

Isfeld, Lori

From: patricia hamilton s.22(1) Personal and Confidential
Sent: Sunday, October 01, 2017 4:39 PM
To: Public Hearing
Subject: Fwd: 2165-2195 and 2205-2291 West 45th Avenue (Dunbar Ryerson United Church Sites)

----- Forwarded message -----

From: **patricia hamilton** s.22(1) Personal and Confidential
Date: Thu, Sep 28, 2017 at 11:05 PM
Subject: Re: 2165-2195 and 2205-2291 West 45th Avenue (Dunbar Ryerson United Church Sites)
To: Planning Info <planninginfo@vancouver.ca>

I am submitting my comments by email as I will be unable to attend the hearing. I am opposed to the rezoning, for several reasons.

1. There are enough people living in this neighbourhood already, and the infrastructure here can't reasonably and happily support more and more people. How many people do the developers want to cram into a neighbourhood??? They don't care, as long as they make their huge profits. There is already too much traffic on our streets. This neighbourhood has many many children and families living here. No more traffic and towers please. It's too much.

2. I am very disturbed that it seems the greedy developers are running the City of Vancouver. It seems they are calling the shots, and that is just not right. They must be making tons of money, or else they would not be so anxious to be voraciously tearing down buildings and building towers everywhere. Vancouver will just be a city of rich people and towers, with nobody being able to afford to live here who will take out the garbage, take care of the roads, work in the stores and restaurants . . . you know what I mean.

3. The City of Vancouver must rein in the developers. And the developers, who obviously are making way too much money already, should be made to compensate the City and its people for lowering their quality of life; by, for example, building more parks, contributing to the greening of the City, paying for new infrastructure that is needed, or repairs to existing infrastructure. Many people are being driven from their homes, by the destruction of their buildings for new development. Where are these people going to go??? If my apartment building gets bought by a developer and I have to move, I won't be able to afford to pay the high rents that are being demanded. My rent is affordable now, because I have lived here for a long time and have the lower rent. However, if I had to move, I couldn't afford anything in Vancouver anymore. I am a senior citizen, and it would be very difficult for me to relocate and start over somewhere else. I have seen many apartment buildings being torn down in my neighbourhood, and I feel so bad for those people who will have to find new places to live at much higher rents. Should the developers not have some responsibility for putting people out of their homes???

I'm sure this is a big problem for our City officials, what with the predictions for such a large number of people moving into Vancouver in the future, but I hope that as our leaders, you will have wisdom and compassion and strength to do the right thing.

Thank you.
Patricia Hamilton

Kennett, Bonnie

From: Kerry Wong
Sent: Tuesday, October 03, 2017 8:17 PM
To: Public Hearing
Subject: Public Hearing - Ryerson Church (Rezoning Application 2165-2195 and 2205 - 2291 W 45th Ave)

Dear Council,

I can not attend the Public Hearing on October 17th, 2017 and like to voice my comments. I live in the Kerrisdale area and with the increased density in the neighbourhood, the traffic congestion and parking will be worse. I have noticed that after the Dunbar Heights United Church joined with Ryerson United Church early this year the parking and traffic has gotten worse especially when people are picking up and dropping off their kids (usually double parked along 45th Avenue backing up traffic). With more rental housing, market housing, community center and more functions held at the church I can see this only getting worse.

There must be a designated pick up and drop off areas and adequate (above the minimum building requirements) underground parking especially as the Dunbar Ryerson congregation grows and more functions are held at the new church site. On certain nights there is no parking within a two to three block radius. This is not acceptable especially when my 84 year old parents visits and they have drive around looking for a parking space and having to walk three blocks to the house. This is a single family residential area and I hope I do not see residents putting cones in front of their homes to deter the lack of available street parking as a result of this development.

Thanks,

Kerry & Marleen Wong
Kerrisdale resident & homeowner

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Kennett, Bonnie

From: Kathy Thompson s.22(1) Personal and Confidential
Sent: Wednesday, October 04, 2017 1:32 PM
To: Public Hearing
Subject: Ryerson church site

I have been a home owner in Kerrisdale for 32 years. I object strongly to rezoning the Ryerson church site. I have never used or been welcomed into the Ryerson activity center. When I was providing workshops for women who were transitioning back into the work force I asked to rent space at this center. I was told no as I was not a member of the church. We have a city community center close by that was far more welcoming and inclusive. No need for more church only space. My home is not adjacent to the site, however if it was I would be beside myself at the rezoning. This is not a Main Street, it is a neighbourhood street. The density that is proposed is ludicrous!!

Kathy Thompson
Larch St.

Sent from my iPhone

Kennett, Bonnie

From: s.22(1) Personal and Confidential
Sent: Friday, October 06, 2017 8:36 AM
To: Public Hearing
Subject: ryerson project

My wife and I have lived in Kerrisdale for the past 27 years. We have seen much change, greatly for the worst. We have lost our supermarket, all manner of shops, butchers, fishmongers, gas stations, and businesses that sold good products. In their place came more housing units and coffee shops. There is already a huge population in the apartment area of Kerrisdale. It does not need more. I have nothing against speculators and developers making money for themselves, and for me, this project is all about them making money, for their own interests. There is an enormous Lower mainland out there. Pick another spot, do not ruin ours.

The traffic on the small streets and avenues, in Kerrisdale, has greatly increased, it has changed completely. To make them safe, there has to be 4 way stop signs on every intersection. So many people, so many vehicles, the area simply does not need this mega development.

Good people of the City council, do not let this project happen.

Respectfully, George P. Hartley.

Kennett, Bonnie

From: Douglas Dang s.22(1) Personal and Confidential
Sent: Friday, October 06, 2017 10:53 AM
To: Public Hearing
Subject: Dunbar Ryerson United Church Sites

I am not in favor of amendments to the zoning and development by-law from RS-5 to CD-1. My reasons are the following:

I have lived in Kerrisdale over 30 years, and the last 10 years across the street from Ryerson. There is not proper step down with this proposed massive building which will drastically affect my sky view. I ask myself the questions, what is fair, and reasonable. Going from two stories to eight stories in a non arterial route is not a compromise. It is rape. I'm not against densification. This is not affordable housing. We have no need to create towers beside other RS-5 houses. You have heard all this before, but parking will be worst at peak times, bicycle safety will be worst, shadowing on closer houses, increase crime with more density, the list goes on. It doesn't have to be 8 stories to be feasible, it can be a lot less. Stop giving into the developers that line your pockets. Not too long ago there was no such thing as the developmental cost levy. The city ran fine, in fact the city parks and maintenance was way better, the parks look much more beautiful and manicured. Vision my support for you as my local government is dwindling, high rises and bike lanes seem to be the only thing you know.

Yours truly,

Doug Dang

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Sent from Gmail Mobile

Kennett, Bonnie

From: Shelley Crawford s.22(1) Personal and Confidential
Sent: Friday, October 13, 2017 7:18 AM
To: Public Hearing
Subject: Rezoning Application for 2165-2195 and 2205-2291 West 45th Avenue

To Whom It May Concern,

I am opposed to this development. It is too dense for the neighbourhood and will negatively impact the community. Traffic will be considerably increased and safety for pedestrians and cyclists will be of great concern. Parking will also be an issue and that has not been adequately accounted for.

Thank you,
Shelley Crawford

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Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 10, 2017 3:28 PM
To: Public Hearing
Subject: Comments, McGahey, E.L. Refers to Item No. 5 - 2165 - 2279 W 45th Ave (Ryerson United),
Upcoming Public Hearing, Tuesday, October 17, 2017
Attachments: 20171010152316248.pdf

The digital copy of attached letter addressed to Mayor & Council and received on 10 Oct 2017 is forwarded for your action and/or information.

October 5, 2017

Re: The Public Hearing regarding the proposed rezoning of two sites located on West 45th Avenue:

I am a senior who, for the past 27 years, has lived in a concrete medium-rise apartment building on

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While I acknowledge the need for new residential housing that includes the construction of rental suites, townhouses and social housing and while I applaud restoration and heritage designation for Dunbar Ryerson United Church, I'm concerned with the proposed zoning change from a RS-5 (One-Family Dwelling) District to a CD-1 (Comprehensive Development) District. A more modest development that could be constructed within the existing zoning would, however, be a welcome addition to the neighbourhood.

As a long-term renter, the impact of the proposed rezoning on property values is NOT a personal issue, nor am I adopting a "NIMBY" stance either. What I've observed in the Kerrisdale area is a rate of new construction and other development that has become so rapid as to affect neighbourhood cohesion.

1) The Arbutus Greenway, despite its MANY strengths, has made crossing from West to East Boulevard a task that requires vigilance, as bikes and roller skaters can appear suddenly, and the earth-based walking paths are now covered in asphalt. 2) The low rise structures that were recently destroyed by fire at the corner of 41st Avenue and Maple Street will shortly be rebuilt into a higher structure 3) The Christian Science Church on East Boulevard that succumbed to arson just days before it was scheduled for demolition, is being transformed into a multi-storey building. 4) Several adjacent 3-storey rental buildings are now for sale with a view to building new and higher structures that may or may not contain rental housing, but which will almost certainly be expensive 5) West Boulevard between 47th and 49th Avenues is currently undergoing a massive transformation into a large multi-purpose building with luxury apartments 6) While Kerrisdale is thought of as primarily having single-family dwellings, the entire north west section of Kerrisdale bounded by West Boulevard is nearly

entirely high-rise housing, with most of the rental buildings that exist in this mix no longer being affordable to any new tenant of modest income. Likewise, the high-rise buildings immediately south of West 41st over to 44th Avenue are either too expensive for many people to rent or they are not rental stock.

While much of the construction activity previously mentioned is taking place along major roadways along 41st Avenue and East or West Boulevard, the proposed rezoning and new construction at two sites on West 45th Avenue sit adjacent to several low-rise older rental apartment buildings. This housing is currently only affordable to seniors and others of low to modest income if they've had tenure in the buildings for many years. With the proposed new zoning, such housing will almost certainly soon be demolished for new housing starts that would be profitable for developers. If one lives on a fixed income that does not keep pace with changes in the cost of living, one cannot afford to move from their current rental situation to a less affordable new rental situation elsewhere. That means that some portion of the long-time residents in rental housing, especially seniors and people who live alone, may have their housing security threatened. Even if one stays within a long-term rental situation, with an approximate 4% per annum allowable rent increase, with each year's new rental increase being based on a higher new monthly rent, after five years one could easily be paying \$300.00/month more. Social housing may offer some protection to those with the lowest incomes, but strand those of modest means who live on a fixed income and who do not qualify for subsidies.

Please modify the proposed plans for the two sites on West 45th Avenue so that the construction does NOT require rezoning. This would protect the long-term residents in our neighbourhood from a housing market that is driven by financial interests with insufficient care for community cohesiveness.

Many thanks and sincere best wishes,

E. L. Mc Gahey.