

## Castro, Maria

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**From:** Carole Lieberman "s.22(1) Personal and Confidential"  
**Sent:** Friday, June 09, 2017 10:28 PM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 809 W 23rd Avenue

To Whom it May Concern,

I am strongly opposed to this re-zoning application of a property in the middle of a lovely residential single family home district.

It appears too dense and too crowded in an area of single family homes and totally out of place.

I support and understand densification of areas close to and along Cambie Street, Oak Street, and West King Edward but ***to add a multi-family project containing six dwelling units with potential for additional lock-off rental units in this location is totally wrong and inappropriate.***

***The neighbourhood is currently zoned RS-5 and to change one property to CD-1 in the middle of the neighbourhood is a huge error.***

I suggest that you give this proposal careful re-consideration and retain the zoning as RS-1.

I have been selling residential Real Estate in Vancouver since 1990 and I have a clear understanding of densification and re-zoning and I am strongly opposed to this proposal.

Sincerely,  
Carole P Lieberman

"s.22(1) Personal and Confidential"



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**From:** Heather Peers "s.22(1) Personal and Confidential"  
**Sent:** Sunday, June 11, 2017 2:51 PM  
**To:** Public Hearing  
**Subject:** CD-1 Rezoning and Heritage Designation: 809 West 23rd Avenue

As a resident in the community, I have strong opposition to this proposal.

- The AMORC building received a bare minimum score to be called “heritage” from heritage consultant in the project Statement of Significance (SOS). To consider this a heritage building, in the true sense of the word and the true meaning and significance of it is ludicrous.
- The applicant is claiming that this project will bestow on the community \$1,082,500 of public benefit in the form of heritage value to the DP community if this building is restored. However, in a community where (a) there is considerable opposition for this project as proposed, and (b) there is little to no community recognition of heritage value, this benefit is not for the DP community, but rather benefits the developer.
- There is no reasonable opportunity for the community to submit an alternate heritage SOS report.
- Current City processes do not allow the public to physically appear before the Heritage Commission even when this designation can have such a dramatic and material impact on the neighbourhood.
- Approval of this designation will create a precedent for building condominiums on any heritage property in Douglas Park.
- The Cambie Corridor Plan has been established as a means to implement an enormous amount of density within blocks of the Douglas Park area and beyond, and is introducing thousands of affordable units in its scope.
- Douglas Park has been identified as a single family zone under the Cambie Corridor plan.
- A variety of townhouses and condominiums are and will be available as close as two blocks away from the project site.
- Spot-rezoning this site to CD1 as proposed is inappropriate and the Applicant should not be given special treatment.

### Applicant's conduct

- Residents of the Douglas Park Community proposed less offensive alternatives to the proposal design but these were ignored by the Applicant. The Applicant was not interested in working with the community towards reaching a mutually agreeable design plan. This is disappointing, because in other instances where developers have had plans that negatively impacted DP families, the DPNA was able to work with the developer and affected families in reaching a successful compromise.

I strongly urge the city to stay true to the plans within the surrounding area and focus on Cambie densification as opposed to succumbing to in appropriate pressure from individual unscrupulous developers resulting in precedent setting "spot rezoning" applications as proposed for this very unremarkable location.

Regards,  
Heather Peers

"s.22(1) Personal and Confidential"

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**From:** Hodie Kahn "s.22(1) Personal and Confidential"  
**Sent:** Sunday, June 11, 2017 2:53 PM  
**To:** Public Hearing  
**Subject:** CD-1 Rezoning and Heritage Designation: 809 West 23rd Avenue

Dear Mr. Mayor and Members of City Council,

I am writing with respect to oppose the application to amend the zoning of 809 W. 23<sup>rd</sup> Avenue (site of the AMORC Lodge) from RS-5 (Single Family) District to CD-1 (Comprehensive Development) District.

I salute and support the City's goals to encourage many options for affordable living in Vancouver, and commend developers with a keen eye for aesthetics and who are willing to think out of the box (even when they make promises they do not keep).

However, an amendment to the Zoning and Development By-Law to accommodate a development for this site that is not endorsed by neighbourhood residents, including but not limited to those most impacted by it; is based on suspicious foundation, and is beyond the guidelines set out by the City, itself, with respect to its ongoing and prospective Phase 3 zoning changes to the Cambie Corridor, should not be supported.

The City's Heritage Policies and Guidelines, including the Heritage Action Plan, upon which the amendment is being promoted, are implemented with bias and prejudice. The process is flawed. It is a closed shop, which denies the opportunity for fair and open discourse.

The Statement of Significance (SOS) submitted to the Heritage Commission in support of heritage status for the development proposed for 809 W. 23<sup>rd</sup> Avenue (the AMORC Lodge) included a bare minimum score for Heritage C status. That SOS was the *only* one permitted for consideration by the Heritage Commission, no alternate viewpoints were welcomed or invited for consideration. Further, the optics of the process are very poor in that the only SOS considered was composed, endorsed and presented to the Commission by the same person, Donald Luxton, charged by the City as the lead consultant for its Heritage Action Plan. That should have raised flags with City Council to a process, defective and blind to conflict of interest. Furthermore, with respect to the so-called 'adaptive reuse of the existing building', the proposed development for the site suggests radical changes that will eliminate altogether any whisper of the original character or heritage integrity of the Lodge.

809 W. 23<sup>rd</sup> Avenue does not fit within the City's own parameters for the Cambie Corridor Plan and breaks with the City's own guidelines. Phase 3 of the Plan calls for rapid and mass densification

along arterials (and one- block off), including King Edward Avenue, and Cambie and Oak Streets. The Cambie Corridor Plan, which has already begun, supports the introduction of thousands of 'affordable' units to the area. This site is beyond the borders of the Plan.

The proposed multi-residential development on the site will not enhance the neighbourhood. Added traffic and cars, courtesy of commuters who use the Canada Line, and employees of GF Strong and VGH, amongst others, are already increasingly choking the neighbourhood. The proposed development on the site will contribute further to an already declining situation.

The proposal includes plans to remove healthy trees and green coverage, which is in contravention of the City's goals to preserve both, and will result in a diminished streetscape.

Changing the zoning will set a dangerous precedent for future spot rezoning amendments by aggressive developers, any of whom may be able to promote higher density projects by exploiting the status of dozens of heritage homes in this neighbourhood (and others) to build condominiums/townhouses, with total disregard for the impact on and input from the residents who actually live in this neighbourhood.

And changing the zoning outside of the Phase 3 scope of work and embarking on a project to further densify this neighbourhood, when the impact of the nearby land assembly projects is yet unknown is not logical. It is simply too much, too soon.

Passing this amendment will negatively impact the Douglas Park Neighbourhood and its community, in contravention of the City's own stated policies "to guide positive change and development in neighbourhoods." ([vancouver.ca](http://vancouver.ca))

I encourage you not to pass this amendment.

Sincerely,

Hodie Kahn

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**From:** Jean La Borie "s.22(1) Personal and Confidential"  
**Sent:** Sunday, June 11, 2017 5:02 PM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 809 W 23rd Avenue

I am astounded that such a dense development is planned for a single-family zoned area!

The area is zoned RS-5 – of which three of the six intents are to:

“Maintain the existing single-family residential character of the district”. This development proposes 6 units where all neighbours are single-family dwellings with a conditionally allowed secondary suite.

“Enhance neighbourhood features through the maintenance and addition of healthy trees and plants”. This development proposes to remove at least 5 and up to 7 trees from the lot. I see on the plan the developers have graciously allowed the neighbours to retain their trees!

“Emphasize design compatibility with the established streetscape”. The proposed development pushes the existing “heritage” structure far to the front of the lot; much farther than any of the neighbour’s structures. .

The development proposed – regardless of its “heritage” billing – goes entirely counter to the above intents. There are six units packed onto one small lot; the plan is to remove up to 7 trees; the main building is far closer to the front of its lot than any of its neighbours.

The King Edward corridor has been approved for increased density. Right now, that is where the density should be, not in the middle of a single-family zone.

Jean La Borie

## Castro, Maria

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**From:** Jim Timms "s.22(1) Personal and Confidential"  
**Sent:** Monday, June 12, 2017 9:01 AM  
**To:** Public Hearing  
**Subject:** AMORC, 809 West 23rd Ave.

City Planners, Councilors

Re: AMORC site

I write to register my opposition to the 'Heritage Designation' and the 'Spot Rezoning' of the AMORC site at 809 W 23<sup>rd</sup> Ave.

I have reviewed the Statement of Significance (SOS) and disagree with Evaluation points awarded and the conclusion that the building should be added to the Vancouver Heritage Registry in the "C" category.

The building was a United church for only 10 years from 1927 to 1937 and a Baptist church until 1952. The building was acquired by the Ancient and Mystical Order of Rosae Crucis (AMORC) in 1952 and many alterations to the structure occurred – interior Egyptian motifs and mystical symbols, doors and porches changed, windows blocked, exterior covered in plaster material. The use of the building for the past 65 years has no relevance to the neighbourhood, and the current structure is not representative of ecclesiastical architecture from the 1920's.

The building does not have architectural or cultural attributes that justify the proposed Heritage designation.

The 'Heritage Designation' and the 'Heritage Restoration Covenant' are proposed by EDG and Luxton to gain density (additional 3,500 sq.ft,) in an area that is zoned RS-5 in Douglas Park, to the financial advantage of the developer and to the detriment of the Douglas Park neighbourhood.

The proposed development will be sold at 'market value' and will not provide 'alternative/affordable' housing options in the Douglas Park neighbourhood.

In summary, the proposed development is not justified by Heritage attributes, is contrary to Cambie Corridor Phase 3 Plan zoning, and will not impact the 'affordable housing' issues in Vancouver.

James Timms

"s.22(1) Personal and Confidential"



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**From:** Mike Burdick "s.22(1) Personal and Confidential"  
**Sent:** Monday, June 12, 2017 9:03 AM  
**To:** Public Hearing  
**Subject:** 809 West 23rd Avenue, Vancouver

To Mayor and Council,

I am writing in relation to the proposed development of 809 West 23<sup>rd</sup> Avenue. I am the spokesperson for the Marpole Residents Coalition and this application came to our attention as it relates to development of the Cambie Corridor. Marpole has been under the impression with the implementation of the Marpole Plan and Cambie Corridor Plan that the current zoning will be honored. It appears that the application calls for a development within the Heritage guidelines to CD 1. I believe that this is a "slippery slope" to gain density and make profits under the current hysteria of the lack of "affordable housing". We all know there is no affordable housing in Vancouver! The price of the land is simply too expensive to support such a claim. What will the end result with this development be? It will end up being 6 condos selling for over \$2,000,000 each and 4 rental spaces that will probably rent for over \$2,000 per month. Is the desired result of City Hall to allow more neighborhoods to have unoccupied condos in their community at unaffordable prices? We have already allowed whole communities to be changed dramatically with this approach. Perhaps it is time to step back and determine is it really worthwhile to have this development and the resulting impact on the Douglas Park area. I think not. Certainly there is a better use for this property.

Thank you.

**Mike Burdick**

"s.22(1) Personal and Confidential"



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I write to oppose the 'Heritage Designation' and 'Spot Rezoning' of the AMORC site

The building looks nothing like a "church", hasn't looked like a "church" or functioned as a "church" since in the 1950's when it was damaged by fire. The windows have been covered over, some doors and other features have been deleted and the total exterior is covered in plaster material( note picture attached). The structure more resembles a warehouse than a historic church. Furthermore, there is ZERO connection to the community. This building is not a heritage site!

The **exaggerated** and **inflated** 'Heritage Designation' proposed by EDG and Luxton is an attempt to gain density increase (3,500 sq.ft.) in an RS-5 zoned area of Douglas Park. This will grant excessive advantage to one developer at the expense of the neighborhood and sets a precedent for 'Spot Rezoning' any structure across Vancouver. This project will not add to affordable housing which is what the City of Vancouver needs and only results in a large profit for the developer.

The RS-5 zoning in Douglas Park is in accord with the Cambie Corridor Phase 3 Plan, currently being processed by City of Vancouver planners, and should be retained.

Beverly Hanna

"s.22(1) Personal and Confidential)"



Beverly Hanna



## Castro, Maria

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**From:** Richard Rosenbaum "s.22(1) Personal and Confidential"  
**Sent:** Monday, June 12, 2017 1:14 PM  
**To:** Public Hearing  
**Subject:** Spam: CD-1 Rezoning and Heritage Designation: 809 West 23rd Avenue

As residents of the area we are opposed to spot rezoning the property at 809 23rd Avenue in Vancouver. If this property is considered a heritage site any development of the property would require that it be in keeping with the original intent of the its original use. While it has been used as a church, hall and meeting place it was NEVER used a dwelling of any kind. The various plans that have been presented are not in keeping with this site's original use and in fact obfuscate its value as a heritage site.

We are well aware that Vancouver is challenged to create more density and make the city more affordable. As a father I am concerned that our children will not be able to live in Vancouver. Nevertheless using the argument that 809 West 23rd is a heritage site to build a 6+ unit condo development is flawed. Its simply a way to build very expensive units in a RS5 neighbourhood.

Bottom line is that the property should either be used as intended or torn down to make way for dwellings that are in keeping with areas zoning.

Richard & Linda Rosenbaum  
"s.22(1) Personal and Confidential"

## Castro, Maria

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**From:** Bernie Hensel "s.22(1) Personal and Confidential"  
**Sent:** Monday, June 12, 2017 3:05 PM  
**To:** Public Hearing  
**Subject:** douglas park rezoning

We understand that the matter of the AMORC building is coming before council Tues and we wanted to voice our STRONG OPPOSITION to what the developer is proposing

We walk past the property almost every day, and are truly people who live in the neighborhood.

We have spoken to many of our neighbor's and no one is in favor of what is being proposed. We see no reason to have multi-family in the middle of that neighborhood.

With all the re-zoning that is happening up and down the Cambie Corridor (phase 3) there is no need to this project.

We also think the 'heritage' designation is laughable.

Just turn it into houses, with laneway house and you'll increase the density to a proper level, not beyond

Hensel Family  
"s.22(1) Personal and Confidential"

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