



1020 Denman St. P.O. Box 47036 Denman Place, Vancouver, BC V6G 3E1
(604) 254 9411 info@heritagevancouver.org www.heritagevancouver.org

February 23, 2015

Mayor Gregor Robertson and Vancouver City Council
Vancouver City Hall
453 W. 12th Ave.
Vancouver, BC, V5Y 1V4

Dear Mayor & Council:

Re: Rezoning of 2095 West 43rd Avenue, Vancouver (Former Kerrisdale Baptist Church)

We are writing in opposition to this proposed rezoning, which will result in the demolition of this fine heritage church building in the centre of Kerrisdale.

We trust that there is still time to seek a community group or a faith-based organization that could use this space. The exterior and the original interior spaces are in good condition and could be adapted as a much-needed annex to the Kerrisdale Community Centre. Alternatively, we encourage the City and the owners to examine how the existing structure could be repurposed, with a compatible addition, to create a unique condominium complex.

Kerrisdale Baptist Church was rated as a heritage C building in a recent evaluation. It is unique in that it was first built in 1912 as a Baptist Sunday School in Port Coquitlam, and ten years later, moved by barge to Kerrisdale. The original building was transformed into a handsome new church in 1929, by Sharp & Thompson, Vancouver's longest serving architectural office. The present form was completed with extensions and a new front entrance in 1947. Although attendance decreased until the church was sold, the building was well maintained and appears to be in good condition.

With declining attendance at many Vancouver churches, potential church closures are rampant and threaten the loss of many significant heritage buildings. When these buildings close, Vancouver communities lose more than Sunday worship space; they lose space for the countless social and cultural activities that churches accommodate seven days a week. Churches offer reasonably priced settings for rehearsals and performances for many of the City's performing arts groups. The reasonable prices also benefit community clubs, youth groups, and non-profit societies.

Heritage Vancouver strongly supports retaining our significant heritage churches. Our first preference is that these buildings continue to support social and cultural activities in their communities. The City could engage proactively in planning the adaptive re-use of these



1020 Denman St. P.O. Box 47036 Denman Place, Vancouver, BC V6G 3E1
(604) 254 9411 info@heritagevancouver.org www.heritagevancouver.org

facilities as community amenities. In some cities such as Ottawa, many denominations are collectively planning to do this themselves. Absent such an initiative in Vancouver, the City could show leadership on the issue. It would be appropriate for the City to include in the Heritage Register Update a focused examination of Vancouver's churches. Where a heritage church is not adaptable for social or cultural uses, we would like to see it repurposed for housing, commercial or another community amenity, rather than being demolished.

Yours truly,

A handwritten signature in black ink, appearing to read "Javier", written in a cursive style.

Javier Campos, President
Heritage Vancouver Society

cc. Penny Ballem, City Manager
Brian Jackson, General Manager, Planning and Development
Members of the Heritage Commission
Marco D'Agostini, Senior Planner Heritage Group

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, February 24, 2015 4:43 PM
To: Public Hearing
Subject: FW: 2095 West 43Rd Zoning's opinion
Attachments: Letter to City2-1.pdf

From: JIAN PU s. 22(1) Personal and Confidential
Sent: Tuesday, February 24, 2015 4:32 PM
To: Correspondence Group, City Clerk's Office
Subject: 2095 West 43Rd Zoning's opinion

Hello, Sir or Madam

I am writing to express my opposition to the proposed rezoning of 2095 West 43rd Ave, I agree with my neighbour Mr Franco's most opinion, I forward his mail as my opinion.

Sincerely

Janet Pu
s. 22(1) Personal and Confidential
Feb 23, 2015

I am writing to express my opposition to the proposed rezoning of 2095 West 43rd Ave.

Firstly let me express how disappointed I am with the process which favours the developer at the expense of the neighbourhood. We will give up heritage, green space, parking, sunlight and will only gain more congestion on the road and at city facilities. The developer gains hundreds of thousand of dollars which he will spend elsewhere.

This community is being assaulted by a poor community planning process in which the neighbourhoods have to battle both the developer and the City to honour the spirit of the ARKS community vision which favours less density and the retainment of single family property. Little did the community process envision that we would also have to battle an invasion of foreign investment that is leaving our community a checkerboard of poorly maintained empty rat infested houses. 22% of the houses on my block sit empty and have been empty for as much as 2 years.

The average person cannot be expected to understand the process of rezoning which is mired in "planning speak" and the open house itself is ineffective in presenting the before and after comparison of neighbourhood impacts. In fact, comments gathered at an open house cannot be used to describe community support. It is far too easy to stack the comments in favour of a project by simply employing people to do so. You don't even have to live in the City to make a comment.

Furthermore, for this particular site, it was not obvious that a rezoning was happening, unlike the previous rezoning proposal on this site which was overwhelmingly opposed by the neighbourhood. I say this because the signs posted both for the open house and this public hearing do not adhere to the City's requirements for a "yellow" sign which is the standard for public notice. Instead the sign looks similar to many of the real-estate marketing signs popping up all along the Blvds. Unless one walks in front of the sign there is no way of knowing a rezoning is contemplated because the word rezoning is not prominently displayed. A person attending the open house may presume that it is part of the marketing for a development. The yellow mail out is slightly better but lacks any comparison of impacts like stating that the rezoning adds another floor or eliminates the setbacks as would be required under the existing zoning.

People are also unaware that this rezoning proposal has already been to and approved by Council. Neither the yellow notice nor the street sign advertised this nor is the public invited to join any debate.

Council has approved a report that contains much information that the neighbourhood has not been privy to. For example, the neighbourhood does not know that parking meters will be installed along the Blvd and 43rd Ave and this information is not posted on the City's website. It is only included in the Council report.

Council has been told that a traffic study has indicated that there will be minor impacts. However, the traffic study posted online is incomplete and contains errors. For example, it states that traffic on 41st is decreasing yet the City's online data indicates that traffic is increasing. The volume quoted by the consultant is only 30% of the volume posted by the City. There is no commentary in this regard from the City Engineer and the traffic study is not appended to the Council Report.

The consultant fails to mention that the streets in this area (except 42nd Ave and E Blvd) are substandard residential streets and not suited for commercial vehicles. He also fails to mention that the lane serving this site cannot be accessed from 42nd Ave as required for the commercial loading bay. This access restriction was imposed by the City for the benefit of the neighbourhood as a condition of development for the London Drugs on 42nd ave. The only way this site can be accessed by commercial vehicles then is through the residential neighbourhood. Unless the design is changed to accommodate trucks from 43rd Ave, this site is ill suited for commercial development. Routing commercial traffic through residential lanes and substandard width streets is also not an option.

The need for commercial development is questionable as there are so many empty spaces along the Blvds and 41st Ave. In addition, there is not enough parking to support a commercial venture unless Council supports spillover into the neighbourhood which already happens due to the businesses on 42nd and other parts of Kerrisdale. UPASS students also park here.

The allowable uses should be revised to **not** include any business reliant on abundant parking. this virtually eliminates most of the retail uses and several of the service uses.

The traffic study did not address impacts on the main intersections at 41st and E Blvd and at 41st and Maple as required in the terms of reference. Perhaps the computer model correctly predicted the virtual gridlock that occurs every weekday afternoon just before peak rush hour. Adding more cars to this mix will make the intersections dysfunctional and will increase the driver rage that I have witnessed on many occasions.

The City has a serious traffic design problem at E Blvd/W Blvd and 41st and the modifications made as a requirement of the London Drugs development were never adequate enough to handle the existing volumes on E Blvd and the City has never addressed these congestion issues. This situation will only get worse as a result of this rezoning and the City's traffic engineers, of which there are many, should propose and obtain funding from the developer for a solution as a condition of rezoning.

The failure to address the traffic issues in this report reflects poorly on the City's ability to focus on the needs of existing taxpayers. Add to this the assault on our neighbourhood by CPR and the assault on our Community Centre and there is no room for me or my neighbours to be sympathetic to the goals of increasing density in this or any neighbourhood unless the City is willing to provide the infrastructure needed before the density is added. This has been the long standing requirement for rezoning and to not do so now merely gives the developers a free ride.

All the infrastructure that is in place, the roads, the waterlines, the sewer lines, the sidewalks, the curbs were all paid for by the residents and the City has a duty to maintain these which is why we pay taxes that increase at a rate of 10% per year. Despite this outrageous taxation, the infrastructure we entrusted to the City is not being maintained either in a timely manner or to a standard that is worthy of the taxes we pay. The mess made by Developers is not monitored by the City and neighbours have to endure months of dust, cluttered and unsafe boulevards and muddy streets that are swept once a year.

One pleasant aspect of this neighbourhood is the beautiful mature trees including the four flowering cherry trees on 43rd adjacent the site. There is no mention of whether these will be

protected. I would assume they will be according to the developer's drawings but this should be clearly stated in the Council report and conveyed to the developer.

With respect to infrastructure, the combined sewers in this area are almost 100 years old, yet there is no plan to upgrade the sewers for at least 30 years. Do they have the capacity to handle the additional runoff from the reduced green space. What about the flows introduced from pumping the deep foundations of these buildings. Does this explain why the existing multifamily buildings along the boulevard only have a half storey below ground? What is surprising is that a Council intent on pursuing a green agenda allows increased density knowing that each toilet added in this area simply flushes directly to the Fraser River whenever it rains.

Finally, I am surprised that a City Council that is imposing hardship on seniors by restricting development of pre 1940 housing and reducing property value, is not taking a heritage stand for a rare building that could serve many functions in the community. For one of the oldest neighbourhoods in the city there is virtually no retention of Heritage buildings along 41st or the Blvds. The Kerrisdale community deserves better treatment in keeping with the heritage of its former identity of Point Grey!

I believe that if all information known by the City was provided to the neighbourhood in a way that could be understood by a simple person, there would more people voicing opposition to both this rezoning and every other rezoning that has so many negative impacts. The City has a duty to serve its taxpayers and could start by respecting their ability to know what is good for their community.

In summary, the proposed rezoning is not beneficial to the site or the neighbourhood. The negative impacts have not been articulated well enough for Council's benefit or for the neighbourhood and as such Council would respect the neighbourhood by not approving this rezoning.

Franco DePieri

s. 22(1) Personal and Confidential