

Kennett, Bonnie

From: Sam Pfeiffer s.22(1) Personal and Confidential
Sent: Friday, October 13, 2017 12:31 PM
To: Public Hearing; Public Hearing
Subject: Oak & 67th

Dear Mayor and Council,

My name is Sam Pfeiffer and I am in support of Coromandel's project at 8242 Oak Street, at the corner of Oak and 67th.

Like many others in this city, home ownership remains a goal for my wife and I. While we are currently happy where we are, we do not foresee ourselves remaining here for the long term as it would not be able to accommodate our growing family. As with most of this city's working families, easy access to buses and amenities like groceries and community centres are certainly preferable.

This area of Marpole ticks all those boxes; it is, however, currently mostly single-family homes, and that makes it out of reach for many of us looking to move into this and other neighbourhoods like these. This proposal will provide the neighbourhood with more affordable housing options, and will help those of us looking to purchase our first home.

I am looking forward to seeing Council's decision on the matter this coming Tuesday, and I appreciate your time and consideration.

Best regards,

Sam Pfeiffer
Owner, Sales & Marketing

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Dear Mayor and Council,

My name is Mario Negris, and I am the Executive Vice President of Retail for CBRE Vancouver, and I am writing this letter of support for the proposal at 8242 Oak Street.

CBRE is the world's largest commercial real estate services and investment firm, and amongst our many services is professional retail leasing. I have had the pleasure of working in CBRE's retail leasing since 1998 and this experience have provided me a strong understanding of the retail leasing market in the region.

I am writing this letter to support the modest addition of retail and office space at 8242 Oak Street for the following reasons:

1. Given the current makeup of the surrounding neighbourhood – predominately single-family homes and limited retail – the inclusion of 3,400 sf of retail is an appropriate addition to the neighbourhood which will see the continuation of smaller, neighbourhood serving retailers, and will exclude larger format stores more appropriate for higher traffic districts like Granville Street.
2. As a professional who has managed the leasing for similar buildings in low commercial, residential focused neighbourhoods, I believe this will be an attractive location for smaller, likely boutique retailers who will take advantage of the surrounding family-orientated housing, and well-planned pedestrian experience along Granville and 67th – including the plaza. The inclusion of this type of retail helps in creating vibrancy and animation to an area which is currently vehicularly orientated.

I encourage Council to proceed with the approval of this project which I believe will see the further pedestrianization of this corner.

Sincerely,

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Mario Negris
Executive Vice President, Retail Properties
CBRE Limited

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Kennett, Bonnie

From: Jane Baynham s.22(1) Personal and Confidential
Sent: Friday, October 13, 2017 4:17 PM
To: Public Hearing
Subject: 8242 Oak St.

Dear Mayor and Council,

My name is Jane Baynham, and I would like to express my support for the proposed development at 8242 Oak Street in Marpole. As someone who is looking to downsize, this project is exactly what I am looking for.

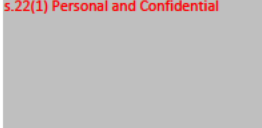
I live close to the Marpole area, and I have always loved its balance of amenities, quiet residential streets, as well as connectivity to other parts of the region. In the past years, however, there has been a lack of choices for those of us who no longer wish to work on a yard or have to worry about building maintenance – there just weren't that many options, and new developments sell out very quickly. I am writing to support this proposal, because I believe Coromandel is bringing forward something that would not only be a good building to live in, but also contribute to making the neighbourhood even more amenity-rich, with the proposed plaza, retail, and office spaces. I hope that this and other developments in the area will provide an increase in options for not only downsizers, but also those looking to upgrade into a larger family apartment, or buy their first home.

I am looking forward to seeing this development come through, and I thank Council for taking my comments into consideration.

Sincerely,

Jane Baynham

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Kennett, Bonnie

From: Lynn Reitenbach s.22(1) Personal and Confidential
Sent: Sunday, October 15, 2017 4:30 PM
To: Public Hearing
Subject: Oak & 677th Redevelopment

Dear Mayor and Council,

My name is Lynn Reitenbach, and I am writing this letter to support the proposed development at 8242 Oak Street. As a Marpole resident, this project is timely and would be a welcome addition to our neighbourhood.

Coromandel is proposing 44 new units to Marpole, most of which are large enough to accommodate a small family. I think these kinds of units are great because they not only allow younger families to move to a location close to parks and schools, but also allows options for downsizing. Typically, people who downsize are not looking for small microsuites, and would also appreciate the extra space that they could use to host guests or just for the simple increase in liveability.

I appreciate that the project will also add some retail and services to the neighbourhood, in addition to a public plaza. While perhaps not an urgent need, a public plaza is definitely a desirable addition to the community where people are able to gather and lounge in their spare time – I'm sure it will be well used in the summers.

Overall, I am supporting Coromandel because I think this project will bring more affordable housing options to Marpole, and ensure that multiple generations of people will be able to live in this neighbourhood. Council, as you are all aware, housing challenges in this City continue to be a struggle for many. A project like Coromandel's is respectful of the existing community plans, and more than exceeds the bare minimum requirements asked of it. Please help make Marpole an even better place to live, and provide us with more housing choices. I hope you approved of this proposal at Public Hearing.

Thank you.

Sincerely,

Lynn Reitenbach

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Kennett, Bonnie

From: Jaclyn Chan s.22(1) Personal and Confidential
Sent: Tuesday, October 17, 2017 10:27 AM
To: Public Hearing
Subject: 8242 Oak Street

Categories: Orange Category

Dear Council,

I noticed the rezoning application at 8242 Oak Street and wanted to say how excited and happy I am to see this intersection change.

I have lived in Vancouver since I was young and have eaten at the Japanese restaurant across the street multiple times. The fact that new residential homes, new retail and new office will get built on this old gas station will really make the area change for the better and provide more condo options for young working couples like myself and my husband, and all my friends.

The change at Marine and Cambie is amazing! Lots of my friends bought a home there, and we watch movies at Cineplex and shop at T&T. So I really hope Oak and 67th will become something similar with cool little shops, services and restaurants. Also, the more homes the better please, especially one bedrooms.

Thank you for your time.

Sincerely,

Jaclyn Chan
Vancouver, BC

Kennett, Bonnie

From: Tracy Beshara
Sent: Tuesday, October 17, 2017 11:11 AM
To: Public Hearing
Subject: Rezoning application for 8242 Oak Street

Categories: Orange Category

Hello Mayor Robertson and City Councillors,

Regarding the application for rezoning for 8242 Oak Street:

- i. This proposal is fully conforming to the Marpole Plan which was the product of several years of public engagement and consultation. I have been a part of the Marpole Planning process since the beginning and see no conflict with the rezoning application for 8242 Oak Street and the Marpole plan. Below are some highlights from the approved and implemented Marpole Plan:
 - a. Enhancing West 67th Avenue and Oak Street as a local shopping area
 - b. Introducing more housing types along Oak Street
 - i. Mixed use up to 8 storeys at Oak and 67th
 - c. Creating safer crossings for Oak Street
- ii. The Marpole area has seen the gradual hollowing out of the community due to the aging population (homes that once housed four, now house two or one), and escalating land prices which have been limiting the abilities of younger families to move or return to the neighbourhood. So, pleased to see the high percentage (over 70%) of the suites at 2 or 3 bedrooms which may start to attract families back to this neighbourhood. Nothing like this was available when I had two children living in a one bedroom condo in Marpole. If this was available when I lived in Marpole then I would have had more options in Marpole to accommodate my growing family.
- iii. CAC's – does Family Services fall under the umbrella of Childcare according to the City of Vancouver consideration for CAC's? MOFP believes in offering families a choice between child care or caring for their own children. Those who wish to work should have access to daycare, those who wish to raise their children at home should also have access to family services. This City of Vancouver has allocated from the 8242 Oak Street development from the CAC's \$1,215,000 toward childcare and community facilities in and around the Marpole Community Plan area. MOFP would like to request a portion of the CAS's to go towards direct Family Support and Services through Marpole Oakridge Family Place Society.

Marpole Oakridge Family Place fully supports this application for rezoning and the proposed development.

Respectfully submitted,

Tracy Beshara
Executive Director
Marpole Oakridge Family Place

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