

Kazakoff, Laura

From: Correspondence Group, City Clerk's Office
Sent: Thursday, October 20, 2016 10:25 AM
To: Public Hearing
Subject: FW: Public Hearing - Oct. 20, 2016
Attachments: Oakridge UNITED Ch. version 6 copy.docx

From: allan buium s.22(1) Personal and Confidential
Sent: Thursday, October 20, 2016 10:11 AM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing - Oct. 20, 2016

Mayor and Council:

The Riley Park South Cambie Community Visions Steering Committee (RPSC) is submitting the following for the Public Hearing this evening, October 20, 2016:

Item #2 — 305 West 41st Avenue (Oakridge United Church) — The attached letter superseded a revision of the plans but, after numerous discussions, we must reiterate our thoughts on this project. Yes, we have had discussions with the principals but our comments were to no avail.

Item #3 — 512 West King Edward Avenue

Our Committee has met on more than one occasion with the principal and the architect and have given them our support for this project. We are pleased to see that more rental accommodations are being planned for the Cambie Corridor.

Thank you, in advance, for giving our comments careful consideration prior to you making a decision on these two projects within Phase 2 of the Cambie Corridor.

Yours truly,

Allan Buium, Chair
on behalf of the RPSC Steering Committee

January 5, 2016

Ms. Cynthia Lau, Planner, Vancouver South Division
City of Vancouver

Dear Cynthia:

RE: Redevelopment of Oakridge United Church

The Riley Park South Cambie Community Visions Steering Committee would like to express its concerns with how the redevelopment of the Oakridge United Church at 350 W. 41st Ave. has progressed to this point.

The Committee thinks that the decision to allow this proposed development to go forward for referral to public hearing is premature in light of the weak consultative process with the community and the project's incompatibility with Cambie Corridor Policy. A few members of our Committee had the opportunity to have an informal meeting with Stefan Slot, Development Manager of Townline Developments only two days before the Open House. This was insufficient time for us to convey our concerns to the Steering Committee. Granted the meeting was seen as a courtesy by the developer, but there were questions that were not answered.

The developer has ignored the preservation of an important architectural landmark that could serve as a useful community asset. As well, the City has allowed a proposed development to go forward that ignores the aesthetic, social and historical context of our community. It is worth noting that the Urban Design Panel rejected this proposed structure on Nov. 4th by a vote of 0 to 9.

RPSC believes that the Planning Department has:

- Shown a lack of consideration of the architectural significance of the church. Heritage Vancouver considers it to be an excellent example of Gothic Revival architecture that warrants preservation. The structure is number 3 on its Top Ten list of structures to be preserved in 2015.
- Failed to consider any alternative uses for the building such as a cultural hub for our community that could be used for local events, social programming, the arts and music, as well as continue to provide a pre-school and even day care services in addition to religious observances. This structure would be an excellent site to land Community Amenity Contribution monies that have accrued from other Cambie Corridor rezoning within RPSC.
- Not engaged the Oakridge United Church and the general public in a discussion of how the existing structure could be preserved and used in support of the extensive increase in population density currently occurring in the immediate area.

RPSC members also attended an Open House on October 22, 2015 and expressed misgivings about the planned structure. At that time, RPSC Community Visions pointed out that:

1. the existing preschool at the Church, which we view as an important community asset, should be retained and housed in the new development. The developer, Townline Development, and the City ignored that suggestion;
2. important architectural features such as its striking bell-tower, all of its stained glass windows, and internal features should be incorporated into any new structure for use by the church. The developer and City Planning ignored those suggestions;
3. the proposed FSR of 3.3 was well beyond the standard FSR of 2.1 to 2.4 for the area as specified in the Cambie Corridor Phase 2 Rezoning Policy. As a result, the proposal displays substandard urban design performance in terms of shadowing performance and transition of scale to neighbouring properties and public realm. The Planning Department took no heed of our request for a reduction;
4. the number of underground parking spaces (74) is excessive and costly given the number of housing units (58) and availability of transit. This observation was ignored;
5. any new housing structure on the site should provide affordable housing options for seniors, the vulnerable and members of the workforce, especially in light of its location on two transit corridors. Two good examples of this approach can be seen in the planned redevelopment of the nearby Lutheran Church at the corner of Ash and 41st. As well, the Tikva Housing Society has proposed to include housing within the redevelopment of the Jewish Community Centre site on 41st near Oak St., to provide low cost housing. Our suggestion was also rejected.

The RPSC Committee thinks that the proposed development, at this stage, needs to be reconsidered for two reasons:

- In light of the Urban Design Panel's recent rejection of Townline Development's design, we think that it is important that the Planning Department re-examine how the Oakridge United Church might be better utilized.
- If the existing church is not to be retained, then we think that points 1-5 above, warrant serious consideration.

The RPSC Steering Committee requests a meeting at your earliest convenience to discuss the proposed redevelopment of the Oakridge United Church. We look forward to the opportunity to share with you our ideas about how this structure can be preserved, or at least how the redevelopment can better serve our community and the city.

Sincerely,

Allan Buium, Chairperson
on behalf of the RPSC Steering Committee

cc: Mayor and Council, City of Vancouver
Jane Pickering, Acting General Manager of Planning, City of Vancouver
Stefan Slot, Townline Development
Javier Campos, President, Heritage Vancouver Society
Keith Simmonds, President BC Conference, United Church of Canada
Reverend Neill McRae, Oakridge United Church
Win Waterhouse, Board Chairperson, Oakridge United Church
Doug Golding, Chair, Relocation Committee, Oakridge United Church
Carole Cordle, St. Giles Pre-School