

Kennett, Bonnie

From: Will Harvey s.22(1) Personal and Confidential
Sent: Tuesday, October 17, 2017 2:07 PM
To: Public Hearing
Subject: REZONING: a) 2165-2195 West 45th Avenue and b) 2205-2291 West 45th Avenue; and Heritage Designation of the Ryerson Dunbar United Church

To whom it may concern,

As a born and raised son of Vancouver and, more precisely, Kerrisdale, I'm writing to express my opposition to this proposal for the following reasons:

- the proposal is so far beyond current zoning bylaws, it's insulting. The project would triple the height and double the density of nearby buildings. This is not a project that integrates into the community.
- it works to save the Ryerson church community, at the expense of the much larger Kerrisdale community. I can sympathize with the church's efforts to make up for a shrinking congregation, but it's exploiting the tax incentives.
- the proposed complex does nothing to address increased parking demands. Parking is already stretched thin from events at the Ryerson community center, so the previous assessment is obviously flawed -- there is a need to review parking regulations so that this project can be fairly assessed.
- this sets a dangerous precedent. This a development which jumps miles forward instead of accommodating gradual, sensible change. It leaves the city vulnerable to similar development proposals that will lead to a patchwork of city planning, trying to accommodate ill-fitting pieces, instead of having a strategic vision for city planning. Strategic planning should direct development, not the other way around.
- I want more affordable housing in Vancouver, but I don't see it coming from here. There are no guarantees to keep units low-cost or properly maintained, nor is there assurance that they will even go to hard-working, Canada-based families who struggle with today's market. Those under-reporting income yet driving Bentleys don't need another housing option to eventually flip.

I have more to say, and I look forward to sharing it at the meeting.

Sincerely,

William Harvey

Kennett, Bonnie

From: Melanie Bond s.22(1) Personal and Confidential
Sent: Tuesday, October 17, 2017 3:50 PM
To: Public Hearing
Subject: Ryerson Development

I would like to voice my opposition to the proposed rezoning of the Ryerson Church property. My neighbourhood needs more affordable housing for young families, not another glass tower of condos at market value. Townhouses or low rise buildings in a housing co-op would increase density without eroding our sense of community.

Melanie Bond

s.22(1) Personal and Confidential

Sent from my iPad

Kennett, Bonnie

From: Tatiana van Riemsdijk 5.22(1) Personal and Confidential
Sent: Tuesday, October 17, 2017 4:06 PM
To: Public Hearing
Subject: Letter opposing CD1 rezone --2165-2195 and 2205-2291 West 45th Avenue (Dunbar Ryerson United Church Sites)

Dear city council,

I oppose the two rezoning draft by-laws for 2165-2195 and 2205-2291 West 45th Avenue (Dunbar Ryerson United Church Sites).

West site -- The plans show an appropriate height, 4 floors. This is a reasonable increase in density for this neighbourhood. This plan does not correct a long-standing problem which is idling charter tour buses on a 45th avenue, a residential street and bike route. Neighbours to this site have requested an off-street drop-off zone for tour buses. This re-zone plan does not have adequate parking or a drop-off zone. This is dangerous, and the Sept 18th revisions has not addressed traffic congestion.

Also, the Sept 18th revisions have not addressed pedestrian sight-lines and greenery. The area between sidewalk and edifice is paved over completely -- the entire length of the block on 45th. This is a southern exposure which will be burning hot in summer. Also, this is harsh contrast to houses across the street, with ample front yards with open gardens,

East site -- The 9 story edifice is too high. These 40 luxury condos do not represent "abundant housing."

The tall tower at 9 stories only serve to embolden developers to prey upon neighbouring low-rise apartments, the last bastion of housing for our middle-income neighbours. The town homes on the lower level have walled in "private patios" -- hardly a welcoming look for neighbours or, in the current season, trick-or-treaters. The design lacks neighbourly pedestrian sight-lines and greenery at grade.

Thank you for considering my letter
with kind regards,

Dr van Riemsdijk

5.22(1) Personal and Confidential



Kennett, Bonnie

From: Suzanne Noetzel s.22(1) Personal and Confidential
Sent: Tuesday, October 17, 2017 4:31 PM
To: Public Hearing
Subject: Dunbar Ryerson United Church Sites (2165-2195 West 45th Avenue and 2205-2291 West 45th Avenue)

To: His Worship Mayor Gregor Robertson and Council

Re: Dunbar Ryerson United Church Sites (2165-2195 West 45th Avenue and 2205-2291 West 45th Avenue)

Dear Mayor Robertson and Council,

I am opposed to the current Dunbar-Ryerson development proposal for the following reasons:

1. I am opposed to the 8 storey (9 including it's mechanical penthouse) tower on the East site. In keeping with the ARKS Vision, I would like to see the height come down. Other developments in Kerrisdale either have a tower, a 4storey block or townhouses with green setbacks. Why is the developer being permitted to make a proposal that crams all three forms of housing onto one site?
2. I am unhappy with the traffic plan. I am concerned that there is no drop-off/pick-up site for the Church and Activity Centre, nor is there enough parking for the activity centre. According to the development proposal, this will be a new Centre for Music and the Arts, attracting people from the Greater Metropolitan Vancouver Area, not just Vancouver. Which is evidenced by the support this project is receiving from people outside the neighbourhood.
 - a. Currently, during events in the Church and Memorial Centre, people park illegally at the curb, make U-turns in the intersection of Yew & W. 45th Ave, back up down the street and double park on 45th Ave, there is no one from the Church or the activity directing traffic.
 - b. There is no bus parking allocated - currently, buses transporting people from outside the area idle for hours across the street from the Church in front of neighbours houses or double park and block traffic on W. 45th Ave.

Personally, I like the idea of the townhouses; the new activity Centre, save for my concerns over the drop-off area; and I am very supportive of the affordable housing component, I think that these goals can be achieved by Dunbar Ryerson Church without building an 9 storey tower.

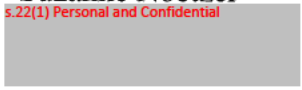
I am unconvinced that simply building luxury condos throughout Vancouver will increase affordability. Last year, housing starts in Vancouver were higher than the number of new households. Demonstrating that our market is heavily influenced by international investors. Building new market housing, with prices pitched only for the very wealthy and to those who purchase dwellings not to be used as homes but as investment commodities, will not solve the housing crisis in Vancouver.

I am concerned that the luxury condos will cause rents to increase in the Kerrisdale Neighbourhood, making it more unaffordable to families who want to move here. Please bring a development that is family friendly, affordable and respects the neighbourhood.

Sincerely,

Suzanne Noetzel

s.22(1) Personal and Confidential

A grey rectangular box redacting the signature area.

Kennett, Bonnie

From: Seoris Harrison s.22(1) Personal and Confidential
Sent: Tuesday, October 17, 2017 4:50 PM
To: Public Hearing
Subject: FW: Ryerson Church Development

City of Vancouver Planning
Ryerson Church Development Proposal 45 Avenue Vancouver

October 17, 2017

This proposal breaks the rules.

The proposed development is in excess of all recent neighbourhood planning
It does not adhere to the level of four story structures presently under construction in this immediate area.
Will the city use this variation to set an unwelcome standard?

I am disappointed in the City for allowing this proposal to be put forward for consideration .

We have a community plan, please honor it.

Sincerely
Seoris Harrison

s.22(1) Personal and Confidential

Kennett, Bonnie

From: namur wu s.22(1) Personal and Confidential
Sent: Tuesday, October 17, 2017 7:22 PM
To: Public Hearing
Subject: Re: Opposing rezoning.vancouver.ca/applications/2165-2195and2205-2291w45thave

City Clerk's Office ,

Due to an drop-in urgent request, could not present during Oct.17th's public Hearing, stating why we are all opposing to rezoning.vancouver.ca/applications/2165-2195and2205-2291w45thave/project,

Had sent separate mail to state the solid reason why we opposed to subjected rezoning project with the negative impacts to the community and neiboughood.

Thanks,

Rezoning Application, 2165-2195 and 2205-2291 West 45th ...

rezoning.vancouver.ca

The City of Vancouver's Rezoning Centre's primary role is the administration of changes to the Zoning and Development By-law and associated Land Use and Development ...

From: Public Hearing <PublicHearing@vancouver.ca>
Sent: October 14, 2017 10:42 PM
To: namur wu
Subject: Thank you for your email

Thank you for your email regarding Public Hearings. Please review the following important information.

Written Correspondence Regarding a Public Hearing

Written correspondence regarding an upcoming Public Hearing will be circulated to Mayor and Council and made publicly available online on the Public Hearing agenda page. Your name will be made public, however, your contact information will not be made public. Agendas are available on the City of Vancouver website approximately 1 week before the meeting: [access agendas online](#).