

Public Hearing: December 8, 2020 Item 5. CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre) - Support

Date Received	Time Created	Subject	Position	Content	Full Name	Organization	Contact Info	Neighbourhood	Attachment
12/07/2020	21:50	PH2 - 5. CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)	Support	I support the rezoning of this site for the following reasons: 1. The Oakridge Transit Centre site is one of the most under-utilized asphalt covered sites in Vancouver. It is at the intersection of two major arterials and a few blocks from a rapid transit station at Cambie and W. 41st. 2. The proposed rezoning will provide much needed affordable and market housing. 3. The proposed rezoning has thoughtfully responded to the surrounding context and adjacent properties. 4. Although the proposed building heights, density, and form of development are satisfactory, the site and changing context could easily accommodate greater heights and density.	Mark Ostry		[REDACTED]	Unknown	No web attachments.
12/08/2020	12:59	West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre).	Support	I support the rezoning of the Oakridge Transit Centre, and I look forward to it becoming a community in the future.	David Negrin		[REDACTED]	Unknown	APPENDIX A
12/08/2020	14:04	949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)	Support	Please see letter of support attached.	Tony Wen		[REDACTED]	Unknown	APPENDIX B

December 7, 2020

City of Vancouver  
453 W 12<sup>th</sup> Avenue  
Vancouver, B.C. V5Y 1V4



To: Vancouver City Council

**Re: CD-1 Rezoning of Oakridge Transit Centre**

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I am writing to express my support for the rezoning of 949 West 41<sup>st</sup> Avenue and 5469-5507 Willow Street (Oakridge Transit Centre).

The size and location of this project provides an exciting opportunity for the design team to create a sustainable, mixed-use community that not only integrates into, but enhances the surrounding neighbourhood. The built form proposed by the design team is thoughtful, as well as intentional, as each building responds directly to the site's context and allows for "public life" to be an important focus of the community.

With the project well-served by high-quality rapid transit, the development's 1) proximity to existing community amenities and 2) inclusion of a 2-acre public park, daycare and commercial space, will help further its goals of achieving an active, walkable community. In addition, the project's commitment to providing diverse housing options including strata, social housing, secured market rental and moderate income rental, will be an important and meaningful step in helping address the issue of affordability in the City of Vancouver.

As someone who has worked in the development industry for over 30 years, I look forward to seeing this site become an activated and vibrant part of the community.

Sincerely,

s.22(1) Personal and  
Confidential

A grey rectangular box redacting the signature of David Negrin.

David Negrin  
Attollo Management Inc.

**809 PROJECTS**  
LIMITED PARTNERSHIP

# 08 DECEMBER 2020

Dear City Council,

**RE: SUPPORT FOR REZONING APPLICATION 949 WEST 41ST AVENUE & 5469-5507 WILLOW STREET (OAKRIDGE TRANSIT CENTRE)**

As the future developer of a neighbouring Oakridge Medical Centre, I write to you in support of **CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)** rezoning proposal.

Currently a gravel pit, the project offers significant contributions to the community in both public amenities and future job opportunities. To the former, a generous 2-acre public park and non-profit childcare will be a welcome addition to neighbouring families. To the latter, the construction of 1.4 million square feet of building space will surely provide thousands of local job opportunities in the coming years.

As a neighbouring development, the project will improve the pedestrian realm from an empty lot, fenced-off from the community, into a vibrant, connected pedestrian and commercial centre, improving the neighbourhood for all current and future residents.

With these significant benefits in mind, we hope council we choose to vote for this rezoning proposal.

Sincerely,

S.22(1) Personal and Confidential



2020-12-8

Per 809 Projects Limited Partnership.

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