centre ownership, such as Ivanhoe Cambridge, government institutions such as HSSBC, COV, and UBC, and federal and financial facility management firms that oversee financial and government institutions.

For well over a decade, Direct Line has been providing a variety of services to Oakridge Shopping Centre. Some of these services include snow clearing and ice melting, paving and pavement markings, building painting and repairs to damage that may be a safety concern to the public, such as discovered broken railing and catch basins, broken curb, sidewalk leveling and others. Never in my experience with any of my customers have I found a customer so caring and respectful of their neighbours and the general public safety as Oakridge Shopping Centre. Oakridge supports charities, including the Make-a-Wish Foundation, in which they encourage contractors to participate and join in support and I respect the community leadership role that they take.

When working on projects at Oakridge Shopping Centre, management places an importance on understanding the projects' impact on neighbouring property, and that work should always be sensitive to noise and light that affect residents of the area. Safety road markings are repainted twice a year and ice-melting services are asked for when the hint or slippery conditions, more sensitive than even the hospitals we service; this is the approach the management team has towards safety, and it is the highest I have observed in my industry. I believe Oakridge Centre is a good neighbour and will be apart of building a great neighbourhood.

Sincerely,

Neil Zimmerman  
President  
Direct Line Commercial Property Services Ltd.

s.22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 9:39 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre

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**From:** Helene Perndl s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 9:36 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre

*Dear Mayor and Council,*

*I am writing to you with respect to the Oakridge Centre proposal that council will be considering this week. I support this proposal for the following reasons:*

- - Building on what is now surface parking lots. This should be done everywhere in Vancouver.*
- - Adding condos, rental apartments and office space along a transit stop and major streets such as 41<sup>st</sup> and Cambie.*
- - Adding amenities that the whole neighbourhood will be able to take advantage of.*

*Thank you*

helene perndl

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 9:31 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Redevelopment

**From:** Nicholas Yeung s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 8:36 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Redevelopment

To The City of Vancouver Council and Mayor,

My name is Nicholas Yeung, I am a resident at 149 E 62 Ave Vancouver. I have been a resident of Marpole for over 25 years and a frequent visitor of Oakridge Centre. In addition, previously as a student I worked at a retail store in Oakridge for over 5 years and have seen the dynamics of the mall change throughout this time.

I am currently a young professional working in the real estate industry and have a good understanding of the whole proposal and the great opportunities for this re-development. My email today is in full support of this plan with its community contributions.

Having worked at Oakridge centre and growing up in the community, I truly believe that this is one of the best communities in all of Vancouver. With Oakridge mall being along transit and in the centre of Vancouver proper, I believe it possesses a fantastic opportunity to further transform it into an even greater community.

I am in favour of the re-development proposal for the following reasons:

- Provides the community with additional green space
- Brings over 2000 additional jobs to the community
- Increases the services for the community (i.e. retail, healthcare offices, seniors centre, public library)
- Will further diversify the demographics of the community
- Attract more visitors to Oakridge Centre as a destination
- Environmentally green building processes and practices

Thank you for your consideration.

Sincerely,

Nicholas Yeung

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 9:35 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge redevelopment

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**From:** Jose Campos s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 9:12 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge redevelopment

Hello mayor!  
The below signees are looking forward for Oakridge mall redevelopment, which will mean to us a long term employment in a very modern facility with all the new additions of more stores plus a new second retail level, roof green space for leisure and relaxing, also the new environmental procedures that will help to reduce our foot print and be leaders in the field. We are excited to have opportunity to be part of this project to its completion and looking forward to start the next face in Oakridge life

Sincerely

1. Angel Tango; s.22(1) Personal and Confidential
2. Orlan Gacusan; s.22(1) Personal and Confidential
3. Imelda Alcayaga; s.22(1) Personal and Confidential
4. Victor Babao; s.22(1) Personal and Confidential
5. Simeon Reganit; s.22(1) Personal and Confidential
6. Dante Almojuela; s.22(1) Personal and Confidential
7. Helen Leal; address: s.22(1) Personal and Confidential
8. Elizabeth Pena; address: s.22(1) Personal and Confidential
9. Cyrus Gemilia; s.22(1) Personal and Confidential
10. Perpetua Aperocho; s.22(1) Personal and Confidential
11. Sheila Gacusan; address: s.22(1) Personal and Confidential
12. Eriel Encarnacion; s.22(1) Personal and Confidential

Jose Campos  
Alpine Building Maintenance Inc.  
Account Manager Oakridge & Towers

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:53 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Mall Redevelopment

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**From:** Albert Reimer 5.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 3:10 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Mall Redevelopment

Dear Mayor and Council,

My wife and I have lived near Oakridge and shopped at the mall for over 35 years. We have seen the mall grow from a small strip mall into the large centre it is now. It's nice to know that further development is possible.

I have been watching the redevelopment move along through the city process and am happy with the changes I see coming. I also really appreciate the lengths that have been taken to talk to the community about the project. I've visited the booth in the mall on multiple occasions.

I understand that the project has reached its public hearing date and I hope you to approve it. I'm looking forward to using the new library and community centre. I may even consider downsizing to a place like this given how close it is to the LRT line.

Sincerely,

Albert Reimer

5.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:55 AM  
**To:** Public Hearing  
**Subject:** FW: Redevelopment Oakridge

**From:** Mila Nasution s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 5:02 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Redevelopment Oakridge

I am so happy that oakridge will propose redevelopment. I hope there is built more housing and shopping. Because now no housing For Shopping...we hope you will also prepare more variety shops like medium class , zara mango topshop etc. Also the high end one. It is important that housing and shopping is in one area.

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:57 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge redevelopment

**From:** G Chin s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 5:16 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge redevelopment

To whom it may concern:

As a long time Vancouver resident and working professional who has rented/worked in many of the city's neighbourhoods, and has availed myself of the many diverse community and cultural amenities the city has to offer, am writing in with a few words of support for the Oakridge redevelopment proposal.

This came to my attention via a friend's Facebook post, and after reviewing some of the available information, would like to mention that the redevelopment will be of great benefit to the city's younger, working, environmentally and socially conscientious residents - and will be a magnet for attracting more like minded folks to join the city's emerging 21st century culture.

Thank you.  
Grace Chin

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:58 AM  
**To:** Public Hearing  
**Subject:** FW: Supporter of Oakridge Centre Redevelopment

**From:** Stefan Safrata s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 5:38 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Supporter of Oakridge Centre Redevelopment

Dear Mayor and Council,

My name is Stefan Safrata I am a 22 year old student at BCIT. I am emailing you in support of the Oakridge Centre redevelopment.

This is important to me and my generation for multiple reasons. I believe in expanding livability within Vancouver and see great potential in Oakridge Centre along with its surrounding areas.

I trust that the City of Vancouver will take this into consideration while looking at this redevelopment from all angles.

Thank you,

--  
**Stefan Safrata**  
*VP Events & Communication*  
*BCIT Real Estate Association*

s.22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 9:00 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Redevelopment

**From:** Shannon s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 6:29 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Redevelopment

Dear Mayor and Council Members,

I am writing in support of the Oakridge Centre Redevelopment. As a native Vancouverite, Oakridge has always figured prominently in our city. I am very pleased that the development incorporates social housing and market rental units, which are so needed in that area of the city. I am also pleased to see new daycare space for children being built as daycare space is so desperately needed in our city. I also feel it is an excellent location for increased density, given its proximity to public transit and to access to both downtown and the suburbs of Richmond and Delta.

Yours Truly,

Shannon Hobson

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 9:02 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Public Hearing

**From:** Ivan Maltsev s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 6:53 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Public Hearing

Dear City of Vancouver,

In my opinion this concept is going to be beneficial for the local community because of the amenity's this plan offers for citizens of all ages. 1.2 million sq. ft of retail space will bring diversity of shops and restaurants to the neighbourhood strengthening our local business's and growing our economy. This is the largest undeveloped land in the city and I believe it should go into something productive which is going to benefit our community in the long run. A strong environmentally responsible initiative has been taken with this project which is what makes it unique and worth taking a look at in my opinion.

Best Regards,

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Ivan Maltsev

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**STRICTLY PERSONAL AND CONFIDENTIAL**

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**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 9:06 AM  
**To:** Public Hearing  
**Subject:** FW: Letter in Support of the proposed redevelopment of Oakridge

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**From:** Al DeGenova 5.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 8:09 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** RE: Letter in Support of the proposed redevelopment of Oakridge

Dear Mayor and Council,

I am writing to express my support of the proposed redevelopment of Oakridge Centre. The proposed redevelopment will provide housing and amenities that will benefit the community. The public amenities, including rooftop commons, access to a diversity of shops and services and will prove to be a great asset to the community. The thousands of new jobs and employment opportunities that this redevelopment will create and bring to Vancouver is a great advantage to our city.

The twelve proposed non-market accessible housing units will help individuals living with disabilities to maximize their independence in the community. Oakridge is an ideal location to build fully wheelchair accessible units. Providing accessible housing in close proximity to transportation, shopping and community amenities allows persons with disabilities the ability to access services that otherwise might be out of reach.

Furthermore, I understand Vancouver Resource Society (VRS) has shown interest in purchasing and operating twelve accessible units in the new Oakridge development and I hope that you will consider VRS' proposal. Established over forty years ago, VRS is a charitable and not-for-profit society with a mandate to provide housing and programs for persons with physical and developmental disabilities. VRS has made it possible for persons with disabilities to live in the community.

As a VRS Board member, I have seen the impact accessible units have in the community. For many individuals living with disabilities, this can mean the difference between the opportunity to live in the community instead of in an institution. I applaud the proposal for considering accessible units and hope that VRS will have an opportunity to be a part of this great master planned community.

I know that the proposed Oakridge development will provide many benefits throughout the community and for the aforementioned reasons I urge you to support the redevelopment proposal.

Sincerely,

Best Regards,

Allan De Genova

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 9:08 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Mall Rezoning Application

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**From:** Alvin Kandola 5.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 9:11 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Mall Rezoning Application

Dear Mayor and Council,

I am a local 22 year old resident who lives a few blocks away from the Oakridge mall and have been paying close attention to this project. I have grown up in this neighborhood my whole life and have spent lots of time enjoying the mall facilities.

I am writing this letter to inform you that I support this project and believe that this project will support my generation and the generations to come.

Sincerely yours,

Alveen Kandola

5.22(1) Personal and Confidential



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Cheers,

Alveen Kandola

5.22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 9:09 AM  
**To:** Public Hearing  
**Subject:** FW: Support for proposed Oakridge redevelopment

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**From:** Civil rights Now s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 9:19 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Support for proposed Oakridge redevelopment

Dear Mayor and Council:

I am writing to express my support of the proposed redevelopment of Oakridge Centre.

The proposed redevelopment will provide housing and amenities that will benefit the community. The public amenities, including rooftop commons, access to a diversity of shops and services will prove to be a great asset to the community.

The twelve proposed non-market accessible housing units will help individuals living with disabilities to maximize their independence. Providing accessible housing in close proximity to transportation, shopping and community amenities allows persons with disabilities the ability to access services that otherwise might be out of reach.

Furthermore, I understand Vancouver Resource Society (VRS) has shown interest in purchasing and operating twelve accessible units in the Oakridge redevelopment. Those of you who have visited my VRS apartment have seen with your own eyes how successfully VRS has created independent living for voters with disabilities. I urge to to chose to replicate that success in the Oakridge redevelopment.

The proposed Oakridge development will provide many benefits throughout our city. I urge you to support the redevelopment proposal.

Regards,

Paul Caune

s.22(1) Personal and Confidential



“The facts are too overwhelming to be denied or even struggled against—except by something stronger than a fact: an idea!” --Andre Laurendeau

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 9:10 AM  
**To:** Public Hearing  
**Subject:** FW: Yes to the proposed redevelopment of Oakridge Centre

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**From:** Juan Tanus s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 11:14 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Yes to the proposed redevelopment of Oakridge Centre

Dear Mayor and Council of Vancouver:

My name is Juan Tanus, I am writing on behalf of my Partner Kara Shell and myself, both residents of Vancouver Fairview. The purpose of our letter today is to support the proposed redevelopment of Oakridge Centre.

We recently learned about the plans to transform the shopping centre into a "new community neighbourhood". We would like to confirm that as residents living just a few stops away from the centre along the Canada Line, we are very pleased and interested in seeing this project move forward.

We are very in favour of the high density and mixed use approach proposed for the area, similarly we like the approach to housing diversity, and the plans to build with LEED Gold certification.

We are very interested in the public amenities, new services planned and a higher number of shops and restaurants.

We move around the city a lot on the Canada Line and having increased options a few minutes away is very positive for us.

Thank you for reading our note and taking our opinions into account.

Sincerely,

Juan Tanus & Kara Schell

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 9:32 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Redevelopment Plan

**From:** Edwin Yee s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 9:00 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Redevelopment Plan

Good morning,

I am writing to voice my support of the redevelopment plan for Oakridge Centre.

As a resident of Vancouver, I believe that changes in zoning and land use must continually reflect the needs of the city and its citizens, and that the Oakridge neighbourhood is well primed for such a change. The completion of the Canada Line was instrumental in establishing the Cambie corridor as a high-capacity transit corridor and 41st Avenue is also well served by transit in the East-West direction between UBC and Joyce-Collingwood. With the existing Oakridge Mall development on the intersection of a frequent transit network, it only makes sense to redevelop the area into a transit-oriented, mixed-use community while continuing to make provisions needed for social and affordable housing, public amenities such as a park, library, and community centre, and more retail/commercial space for a growing metropolitan region.

Though I have not signed up to speak on the redevelopment at the public hearing scheduled to begin this afternoon, I will make an effort in attending the hearing to listen in on the concerns of the public and take notes this evening.

Kind Regards,

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::: Live life. Stay hungry, stay foolish.

:::

::: Edwin.

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 9:28 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Development Application Correct email

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

**From:** Victor Cheung s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 7:16 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Development Application Correct email

I apologize for the previous email. The email was preemptively sent accidentally.

I was hoping to finish my email by outlining my concern regarding the potential closure of the upper level "Park" during times outside of the skytrain hours. I feel this space should continue to be open during all hours as a right of way just like a user could use our streets as a ROW. Keeping the upper level open at all times allows for higher overall pedestrian movement throughout the area even if pedestrians are just moving through the space. Maintaining use of the park at all hours will allow for higher pedestrian permeability.

Thank you for reviewing my letter of concern and observation.

Regards,

Victor Cheung, P. Dip.

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

**From:** "Victor Cheung" s.22(1) Personal and Confidential  
**Sent:** 10 March, 2014 7:07 AM  
**To:** s.22(1) Personal and Confidential  
**Subject:** Oakridge Development Application

Dear Council and Mayor,

I have spent some time reviewing the Oakridge Development Application I feel very positive about the plan for a few reasons. First, the current Oakridge site is extremely underutilized for its general proximity to rapid Transit. For efficient use of these sites which are within 500m of rapid Transit, an increase in overall density must be had as this distance is often cited as the maximum distance people are willing to travel to use transit. These changes would be congruent with the RGS in addition to the Sustainability 2020 plan as they create varying modal options that are not cars.

My only concern with the plan is the potential closure of the park once the skytrain closes. I believe that the upper level should be kept open as a potential pedestrian and cyclist

Thank you for reviewing my opinion.



Regards,

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:20 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre redevelopment: Support

**From:** Christopher Vollan s.22(1) Personal and Confidential  
**Sent:** Saturday, March 08, 2014 2:36 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre redevelopment: Support

Dear Mayor and Council,

Please accept this correspondence as an indication of strong support for the proposed redevelopment of Oakridge Centre as an ambitious and thoughtful solution to provide homes and amenities for Vancouverites.

I write in support primarily as a citizen of Vancouver, who intentionally spends way too much time digesting information on architecture, urban planning and the sustainable future of our region and planet.

In Metro Vancouver, we are not in a position to limit our population growth other than by restricting housing supply and driving up costs, thereby favouring only those with significant incomes (e.g. Paris, London, etc). As this end does not meet our societal goals, we must build appropriately and intelligently and the Oakridge location, on transit and on a currently vastly under-utilized land area, is an inherently prime location for this type of higher-density community building.

Having reviewed the proposal and Design Guidelines, in addition to the provision of needed homes for Vancouverites with a diversity of architectural expression (good stuff!), I believe the concept is a 1000% improvement over the fully enclosed mall to a more permeable and pedestrian scaled concept, and, I have to say I am intrigued and looking forward to the Grand Dining Plaza.

With the amenity "heart", this proposal appears to build on what we do well in Vancouver.

Thank you and city staff for your diligence on this proposal.

Chris Vollan

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**Christopher D. Vollan, P.Eng.**

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:21 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Rezoning Application

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**From:** Vonny Tan s.22(1) Personal and Confidential  
**Sent:** Saturday, March 08, 2014 2:37 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Rezoning Application

Dear Mr. Mayor and City Council,


I wish to express my support for the Oakridge Centre rezoning application. This development is something that I feel will bring a great benefit to the community in terms of providing better access to public transportation, better public amenities, and a green area for residents to enjoy. The new housing units will be quite welcome compared to the current apartments and condominiums available, and the increased office space will be beneficial to expanding businesses in the neighborhood.

The new open-plan shopping area is something that I am looking forward to as something that will help Vancouverites enjoy the summer weather, and the new environment-friendly facets of the development will also show that we are a sustainable community. The increased job market is also something that I think would benefit my family, as my children are of the age where they are beginning to find jobs, and I would like them to be able to find them closer to home rather than having to travel further away.

Please register my vote in support for this development.

Best regards,  
Vonny Tham

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:23 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Mall  
**Attachments:** Oakridge Mall Planning Proposal.docx

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

**From:** TRACEY BOWERS 5.22(1) Personal and Confidential  
**Sent:** Saturday, March 08, 2014 3:31 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Mall

Dear Mayor and Council,

I am respectfully submitting a letter for consideration towards the Oakridge Mall Public Hearings. I am in favor of Oakridge being re-developed; but please read how working for 23 years at Plum Blossom Child Care (on 45th ave.) has shaped my view of community. I kept my opinion as brief as possible; but there is a lot more I could talk on.

Let's impress the World with how we have overcome, and built community in a City; rather than continue to build a City at the cost of community.

Regards

Tracey Bowers  
Head Supervisor  
Plum Blossom Child Care

## Oakridge Mall Planning Proposal

Dear Vancouver Mayor and Council;

I am writing to you as a community stakeholder who wears many different hats, and is willing to look at the issue at hand with a variety of opinions. I hope that it may offer more perspective on the situation.

- 1. Plum Blossom Child Care Society** – 619 West 45<sup>th</sup> Ave. I have had the honor of being the Head Supervisor of Plum Blossom for **23 years**. I have seen all of the buildings on our block go up. We have lived through construction, increased traffic, lack of parking, construction dust, lack of road repairs and upkeep of our block, safety concerns with the safe drop off of children, and homeless people taking up shelter in the playground. We have implemented lockdown procedures when there is increased police presence, had an alarm installed and door access system. We are the only business on the block, yet cannot get parking, because people mid-park their cars (drive from home to the skytrain and then hop on the skytrain to go downtown) or go to St. Johns Ambulance for training and street park rather than pay park on location. They take up valuable available parking spaces for the safe drop off of our children. As a business that does not sell anything, I do all the purchasing, (Costco, Superstore etc.) to bring it to daycare – where parking is not easily available. I have lived with a cell tower on the top of our building for 15 + yrs, because we are currently the tallest building in the area. We are blessed to have full sun during the day, and the children who help tend our garden for the Friday Lunches help grow @ 100 lbs of vegetables a year. Our Thanksgiving lunch celebrates our bountiful harvest. Will tall buildings block our sunshine? We were created because the City requested that there be child care space set aside in the building that we reside in ‘Oakridge House’. We maintain a positive and collaborative working relationship with the residents of the seniors that reside in the building. We host many events with the seniors, we offer fresh herbs from our garden, open invitations to our Friday lunches, and celebrate milestone birthdays with special visits from the children. We exist because decision makers like you, looked to the future and made a good decision. We are a community that is raising the children of today.
- 2. Oakridge House** – The connection between seniors and children was created with great intentions of inter-generational togetherness. We have struggled to engage the residents to connect with the daycare on a regular basis. The monthly activities that were planned in the early years of existence fizzled due to lack of interest. Seniors are home during our playground hours and not always exited by the joyful sounds of children at play. The playground has fallen victim to burnt toast, and prescription drugs thrown out windows into the playground. The awning that shelters us from the rain had to be patched due to the number of cigarette burn holes in it (100+). Our outreach over the years; included a big purchase of vegetables from a local farm; that the children bagged and delivered to all the seniors when Safeway were on strike. Staff and children are always encouraged to say ‘Hello’, hold doors open, or offer to help with the senior’s groceries. The 10% of the residents that are involved with Plum Blossom are very active. Comments mentioned by the senior’s about Oakridge is the noise of the snow removal / vacuum vehicles that beep throughout the night, their concerns about the ease of getting to the mall, and the increase

in density and being able to get around the mall; especially with people all distracted while talking on the phone or texting.

3. **Social Housing** – I reside on 44<sup>th</sup> Ave between Main & Fraser in a Co-op housing unit called, **Griffin's Walk**. 4 years ago we had the building envelope replaced, and were able to receive a \$900,000 grant. Sadly, we made a deal with the devil with CMHC, and were forced to raise our housing charges to market – but what we didn't realize was that we were forced to pay market in the Vancouver housing market. We have had a 35% cumulative rent increase since the building envelope was completed. 'Affordable Housing' is now a joke – New members will not want to volunteer in the community of the co-op if they are paying the same price as typical Vancouver renters, and then forced to pay a higher than average rent increases each year. I am not sure what the 'social housing' plans are for Oakridge, and not impressed with the negative financial impact that this has on families, and for myself, as a single mom.
4. **Green Space** – I do not believe that God's idea for creating 'green space' was to put it up in the heavens. Green space should be on this 'Earth'. Plum Blossom makes good use of the green areas around us 'Tisdall Park', Columbia Park' for their ease of access. I can't picture hiking 25 children up and down hundreds of stairs, or crammed into elevators to get to the elusive green space that may be offered at Oakridge. I am an active member of Langara Community Garden, and a big supporter of this community program.
5. **Oakridge Planning** – I have been very active in all stages of Oakridge planning, from the very start of the process. **Yes, Oakridge must be re-developed**. As a Mall it is sadly lacking on many levels. The current stores do not represent the needs of the community; it is all high end retail, where high prices offset the high cost of rent. Residents would still need to get in their car to purchase basic necessities of life at a reasonable price – eg. not purchase light bulbs at Safeway. My big concern is that all of the 'advancements' in life come at what cost. How to we protect community, responsibility, and develop a multi-ethnic city that embraces cultural awareness and respect?

These are just a few of the factors that have impacted my life, as a single mom, community activist, business manager, employee, vehicle owner. Yes, I am in support of the re-development of Oakridge, but let's impress the World with how we have overcome, and built community in a City; rather than continue to build a City at the cost of community.


I would be happy to discuss topics that I have raised with council or even share my expertise within the child care field, as it impacts Oakridge.

Regards,

Tracey Bowers

Plum Blossom Child Care Society

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:25 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Rezoning Application

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**From:** Brent Hanson s.22(1) Personal and Confidential  
**Sent:** Saturday, March 08, 2014 2:48 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Rezoning Application

March 7, 2014

Mayor and Council  
City of Vancouver  
West 12<sup>th</sup> Avenue  
Vancouver, BC

**Re: Oakridge Centre Rezoning**

Mayor Sullivan and members of Council, thank you for the opportunity to express my opinion about this development proposal.

As a 32 year old, born and raised on the west side of Vancouver, it angers me to know how unlikely it will be for me to afford a nice house in the same area that I grew up in. I cannot imagine living in a different City so my frustration grows with the rising land prices. Though I haven't given up that hope I do realize that my aspirations may have to be tempered. This has led me to try and find a townhome, a large condo, anything that could fit my family without feeling like we're in a cage. With all the small closet esque condos being built I am even having a tough time finding that.

When I read about the rezoning of Oakridge I was very happy to learn about the plans to incorporate numerous larger condos. I am thrilled that the developer is presenting these options to buyers and renters alike. These larger two bedroom and even three bedroom condos will allow families to live in Vancouver at prices not driven up by the dirt the homes sit on. I applaud the City for having the insight to make sure this large development does include the family orientated condos. My only hope is that price is affordable but with the number of units to be included perhaps they will be.

Please allow this development to go through. The location makes perfect sense for such a large development and I cannot imagine why people would have an issue with this project. Right next to a skytrain station, close to buses, atop a hill, this is exactly where the City should be pushing for density. Thank you for your time and I ask you again to support this project.

Yours truly,

Brent Hanson

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:26 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Rezoning Application

**From:** Jay Jagpal s.22(1) Personal and Confidential  
**Sent:** Saturday, March 08, 2014 2:56 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Fwd: Oakridge Centre Rezoning Application

Dear Mayor and Council,

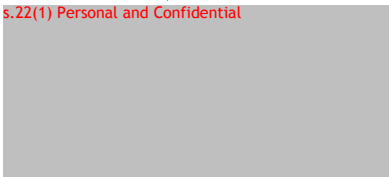
I am a local 31 year old resident who lives a few blocks away from the Oakridge mall and have been paying close attention to this project. I have grown up in this neighborhood my whole life and and have spent lots of time enjoying the mall facilities.

I am writing this letter to inform you that I support this project and believe that this project will support my generation and the generations to come. The fact that there will be more seniors facilities, community gardens, and transportation will help brighten the neighborhood. Please approve this project.

Sincerely yours,

Jay Jagpal

s.22(1) Personal and Confidential





**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:31 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre rezoning application

Dear Mayor and Council,

My name is Jessica Brock and I'm a 29 year old resident of the city of Vancouver, and have been for the majority of my life. Over the past few years of my adult life I've taken many trips to the Oakridge mall, logged numerous hours inside the mall, and benefited from their plethora of shopping choices. With that being said, as a voice of the younger generation to comment, I feel the Oakridge Centre, with it's proposed changes, not only would benefit the community surrounding it, would assist the demographic of younger families, such as myself.

It's refreshing to see proposals considering the younger, lower income families, with more options and potentials for a better lifestyle and community to raise a family, amongst a time where it's becoming increasingly hard to do so.

In keeping with the idea of a better lifestyle, making the proposed advancements such as green buildings utilizing the living walls, solar photovoltaics and rain collectors is exactly the environmental movement forward we must keep up with in order to stay on top of this race for keeping a green future.

I love the idea of a running loop, community gardens and water art gardens as anything that promotes more outdoor activity can never be a bad thing.

Amongst the many benefits with this proposal, the amount of increased retail shopping would be so valuable to many, including allowing for necessary employment opportunity.

I know the advantageous points for the proposed Oakridge Centre to move forward would be just that to so many people, including the younger generation. I would love to see the project passed and to commence as I would see myself benefitting from a new improved Oakridge Centre.

Jessica Brock

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:31 AM  
**To:** Public Hearing  
**Subject:** FW: LETTER OR SUPPORT FOR OAKRIDGE REDEVELOPMENT

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**From:** Brad Tone 5.22(1) Personal and Confidential  
**Sent:** Saturday, March 08, 2014 5:25 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** LETTER OR SUPPORT FOR OAKRIDGE REDEVELOPMENT

March 8, 2014

Dear Mayor and Council,

Re: **LETTER OR SUPPORT FOR THE OAKRIDGE CENTRE REDEVELOPMENT PROPOSAL**

As a member of the Mayor's Task Force on Affordable Housing, I am writing to express my support of the proposed redevelopment at Oakridge Centre.

The proposed redevelopment provides a wide range of transit-oriented housing, which combined with the proposed public amenities, will directly benefit the local community. A project of this scale will also create employment and economic opportunities for an emerging workforce of young skilled labour in the City of Vancouver. I am particularly impressed with plans to integrate 12 non-market accessible housing units assisting individuals living with disabilities. As you are aware, Oakridge is an ideal location to build fully wheelchair accessible units in close proximity to transportation, shopping, services and amenities.

Furthermore, I understand that the **Vancouver Resource Society (VRS)** has shown interest in purchasing and operating the 12 accessible units within the new Oakridge development. Knowing the exemplary work this non-profit organization does, I trust you will give VRS' proposal your absolute best consideration and assistance. Established over 40 years ago, VRS is a charitable non-profit society with a mandate to provide housing and programs for persons with physical and developmental disabilities. VRS has made it possible for persons with disabilities to avoid institutional facilities and instead, live independently within the communities they choose to call home.

I ask that you please support the redevelopment proposal and VRS.

Sincerely,

**Brad Tone**

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:32 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Redevelopment - Comments

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**From:** Janette s.22(1) Personal and Confidential  
**Sent:** Saturday, March 08, 2014 5:28 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Redevelopment - Comments

Good afternoon,

My name is Janette. I am familiar with the Oakridge redevelopment as I work in the industry. I wish to comment because I'm a young working professional and I may be a future resident of the area.

I feel that the plan for the area is a sound plan, especially with the civic area, community centre, library and the roof-top commons. The outdoor spaces incorporated into the development is also a great addition that will add vibrancy and animation to the area after hours.

Upon review, I have a few concerns for parking and schooling. With the rise in density and the influx of residents, will there be enough parking spaces for residents in the area? Additionally, will there be traffic jams in places where parking can be accessed? Will each of the residential buildings have their own underground parkades or will residents also share the main mall parkade? I don't believe that the vicinity to transit will totally alleviate the necessity to drive. Since Oakridge is situated in a very central location, transport around Vancouver will not be an issue. Should a resident live/work beyond city limits, they will likely have a car/will be driving. Furthermore, with the increase in population, will the schools in the nearby catchment area be able to support all the new students and children of young families that will be moving into the area? It is great that there is thought around the daycares, but the nearest school may not be able to support all the new students at its current size.

My contact details are as follows should there be further questions:

Janette Lau

s.22(1) Personal and Confidential



Best regards,  
Janette

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:32 AM  
**To:** Public Hearing  
**Subject:** FW: Support for Oakridge redevelopment

**From:** David Godin 5.22(1) Personal and Confidential  
**Sent:** Saturday, March 08, 2014 5:35 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Support for Oakridge redevelopment

To Mayor Robertson and Vancouver City Council,

My name is David Godin. I am an urban planner and I am writing to convey my strong support for the proposed mixed-use redevelopment of Oakridge Mall.

I am fortunate to have had the opportunity to serve the City of Vancouver for three years on the Urban Design Panel (2009-11) as the representative for the Vancouver City Planning Commission, and for four years as a Commissioner on that body (2008-11). In my time on the UDP I saw more than 160 rezoning and development permit projects and I can say without reservation that the redevelopment of Oakridge is unique. On the Panel, we focused on Use, Form, and Density, and I will structure this letter to respond to each with respect to Oakridge.

### USE

The proposed range of uses for the new Oakridge is laudably diverse and includes: ownership, rental, and social housing residential options; office; retail; community uses that include a library and seniors centre; and public open space.

Housing - The new Oakridge's housing options, and particularly their quantity, create an entirely new nexus of amenity-rich housing choice in the city adjacent to rapid transit. There are many people, like myself, who can afford market rental rates and may be in a position to purchase an apartment home in the future, but we are challenged to find places we want to live that combine quality housing, a central location, walking-distance commercial amenities, real neighbourhood character, and rapid transit. Our choices shouldn't be limited to an aging stock of low-rise apartment buildings, basement suites, or small units rented for stratospheric rates in downtown high-rises and formerly industrial areas that are still in the process of transformation. With nearly three-quarters of the city being single family home neighbourhoods that are effectively off limits to redevelopment and impossible to buy into, myself and many others have found ourselves in neighbouring cities out of necessity and not by choice. I would jump at the chance to rent and then buy in Vancouver at prices comparable to its neighbouring cities, and my heart still resides in Vancouver where nearly my whole life has been spent.

Infill buildings in established neighbourhoods are ideal from a planning perspective, but they are also too expensive for most people because the cost of land and the expense of development is shared by a limited number of households due to built-form restrictions on building height and size. For the same reasons, the cost of building market housing, and particularly social housing, are so great that rental rates are out of reach to many, while incentives and subsidy are required for the non-market component. Oakridge addresses the key concern of the cost of land. It is already owned; bought and paid for many decades ago. The land cost in the development's proforma is effectively zero. Moreover, the large number of residential units, along with development costs that are shared with the office and retail components, mean that there is every likelihood that the homes in the new Oakridge will be comparatively more affordable than those found in virtually every other Vancouver development in recent memory.

Office – The proposed increase in the amount of office space at Oakridge is very encouraging. Of a city's land uses, office produces the greatest rate of daily trip generation and evidence here and abroad shows that office workers will use rapid transit in large numbers, provided that the station is within convenient walking distance and the network coverage and level of service are continuously improving. Office workers also help support community-focused commercial amenities that include retail and childcare.

Retail – The heart and history of Oakridge is retail. The shopping centre has already gone through two fundamental iterations, from an outdoor mall to one that is enclosed, and its popularity has increased at each step. The expanded retail space of Oakridge will not only include an additional anchor retailer and additional mall shops, both of which will create substantial employment and tax revenue, but also new streetfront retail facing Cambie Street and the internal street. This helps correct what is now viewed as an anachronistic design choice for street-level malls to face entirely inwards.

Community Uses – The Oakridge library holds a special place in my heart. I visited it throughout my childhood and nurtured my love of reading in its aisles and among its racks. The new enlarged library will continue to be an essential public asset and raising it up from its current underground location will further improve the user experience. The expanded and improved Seniors' Centre is also a key part of the plan and every opportunity should be sought out to include its users in the design process for the new space.

Public Open Space – The rooftop public open space is an interesting addition to the city. I have high hopes that it can find an interesting niche in the city's park system and perhaps a robust public art program could transform it into a sculpture garden. However, I also have concern that the space will feel quasi-private and the grade change cannot help but accentuate this. There is unfortunate precedent in the city of privately-delivered public spaces being effectively privatized through the construction of gates or the erection of warning signs and harsh nighttime security lighting. If the space 'reads' as anything less than a fully public park, then I think it will have failed regardless of its undoubtedly remarkable execution.

FORM

The size and height of the proposed redevelopment undoubtedly is a discomfort to some. I do not share these concerns. The proposed massing, including towers and substantial streetwall conditions is part-and-parcel of the program of land uses. The body of work that Westbank and its architects have produced give me confidence that the towers and mid-rise blocks will be of the finest quality, particularly if the absence of land costs can translate into higher quality materials and even greater attention to detail than a standard development.

My primary concern is in regards to materiality. If the tower is constructed with window wall construction, which is all-but-guaranteed, there is a very high likelihood that spandrel panels will be a dominant building expression. My concern is that the pattern of placement for these spandrel panels, particularly those along the most visible sight lines up and down Cambie and 41<sup>st</sup>, will be irregular and visually unappealing due to vertical changes in floorplan layout and custom-designed spaces at the penthouse levels. We have seen evidence of this on the upper floors of the recently completed building called The Mark downtown at Seymour St and Pacific Blvd. My hope would be that a series of highly original building expressions are pursued for Oakridge. To use an example, I would like to see something more like Woodward's' remarkable tower expression at Oakridge. An overarching concern is that the buildings will materially be too similar to one another and read as an 'identical mass' rather than an appealing collection of buildings.

## DENSITY

I have no objection to the proposed density of the new Oakridge and its primary manifestation in tower heights. There is ample precedent in Metro Vancouver, particularly in Burnaby, of 20, 30, and 40+ storey towers adjacent to SkyTrain stations, not to mention countless examples throughout the world. I also have full confidence that in the decades to come, the redevelopment of Cambie Street, and the slowly expanding radius of redevelopment at 41<sup>st</sup> and Cambie, will lead to other towers and mid-rise buildings that will help create a local 'domed skyline' for the area, with Oakridge at the heart of it.

It is important to draw a direct line between the height of the buildings and the proposed number of new homes. Shorter towers mean fewer homes and fewer households bearing shared fixed costs. It would also be a lost opportunity to land density and people as close to SkyTrain as possible. If we want to slow sprawl elsewhere in Metro Vancouver; if we want to slow the rate at which detached single family neighbourhoods experience change; and if we want to have any hope of letting new housing supply track with population growth, then we need to make the most out of each and every SkyTrain station in the network. The utility of the SkyTrain network, and the transit system as a whole, increases as more people and jobs and destinations are located along it. This increases ridership and revenue and reduces the need for tax support. If we are serious about growing the rapid transit system without requiring substantial new funding streams, we simply must accept that there will be significant density in the vicinity of its stations.

## CLOSING THOUGHTS

Oakridge presents Vancouver with an opportunity to realize numerous long-held community goals and City policies. It provides housing choice and inclusivity for an array of residents; it leverages public transit and promotes a less car dependent living; it encourages employment growth at transit nodes; it utilizes development to deliver a substantial package of public amenities; and it embodies leading-edge green building characteristics through compact development, LEED Gold+ green building performance, a strong likelihood of district energy, and the re-use of existing buildings and structure.

With all that it is doing right, I feel that there are a few missed pieces to the plan. It would have been ideal if the SkyTrain station could directly connect to Oakridge mall via the knock-out panel that was engineered into the station design and its physical layout. An educational component should also have been included, perhaps a new home for Langara College's Continuing Education Faculty or a purpose-built adult education centre to serve newcomers to BC, adult learners in the Vancouver School Board system, and seniors. Furthermore, a black box performing arts space in the 50 – 150 person capacity range that would be available to rent would have been a strong addition. It could even have been fascinating to endeavour to create a new purpose-built faculty and performance space for Studio 58 at Langara, along the lines of SFU Woodward's. Perhaps these options and others were considered and found to require too much public money or a degree of density bonusing that would be unsupportable. Perhaps these ideas and others can be incorporated in subsequent large-site developments along Cambie in a station precinct.

With that, I respectfully repeat my support for this project and thank you for taking the time to consider my opinion and recommendation.

Best regards,

David Godin, M.Pl

March 8, 2014

Dear Mayor and Council,

I am writing to express my support of the proposed redevelopment of Oakridge Centre.

The proposed redevelopment will provide housing and amenities that will benefit the community. The public amenities, including rooftop commons, access to a diversity of shops and services will prove to be a great asset to the community. The thousands of new jobs and employment opportunities that this redevelopment will create and bring to Vancouver is a great advantage to our city.

I understand that the Vancouver Resource Society (VRS) has shown interest in purchasing and operating the twelve proposed non-market accessible units in the new Oakridge development. Established over forty years ago, VRS is a charitable and not-for-profit society with a mandate to provide housing and programs for persons with physical and developmental disabilities.

As an individual living with quadriplegia that has been a tenant of one of VRS' other Vancouver locations for more than seven years, I can truly attest to the fact that VRS makes it possible for persons with disabilities to live meaningful and engaging lives in the community. The twelve proposed non-market accessible housing units will help people with disabilities to maximize their independence in the community.

While these units represent a relatively small segment of the larger Oakridge development, their impact on the lives of the prospective tenants that would occupy these units cannot be overemphasized. Oakridge is an ideal location to build fully wheelchair accessible units. The development's proximity to transportation, shopping and community amenities will allow persons with disabilities to access numerous services that otherwise might be out of reach.

I know that the proposed Oakridge development will provide many benefits throughout the community and for the aforementioned reasons I urge you to support the redevelopment proposal.

Sincerely,

*Dustin Paul*, J.D.

Articled Student,  
Bull Housser & Tupper





a place of mind  
THE UNIVERSITY OF BRITISH COLUMBIA

The University of British Columbia  
School of Community & Regional Planning  
#433- 6333 Memorial Road  
Vancouver, BC, V6T 1Z2

Phone 604 822 3276

Date: March 10, 2014

To: City of Vancouver Mayor and Council

From: Dr. Penny Gurstein, Director, School of Community and Regional Planning, UBC

**RE: Oakridge Public Hearing - Presentation Notes**

I am speaking today with two hats. As the Director of the School of Community and Regional Planning at UBC which has a long tradition of postulating the need for comprehensive community planning, and complete communities that are socially, environmentally and economically sustainable, I see a troubling pattern in the city of rezoning significant pieces of land without the needed long term vision that is necessary in making that decision. A few years ago the city was about to launch into a city-wide planning process that was stopped in favour of local area plans that primarily focus on corridors suitable for density. I am wondering what is happening to the planning legacy in Vancouver that focused on strengthening and nurturing neighbourhood assets and character.

As well, I agree with an Urban Land Institute representative who as part of the team last month that provided recommendations for transit and urban form options for the Broadway corridor said, "You guys do high-rises very nicely, but you're sort of drunk on high-rises. You don't need towers everywhere." High-rises are not necessary the only option to achieve the kind of densities that the city thinks it needs, and research at our school is demonstrating that the high-rise form does not necessary do better in meeting reductions in greenhouse gas emissions nor in creating an engaged city.

That said, my other hat is of a researcher and advocate for affordable housing solutions as well as a member of Tikva, a non-profit housing society. I recognize that Vancouver has a limited number of tools to address housing affordability in the city, and that such housing on public transit corridors is highly desirable. The Oakridge development site, with its already existing mix of housing, commercial and retail uses at a transit node, is a prime location for increasing density on Cambie Street. While density alone will not create more affordable units, the 20% allotted for social and secured market rental housing hopefully will. New purpose-built rental housing is critically needed in this city and it would be even better if more of the proposed development was rental.

In conclusion, while I don't support the blanketing of the city in high-rise development, and I urge the council to begin a city-wide planning process that will engage Vancouver's citizens on their visions for the future of Vancouver, rather than the piecemeal planning that seems to be occurring, I do support, with reservations, the Oakridge development.

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:36 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Re-zoning Application

**From:** Alysia Baldwin s.22(1) Personal and Confidential  
**Sent:** Saturday, March 08, 2014 7:37 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Re-zoning Application

Dear Mayor and Council,

I would like to ask to vote in favor of the Oakridge Centre Re-zoning application. The Cambie Corridor Plan calls for the creation of sustainable neighborhoods that combine densification with urban amenities. The Cambridge/Westbank proposal is a shining example of these initiatives.

Not only will the project create its own district energy system and target LEED Platinum for Neighbourhood Development, its many public spaces will enrich the area, making it a truly desirable place to live. The proposal of the 9-acre roof top commons with its running track and Tai Chi pavilion show innovation in providing varied amenities for future residents and the community at large.

Thank you for your consideration

Alysia Baldwin  
s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:37 AM  
**To:** Public Hearing  
**Subject:** FW: few thought about the new development of the oakridge redevelopment proposal!

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**From:** Joyee Ng s.22(1) Personal and Confidential  
**Sent:** Saturday, March 08, 2014 8:37 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** few thought about the new development of the oakridge redevelopment proposal!

Hi

I am working at oakridge and knowing that oakridge will have some new development. I'm so excited about it and below are few thought that I would like to express my feeling about the new development of oakridge:

- 1) We cannot afford not to do it as land is so precious to us that we do need to provide more affordable housing and market value housing to the public,
- 2) Current oakridge mall only provide one third of its true function as most of the land is used for parking area, we need more place for people to live, but not area for car to park!
- 3) New development means new jobs will be created which has a very positive economic impact on our city

Regards,

Joyee

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:40 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Rezoning

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

**From:** To, Zack s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 9:37 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Rezoning

To whom it may concern,

My Name is Zack To and I am an employee at The Bay Oakridge.

I first learned about the Oakridge Rezoning proposal in 2012 from a Kiosk in the mall. I am writing to express my opinions on this proposal. I believe that this presents a great opportunity to create something new, green and exciting that will showcase that our city is the best place to live. This is a great project which will provide more job opportunities and housing. My only concern now is that there will not be enough affordable housing for low income wage earners.

Sincerely,

Zack To

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:41 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Center rezoning application

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**From:** s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 9:43 AM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** s.22(1) Personal and Confidential  
**Subject:** Oakridge Center rezoning application

My name is Danielle Metzler, I am 31 years old and I currently work at Oakridge Center and live in Marpole. Emily Howard has been great communicating each and every step that has been happening with this project and she has always don't her best to answer all of my questions. I am excited about the project. I think this will be great in bringing younger families and new people into the Oakridge/Marpole area. I think that more living space, shops and services in the area will create not only more jobs and more people, it will create a new life to the area. I have concern about closing our shop during construction and hope that like the initial plan we will be able to relocate for the time of building and not have to close our store completely. As a worker and tenant and lover of the Oakridge /Marpole area I would love to see this project happen as soon as it could. I cant wait to see the outstanding results.

Thank you for your time.  
Best regards  
Danielle Metzler

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:41 AM  
**To:** Public Hearing  
**Subject:** FW: Email in Support for the Redevelopment of Oakridge

**From:** Lesley St. Dennis s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 10:31 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Email in Support for the Redevelopment of Oakridge

To whom it may concern,

I write this email to show my support for the redevelopment of Oakridge. There are many benefits to this redevelopment including the increased supply of affordable housing, which Vancouver is in need of. Another great aspect is that this development is on the Canada Line which would result in less commuters taking their cars and reducing Vancouver's carbon footprint. This building of the new community centre and shops will also create more jobs and help our economy.

Please make this redevelopment happen to make Vancouver a better place to live.

Thank you for your time.

Lesley St. Dennis

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:43 AM  
**To:** Public Hearing  
**Subject:** FW: suggestion

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**From:** Jianxia Sun s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 11:28 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** suggestion

Dear Sir, Mme ,

I got the "Rethink Oakridge" flyer in my mailbox and am writing as a resident in the Oakridge vicinity. I am very glad to hear of the great development in the area. There is a small request for your consideration. I believe that there is a growing Chinese population in this area and there is not a single Chinese grocery store around. With the expansion of the Oakridge Mall why not have a Chinese Grocery store like T&T around? I am sure the population with Chinese origin would greatly appreciate if there can be one. Thank you !

Yours truly,  
Jian, SUN

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:49 AM  
**To:** Public Hearing  
**Subject:** FW: Comments on the rezoning application for the proposed redevelopment of Oakridge Centre from the perspective of a young citizen.

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**From:** Aaron Lauyanto s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 1:10 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Comments on the rezoning application for the proposed redevelopment of Oakridge Centre from the perspective of a young citizen.

Hi there,

My name is Aaron Lauyanto, and I am emailing to share my thoughts on the proposed redevelopment on Oakridge Centre. I will be sharing what my family's current experience (and I am sure that others have similar experiences) is like, and what the redevelopment would do to improve the experience.

Lately, although Oakridge is a closer and more accessible location to where we currently live, my parents rarely go to Oakridge but decide to spend their time in the city of Richmond instead. Although I have fond childhood memories of Oakridge Centre, I can understand why my parents forgo it for Richmond. Oakridge Centre simply does not have much to offer.

Although Oakridge Centre is a great accessible hub for gathering, most of its potential has been lost, by focusing on just fashion retail.

Not saying that fashion retail is useless, no. But the expanded 1.2 million square feet of retail area will provide more opportunities for a wider variety of retailers, attracting more people. The improved accessibility, sustainability, and civic amenities that the current proposed redevelopment is trying to make will help Oakridge Centre become a more attractive place for families, and I look forward to taking my parents there when the reconstruction is finished.

Thank you for taking your time to read this,

~ Aaron Lauyanto

s.22(1) Personal and Confidential





**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:50 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Public Hearing

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**From:** Harcourt, Justen s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 1:52 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Public Hearing

To whom it may concern,

I am writing in support of the proposed redevelopment of Oakridge Mall. There is no question that the scale of the project is significant. But that is exactly why it should be undertaken. The large scale of the project takes advantage of and mutually reinforces evolving changes to transportation choices leveraging the well utilized Canada Line and creating land use that is mutually supportive of non-automobile forms of transportation. In addition, the scale of the project provides of unprecedented levels of community amenities further supporting community building opportunities.

The old urban planning paradigm needs to change in order to be responsive to a low carbon world. We should all support high density transit oriented mixed use development of the high quality that the Oakridge redevelopment opportunity represents.

Regards,

Justen Harcourt

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:52 AM  
**To:** Public Hearing  
**Subject:** FW: Letter of Support Oakridge Centre Rezoning Proposal

**From:** anya paskovic s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 2:09 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Letter of Support Oakridge Centre Rezoning Proposal

Dear Mayor and Council,

I am a long-time resident of the Oakridge/Kerrisdale Area, and because Oakridge Centre is my neighbourhood shopping mall, I am compelled to voice my support for this project.

I have watched the mall and surrounding neighbourhood change dramatically. Over the past two decades Oakridge mall has seen a decline, a low-price anchor store closed, the diversity of shops has diminished, and the community services are in need of significant renewal. The Canada Line has brought life back into the area, and it would be short-sighted to not take advantage of this opportunity to create a dynamic residential community around this skytrain/bus hub. I firmly believe that the development proposal put forward is in the best interest of the mall, the community and supports the long-term vision for Vancouver.

There are a number of undeniable benefits of this project, from the innovation and exciting public amenity spaces to the large number of jobs proposed. However, I would like to specifically express my support for the residential density and the tower form. I hear my older neighbours complain about the rising cost of housing in the westside of Vancouver, but then oppose residential development that would help increase supply and bring these costs down. I fully support building a diversity of residential types to allow early career adults, like myself, to continue to live in this community. The tower format is appropriate for this location and is an excellent way of providing the necessary housing density to keep unit prices low. I think the design is elegant, and should the proposal be passed, I would be proud to call Oakridge Centre my home.

I was born and raised in this community and represent the new generation of westside residents. Please know that many of my peers hold similar sentiments.

I sincerely hope that the Mayor and Council will vote in support of this application.

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:20 AM  
**To:** Public Hearing  
**Subject:** FW: Comments on Oakridge Centre Rezoning

**From:** Jeffrey Pearson s.22(1) Personal and Confidential  
**Sent:** Saturday, March 08, 2014 2:31 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Comments on Oakridge Centre Rezoning

Dear Mayor and Council,

I am a young professional who has lived in Downtown Vancouver for almost two years. Recently multiple store owners at Oakridge advised me on the proposed redevelopment of the mall and sent me to the major planning projects section of the City of Vancouver website to learn more about the Oakridge Centre Redevelopment.

I support the project for three reasons:

1. I like the idea of having naturalistic recreation spaces within a urban setting. Hopefully the Oakridge redevelopment sets a precedence for incorporating recreation into urban design.
2. The Oakridge redevelopment will result in increased population density in the Oakridge area. Many of my friends want to live in areas of high population density but supply and demand has made it so they can not afford to.
3. Being close to transit will allow more people convenient access to Downtown Vancouver without having to take their cars.

Jeffrey Pearson  
s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:19 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge - Letter in Support of the Proposed Redevelopment, from Dan Granirer of Tikva Housing Society

**From:** Dan Granirer s.22(1) Personal and Confidential  
**Sent:** Saturday, March 08, 2014 2:23 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge - Letter in Support of the Proposed Redevelopment, from Dan Granirer of Tikva Housing Society

Dear Mayor Robertson and Council,

On behalf of the Board of Directors of Tikva Housing Society, I strongly endorse the plan submitted in the Staff Report for the redevelopment of Oakridge.

Oakridge is the most important location and opportunity for housing for the Jewish community in all of British Columbia. The neighborhood between Cambie and Oak streets is the epicentre of a constellation of Jewish schools, community centres, houses of worship, social services, cultural venues, and residences for seniors. For the Jewish community, this historically and currently vital area is without parallel in the Lower Mainland.

We are very excited about the 290 proposed units of social housing in the Oakridge redevelopment plan, and hope to be fortunate enough to provide a portion of it to the clients we serve--in particular those apartments that are family-sized. Our clients are economically disadvantaged people, many of them raising children, primarily in the Jewish community, who are unable to afford basic housing.

We agree with the approach that the City and Westbank and Ivanhoe Cambridge have taken with respect to integrating social housing into Vancouver's most important new future urban hub. We believe in allowing struggling families and singles, many in dire economic straits, to share the benefits of the beautiful and compelling changes to the Oakridge neighborhood that will be achieved if the redevelopment plan is approved. The plan submitted is sensitive to the area and I believe will deliver very beneficial density, transit access, housing, retail services, and green space.

Westbank and Ivanhoe Cambridge have held a number of open houses and we feel they have been very forthcoming in communicating with us about the redevelopment. In addition to enthusiasm for their vision for the site, I would like to express my appreciation for their approach in soliciting the views of all constituencies who would be affected by this project.

I strongly support the plan, and hope that housing for the economically disadvantaged community served by Tikva will be incorporated into the disposition by the City of the social housing units that will be built if approval is granted.

Sincerely,

Dan Granirer  
Tikva Housing Society

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:17 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Rezoning

**From:** Cathy Huth s.22(1) Personal and Confidential  
**Sent:** Saturday, March 08, 2014 1:04 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Rezoning

Dear Mayor and Council,

I am writing to support the proposed Oakridge rezoning. I believe the community amenity package (including community centre, library, childcare spaces and park) as well as substantial increase in both market and non-market housing are very positive for the area and city more generally.

I currently work at Langara and believe the city needs to take advantage of the Canada Line to boost density and housing along the entire Cambie corridor. As a young working professional who is looking to start a family and is challenged by the affordability and current family housing availability in the city, I am particularly impressed by the proposed 479 3 bedroom units, representing over 20% of market strata units in the development. I believe the development of 3 bedroom units in Vancouver should be one of the city's greatest priorities as this form of housing allows families to remain in the city and not to look to the suburbs as a realistic place to raise children.

Sincerely,

Catherine Huth

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:16 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge re zoning application approval

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**From:** Justin De Genova s.22(1) Personal and Confidential  
**Sent:** Saturday, March 08, 2014 12:44 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Re: Oakridge re zoning application approval

Dear Mayor and Council,

I strongly support the Oakridge redevelopment for the following reasons:

1. Public amenities including a new 70,000 sq. ft. Civic Centre complete with a Community Centre, Seniors' Centre, Library and Day Care.
2. Public 9-acre Rooftop Commons multifunctional space featuring children's play area, large running loop, community gardens, water art garden, Tai Chi pavilion, multipurpose activity courts, and outdoor fitness and exercise areas.
3. Housing diversity with 80 units of nonmarket housing for families, 138 units of nonmarket housing for seniors, and 12 nonmarket accessible housing units.
4. Access to more medical, dental, legal, banking and other services through increased office space to 385,800 sq. ft.
5. Diversity of shops and restaurants with an expanded 1.2 million sq. ft. of retail space.
6. Grand Plaza creates a new community gathering place with outdoor dining terraces, landscaping and water feature.
7. Sustainable transportation options such as car co-op and bicycle co-op programs, bicycle parking, and bicycle valet.
8. Proximity to the existing Canada Line encourages a pedestrian-friendly neighbourhood and helps to reduce the carbon footprint of residents, visitors and employees.
9. Green building practices and technologies that will minimize waste and optimize energy usage with living walls, solar photovoltaics, rain water collectors, hot water collectors, and retail waste heat recovery.
10. New District Energy System available for connection along the Cambie Corridor.
11. Exceeds the City's minimum standard of LEED Gold New Construction by targeting LEED Platinum Neighbourhood Development certification.
12. Employment opportunities for up to 2,210 new retail jobs and 990 new office jobs.
13. Existing surface parking moved underground to fully utilize 28-acre property.
14. Improvements to the public realm at 41st and 45th Avenues, Cambie Street and a new pedestrian-only shopping high street within Oakridge Centre.
15. Restrictions on through traffic on new local road protect adjacent neighbourhoods and enables safer walking and cycling.

Regards,

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:14 AM  
**To:** Public Hearing  
**Subject:** FW: Supporting the Oakridge project

**From:** lana baras s.22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 10:31 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Supporting the Oakridge project

Hello everyone, as the Retailer of the Oakridge Mall we are very excited that the Mall is going to be increase in size and diversity of businesses. The new and modern look of the Mall will bring a lot of new customers and support the existing clients as well.

Project is great, lets start it as soon as possible.

Best regards,  
CRISCA team

March 7, 2014

Dear Mayor and Council,

I am writing in support of the proposed redevelopment of Oakridge Centre.

The City of Vancouver must support sustainable higher density housing developments. This proposed redevelopment will provide desirable housing and community amenities.

The non-market accessible housing units are particularly important. Oakridge is an ideal location to build fully wheelchair accessible units. Providing accessible housing in close proximity to transportation, shopping and community amenities allows persons with disabilities the ability to access services that otherwise might be out of reach.

Vancouver Resource Society (VRS) has shown interest in purchasing and operating twelve accessible units in the new Oakridge development and it is important to support the VRS' proposal. VRS was established over forty years ago, VRS is a charitable and not-for-profit society with a mandate to provide housing and programs for persons with physical and developmental disabilities. VRS has made it possible for persons with disabilities to live in the community.

I know that the proposed Oakridge development will provide many benefits throughout the community and for the aforementioned reasons I urge you to support the redevelopment proposal.

Sincerely,

A handwritten signature in black ink that reads "Ken Fraser". The signature is written in a cursive, flowing style.

Ken Fraser



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:12 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Public Hearing Speaker 21. Sean Bagan

**From:** Sean Bagan s.22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 6:53 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Public Hearing Speaker 21. Sean Bagan

To whom it may concern,

My name is Sean Bagan and I am speaker no. 21 at the Oakridge public hearing on March 10th. I have been told to submit a few short highlights of what I will be speaking about:

- I am a student in my final graduating year at BCIT in the Professional Real Estate Program. I am also the President of the BCIT Real Estate Association. I have lived in the City of Vancouver my whole life in the Dunbar neighborhood. The potential use for the Oakridge property on 41<sup>st</sup> and Cambie is vast, however it is limited to its restrictions. This property has the potential and opportunity to be a city center and major upbeat community on the Westside of Vancouver. This area is currently dormant in my generations eyes.

- As a young professional entering the real estate world in the near future, I am afraid that I won't be able to afford to live in my own city until I am well into my professional career.

- Demand for apartment or condo units in my generation is increasing significantly and becoming a strong reality. The supply of attractive apartments in upbeat and vibrant communities on the west side of Vancouver is inadequate.

- Public transit use in the City of Vancouver is increasing, and every opportunity to build to the highest potential near major stations of transit such as this, is a benefit economically, socially, and environmentally.

Each of the above points are to be elaborated during my three minute public hearing speech.

Thank you,

--  
**Sean Bagan**  
**President**  
**BCIT Real Estate Association**

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 4:12 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Redevelopment

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**From:** Zdenka Buric s.22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 3:30 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Redevelopment

I will be speaking at the meeting on Monday, March 10 but I also wanted to send a quick email regarding my support for the Oakridge redevelopment project for the following reasons:

- Availability of stores that are suitable for 11 and 13 year old girls – currently we have to go to Richmond or Metrotown
- Access to more restaurants, shops and services in our community
- More jobs – especially entry level jobs for young people
- Density in the city that is close to transit – in this case, the Canada Line
- Diversity of housing – my parents are aging and this provides a community where they can live and have easy access to amenities while still being close to family

Thank you.  
Zb

Zdenka Buric

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 4:11 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre

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**From:** s.22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 3:18 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre

Mayor and Council,

I value and support Vancouver's public art policy and how it enriches the city.

Art can, and should be, an integral part of our lives and the accessibility of the arts is key to making this a wonderful place to live.

It has been a privilege to have been actively involved in the arts for the past thirty years, and I have seen how exposure to the arts is able to entertain, inspire and educate us.

The redevelopment of Oakridge Centre will enable a significant allowance for quality art pieces on site. This is a wonderful opportunity to continue Vancouver's commitment to make art and design a greater public experience.

Sincerely,

Merla Beckerman

Former Chair of the Vancouver Art Gallery

Merla Beckerman

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 4:09 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge 2025

**From:** Ryan P. Lermittle s.22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 3:02 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge 2025

Hello Mayor Robertson and Council Members,

Thank you for the opportunity to address you this evening.

My name is Ryan Lermittle and I heard about the Oakridge2025 development at a Vancouver Board of Trade - Company of Young Professionals event.

I wish to have my thoughts heard as I am a citizen of Vancouver the past 9 years and plan to live the remainder of my life in this beautiful city.

Being 29, married, and looking to have a family, the ability to purchase a detached home in Vancouver is becoming less appealing. With sky high prices and more amenities being developed near mass transit it is in my wife and I's best interest to live in high density living with a skytrain nearby.

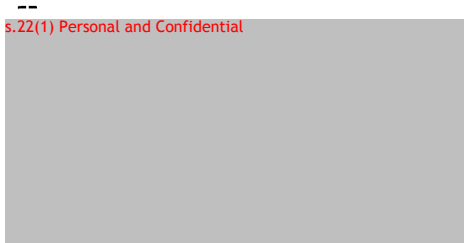
The Oakridge redevelopment will be a great addition to the city as it provides affordable housing in a fantastic area. Within walking distance to the skytrain and all of the community spaces it will no doubt be a great place to live.

I ask that you think of the generations to come and how fundamentally important high density living, mass transit, community spaces, and sustainable transportation and living is.

Thank you for your time.

Sincerely,  
Ryan & Tracy Lermittle

--  
s.22(1) Personal and Confidential





**YWCA Program Centre**  
535 Hornby Street  
Vancouver, BC V6C 2E8

March 3, 2014

Mayor and Council  
City of Vancouver  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

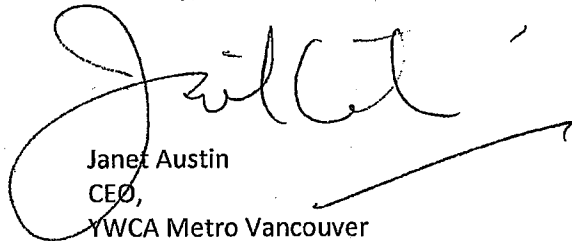
Dear Mayor Robertson and members of City Council,

As CEO of YWCA Metro Vancouver, I represent an organization that has a long history of providing holistic programs and services to women and families across Metro Vancouver that help them achieve long-term economic independence. These services include a number of affordable housing options for single mothers, a key element in breaking the cycle of poverty. We operate seven housing communities, ranging from second stage transitional housing for women leaving abusive relationships, to long-term, affordable housing across Metro Vancouver. We also offer short-term stays at the YWCA Hotel for women in crisis. With limited rental stock suitable for low-income families, the need for affordable family housing has never been greater. This problem is particularly acute for single moms. At the YWCA, we are seeing lengthy waiting lists and longer crisis stays at the YWCA Hotel.

The opportunity to increase the stock of affordable housing and to provide an array of associated community amenities as part of the proposed redevelopment of the Oakridge site is something the YWCA Metro Vancouver supports.

Please don't hesitate to contact me with questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Janet Austin", with a long horizontal line extending from the end of the signature.

Janet Austin  
CEO,  
YWCA Metro Vancouver

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, March 07, 2014 2:49 PM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Centre Rezoning development

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**From:** alexander s.22(1) Personal and Confidential  
**Sent:** Friday, March 07, 2014 2:36 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Rezoning development

Dear Mayor Robertson and members of City Council,

I want to express my support for the Oakridge Centre Rezoning development being proposed by Ivanhoe Cambridge and Westbank Development.

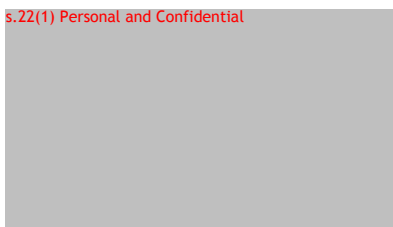
I have been a resident of Vancouver for more than 8 years, I believe this is a wonderful chance to create a new development right in the centre of our city that will be filled with a lot of housing options and new community benefits.

The addition of 290 social housing will benefits many low-income families and it will create an inclusive mixed-use neighbourhood where everybody is welcome.

We need more housing in Vancouver, particularly social housing. I encourage City Council to support this development so construction can begin as soon as possible.

Sincerely,  
Alexander Gist

s.22(1) Personal and Confidential



To: Whom it may Concern

Subject: Oakridge Redevelopment Proposal

I am a 28 year old accountant that resides on s.22(1) Personal and Confidential

As a resident of the Greater Vancouver area through elementary school, high school, university and as young profession I am steadfast in calling Vancouver my home. It is daunting to hear the increases in housing prices in conjunction with the limited availability of housing.

As someone looking to realistically purchase an apartment in the next three to five years and a house in the next five to seven the Oakridge Redevelopment Proposal provides the opportunity to find a home the city.

Beyond 2,900 residential units I appreciate the public space that is being incorporated into the project which fosters a sense of community.

It would be my recommendation to complete the project.

Thank you for the consideration,

Peter Murray.

**Ludwig, Nicole**

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**From:** Kristine McLellan s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 9:23 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Re-zoning

Dear Mayor and Council,

My name is Kristine McLellan, I am a Vancouver resident in my mid-twenties, and I wish to comment on the Oakridge Centre re-zoning project.

I believe that mixed-use developments are critical to the overall success of Vancouver and am particularly impressed with this project's commitment to provide social housing. This really is key in creating a diverse environment in which all kinds of people can bring value to the community.

People in my generation depend on developments like these in planning homeownership.

Thank you,

Kristine McLellan

s.22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Valerie Kan s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 9:36 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Redevelopment: Letter of Support

To the Mayor and Council:

My name is Valerie Wong, and I am writing a letter with regards to the Oakridge Centre rezoning application. I learned about this project through a design job with Oakridge Centre and I wanted to write a letter in SUPPORT of this new development.

I grew up in Vancouver, BC and Oakridge Mall was a frequent visiting area for our family through my formative years. As I got older, Oakridge Mall seemed less relevant and outdated and therefore, as a result, I stopped visiting it and preferred shopping in other locations such as downtown or Metrotown.

While learning about this rezoning application, I learned about the exciting plans for this area. There seemed to be a future for this lifeless mall in a central location, sprawling across acres of land not being utilized to its full potential. In particular, the public amenities with a community centre, seniors' centre, library and day care is a great idea for the area. As a parent myself, I realize the absolute need for these public spaces for families and individuals to truly have community. The more community we have, the more we connect with one another and help one another which improves the quality of life for all people living and visiting in the area.


I think that updating this area with more shops, restaurants and service businesses will draw more people to the area making it a destination hot spot. The sustainable features such as car co-op and bike co-op programs are exciting and support Vancouver's vision of being a more green city.

Due to all these features, and I know there are many more, I am fully in support for the redevelopment of Oakridge Centre and surrounding area.

Thanks,

Val

s.22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Onami Rahman <onamirah@gmail.com>  
**Sent:** Sunday, March 09, 2014 10:25 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Centre Redevelopment

Dear Vancouver Mayor and Council,

My name is Onami Rahman and I am an undergraduate student in Human Geography at the University of British Columbia. I wish to comment on the Oakridge Centre redevelopment plans, of which I learned about through a member of the Oakridge Planning Team. I believe that our city's development relies upon unique, well-thought out, and culturally & environmentally sustainable urban planning approaches that cater to the diversity of population. Oakridge Centre has served as an important transit, service and residential hub for many years, and I believe its success can be expanded that with the approval of the rezoning application for its proposed development. , I see and fully support its vision of creating a "green", sustainable, diverse, and engaging community - not only with the vast range of shops, services, transit options, green spaces - but with residences that include social housing units that would help contribute to improving our city's homelessness situation. I could go on and on about why I think the redevelopment plans for Oakridge Centre are outstanding , but for now I will close by saying that I believe this plan should be passed because of its multiple benefits to the Oakridge community, the City of Vancouver, and for a sustainable future.

Sincerely,

**Onami Rahman**

*BA Honours Geography Candidate 2015 | University of British Columbia*

## Ludwig, Nicole

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**From:** Harlene Sra s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 10:34 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** s.22(1) Personal and Confidential  
**Subject:** Rethink Oakridge-statement

Hi I'm Harlene Sra. I am a local resident of the Marpole district and a common goer to Oakridge Center. Having lived in this area here now for more than a decade, I have developed close ties to the mall and what goes on around it. I recently heard about the Oakridge redevelopment when I attended a CYP event through the Leaders of Tomorrow Program held by Vancouver Board of Trade.

After being better educated of the plans the city and developers have prepared I think that the redevelopment will in fact benefit the city and the public. I feel with the creation of the civic centre such as the new library, community center, day care and senior center, will allow Oakridge to open up to different age groups and generations and build a better community.

In closing, I actually started my first job at HBC in 2007 and I feel it's a great place to gain job experience especially for the youth. I feel that there will be bigger and better opportunities for all and Oakridge will gain that competitive edge over other malls or centers. With the parking being underground, the city will save quite a bit of space to build upon, there is a great opportunity for investment, growth and diversity.

Harlene Sra

## Ludwig, Nicole

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**From:** s.22(1) Personal and Confidential on behalf of Richard Littlemore s.22(1) Personal and Confidential  
**Sent:** Sunday, March 09, 2014 10:47 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Richard Littlemore  
**Subject:** Oakridge Public Hearing

Submission from Richard Littlemore, #35:

Good evening Mayor and Council. I appreciate the opportunity to speak to the Oakridge rezoning before you.

I appear tonight as an immediate neighbour whose life will be disrupted and whose property value will be affected by this rezoning and by the long and transformative construction process that will follow. As a resident and as President of the Hemingway Strata Council, representing the two condo buildings immediately south of the Oakridge property, I can tell you that my neighbours are overwhelmingly nervous about the scope and scale of what you have been asked to approve.

Who can blame them? This project will upend our community and our lives. For those who now enjoy a completely unobstructed view of the North Shore mountains, it will remove one of their most cherished amenities. We will, quite suddenly, have thousands of new neighbours and, with a doubling of Oakridge retail space, a crush of new visitors. Almost everything will change.

And personally, I can't wait.

Oakridge, in its current state, is a tragic waste of space. Functionally, it amounts to a 28-acre surface parking lot covering a suburban-style shopping mall. I'm aware that it has its fans, but for me, Oakridge is a place where you can buy anything the aspiring fashionista might want, but almost nothing that you actually need.

How I long for a High Street, maybe a proper pharmacy and a little hardware store – and a selection of restaurants pushing the range beyond the food court and the White Spot. How I long for a streetscape with a human scale, some neighbourhood amenities and some greenspace where broad swaths of pavement make walking dangerous and unpleasant.

The Oakridge location also demands a redevelopment of some ambition. The City of Vancouver will be in a poor position to demand rapid transit on Broadway if it fails to take advantage of the Canada's Line's potential

on this sprawling brownfield. Oakridge is also positioned perfectly on the height of land; it's a place where – beyond the sixth or 10<sup>th</sup> storey – tall towers won't block anyone's views.

Most especially, though, Oakridge presents an opportunity to build a community centre – not a rec centre, but an urban village, a true neighbourhood. What exists here now is no such thing. South of King Edward, North of Marine Drive, east of Kerrisdale and West of Main Street, you don't have neighbourhoods so much as Metro Vancouver's most exclusive auto-oriented suburb – a place from which most resident start their daily car ride to work or school.

The current Oakridge plan offers an opportunity to change that in an incredibly positive way. It will reshape a mall that specializes in drawing distant shoppers, people who drive over curbs to defeat the City's traffic calming efforts. It will deliver, instead, a pedestrian-oriented village with sufficient critical mass to support the variety of locally oriented shops and services that could make this one of the most livable enclaves in the city.

Once again, I can't wait; I urge you to approve it this project without delay.

Thank you.

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 10:12 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Mall expansion / development

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**From:** Glenda Bruce s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 10:12 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Mall expansion / developmemnt

To All It May Concern,

I am sending my personal comments to you on the "Oakridge Mall Expansion / Development" that has been put forth recently  
At the Oakridge Mall Community Centre.

It is my review of the presentation that this "Will Be a Fabulous Addition to the Region"... there has been a lot of thought put into  
The community, the elderly, the active, the shopper, the work & live in your home area all that with keeping green space.

As someone who has lived & worked in Vancouver from 1975, raising my family and more.... I support this development!!

Glenda Bruce

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 9:22 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Redevelopment Proposal Support

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

**From:** Kimberly Richards s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 12:53 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Redevelopment Proposal Support

Mayor and Council,

I'm writing to express my support for the Oakridge Redevelopment Proposal. My name is Kimberly Richards and I have had the pleasure of managing the Jacob Boutique at Oakridge for the past three years. I also live only 10 minutes away and frequent the Centre on my days off work. I am particularly excited about the proposed development plans not only for my personal use but also for my business. The expansion of retail would be a significant draw for traffic to the Centre and would have a substantial benefit for current retailers and the Canadian company I work for. I think it is so important to support businesses here in Canada to keep our economy strong, which can be difficult since cross boarding shopping is so tempting in BC. To have more options available to our customers would really benefit all those involved. As for my personal interests, I'm thrilled by the idea of more green space and exercise facilities as well as new restaurants. Along with my community, I love the outdoors and a beautiful sunny spot to enjoy down time right in my own neighbourhood backyard sounds ideal to me! It's time for an upgrade here at Oakridge Centre, and as someone who has lived in the nearby area for the past ten years, I am really looking forward to these next steps and the benefits they will hold for myself and my community.

Thank you,  
Kimberly Richards

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 10:36 AM  
**To:** Public Hearing  
**Subject:** FW: Oakridge Rezoning Application

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**From:** Berube, Lucas s.22(1) Personal and Confidential  
**Sent:** Monday, March 10, 2014 10:27 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oakridge Rezoning Application

Dear Mayor and Council,

My name is Lucas Berube and I'm a Vancouver resident and urban planning consultant specializing in retail consulting.

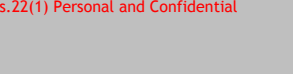
I'm writing this morning to briefly express my support for the Oakridge Centre rezoning, a process that I've been following quite closely for the last two years. In strategically located retail centres across Canada, we are starting to see a transition from the single-purpose mall surrounded by a sea of parking to truly mixed-use, transit-oriented projects offering residential, office and public amenities in addition to retail uses. In my opinion, no other project in North America exemplifies this encouraging trend more than Oakridge Mall. It's enviable location in the geographical centre of Vancouver and Canada Line access in addition to a very strong, 360 degree retail trade area allows for the viability of its retail redevelopment. The land area adjacent to a rapid transit station provides an unparalleled opportunity to add significant residential density in a location that is not auto-dependent.

For these reasons and many others I am extremely supportive of this reasoning and look forward to the opportunity to voice my support in person at a public hearing.

Sincerely,

Lucas Berube

s.22(1) Personal and Confidential



s.22(1) Personal and Confidential





## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, March 10, 2014 8:18 AM  
**To:** Public Hearing  
**Subject:** FW: Written Submission - Oakridge Rezoning proposal

**From:** Mark Friesen s.22(1) Personal and Confidential  
**Sent:** Saturday, March 08, 2014 2:12 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Written Submission - Oakridge Rezoning proposal

Vancouver Mayor and Council:

My wife and I love the city and hope to stay here for the long term. We'll never own a single family home, and consider ourselves very lucky to own our current townhouse along 16th avenue. Unfortunately, I don't believe that middle income residents like ourselves, in our current housing situation, will exist in Vancouver in 25-30 years. This is particularly distressing to me with 2 young children, whom I hope will be able to enjoy the city in the same way that we have.

The proposal for the site at Oakridge is not the answer to this problem, it won't solve the many affordability challenges that we as residents, and our kids, will continue to face in 10, 20 and 30 years. But it will help. I don't believe the only affordable or high density housing options in Vancouver should be downtown. Residents and property owners such as ourselves want to have a range of housing options throughout the city, and given the population growth that's expected for this region, it doesn't make sense for single-family homes to continue to monopolize the housing options that are available outside of current high-density neighbourhoods. Segregation between high density neighbourhoods on one hand, and single-family homes on the other, will not build or sustain the complete, mixed communities that I have come to love in Vancouver.

Further, the global challenges that we're facing such as climate change, car-dependence, fossil fuel dependence, and social isolation require innovative solutions. Innovative solutions are hard to achieve on a piece-meal basis. To be able to make a community plan and design at this scale is a rare opportunity in Vancouver. It's an opportunity to integrate innovative solutions on one site, on a large scale, without relocating residents, without destroying existing single-family homes, and without forcing further sprawl to the outskirts of the metro vancouver region. My oldest child is 3, and I hope that when she's an adult she can live in vancouver without a car, and will be able to bring her kids to a quality library and community centre no matter where she lives. Having a unique proposal such as this, with all the amenities that are on the table, and what I understand are arrangements with existing user groups in the community, is an opportunity that shouldn't be passed up.

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Mark Friesen  
s.22(1) Personal and Confidential

