

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 11, 2014 2:24 PM
To: Public Hearing
Subject: FW: Oakridge redevelopment

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

From: Ian Kendall s.22(1) Personal and Confidential
Sent: Tuesday, March 11, 2014 1:34 PM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge redevelopment

This is in regards to the Oakridge redevelopment plan. I am a 23 year old male living and working in Vancouver. The 2 things that concerns me most is transportation and housing. This project is great for this city. Don't let the "nimby" who aren't going to be the ones trying to fix the lack of housing and public transportation in Vancouver in the future. We need to start project like this now to unsure the city will be able sustain growth.

Thanks

Ian Kendall

Sent from my iPhone

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 11, 2014 2:27 PM
To: Public Hearing
Subject: FW: Oakridge Zoning application.
Attachments: Oakridge Center Rezoning Submission.doc

From: Stan Lee s.22(1) Personal and Confidential
Sent: Tuesday, March 11, 2014 1:59 PM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge Zoning application.

Attached is my written submission in favor of the proposal

Stan W Lee, C.A.

s.22(1) Personal and
Confidential

Tel: s.22(1) Personal and Confidential
Fax:
Email:

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Oakridge Center Rezoning Submission
March 10, 2014

My name is Stan Lee. I am both a resident of the Oakridge area and a tenant at the Oakridge Mall office tower.

I grew up in East Vancouver at 41st and Commerical. I frequented Oakridge Mall when Woodward's Department Store was anchored that the mall and learnt to drive in the Oakridge parking lot. Since then, my family have moved to the west side at s.22(1) Personal and Confidential and I continue to frequent Oakridge Mall.

I am a Chartered Accountant. I have a practice that employs 5 people and I serve over 900 individual clients and 250 corporate clients from my office at Oakridge Centre for the past seven years. Both my employees and my clients have found the Oakridge Centre location to be very central and convenient. Since moving my office to Oakridge Centre eight years ago, I am at Oakridge Mall 7 days a week with the only exceptions are when I am out of town.

This proposed development will not make my life any easier. The traffic, the congestion, the construction site will make it very difficult for myself, my clients, and my employees access my office. The newly developed site will warrant the landlord to increase my lease payments. But despite all of the inconveniences caused by the development, I am here to speak in **favor** of the proposed development. I am here today to speak in favor of the proposed development for the Oakridge Centre **it is the right thing to do**. It is the right thing to do for the **site**, for the **community** and for the **city**. I believe that we each need to make some **personal sacrifices** for the **betterment and future of our city**. We need to be **proactive** and forward thinking to **ensure the vitality** of our city. Oakridge Centre has always changed and adapted to the changing needs and requirement of the local community. I believe that this proposed development will **further enhance the changing needs of the community and of the city**.

I speak in favor of the development plans for three reasons.

First, I support this development because it addresses a very important and growing need, which will become a national crisis...**affordable senior housing**. With aging demographics, I believe that there is significant shortage of senior care facilities and this problem will only grow as the baby boomers continue to age. Experts claim that the number of seniors over the age of 80 will double on the next decade. My father is 91 years old was on a waiting list for almost a year before being placed at a seniors facility. The government has looks to churches and religious organizations to build senior care homes. I am the Chairman of a church in southeast Vancouver and we conducted a feasibility study to see if we could build such a facility. Unfortunately, the requirement for underground parking made it economically unfeasible for our church to undertake the project. I believe that more and more organizations will run into the same problem. If the governments are not building seniors homes and the not for profits cannot afford to undertake such projects, **we need private enterprises to step up and fill this void**. This

means that we need to work with private enterprises and allow them to work in such a way that it would be **economically viable** for them to take on such undertakings. I understand that City Council has taken back the right to determine the allocation of the social housing units. I urge you to keep affordable senior housing a priority. **Vancouver will never be a world class city if we neglect our seniors.**

I support this development because I believe that it is **conscious effort to keep the vitality** of our city growing. As housing prices continue to rise, younger families are continuing to move out of the city into Langley and Maple Ridge which will put growing pressure on the school system and health care systems in those destination communities. More and more, we see foreign investments purchasing the homes that are left vacant for more than half the time. Senior housing shortage will continue to grow. Our community centers and facilities continue to age. This proposal will address these needs. By **offering affordable social housing and senior housing**, by building a **community center** to serve the community, by providing **child care facilities** to meet the demands of the higher density residents, this will be a conscious effort to proactively plan the future of our city. This will ensure that we bring back and maintain the **vitality of a vibrant** growing city. If we do not work with the development, we are by **default endorsing the status quo.**

Lastly, we need to be mindful of our **environment**. We need to be creative in find ways that will reduce our carbon footprint. This development will model a city within a city. By allowing people to **live, work, play and shop** in the same area. By **increasing density** along the **ALRT and thereby reduce the need for cars on the street**, Vancouver will take a step in the right direction of protecting the environment.

This city council can be instrumental in not only ensuring the vitality of our city, but also cities across Canada who will be replicated this project.

Respectfully submitted,

Stan Lee

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 11, 2014 2:39 PM
To: Public Hearing
Subject: FW: Oakridge Development - Tikva and the impact of the site on the Jewish Community

From: Michael Sadovnick s.22(1) Personal and Confidential
Sent: Tuesday, March 11, 2014 2:35 PM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge Development - Tikva and the impact of the site on the Jewish Community

Dear Mayor and Council,

I spoke yesterday at the Oakridge meeting and I wanted to share my comments with you for reference as you make what are sure to be tough decisions on the development.

Michael

Thank you for letting me speak to the honourable members of Vancouver City Council. I would like to provide my views on the redevelopment of Oakridge centre and the redevelopment of the entire area. I support the development of Oakridge primarily because of what it will do for addressing the city's affordable housing issues which will have a great and long term impact on my community, the Jewish community.

My name is Michael Sadovnick, my family, my parents and many of my friends live and work in Vancouver and around Oakridge.

I was born at VGH, lived in Richmond until I was 10 at which time my family moved to Vancouver. One of the key reasons being that this was where most of the Jewish infrastructure was located. Every morning I would commute with my Dad and Brother to Vancouver Talmud Torah at 26th and Oak, I would spend time at the Jewish Community Centre at 41st and Oak, my Dad served on the board of Louis Brier at 41st and Oak, we attended synagogue at Schara Tzedek at 18th.

For most of my friends, Oakridge was "the only mall" in the city for us. It was the spot we would all congregate on Christmas Eve to see a movie, as it was one of the few places open during the holiday, perhaps it has something to do with all those Jews in Hollywood, but who knows, it was **our** Christmas tradition.

Even the summer camp I attended growing up, Camp Hatikvah, has its office located at 41st and Oak as well as another synagogue I attend at times, Chabad-Lubavitch, which is also located at 41st and Oak. Anyone noticing a pattern?

My wife even comes up here to the 7-11 at 41st and Oak which has the best selection of Kosher candy in the city. Today, I am on the executive of my Synagogue, Schara Tzedek and I am also involved in an organization that has already been mentioned in these meetings, Tikva Housing, and this is what I wish to focus on.

As I have outlined, this mall, which is next door to another Jewish Institution, King David High School and across the street from a Kosher Deli is at the centre of our community. This development is likely to attract a number of Jewish individuals who have left the

city, due to rising house prices. These individuals have created families, may work in the city and many, like when I was growing up, commute to the city in order to be involved.

Myself, I live in Vancouver with my wife and daughter close to 16th and Cambie, we are lucky. We own our townhouse, but a number of our friends are struggling to stay in the community either due to rent costs or real estate costs, all primarily due to the lack of affordable housing. It is common that I hear someone mention that we should all get up and move east, unfortunately, our institutions are unable to do the same and unfortunately this has meant a constant struggle between housing prices and connection to our Jewish infrastructure.

Many friends have also gone away to University and struggle coming to grips with returning to a city where all they can afford is a condo while in their current city they can get a house! These people want to return to raise their family in Vancouver.

Back to Tikva Housing.

I am here to implore the Mayor and the Council to recognize the unique impact that the redevelopment of Oakridge and the entire area from Granville to Main, from City Hall to past Oakridge has on Vancouver's Jewish World.

Tikva Housing is focused on working towards accessing opportunities for safe, affordable housing primarily for working-age Jewish low-income adults and families. Oakridge's redevelopment is an exceptional, perhaps once in a life time opportunity, to help bring the Jewish community members back to its centre and provide a long term plan to keep the community in the city.

My community dates back to 1872 with the arrival of Polish/Prussian Jews Louis and Emma Gold and of course the "Father of Vancouver" David Oppenheimer who was Mayor from 1888 to 1891. There is even a Jewish section of the historical Mountain View Cemetery.

Given the strong Jewish connection to this city and this community I ask that council approve the Oakridge development along with its 290 affordable housing units.

I also ask that the council seriously consider having Tikva Housing being involved with the affordable housing aspect of these developments. By making a strong commitment to family housing, by requiring space for families with 2 or 3 children, I ask that council help the Jewish community by providing affordable housing and thus ensuring it stays closer to its infrastructure around Oakridge and in the City of Vancouver.

Thank you for your time.

Michael Sadovnick, CPA, CA (Honor Roll), FEA
Partner





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Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, March 11, 2014 4:00 PM
To: Public Hearing
Subject: FW: Oakridge Center Rezoning

From: Daleep Aujlay s.22(1) Personal and Confidential
Sent: Tuesday, March 11, 2014 3:53 PM
To: Correspondence Group, City Clerk's Office
Subject: Oakridge Center Rezoning

Dear Mayor Roberson and Council,

I would like to write to express my enthusiasm and full support for the proposed Oakridge redevelopment. I am a young professional in my late twenties and believe not only does the proposal offer improved community amenities, but is environmentally conscious, offering more sustainable and affordable options to residents and consumers in the oakridge langara area. I especially appreciate the notion that residents of the development have easy access to transit and would not need to rely on a vehicle due to the proximity of amenities.

Sincerely,

Daleep Aujlay
BCom, LLB

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