

Isfeld, Lori

From: Samuel Nyabando (s.22(1) Personal and Confidential)
Sent: Tuesday, September 26, 2017 11:47 PM
To: Public Hearing
Subject: Dunbar Ryerson United Church Rezoning, 2165-2195 and 2205-2291 West 45 Avenue)

City Clerk's office, Vancouver

I have lived in the Kerrisdale neighbourhood (s.22(1) Personal and Confidential) for over ten years during which period I have witnessed increased demand for accommodation. I am delighted that the proposed rezoning will create 40 homes for sale and 32 homes to be rented to mainly seniors at social housing rentals. I believe that the project will positively contribute to solving the housing problem in the City of Vancouver particularly the provision of low cost accommodation to low/fixed income residents.

I therefore strongly support the project and hope that council will consider the application positively.

Samuel Nyabando

Isfeld, Lori

From: Dorothy Hamilton s.22(1) Personal and Confidential
Sent: Thursday, September 21, 2017 2:50 PM
To: Public Hearing
Subject: Dunbar Ryerson United Church Rezoning, 2165-2195 and 2205-2291 West 45 Avenue

Dear Vancouver City Councillors,

I am writing in support of this project. I have been an active member of the congregation at this church for over 30 years, and a big supporter of the choral arts groups in Vancouver.

As you are aware, this complex project comprises restoration of a beautiful heritage building, a new Activity Centre for church and community members, and both market and non-market housing. As such, it offers many advantages to the Kerrisdale neighbourhood and the citizens of Vancouver.

Dunbar Ryerson United Church--formerly known as Kerrisdale Presbyterian and then Ryerson United Church, has been a vibrant location in the Kerrisdale neighbourhood for nearly 100 years. Presently, in addition to serving as a worship space for a large congregation, it provides weekly space for many community groups from choirs to Scouts to Al-Anon, and occasional space for a variety of users for workshops and presentations. The buildings are now in near of replacement and upgrading, and the plans for the re-development show a much more attractive and ecologically-improved facility.

This church is well-known to the choral community in Vancouver, as a unique and desirable performance and recording venue because of the special acoustic properties in the stone church. Any of the thousands of Vancouverites who have attended a concert here will attest to that. The church's plan to renovate the building and offer up-graded facilities will only enhance its position as an important venue in the cultural life of this city.

The housing needs of Vancouver citizens are uppermost in the minds of many us, especially our City Council. In addition to the number of new homes that the 8 storey tower and townhouse will provide, this project also offers 31 below-market units, which are badly needed in the city, particularly on the Westside.

This is not just another development project. The components of this proposal provide so much benefit to so many. I am hopeful that Councillors will see the wisdom of approving this.

Yours truly,

Dorothy Hamilton

s.22(1) Personal and Confidential

Isfeld, Lori

From: David Harvey <s.22(1) Personal and Confidential>
Sent: Wednesday, September 27, 2017 3:33 PM
To: Public Hearing
Subject: Public Hearing - Ryerson Church

Dear City of Vancouver public hearing:

I write in strong support of the Ryerson Church rezoning application. I believe the planned development will achieve the following:

- Address a critical vulnerability – to seismically strengthen and protect the existing masonry church building
- Expand and rehabilitate the existing church building while retaining its essential character
- Provide a renewed and expanded church and community-outreach facility
- Offer revitalized and much-needed performing arts space on the west side of the City
- Enable commercial multi-family residential units to be available in a sought-after area
- Cater for the needs of aging community members within their neighbourhood
- Expanded and much-needed off-street event parking
- Construction of social and subsidized housing units in an upscale part of the City
- Minimization of impact on the existing neighbourhood infrastructure.

Please consider these very important benefits when making a decision on the Ryerson Church rezoning application.

Sincerely:

David

David Harvey, M.Sc., P.Eng., Struct.Eng., FEC
Structural Specialist

s.22(1) Personal and Confidential



Isfeld, Lori

s.22(1) Personal and Confidential

From: ANNE TRAVIS
Sent: Thursday, September 28, 2017 4:47 PM
To: Public Hearing
Cc: Debra Bowman
Subject: Dunbar Ryerson Rezoning

I am writing to voice my approval of the proposed development. I have lived just a block away from the church for more than 20 years. I view the church and the adjacent centre as a real asset to the community in many ways; aesthetically, spiritually and functionally. The church is aging and in serious need of repairs and upkeep which the development will provide funding to make possible. It will also provide subsidized housing and space for community events.

I will admit to some concern as to how the increase in density will affect the neighbourhood but I do hope that careful planning will be able to address these issues.

Sincerely,
Anne Travis

Sent from my iPad

Colin Hansen

s.22(1) Personal and Confidential

October 6, 2017

City of Vancouver
City Clerk's Office
Third Floor, 453 West 12 Ave
Vancouver, BC V5Y 1V4
Email: publichearing@vancouver.ca

Subject: Rezoning: Dunbar Ryerson United Church: 2165-2195 & 2205-2291 West 45 Ave.

I am writing to express my support for the rezoning of the Dunbar Ryerson United Church properties on West 45th Avenue.

The Ryerson Church Community Centre has been an important part of the community for many decades. It has been a gathering place for all types of community groups from Scouts and Guides to sports groups. The Church itself has provided invaluable outreach to the community from this facility.

Having this space available to the community is now in jeopardy because of the age of the facility. About ten or twelve years ago, while I was the Member of the Legislature for this area, I recall a meeting with Rev. Debra Bowman. She referred to the Community Centre property as an "asset". I suggested at the time that, given the amount of capital the building would require in the future, it was more of a liability.

This rezoning proposal is, in my view, a win-win-win. The church wins because it generates the financial resources to ensure that they can continue to serve the community, the community wins because they will continue to have space for community meetings and activities and the city wins because of the increase in both market and sub-market housing. And, there will be the financial means to ensure that the church itself, one of the city's true heritage gems, will be there for another 90 years.

Sincerely,

s.22(1) Personal and Confidential

s.22(1) Personal an

Colin Hansen

Kennett, Bonnie

From: Juditha 5.22(1) Personal and Confidential
Sent: Tuesday, October 03, 2017 2:23 PM
To: Public Hearing
Subject: Re-zoning of 2165-2195 and 2205-2291 West 45th Ave

Dear Michelle McGuire and associates,

As a neighbour to Dunbar/Ryerson United Church, I am excited at the proposal for a comprehensive development on the proposed sites at Yew and West 45th Aves. Right now the parking on the street is very difficult with the many events that are ongoing at the church; so, first of all, a new development would include off street parking which is sorely needed.

At the same time, this city is in need of much more housing and so the plan for an 8 story residential development and a total of 40 new residences on the lot that has no housing, is a much better use of that space. I went to the open house that the city presented earlier this year and the proposed building has been thoughtfully planned with the "look" the current houses across the road being taken in to consideration. The church itself definitely needs restoration. Another 5 stories with 32 more homes, and those being social housing in this expensive city seems to me to be a welcome and necessary plan, especially with a new community activity centre. I go to the Kerrisdale Community Centre almost every day and see how heavily that site is used. We could certainly do with more centres like that in our community.

Many thanks for your notice of the public hearing which I received today.

Judith Ann Donaldson

5.22(1) Personal and Confidential

Kennett, Bonnie

From: Denis Sjerve s.22(1) Personal and Confidential
Sent: Thursday, October 05, 2017 10:57 AM
To: Public Hearing
Subject: Rezoning Application for 2165-2195 and 2205-2291 West 45th Avenue

Dear Council:

We are writing to you to express our very strong support for the Dunbar Ryerson United Church redevelopment, 2165-2291 West 45th Avenue. In the interest of complete disclosure we are members of the congregation at Dunbar Ryerson. We have lived at 2958 West 42nd Avenue for 41 years, and before that we lived at s.22(1) Personal and Confidential for 8 years. We definitely are part of this community.

As members of a faith community we are committed to social justice, especially for those people who do not have the same fortune as my wife and I do. The proposal thus fits in well with how we want to treat our fellow citizens. An integral part of the proposal is non-market housing. We believe it also compatible with Council's vision for the city of Vancouver.

We would like to emphasize how frustrating the situation with the stone church and our other buildings has become. I (Denis Sjerve) sit on the Property Oversight Committee at Dunbar Ryerson. It is our responsibility to see to repairs when anything goes wrong with the buildings - plumbing, painting, roofs, the list is long. Our buildings have definitely gone past their prime and redevelopment is the only practical solution.

We understand why neighbours do not like the thought of a construction zone across the street from them. Any home owner who had the problems we have at our church would seek permission to renovate their home.

The process for applying for redevelopment has now been going on for too many years. We have always cooperated with the city and reacted positively to the city's suggestions. It is now time to make a final decision.

Thank you

Denis and Joyce Sjerve

s.22(1) Personal and Confidential



Kennett, Bonnie

From: anne clark §.22(1) Personal and Confidential
Sent: Thursday, October 05, 2017 11:27 AM
To: Public Hearing
Subject: Dunbar Ryerson United Church, Proposed Rezoning, 2165-2195 and 2205-2291 West 45 Avenue

My name is Anne Clark and I live at §.22(1) Personal and Confidential

I'm writing in favour of the above noted Rezoning Application. As a long time member of the United Church of Canada, I applaud this move by Dunbar Ryerson United Church (DRUC) to create social housing, improve densification, preserve a heritage building and to create both a vibrant presence for the United Church on the Westside of Vancouver and a much needed and highly valued centre for the Arts.

The City is in sore need of affordable housing and creating 32 units of social housing assists in adding to the pool of available units and is in line with the work of a Church to ensure "justice for all."

Vancouver is a hugely expensive City in which to live. Creating 40 market housing units on land that is roughly the equivalent of 6 city lots will assist in using the limited commodity of our city land effectively.

The stone church at Yew Street and West 45th is a beautiful building that adds value to the neighbourhood. It is in need of extensive renovation and refurbishment to make it seismically secure and to maximize its ability to provide useful space for worship, performance and gatherings and to improve its already impressive acoustics.

In all of the comments provided by those opposed to the Rezoning application, I have not heard anyone speaking out against the importance of having churches in our neighbourhood. A vibrant, vital church that can offer programs, concerts, space for social groups (Guides/Scouts, AA) is a positive for the neighbourhood.

As a long time member of the Arts community, I am aware that there is a paucity of affordable space for music, theatre, dance rehearsal and performance. This project addresses that need.

Finally, the design of the project is aesthetically pleasing and practical. Recognizing there are high rise towers to the North and single family dwellings to the South, the project creates an ideal "step-down" from the former to the latter, by keeping the tower to the north end of the development and lower than other towers; by preserving green space; and by ensuring that the townhouses on 2100 block W 45th match the height of the single family dwellings across the street. Additionally, the social housing and the activity centre are stepped down where they come close to single family dwellings. The joining of the activity centre to the stone church creates flow for performances and an interface between the secular and the holy.

Sincerely,
Anne Clark

Kennett, Bonnie

From: gillian parker - s.22(1) Personal and Confidential
Sent: Friday, October 06, 2017 9:22 AM
To: Public Hearing
Subject: zoning hearing , Oct. 17th2017

To Council Members:

I am writing in support of the re-zoning application at 2165-2195W. 45th. Ave and 2205-2291 W. 45th. Ave - Dunbar/rRyerson United Church. I am of the opinion that this re-zoning will enable the Church to more effectively carry out its mission , by providing housing that is so desperately needed in the city, and more services to the community. The sanctuary needs urgent repair and upgrading in order to offer more programmes and reach more people in the surrounding area. I hope you will endorse this proposal. Thank you, Gillian Parker.

Kennett, Bonnie

From: Owen Brady 5.22(1) Personal and Confidential
Sent: Friday, October 06, 2017 1:51 PM
To: Public Hearing
Subject: Comments regarding Dunbar Ryerson United Church

Mayor & Councillors,

I would like to express my support for the development project at Dunbar Ryerson United Church. As someone who works in the city but would eventually like to start a family, more projects like this are the only way I could realistically stay in the city long term. I also support the addition of affordable below market units at this location. This is also a good location to build a vibrant, walkable, and transit-oriented community.

Ideally, the project would be permitted without a lengthy rezoning and approval process, and would include more dwellings, but this project is still very much a step in the right direction, i.e. toward affordable housing for all.

Best regards,
Owen Brady

5.22(1) Personal and Confidential

Isfeld, Lori

From: Anne Vavrik s.22(1) Personal and Confidential
Sent: Friday, October 06, 2017 6:37 PM
To: Public Hearing
Subject: In favour of Dunbar Ryerson United

Dear Mayor and Council,

I am writing to express my support for Dunbar Ryerson United Church. Although a resident of Grandview-Woodlands, I would like to live in Kerrisdale someday, and I think that's more likely to happen if projects like this are permitted.

I support Dunbar Ryerson United Church for a number of reasons including the following:

As a middle-income renter, I would like to have more options as to where to live in Vancouver and that will be easier if rentals are build in more parts of the city. Someone of my income and without family support is never going to be able to afford a single family home in Vancouver. I can also not afford to rent a condo in a new development. Without these kinds of initiatives people like me will leave Vancouver and take our talents and contributions with us. For reference, I have a masters degree and work in a unionized government job. I am still only able to afford to rent a basement suite.

I want my friends and family to be able to live in neighbourhoods like Kerrisdale, and they won't be able to do that if there aren't enough homes. People I know who grew up on the west side have had to leave. They do cannot afford single family homes on typical Vancouver incomes.

This project will make Kerrisdale a more vibrant, exciting neighbourhood. New families need to be able to afford to live there in order for neighbourhood schools to be fully used. Teachers at those schools deserve a livable commute to work, as do others working in the community. Even those who do not live in this development would benefit from the shared community spaces.

My generation does not want to live in sprawling sub-divisions. Central, walkable neighbourhoods like this are the best places to build more homes in order to retain active citizens in Vancouver. It also contributes to your Greenest City goals if more people can live and work within the same city. This area already has transit infrastructure which will only improve once the Broadway subway is built. Why build transit infrastructure if you won't allow people to live near by?

Most tenants in Vancouver rent other people's condos and secondary suites, many of which are unauthorized. This is because for too long the creation of rentals has been neglected by all levels of government, including the City. This project provides both rentals and the "missing middle" your own projects are attempting to meet.

I know that you will face fierce opposition from neighbouring homeowners. Maybe their children are not yet of the age to be unable to get into the housing market or even find an affordable rental in Vancouver. They likely have not had to watch their friends scatter across the country because of the lack of rental vacancies here. Likely some of them do not want to live amongst social housing. I am asking you to think about the far-reaching consequences of Vancouver becoming a hollowed out city in which my and subsequent generations cannot afford to live. Allow the Ryerson United to continue its good works in serving the community by voting in favour of those project.

This city has a disgraceful history of exclusionary zoning against the people seen as undesirable. Do not let the unsubstantiated fears of wealthy and comfortable property owners stand in the way of bettering the lives of those who would benefit from this project.

Thank you for your consideration,
Anne Vavrik

Isfeld, Lori

From: Sam Roberts s.22(1) Personal and Confidential
Sent: Saturday, October 07, 2017 10:10 AM
To: Public Hearing; Kelley, Gil; McGuire, Michelle; Robertson, Gregor
Subject: dunbar ryerson densification

Mayor Gregor Robertson and Vancouver Council Members,

I am writing to express my support for Dunbar Ryerson United Church.
This project is in a great location and I'd love to live there someday (hah, like that will ever happen).

I grew up in Dunbar, the child of working class parents (technicians at UBC). At that time, we could afford to live there. Despite being more affluent than my parents, I'll never live west of Cambie again, and I'm struggling to keep my young family in Vancouver proper at all, within reasonable distance of where my wife and I work. Having all the jobs in our fields in BC be in a place where we can barely afford to live is a real problem for us!

One project like this is barely going to make a difference to Vancouver's housing crisis, we need HUNDREDS of projects like this.

Lets get moving!

The people objecting to this are short-sighted. In a few dozen years when they are driving to Langley to visit their grandchildren, they will regret their obstructionism. It's even likely to increase their property values as the re-zoning progresses, though why any land owner in Vancouver should need to getting an even larger tax free investment bonanza from their home is beyond me.

I'm enthusiastic about Dunbar Ryerson United Church because of the following reasons:

- I would like to move to Kerrisdale someday, and that will be easier if there are more homes there
- I don't want to be priced out of Kerrisdale
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver
- We need much more social housing, and this is a start

I do have some ideas for improvement:

- It's hard to believe a project like this required a long, uncertain rezoning. We're in a crisis, please act like it!

Sincerely yours,
Sam Roberts

s.22(1) Personal and Confidential

Isfeld, Lori

From: pmocal s.22(1) Personal and Confidential
Sent: Sunday, October 08, 2017 4:26 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: Support for Rezoning at Dunbar Ryerson United Church (2165-2195 and 2205-2291 W 45th Ave)

Hello there,

I would like to express my strong support for the rezoning proposal.

The area currently only has single family homes, which excludes and limits the housing opportunities for people like myself. I find the proposal to provide a good mix of housing types that will keep the area vibrant, diverse, and a true community. (The population of the West side is declining because we do not have diverse housing forms as proposed in this rezoning.) I especially support the inclusion of non-market rental housing, which is desperately needing in this city. I would support additional density at this site (up to 12 stories would be appropriate for the context) in order to achieve more non-market rental housing. I also support the heritage retention and expanded community space.

I urge you to reject the weak arguments put forth by those opposed to this project:

- **Increased Traffic:** this can be managed and mitigated; traffic on these streets is already extremely low to the point where they are underused. New options for alternative modes of transportation will also help offset this (eg Arbutus Greenway)!
- **Construction Impacts:** everybody in this city must live with a certain degree of construction impacts if we are to have any housing at all; there can be reasonable limits set on this via the noise by-laws the city has.
- **Too High/Out of Character:** I lived in the Langara Gardens area, right underneath four 18-storey towers across from the golf course. These towers did not negatively impact my quality of life, nor did it mean I never saw the sun when I lived there. An 8-storey tower is completely reasonable, if not too short.

Those opposed to the project are naming relatively insignificant harms, compared to the problems that arise when there is a housing and rental shortage in this city. Please support this rezoning!

Thanks,

Adrian

Kennett, Bonnie

From: Tom Davidoff s.22(1) Personal and Confidential
Sent: Tuesday, October 10, 2017 11:35 AM
To: Public Hearing
Subject: Comments on the Ryerson Church Proposal

Thomas Davidoff
Sauder School of Business, UBC
Vancouver resident

October 10, 2017

Dear City of Vancouver Councillors and Planning Staff:

I am writing to offer my support for the Ryerson Church redevelopment proposal in the strongest possible terms.

The reason for my support is simple: relative to market demand, the Ryerson redevelopment is remarkably low in residential density at an overall FSR of approximately 2. Every square foot of residential space built on the site will create over \$800 of social benefit. I have seen no convincing case that at the current density residential square footage will create damage to nearby homes even close to that number. Indeed, it is likely that the proposal's major deficiency is that there should be more new housing. Unless neighbours can convincingly argue that building the top floor of the 8 storey building will destroy more than \$8 million in their own overall property values, there is no reason to even consider rejecting this proposal.

Each square foot of new apartment or townhome space in Kerrisdale can easily be sold for (very conservatively) \$800 more than it costs to build that extra square foot. That means that every square foot of residential space not built due to "NIMBY" concerns destroys no less than \$800 in value. Those destroyed (if the opponents have their way) \$800 could have gone to support Ryerson Church, to community amenities, or to Vancouver affordability initiatives, depending on the preferences of City Council and the Church. For example, the affordable housing units on site are a sacrifice of some of the private market surplus given to support the goal of affordable housing.

The gap between market willingness to pay and construction cost understates the social benefit of new space in Kerrisdale, because governments are going to great expense to reduce housing costs in our region. Building new space absorbs demand and hence reduces the price per square foot of real estate in and around Vancouver. Of course this project will not magically make Vancouver cheaper, but a policy of rejecting new density to appease neighbours' unproven concerns about their own property value will make Vancouver more expensive.

Certain groups protest that property values will be destroyed by the new development. I have seen no evidence in support of that claim. The new community centre and open space will be a positive amenity that will enhance property values. The newly built housing will surely look no worse than existing nearby rental homes on 44th Street and on West Boulevard. The overall floor space ratio of the new project is trivial compared to the FSR that the market would build (the free market solution would be to build additional floors until structural costs are so great as to not justify construction cost. It is inconceivable to me that this would occur below 50 stories). Even the 8-story building, the locus of complaints, is thus likely less than 20% as tall as what a free market would create.

Even to the extent one believes that moderate additional density might impose adverse consequences on nearby property values, Kerrisdale is a good place to site new density. It is likely that much of the density proposed near Ryerson but rejected to appease neighbours will be built somewhere else. Suppose the new

square footage would be built on the fringe of agricultural land in Langley. That alternative residential space would involve the destruction of more open space and much more pollution and congestion due to commuting than involved in the Ryerson proposal. Thus the social impact of new housing in Kerrisdale is much more positive than in the deep suburbs.

The neighbors of Ryerson are in an extraordinarily good position to absorb any damage that hypothetically might be done to property values, as each of the single family neighbors is sitting on millions of dollars of housing wealth. (That housing wealth would be greatly enhanced if the entire neighbourhood were brought up to an urban density, rather than the antiquated suburban density that prevails in the neighbourhood due to current zoning.)

Summarizing: each square foot of this proposed project lost to "NIMBY" concerns destroys at least \$800 in benefits on-site. I have seen no persuasive case that density on site imposes worse social costs than density elsewhere. By contrast, the affordability and environmental benefits of creating new housing in such spectacularly well-located land are greater in Kerrisdale than elsewhere.

Finally, do the NIMBY neighbours really want to take on the representatives of what some people believe to be humankind's saviour to avoid some hypothetical damage to their extremely high property values? Seems risky to me.

I would be delighted to respond to any questions you might have regarding my analysis.

Kennett, Bonnie

From: emile Struyk s.22(1) Personal and Confidential
Sent: Tuesday, October 10, 2017 11:36 AM
To: Public Hearing
Subject: RE: Dunbar Ryerson United Church Rezoning, 2165-2195 and 2205-2291 West 45 Avenue

I am writing to support the Dunbar Ryerson United Church Rezoning, 2165-2195 and 2205-2291 West 45 Avenue.

I have lived in Vancouver since 1970 and am a member of Dunbar Ryerson United Church.

The church buildings and facilities are in great need of major repairs and renovation to bring them up to date with existing building standards so they can last for the next several decades. The proposed redevelopment upgrades the existing heritage church to current seismic and building standards. The existing activity centre will be replaced with a modern centre adjacent to the church making it more accessible to those using the facilities. The upgraded activity centre will be home to several community groups in addition to congregational members. The upgrades will implement a high level of LEED design which will showcase energy efficiency for this type of facility and support the city's goals for a Green City.

The addition of over 70 units of affordable and market housing will help address the housing shortage. This additional housing will also provide more customers to support businesses in the nearby commercial area and the nearby Kerrisdale Community Centre. The proposed designs for townhouses and apartments are compatible with and complement the present neighbouring residences.

Regards,

Emile Struyk

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Evelyn Hyde s.22(1) Personal and Confidential
Sent: Wednesday, October 11, 2017 7:25 AM
To: Public Hearing
Subject: Dunbar Ryerson United Church Rezoning

2165-2195 and 2205-2291 West 45 Ave.

I have lived and owned property in Kerrisdale since 1978.....27 years at s.22(1) Personal and Confidential. I have been a member of the church at Yew and 45th all these years and aware of the many services to the Community and beyond.

I believe the many years this proposal has been considered with the streetscape and service to parish and broader community has been thoughtfully done.

I was born in Vancouver and have seen so many changes. I think this would be a positive one for housing, the arts, our heritage building and our mission.

Kennett, Bonnie

From: gillian parker s.22(1) Personal and Confidential
Sent: Wednesday, October 11, 2017 8:47 AM
To: Public Hearing
Subject: rezone application 2165-2195 W.45th. Ave.

I would like to expand on my reasons for approval of this site, as proposed. I attended the open house meeting earlier this year, at Dunbar/Ryerson United Church. There were representatives from the City of Vancouver, with many maps, drawings of the planned future, and they were very informative during the evening. There were many questions asked, which were answered to the best of everyone's ability. Generally, the mood was positive. It is not a small project, but if successful, I believe that there will be a positive effect for the neighbourhood. The congregation will be able to provide more services both within the Sanctuary, and outside to those in need. G. Parker.

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Friday, October 06, 2017 10:16 AM
To: Public Hearing
Subject: Comments regarding Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Richard Campbell

s.22(1) Personal and Confidential

Dear Mayor and Council,

This is just a short note to express my support for Dunbar Ryerson United Church. Someday I'd like to live in the area.

This development is good for Vancouver for the reasons listed below:

- It will help keep local housing prices down
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- We desperately need more rental homes in Vancouver
- We have a shortage of social housing in Vancouver

I do have some ideas for improvement:

- I'm disappointed that the project doesn't have even more units
- Building homes like this shouldn't require an entire rezoning

I urge you to approve this project.

Sincerely yours,
Richard Campbell

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Friday, October 06, 2017 10:28 AM
To: Public Hearing
Subject: Regarding Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Chris Karu s.22(1) Personal and Confidential

To whom it may concern:

This is just a short note to express my support for Dunbar Ryerson United Church. I'm from Kerrisdale and feel a strong connection to the neighbourhood. I have friends and family in the neighbourhood.

Dunbar Ryerson United Church should be approved for the following reasons:

- It will help keep local housing prices down
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver
- We need more social housing in Vancouver

Of course in an ideal world, things would be a little different:

- I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units.
- Building homes like this shouldn't require an entire rezoning

Best,
Chris Karu

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Friday, October 06, 2017 10:55 AM
To: Public Hearing
Subject: Dunbar Ryerson United Church proposal

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Rob MacKay-Dunn

s.22(1) Personal and Confidential

To whom it may concern:

I am writing to express my support for Dunbar Ryerson United Church. Someday I'd like to live in the area. I grew up in this neighbourhood, and want to continue to live in it. I have friends and family in the neighbourhood.

I urge you to approve the project for a number of reasons including the following:

- I would like to move to Kerrisdale someday, and that will be easier if there are more homes there
- Projects like this will make it less likely that I am priced out of Kerrisdale
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood

There are some things that could be improved:

- The project could have more family-friendly units

I urge you to approve this project.

Sincerely,
Rob MacKay-Dunn

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Friday, October 06, 2017 12:22 PM
To: Public Hearing
Subject: In support of Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Shana Saper s.22(1) Personal and Confidential

Hello,

This email is about Dunbar Ryerson United Church, which I support. I work in the neighbourhood.

I recommend that you approve the project for these reasons:

- I would like to move to Kerrisdale someday, and that will be easier if there are more homes there
- It will help keep local housing prices down
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver
- Below-market homes are greatly needed in this city

There are some things that could be improved:

- I would like the project to have more family-sized units
- Projects like this should not require a rezoning. You should rezone proactively so the next one doesn't!

I urge you to approve this project.

Thank you for your time,
Shana Saper

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Friday, October 06, 2017 12:22 PM
To: Public Hearing
Subject: Public comment for Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Brendan Samuel Dawe

s.22(1) Personal and Confidential

Hello,

I am writing regarding my support for Dunbar Ryerson United Church. I am a renter in Vancouver and am thus affected by the broader rental market.

I recommend that you approve the project for these reasons:

- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver
- We need more social housing in Vancouver
- This project is a rare opportunity to build rental housing that isn't on a busy, polluted major road. Council should allow rental housing to be built off of arterials.

Despite my overall support, I have some suggestions for improvement:

- I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units.
- The land should already be zoned to allow homes like this, no rezoning required
- There should be less parking.

Sincerely,

Brendan Samuel Dawe

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Friday, October 06, 2017 12:22 PM
To: Public Hearing
Subject: RE: Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Campbell Ian Macdonald

s.22(1) Personal and Confidential

Mayor and Council,

I would like to register my support for Dunbar Ryerson United Church. I would love to live in Kerrisdale someday. I'm a resident of Kerrisdale.

This development is good for Vancouver because of the following reasons:

- I would like to move to Kerrisdale someday, and that will be easier if there are more homes there
- I don't want to be priced out of Kerrisdale
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

I have some suggestions for improvement that do not detract from my overall support:

- I'm disappointed that the project doesn't have even more units
- It's hard to believe a project like this required a long, uncertain rezoning. We're in a crisis, please act like it!

I urge you to approve this project.

Respectfully yours,
Campbell Ian Macdonald

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Friday, October 06, 2017 10:56 AM
To: Public Hearing
Subject: RE: Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Andrew Beck

s.22(1) Personal and Confidential

Mayor Gregor Robertson and Vancouver Council Members,

I would like to register my support for Dunbar Ryerson United Church. I would love to live in Kerrisdale someday.

This project deserves to be approved because:

- I would like to move to Kerrisdale someday, and that will be easier if there are more homes there
- Projects like this will make it less likely that I am priced out of Kerrisdale
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver
- We need more social housing in Vancouver

Of course in an ideal world, things would be a little different:

- I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units.
- The project could have more family-friendly units

Finally council should not simply upzone low-income such as Grandview Woodlands. Who can afford to live in these neighborhoods? Who is Vancouver zoned for? What percentage of incomes in this city can afford to live in one of the largest tracts of underdeveloped land?

In short, council should approve this project.

Best regards,
Andrew Beck

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Friday, October 06, 2017 1:29 PM
To: Public Hearing
Subject: Public comment for Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Jessica Ng s.22(1) Personal and Confidential

Hi,

I would like to register my support for Dunbar Ryerson United Church. Someday I'd like to live in the area. I currently live nearby. I have friends and family in the neighbourhood.

I urge you to approve the project for the reasons listed below:

- I would like to move to Kerrisdale someday, and that will be easier if there are more homes there
- If there are more homes like this, it's less likely that I will be priced out of the area
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver
- We need much more social housing, and this is a start

Despite my overall support, I have some suggestions for improvement:

- I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units.
- The project could have more family-friendly units
- Building homes like this shouldn't require an entire rezoning

Sincerely,
Jessica Ng

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Friday, October 06, 2017 1:37 PM
To: Public Hearing
Subject: Regarding Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Brendan Reeves s.22(1) Personal and Confidential

Dear Mayor, Council and Staff,

This is just a short note to express my support for Dunbar Ryerson United Church. This project is in a great location and I'd love to live there someday. I have friends and colleagues in the neighbourhood.

This project is worth your support for the following reasons:

- I would like to move to Kerrisdale someday, and that will be easier if there are more homes there
- It will help keep local housing prices down
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver
- We need much more social housing, and this is a start

I do have some ideas for improvement:

- I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units.
- The project could have more family-friendly units
- It's hard to believe a project like this required a long, uncertain rezoning. We're in a crisis, please act like it!

In conclusion, Dunbar Ryerson United Church is a worthy proposal and I urge you to approve it.

Regards,

Brendan Reeves

s.22(1) Personal and Confidential

Isfeld, Lori

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Friday, October 06, 2017 3:44 PM
To: Public Hearing
Subject: More Neighbours Please! I am in favour of the Ryerson Church Development Proposal

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Kyle Thompson

s.22(1) Personal and Confidential

To the Mayor and Council of the City of Vancouver,

This is just a short note to express my support for the Ryerson Church Development Proposal. Someday I'd like to live in the area. I passed through this neighborhood often while attending law school at UBC.

I urge you to approve the Ryerson Church Development Proposal because:

- I may want to live in the neighborhood someday, and that will be easier if there are more homes there
- I want my friends and family to be able to live there too, and they won't be able to do that if there aren't enough homes
- This project will make it a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- Keeping the vast majority of the land in Vancouver zoned for single family housing alone is fundamentally exclusionary and inequalitarian.

Of course in an ideal world, things would be a little different. I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units.

Thank you for your time,

Kyle Thompson

s.22(1) Personal and Confidential

Isfeld, Lori

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Saturday, October 07, 2017 10:26 AM
To: Public Hearing
Subject: RE: Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Sam Roberts s.22(1) Personal and Confidential

Mayor Gregor Robertson and Vancouver Council Members,

I am writing to express my support for Dunbar Ryerson United Church. This project is in a great location and I'd love to live there someday (hah, like that will ever happen).

I grew up in Dunbar, the child of working class parents (technicians at UBC). At that time, we could afford to live there. Despite being more affluent than my parents, I'll never live west of Cambie again, and I'm struggling to keep my young family in Vancouver proper at all, within reasonable distance of where my wife and I work. Having all the jobs in our fields in BC be in a place where we can barely afford to live is a real problem for us!

One project like this is barely going to make a difference to Vancouver's housing crisis, we need HUNDREDS of projects like this. Lets get moving!

The people objecting to this are short-sighted. In a few dozen years when they are driving to Langley to visit their grandchildren, they will regret their obstructionism. It's even likely to increase their property values as the re-zoning progresses, though why any land owner in Vancouver should need to getting an even larger tax free investment bonanza from their home is beyond me.

I'm enthusiastic about Dunbar Ryerson United Church because of the following reasons:

- I would like to move to Kerrisdale someday, and that will be easier if there are more homes there
- I don't want to be priced out of Kerrisdale
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver
- We need much more social housing, and this is a start

I do have some ideas for improvement:

- It's hard to believe a project like this required a long, uncertain rezoning. We're in a crisis, please act like it!

Sincerely yours,

Sam Roberts

s.22(1) Personal and Confidential

Isfeld, Lori

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Saturday, October 07, 2017 5:19 PM
To: Public Hearing
Subject: More Neighbours Please! I am in favour of Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Ian Shepherd

s.22(1) Personal and Confidential

Mayor and Council,

This email is about Dunbar Ryerson United Church, which I support. I have friends and family who live nearby, and I want the best for them.

This project is worth your support because of the following reasons:

- I don't want to be priced out of Kerrisdale
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it

Of course in an ideal world, things would be a little different:

- I'm disappointed that the project doesn't have even more units

In short, council should approve this project.

Best,
Ian Shepherd

s.22(1) Personal and Confidential

Isfeld, Lori

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Saturday, October 07, 2017 5:19 PM
To: Public Hearing
Subject: Please approve Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Davis Austerberry

5.22(1) Personal and Confidential

Mayor and Council,

I am writing regarding my support for Dunbar Ryerson United Church. Someday I'd like to live in the area. I have family and friends in Kerrisdale.

This project deserves to be approved because:

- I would like to move to Kerrisdale someday, and that will be easier if there are more homes there
- If there are more homes like this, it's less likely that I will be priced out of the area
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver
- We need more social housing in Vancouver

I urge you to approve this project.

Sincerely,
Davis Austerberry

Isfeld, Lori

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Saturday, October 07, 2017 6:17 PM
To: Public Hearing
Subject: Please approve Dunbar Ryerson United Church!

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Kay Teschke §.22(1) Personal and Confidential

Mayor Gregor Robertson and Vancouver Council Members,

This email is about Dunbar Ryerson United Church, which I support. I would like to live in Kerrisdale someday, and I think that's more likely to happen if projects like this are permitted. I live close to the proposed development site. I have friends and family who live nearby, and I want the best for them.

Dunbar Ryerson United Church should be approved for the reasons listed below:

- I would like to move to Kerrisdale someday, and that will be easier if there are more homes there
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver
- We need more social housing in Vancouver

It's disappointing that a project like this requires a rezoning

Kay Teschke
3804 West 49th Avenue

Isfeld, Lori

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Sunday, October 08, 2017 7:41 AM
To: Public Hearing
Subject: Ryerson Church Rezoning

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Michael Mortensen

s.22(1) Personal and Confidential

Please approve the rezoning to expand housing choice and supply in this neighbourhood.

Isfeld, Lori

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Sunday, October 08, 2017 11:11 AM
To: Public Hearing
Subject: Please approve Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Peter Cox 5.22(1) Personal and Confidential

Mayor Gregor Robertson and Vancouver Council Members,

This is just a short note to express my support for Dunbar Ryerson United Church. I would like to live in Kerrisdale someday, and I think that's more likely to happen if projects like this are permitted.

This project is worth your support for the following reasons:

- I would like to move to Kerrisdale someday, and that will be easier if there are more homes there
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

Of course in an ideal world, things would be a little different:

- The project could have more family-friendly units
- Projects like this should not require a rezoning. You should rezone proactively so the next one doesn't!

Respectfully yours,
Peter Cox

Isfeld, Lori

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Sunday, October 08, 2017 11:26 AM
To: Public Hearing
Subject: RE: Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Keith Stewart

5.22(1) Personal and Confidential

To the Mayor and Council of the City of Vancouver,

This is just a short note to express my support for Dunbar Ryerson United Church. This project is in a great location and I'd love to live there someday. I have family and friends in Kerrisdale.

This project is worth your support for the following reasons:

- I would like to move to Kerrisdale someday, and that will be easier if there are more homes there
- I don't want to be priced out of Kerrisdale
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver
- We need much more social housing, and this is a start

Of course in an ideal world, things would be a little different:

- I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units.
- Building homes like this shouldn't require an entire rezoning

In conclusion, Dunbar Ryerson United Church is a worthy proposal and I urge you to approve it.

Sincerely,
Keith Stewart

Isfeld, Lori

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Sunday, October 08, 2017 12:51 PM
To: Public Hearing
Subject: Dunbar Ryerson United Church proposal

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Michael Adria s.22(1) Personal and Confidential

Dear Mayor and Council,

I would like to register my support for Dunbar Ryerson United Church. I have friends and family in the neighbourhood.

I urge you to approve Dunbar Ryerson United Church because of the following reasons:

- If there are more homes like this, it's less likely that I will be priced out of the area
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

I would also like to see the following if possible:

- The project could have more family-friendly units

Respectfully yours,

Michael Adria

s.22(1) Personal and Confidential

Isfeld, Lori

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Monday, October 09, 2017 7:25 AM
To: Public Hearing
Subject: Regarding Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of David Proctor s.22(1) Personal and Confidential

Dear Mayor and Council,

Since graduating university in 2011 I've watched as dozens of my friends and peers have left Vancouver for good, priced out of the rental market and without any hope of ever owning property. The project in Dunbar Ryerson United Church will add a handful of rental units to the city, and must be supported for that reason.

This project alone will not be sufficient to make a future possible in this city for myself or people like me. It should include the creation of more rental units than it does, and dozens or hundreds more similar projects will be needed. I am disappointed to learn that rezoning is required to add even this tiny number of new rental units.

Sincerely,
David Proctor

s.22(1) Personal and Confidential

Isfeld, Lori

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Monday, October 09, 2017 10:43 AM
To: Public Hearing
Subject: Regarding Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Patricia Alexis s.22(1) Personal and Confidential

To whom it may concern:

I am writing to express my support for Dunbar Ryerson United Church. I live in Kerrisdale and will be affected by this project. I am a member of the Dunbar Ryerson United:

This project deserves to be approved for the reasons listed below:

- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- We desperately need more rental homes in Vancouver
- We have a shortage of social housing in Vancouver

I would also like to see the following if possible:

- I would like the project to have more family-sized units
- The land should already be zoned to allow homes like this, no rezoning required

Respectfully yours,
Patricia Alexis

Isfeld, Lori

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Monday, October 09, 2017 11:00 AM
To: Public Hearing
Subject: Dunbar Ryerson United Church proposal

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Sabina Harpe 5.22(1) Personal and Confidential

To whom it may concern:

I am writing to express my support for Dunbar Ryerson United Church. I am a member of Dunbar-Ryerson Church.

I urge you to approve Dunbar Ryerson United Church for the reasons listed below:

- I would like to move to Kerrisdale someday, and that will be easier if there are more homes there
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood

I urge you to approve this project.

Best regards,
Sabina Harpe

5.22(1) Personal and Confidential

Isfeld, Lori

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Monday, October 09, 2017 2:56 PM
To: Public Hearing
Subject: Regarding Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Katrina May 5.22(1) Personal and Confidential

Mayor Gregor Robertson and Vancouver Council Members,

I am writing regarding my support for Dunbar Ryerson United Church. I would like to live in Kerrisdale someday, and I think that's more likely to happen if projects like this are permitted. I work in the neighbourhood. I grew up nearby, and still have ties to the area. I have friends and family who live nearby, and I want the best for them.

I urge you to approve Dunbar Ryerson United Church for these reasons:

- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- We desperately need more rental homes in Vancouver
- We need much more social housing, and this is a start

I do have some ideas for improvement:

- Projects like this should not require a rezoning. You should rezone proactively so the next one doesn't!

I urge you to approve this project.

Sincerely,
Katrina May

5.22(1) Personal and Confidential

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Tuesday, October 10, 2017 11:07 AM
To: Public Hearing
Subject: Ryerson Rezoning Public Hearing- I support this application.

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Bill Rapanos

s.22(1) Personal and Confidential

I have lived in the weside for 60 years and have seen huge social changes due to the extreme gentrification taking place. Very few new families, entry level old houses in poor condition cost \$2.5 m or more with \$11k / month payments after 10 % downpayment. This process is gutting and sense of affordability in virtually all neighbourhoods throughout the City. Allowing more and varied housing forms can blunt this harsh trend.

Kerrisdale, and the Ryerson site are part of an apartment area and this site Should be utilized to accomodate more moderately priced housing rather than allowing new single family homes that will sell for over \$4 m.

This is a far better alternative to demolishing the old low rise walk up apartments in the area that provide truly affordable housing in Kerrisdale while giving the landlords very good returns. Please Stop allowing demolition of these older apartments as Council has allowed recently. All you need to do is simply expand the boundaries of the area designated for apartments and put the new condos outside the ring of existing low rises.

The people who might oppose this rezoning must be living either in the past or in some alternative reality. If they look in the short term future they should realize that they soon will be exiled out of the City and replaced through the inexorable process of gentrification and the old idea of this being a stable neighbourhood has become an absurdity.

The Ryerson rezoning application is timely and appropriate- it needs to be supported by Council today.

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Tuesday, October 10, 2017 8:05 PM
To: Public Hearing
Subject: In support of Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Cameron Foster

s.22(1) Personal and Confidential

Mayor Gregor Robertson and Vancouver Council Members,

I am writing to express my support for Dunbar Ryerson United Church. I would like to live in Kerrisdale someday, and I think that's more likely to happen if projects like this are permitted. I live in Kerrisdale and will be affected by this project. I work in Kerrisdale. I grew up nearby, and still have ties to the area. I have friends and family who live nearby, and I want the best for them.

Dunbar Ryerson United Church is a good project because:

- Projects like this will make it less likely that I am priced out of Kerrisdale
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

Of course in an ideal world, things would be a little different:

- I'm disappointed that the project doesn't have even more units

I urge you to approve this project.

Regards,
Cameron Foster

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Tuesday, October 10, 2017 11:20 PM
To: Public Hearing
Subject: Please approve Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Ed Callaghan

s.22(1) Personal and Confidential

Mayor and Council,

This email is about Dunbar Ryerson United Church, which I support. I have friends and family who live nearby, and I want the best for them.

Dunbar Ryerson United Church is a good project because of the following reasons:

- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- Below-market homes are greatly needed in this city

I have some suggestions for improvement that do not detract from my overall support:

- I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units.
- I would like the project to have more family-sized units
- Projects like this should not require a rezoning. You should rezone proactively so the next one doesn't!

Please approve this project.

Respectfully yours,
Ed Callaghan

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Wednesday, October 11, 2017 7:58 AM
To: Public Hearing
Subject: RE: Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Guerric Haché

s.22(1) Personal and Confidential

Dear Mayor and Council,

I would like to register my support for Dunbar Ryerson United Church. Kerrisdale is a nice place and I personally would like to live there. Some of my friends and family live in Kerrisdale, and I want the best for them.

I recommend that you approve the project for these reasons:

- I would like to move to Kerrisdale someday, and that will be easier if there are more homes there
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

Of course in an ideal world, things would be a little different:

- I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units.
- The project could have more family-friendly units
- Building homes like this shouldn't require an entire rezoning

In short, council should approve this project.

Sincerely,

Guerric Haché

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Wednesday, October 11, 2017 8:51 AM
To: Public Hearing
Subject: Please approve Dunbar Ryerson United Church!

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Daniel Oleksiuk s.22(1) Personal and Confidential

Mayor and Council,

I write in support of this much-needed project, and to object to the fact that citizens like me find a need to beg for the creation of much-needed housing when the rental vacancy rate is under 1%. This project should soon house over 100 people who will be very happy to live here. I write on their behalf, and on my own.

I grew up in East Vancouver in the 1990s, and remember having schoolteachers who actually lived in detached homes in Kerrisdale at the time. That was possible then. How much has changed?

Few people can afford such homes on local incomes anymore, and yet 76% of our residential land is still zoned that way. Who are we preserving the bulk of Kerrisdale's multi-million dollar detached homes for?

No rezoning is required to build a new \$5,000,000 mansion one block over from this site- this happens all the time. But a public hearing is being held for this delightful mix of rental and ownership apartments, and to renovate a local church. How is that fair? Who does this process favour? Why put checks and balances on more affordable housing types for local income earners, while streamlining approvals for the most profligate consumers of urban land?

This entire process favours wealthy, incumbent home-owners, many of whom have rallied to "save" themselves from today's apartment-dwelling schoolteachers. I say: build the apartments, for today's families and bachelors, and for today's school teachers. And then build more, and more and more.

I resent my own participation in this process. I resent that the opponents of this housing (and the people who will live in it) are given this forum to organize and speak up against it. I resent being squeezed out of this city while a suburban, detached housing form takes up the vast bulk of our residential land.

But I do support this project.

Sincerely,
Daniel Oleksiuk

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Wednesday, October 11, 2017 8:35 AM
To: Public Hearing
Subject: In support of Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Vincent Pierce

5.22(1) Personal and Confidential

Mayor Gregor Robertson and Vancouver Council Members,

I am writing to express my support for Dunbar Ryerson United Church. Someday I'd like to live in the area. I grew up in this neighbourhood, and want to continue to live in it. Some of my friends and family live in Kerrisdale, and I want the best for them.

Dunbar Ryerson United Church should be approved because of the following reasons:

- I would like to move to Kerrisdale someday, and that will be easier if there are more homes there
- It will help keep local housing prices down
- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

I have some suggestions for improvement that do not detract from my overall support:

- I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units.

Sincerely yours,
Vincent Pierce

5.22(1) Personal and Confidential

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Wednesday, October 11, 2017 2:35 PM
To: Public Hearing
Subject: Comments regarding Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Karen Sawatzky 5.22(1) Personal and Confidential

Dear Mayor and Council

I am writing in support of the Dunbar Ryerson United Church rezoning application. While I don't live or work in the area, I do feel strongly that it's important to have more purpose-built rental housing in all parts of the city, and especially in areas where it's currently lacking, such as this one. These 32 rental units, including 21 that will be available at below-market rents, are a small but vital contribution to increasing the city's rental vacancy rate.

I urge you to approve the project for these reasons:

- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver

If we are to end the rental crisis that is causing so much anxiety and insecurity for renters, as well as hindering the ability of businesses to find and keep employees, all parts of the city need to make more room for the type of rental housing that is proposed in this application. I believe the need for more shelter, in this case in the form of long-term, secure rental housing, should carry far more weight than any objections from nearby neighbours based on shadowing, problems finding parking directly in front of houses, or aesthetic preferences for the look and feel of single-family homes.

Best regards,
Karen Sawatzky

5.22(1) Personal and Confidential

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Wednesday, October 11, 2017 6:16 PM
To: Public Hearing
Subject: Spam: Desperate need for Affordable Family, Young Adult and Senior's Housing

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Larry Diamond

5.22(1) Personal and Confidential

The heinously low density single family housing in Vancouver is unrealistic to maintain. We are becoming a city that is totally unaffordable and in due course, will become a desert for the wealthy (and the nearly dead) featuring pre-sold empty condo towers and massive ugly homes owned by absentees. Young people of all backgrounds are increasingly avoiding Vancouver like the plague knowing they can never afford to live here. Attracting people in the tech sector, the professions and the arts is becoming a crisis that will soon negatively affect Vancouver's (and B.C.'s) economy. Seniors who downsize after raising families have few, if any, choices. Our livability that is so boastfully touted is rapidly plunging.

The introduction of row housing, town homes, duplexes and skillfully designed low-rise apartments offering a mix of rental and ownership introduced in a phased and logical way into single family neighbourhoods is imperative to alleviate the lack of viable housing choice and increase livability. World class cities are not exclusive low density precincts for people whose mind sets and selfish beliefs are stuck in the past. This Dunbar United Church project as depicted, is a superb example of the kind of appropriately scaled and innovative site use that is so urgently needed. It is a development that supports the diverse social, economic and cultural values that represent the 21st Century. To deny its approval and construction would be something that one might expect in Donald Trump's parochial, racist and protectionist America, not in our city and certainly not in Canada!

Kennett, Bonnie

From: Susan Burns <burns@sfu.ca>
Sent: Wednesday, October 11, 2017 6:45 PM
To: Public Hearing
Subject: Rezoning Application for 2165-2195 and 2205-2291 West 45th Avenue

Dear City Council,

I am writing in support of the above captioned rezoning application.

I am a long-time resident of Dunbar area and an active member of Dunbar Ryerson United Church.

I am involved with two church-sponsored groups that are open to members of the wider community. Interestingly, both groups, Contemplative Meditation and Healing Ministries, have half their membership from Dunbar Ryerson United, with rest coming from the surrounding community. Rezoning will enable these types of open groups to continue to enrich lives with or without church affiliation.

The role of faith communities enhances the general well-being of its immediate community and beyond. It provides space for people to gather that is safe and welcoming. Dunbar Ryerson has many partner choirs and musical groups that use its sacred space to offer their creative and life-enhancing gift of music. As the space for this type of community-enlivening activity is slowly eroding, retaining and upgrading Dunbar Ryerson rehearsal and performance space is crucial for a truly livable city.


The creation of 32 low-cost housing spaces and the further creation of 40 additional living spaces within Vancouver supports the community plan of diverse housing with opportunities for longtime residents to age in place. The site plan shows consideration to the design and amenity elements important to those in Kerrisdale.

I urge you to approve the rezoning as presented.

Thank you,
Susan Burns

Susan Burns

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Wednesday, October 11, 2017 8:37 PM
To: Public Hearing
Subject: Please approve Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Matthew Birks

5.22(1) Personal and Confidential

To whom it may concern:

I am writing regarding my support for Dunbar Ryerson United Church. Someday I'd like to live in the area.

This development is good for Vancouver because of the following reasons:

- I would like to move to Kerrisdale someday, and that will be easier if there are more homes there

Dunbar Ryerson United Church deserves to be approved, but some things could be improved:

- I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units.

Regards,
Matthew Birks

5.22(1) Personal and Confidential

Kennett, Bonnie

From: Janey L Cole-Morgan s.22(1) Personal and Confidential
Sent: Wednesday, October 11, 2017 8:59 PM
To: Public Hearing
Subject: Rezoning application for 2165-2195,2205-2291 W 45th Ave

To the Vancouver City Clerk,

We are writing to support the proposed rezoning application for 2165-2195, 2205-2291 West 45th Ave., also known as the Dunbar Ryerson United Church sites.

We have owned a home at s.22(1) Personal and Confidential for 32 years. We have been active participants of the Dunbar and now the Dunbar Ryerson United Church for 42 years.

The church **provides many groups**, such as the contemplative Meditation Group, which are **open to the community**. It also provides space for many **musical groups to practice and perform**. These groups are **also open to the community**. Open House **programs for youth and their parents** are active within the church.

The rezoning will provide **added community space**, **retrofit** the historic Dunbar Ryerson United Church and build a total of 72 new housing units, **32 of which will provide low income housing**.

We urge you to consider the benefits to the City of Vancouver, especially in this time of need for low cost rental housing.

Yours truly,

Janey and Nigel Cole-Morgan

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Thursday, October 12, 2017 7:51 AM
To: Public Hearing
Subject: Comments regarding Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Jocelyn Morlock 5.22(1) Personal and Confidential

Dear Mayor and Council,

I am writing regarding my support for Dunbar Ryerson United Church. This project is in a great location and I'd love to live there someday. The project is close to work for me. Some of my friends and family live in Kerrisdale, and I want the best for them.

I support Dunbar Ryerson United Church for these reasons:

- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver
- Below-market homes are greatly needed in this city

Dunbar Ryerson United Church deserves to be approved, but some things could be improved:

- It's disappointing that a project like this requires a rezoning

Thank you,
Jocelyn Morlock

5.22(1) Personal and Confidential

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Thursday, October 12, 2017 7:51 AM
To: Public Hearing
Subject: In support of Dunbar Ryerson United Church

The following message was sent through the Abundant Housing Vancouver website (<http://www.abundanthousingvancouver.com/>) on behalf of Colin Meacham s.22(1) Personal and Confidential

To the Mayor and Council of the City of Vancouver,

I am writing to express my support for Dunbar Ryerson United Church. I have friends and family in the neighbourhood.

I recommend that you approve the project for the following reasons:

- We desperately need more rental homes in Vancouver

I would also like to see the following if possible:

- The project could have more family-friendly units
- Building homes like this shouldn't require an entire rezoning

Please approve this project.

Sincerely,
Colin Meacham

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Thursday, October 12, 2017 12:26 PM
To: Public Hearing
Subject: In Support, Item No. 5 - a) 2165 - 2195 West 45th Ave b) 2205 - 2291 West 45th Ave, Heritage Designation of the Ryerson Dunbar United Church, Public Hearing, Tuesday, October 17, 2017
Attachments: 20171012122214929.pdf

The digital copy of attached letter addressed to Mayor & Council and received on 12 October 2017 is forwarded for your action and/or information.

To:

City of Vancouver,
City Clerk's Office
Third Floor, 453 W 12th Ave.
Vancouver, BC, V5Y 1V4



Janet Smith
s.22(1) Personal and Confidential

I, Janet Smith of [redacted] Vancouver
am writing in support of the
Dorinda Ripston United Church
Religious project. I live within 2-3
blocks of the Church and attend
services regularly. I also go to concerts,
groups and other activities at this
Church.

I feel this neighborhood
will be greatly impressed by
this project and approve of the
Religious

Janet Smith
[redacted]

s.22(1) Personal and Confidential

Kennett, Bonnie

From: 5.22(1) Personal and Confidential
Sent: Thursday, October 12, 2017 6:34 PM
To: Public Hearing
Subject: Dunbar Ryerson United Church 2165-2195 and 2205-2291 W. 45th Avenue
Attachments: Letter - Dunbar Ryerson Rezoning.docx

Please find attached my written submission in support of the proposed rezoning scheduled for public hearing on October 17,2017. Thank you for considering this submission.

Julie Poznanski

October 11, 2017

City of Vancouver
City Clerk's Office
Third Floor, 453 W. 12th Avenue
Vancouver, BC V5Y 1V4

Re: Dunbar Ryerson United Church Rezoning 2165-2195 and 2205-2291 W.45th Avenue

As a longtime resident who has raised a family and been actively involved in community life on Vancouver's west side, I am wholly and enthusiastically in favour of the proposed rezoning and property development noted above. Like many Vancouverites, I am concerned about the housing affordability and rental stock crises facing families in Vancouver and the gradual erosion of diversity and vibrancy in our neighbourhoods.

This proposal offers a very rare opportunity for the local community and the City at large that I hope Council will approve. It is rare because there are very few parcels of land in the heart of our community owned by non-profit organizations dedicated to serving the interests of the community. Dunbar Ryerson, with its beautiful heritage church and adjacent activity centre, has a proven record of supporting and sustaining Vancouver's choral and arts community, numerous community organizations serving children and at-risk populations, and a progressive congregation advancing diversity, inclusiveness, environmental stewardship and compassionate living.

This development advances many objectives articulated by the City and local community plan including:

- Housing affordability
- Densification
- Cultural and institutional infrastructure
- Community diversity and livability
- Increased rental stock
- Social housing

This development enhances the local community in many ways. It will:

- Through densification, bring more people to and help many remain in a community that offers excellent transit, walking to most services and amenities, close proximity to the new Arbutus Greenway, quiet living away from major traffic arteries
- Help to reduce current parking issues by offering more off-street parking
- Protect and upgrade important heritage property in the face of mass demolitions
- Secure multi-functional community space for generations to come
- Respect and enhance the character of the neighbourhood through its thoughtful design, housing mix and scale transitioning.

Having read in some detail the City of Vancouver Policy Report relating to this project, I am impressed by the care and thoughtfulness of the congregation of Dunbar Ryerson in presenting its vision to enliven and preserve valuable infrastructure in our community. I am equally impressed by the diligence of City staff to ensure new projects add value to our communities.

This is an incredible and well developed plan. I sincerely hope City Council will seize upon it!

Respectfully,

Julie Poznanski

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Thursday, October 12, 2017 9:11 PM
To: Public Hearing
Subject: Please approve Dunbar Ryerson United Church!

The following message was sent through the Abundant Housing Vancouver website
(<http://www.abundanthousingvancouver.com/>) on behalf of Tracey Tabata

s.22(1) Personal and Confidential

Mayor and Council,

This email is about Dunbar Ryerson United Church, which I support. I am interested in housing in Vancouver and how to create more of it.

Council should approve the project for the reasons listed below:

- I want my friends and family to be able to live in Kerrisdale, and they won't be able to do that if there aren't enough homes
- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver
- Below-market homes are greatly needed in this city

I do have some ideas for improvement:

- The project could have more family-friendly units

Respectfully yours,

Tracey Tabata

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Donna-Lee s.22(1) Personal and Confidential
Sent: Thursday, October 12, 2017 9:31 PM
To: Public Hearing
Subject: Comments on Rezoning application by Dunbar Ryerson United Church at 2165-2195 and 2205-2291 West 45th Avenue

203-2165 West 40th Avenue,
Vancouver, BC, V6M 1W4,
2017-10-12

To Vancouver City Council,

I am writing to voice my support for the rezoning application that Dunbar Ryerson United Church has made to redevelop its property at 2165 – 2195 and 2205 – 2291 West 45th Avenue. As someone who has lived in the community for 68 years I believe that the congregation's proposal is a creative and sound one. I know that attempts have been made in the past to create more affordable housing in this area, but the zoning has stymied any action. I think the fact that the church has been working on this project for six years provides some insight into the sincerity and vision of those who are requesting the rezoning so that they may continue the church's tradition of serving the community beyond its buildings. As a fifty-one year member of the community badminton group that has used the church's gym which will be demolished if the rezoning is approved, I am disappointed at this loss, but still believe this project will benefit far more people.

I am delighted that the church sanctuary and the activity centre will be joined together on the same site which should help to improve the dangers of pedestrians crossing Yew Street. The many concerts and other musical productions presented in the church attract people from all over the Metro area and the underground garage will also help to alleviate the parking problems they create. Because I lived directly across the street from the Ryerson Memorial Centre for twenty-one years, I do have some empathy for neighbours' concerns about the changes, but I am impressed that the architects of this project have made an excellent attempt to help the two projects blend in with the rest of the neighbourhood and there are certainly a number of condo buildings within one block which are higher than the condo planned for the east site. As someone who now lives in a midrise building, I am confident that once the construction phase of the two sites is finished, the condo building will probably not be as intrusive as some residents fear. A very appealing aspect of the project is that it will provide more housing in an area of town where the level of density per population is one of the lowest in the city and everyone seems to realize that the housing scarcity is certainly not an asset for anyone considering moving to Vancouver.

However, the most significant part for me is that part of this densification includes social housing which the church has been trying to establish for a long while as part of its mission to care for the poor and homeless.

I do urge you to support this rezoning proposal.

Donna-Lee Graham



Virus-free. www.avast.com

Kennett, Bonnie

From: Sally Ringdahl s.22(1) Personal and Confidential
Sent: Wednesday, October 11, 2017 7:40 PM
To: Public Hearing
Subject: Rezoning Application for 2165-2195 and 2205-2291 West 45th Avenue

My name is Sarah Ringdahl and I live at s.22(1) Personal and Confidential in Vancouver. I have lived in Vancouver for the past 15 years. Previously, I lived here from 1972-1985.

This is a letter of support for the proposed redevelopment of Ryerson-Dunbar Church.

I am not a member of the Church but attend semi-monthly Healing Pathways sessions at the church. This is a marvellous service for the community and typical of what this church has historically and currently offered to the community. This is a Church community with a broad vision of how to participate in the social fabric of Vancouver.

This area of Kerrisdale does not have many rental apartments and fewer units of social housing. This modest development does not interfere with the ambience of this neighbourhood.

Residents of this area have had the privilege of the offerings of this church for decades and now that the church is expanding the mandate the neighbourhood may need to show a generous spirit.

Regards,
Sarah Ringdahl