



CD-1 Rezoning: a) 2165-2195 and b) 2205-2291  
W 45th Ave; and Heritage Designation of the  
Dunbar Ryerson United Church

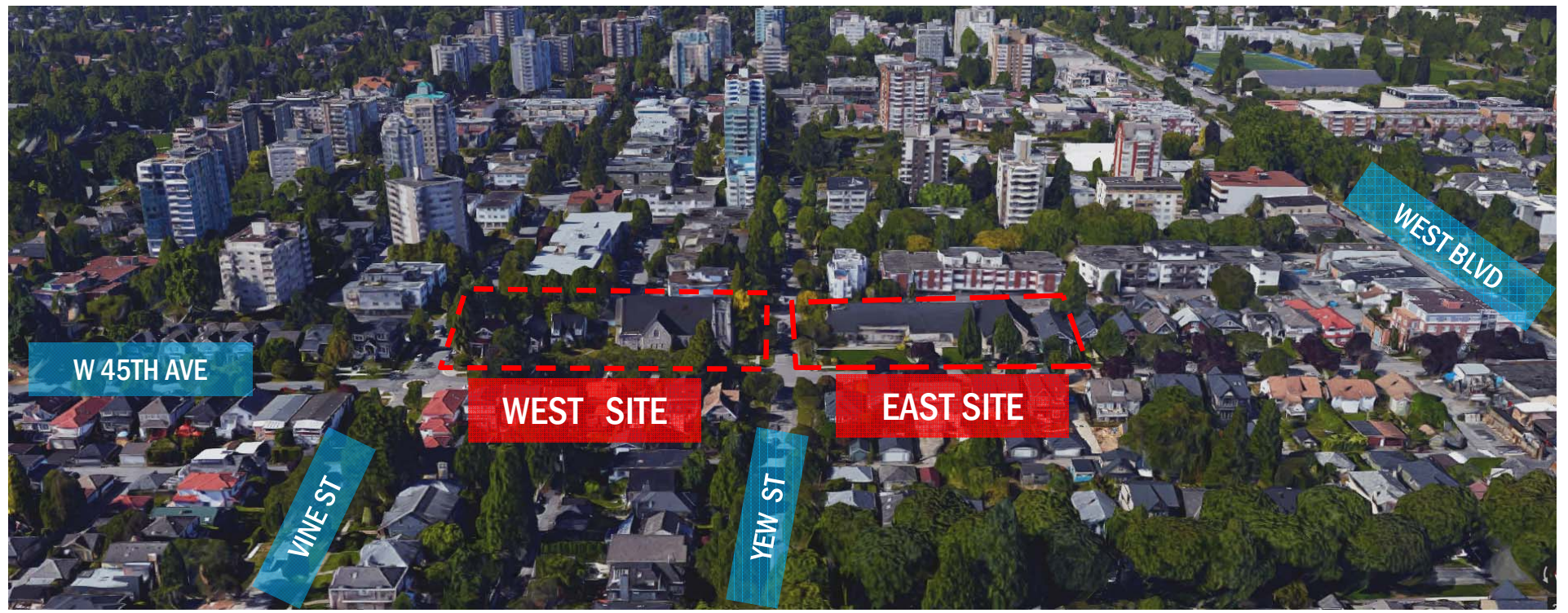
**Public Hearing | October 17, 2017**



# Site and Context



# Proposal



# Proposal: West Site



<i>Development Data</i>	
<b>Floor Space Ratio</b>	1.73
<b>Social Housing</b>	32 Units
<i>Studio</i>	13 Units
<i>One Bedroom</i>	13 Units
<i>Two Bedroom</i>	6 Units
<b>Parking</b>	4 Spaces
<b>Loading</b>	2 Spaces



# Proposal: East Site



<i>Development Data</i>	
<b>Floor Space Ratio</b>	2.47
<b>Height</b>	8 storeys
<b><i>Dwelling Units</i></b>	40 Units
<b><i>One Bedroom</i></b>	5 Units
<b><i>Two Bedroom</i></b>	16 Units
<b><i>Three Bedroom</i></b>	19 Units
<b>Parking</b>	137 underground parking spaces



## **Heritage Policies and Guidelines**

- Protection of A-listed heritage building

## **Council's Affordable Housing Policies**

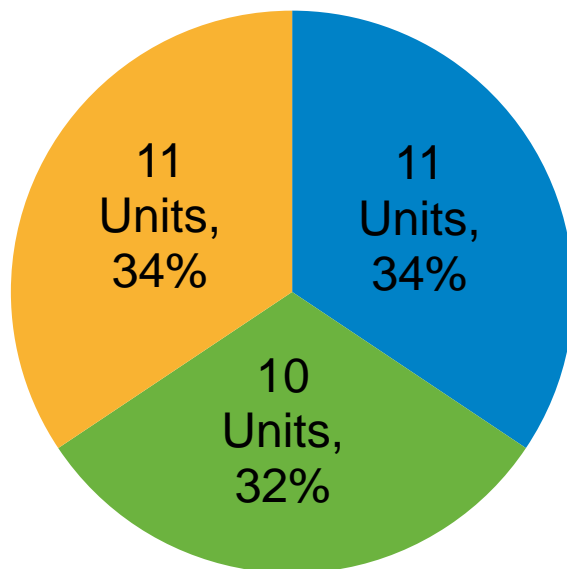
- Delivery of 32 units of social housing

## **Arbutus Ridge/Kerrisdale/Shaghnessy Community Vision**

- Support for heritage protection
- Support for affordable housing
- Support for the reuse of institutional sites.

## Unit Breakdown by Affordability

- Income Assistance
- Market Rents
- HILs Rates



32 units of social housing that exceed the minimum affordability criteria for social housing to include 30% of units rented at below BC Housing's Housing Income Limits or HILs rates.



- Ryerson United Church
  - Completed in 1928
  - Heritage register – ‘A’ Category
- Heritage value:
  - History of Kerrisdale
  - Establishment of the United Church in Canada
  - Landmark presence
  - Architecture and materiality
- Vancouver Heritage Commission – April 10, 2017





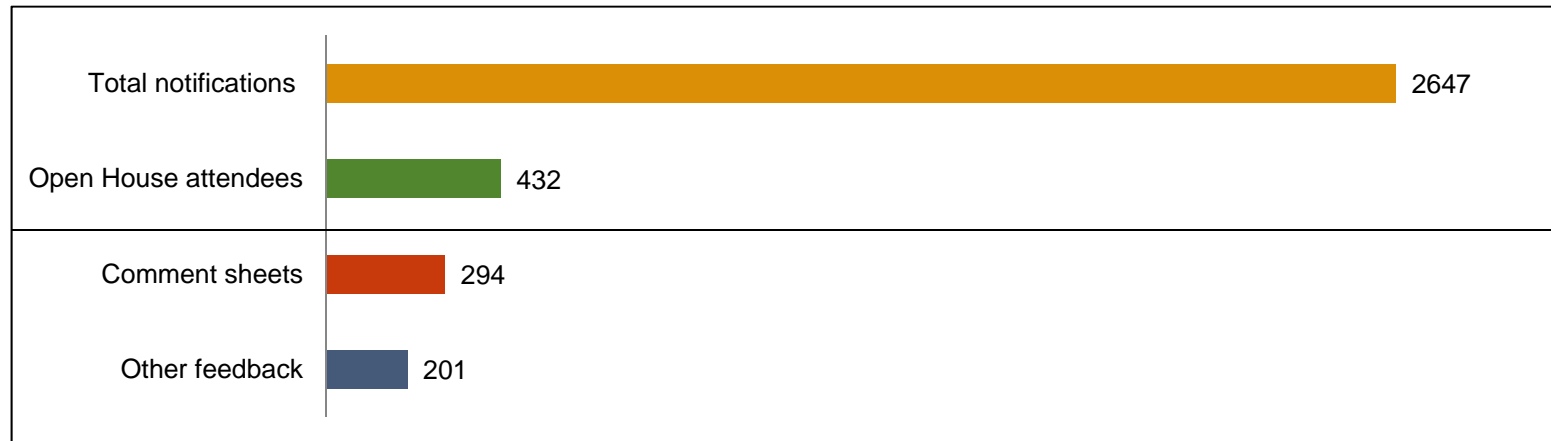
# Cultural Performance and Rehearsal Space



- For over 80 years Ryerson has operated as a community-based and cultural rehearsal and performance facility
- Serves over 30 music groups
- Renowned Vancouver Choirs including Elektra, Chor Leoni and EnChor
- Proposal includes new and enhanced rehearsal and performance facility



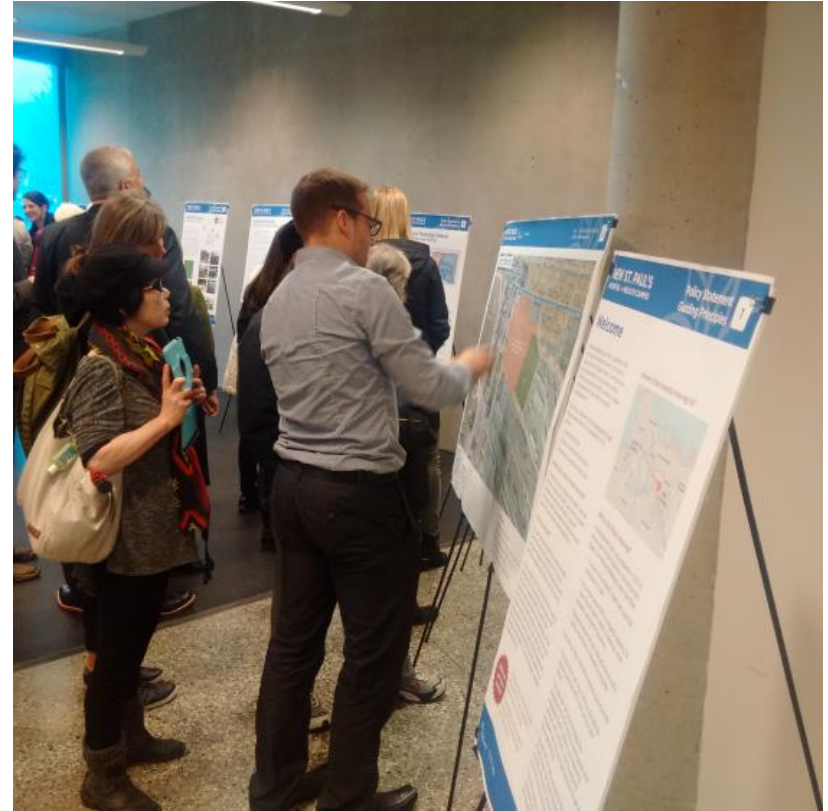
- Pre-application consultation
  - Jan 25, 2015: 88 people attended
  - Sept 29, 2015: 130 people attended
  - Arbutus Ridge/Kerrisdale/Shaugnessy Community Vision Group
- City hosted open house – February 27, 2017
  - 432 attendees, 495 responses



- Ryerson Neighbours
- ARKS Community Vision Group

# Summary of Comments

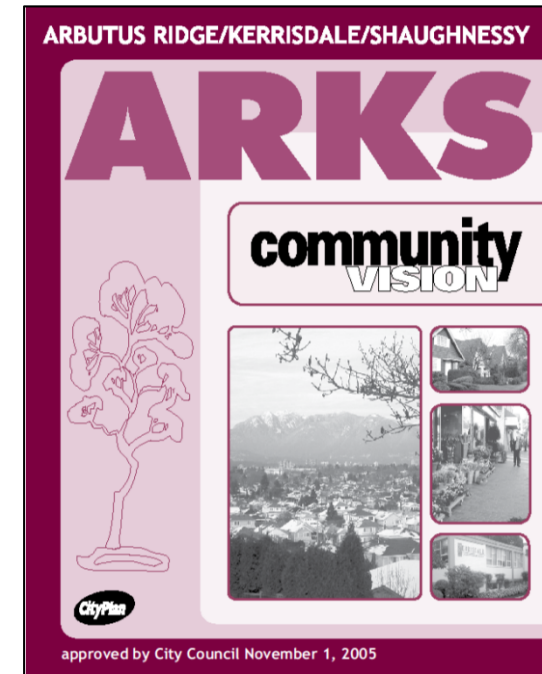
- Key Concerns:
  - Height and scale
  - Traffic congestion and safety
  - Parking
  - Lack of consistency with the ARKS Community Vision
  - Loss of trees and green space
  - Loss of character homes
  - Construction impacts
  - Loss of existing preschool and recreational space
- Supportive Comments:
  - Support for social housing and protection of the heritage church
  - Strong support for the new and enhanced choral facility
  - Support for the responsiveness to public comments regarding height
  - Strong support for providing both non-market and market housing on the west side in an amenity rich neighbourhood



# Response to Public Comments: Height and Scale



- Arbutus Ridge/Kerrisdale/  
Shaughnessy Community Vision  
(2005)
  - Support for heritage protection
  - Support for affordable housing
  - Support for the reuse of institutional sites
  - New Housing Types directions support for low-rise housing up to 4 storeys – applicable to long range planning
- Examples of heritage and seniors housing projects:
  - Crofton Manor – 6-storey seniors
  - Kirkland Metal – 6-storey heritage
  - Shannon Mews – 5 to 10 storeys



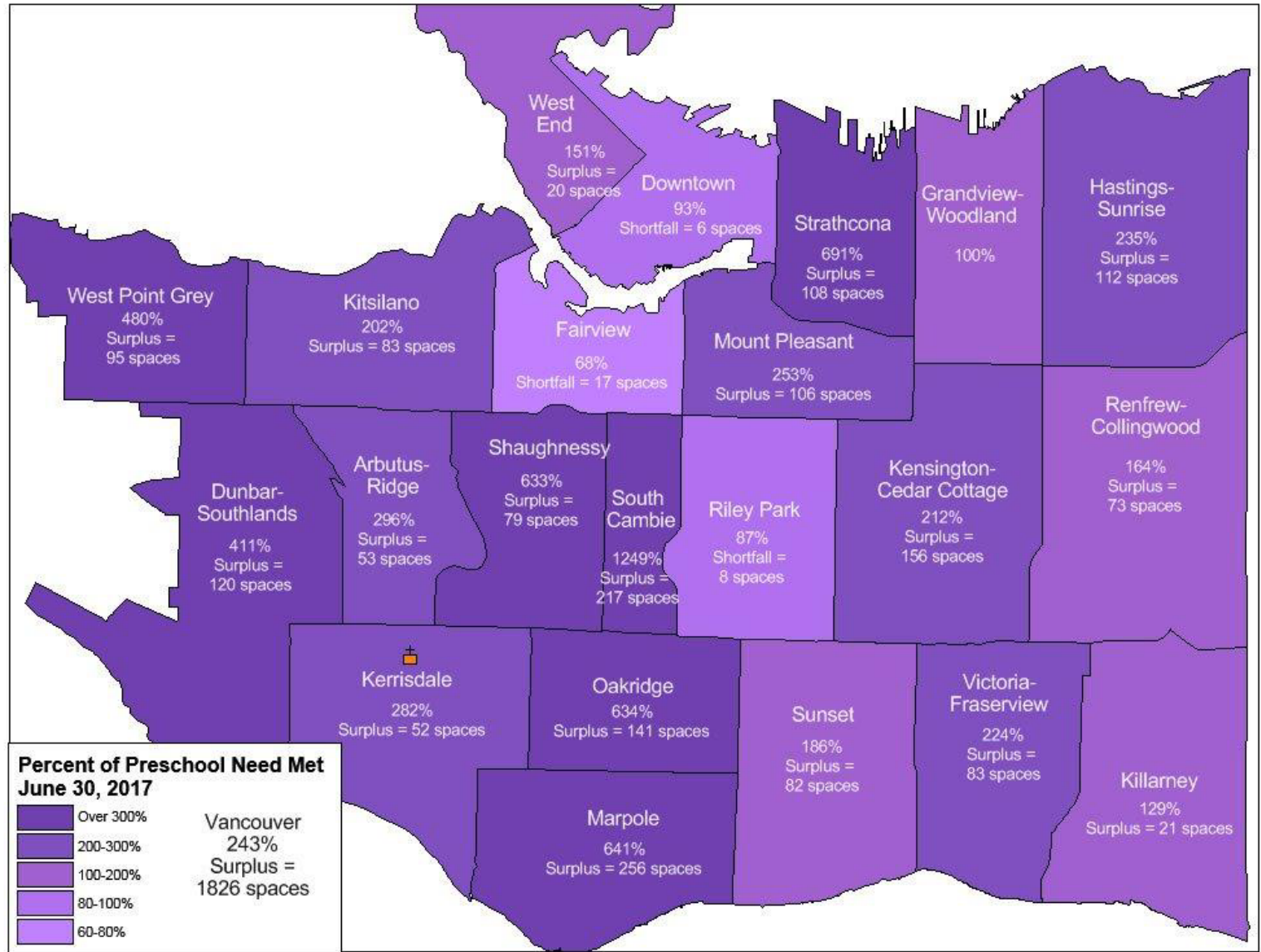


- Parking
  - Existing – 10 spaces
  - Proposed – 45 spaces (church and activity centre); 12 spaces (affordable housing); 83 spaces (market housing)
- Proposed traffic and pedestrian improvements
  - Improved street lighting, new sidewalks, speed humps and a contribution toward further traffic calming
- Transportation management plan

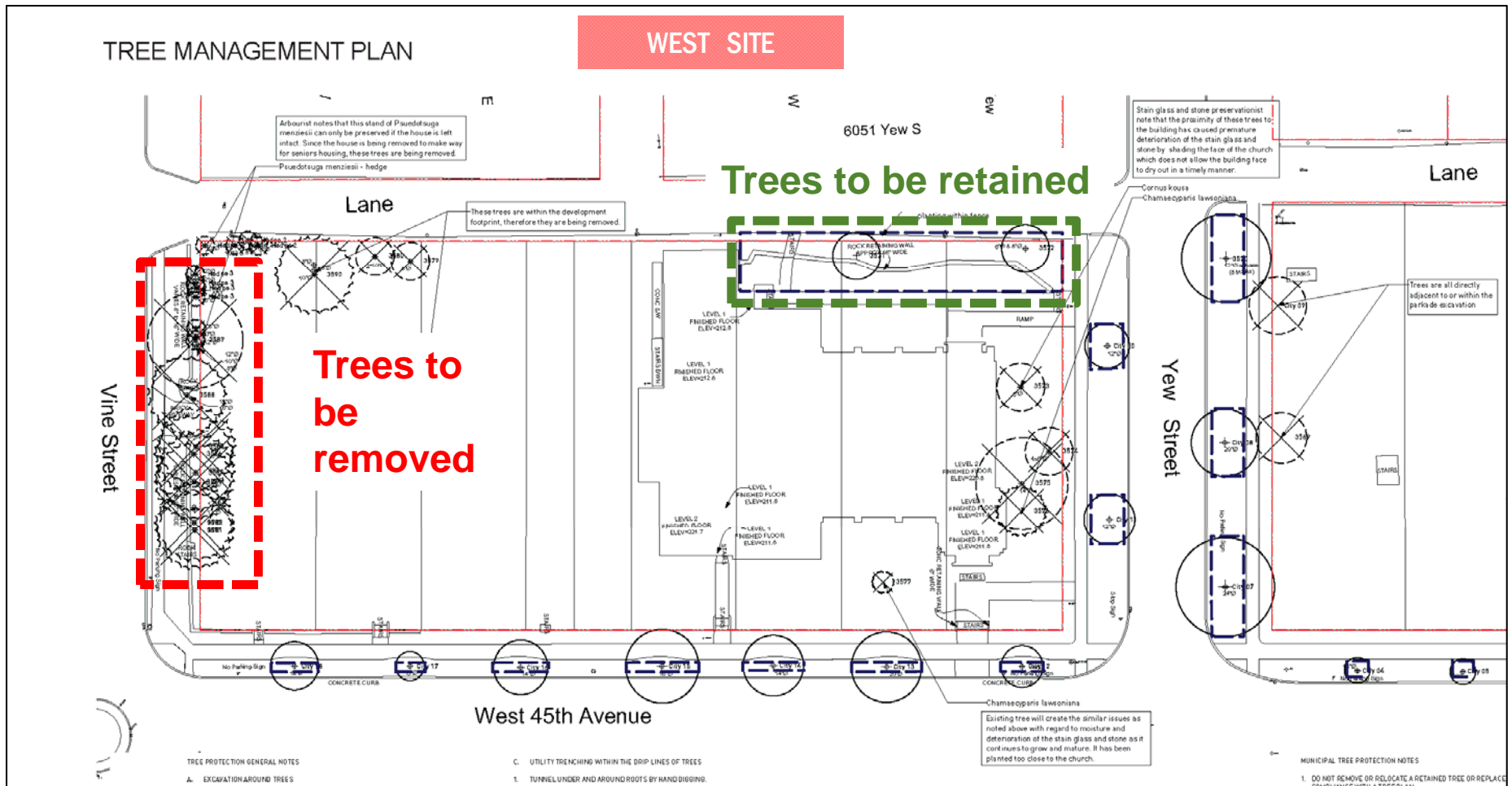
# Response to Public Comments: Existing Preschool



- Kerrisdale preschool supply serves 282% of demand (i.e. surplus of 52 spaces)



# Response to Public Comments: Existing Trees





# Response to Public Comments: Character Houses



# Conclusion

- 32 units of social housing
- New and improved cultural space
- Protection of a significant heritage 'A' listed church

