

Kennett, Bonnie

From: David Amos s.22(1) Personal and Confidential
Sent: Tuesday, October 17, 2017 2:16 PM
To: Public Hearing
Subject: Dunbar Ryerson United Church Rezoning. 2165-2195 and 2205-2291 West 45th Av.

I approve of this project.

I sing in a choir that uses the church and think that improved underground parking would benefit the neighbourhood, as parking is a problem when concerts are held.

The church has a wonderful acoustic which needs to be preserved, and the many choirs that sing here value the space.

The area is already mixed single family dwellings as well as apartment buildings and the rezoning would be in line with the character of Kerrisdale.

The planned buildings would be very good for seniors who wish to remain in the area but not in a large house.

I hope the rezoning is approved.

Mary Amos

s.22(1) Personal and Confidential



Sent from my iPad

Kennett, Bonnie

From: Alan Manning s.22(1) Personal and Confidential
Sent: Tuesday, October 17, 2017 2:19 PM
To: Public Hearing
Subject: Re: Item 5 - A. Manning - Speaker request: October 17 public hearing, Alan

Hello

Unfortunately I am unable to make it tonight. However, here are my comments in support of rezoning. I rent in Kitsilano but am looking for a permanent place in Vancouver. I am a recent university graduate with a technical PhD degree and I'm unsure if I can afford to live here long term. My support for this project is based on the following points:

- As per the traffic engineer's report, the additional parking and traffic will be minimal. The parking garage will be entered via a laneway. I don't think the neighbours' complaints about increased traffic have merit.
- This is precisely the sort of development Vancouver needs. Social housing with one, two, and three bedrooms. A new community space. Integrating heritage structures into new development. It checks all the boxes.
- The current community centre is an eyesore.
- There are already apartment buildings in the area (which are ugly). Why not support further development of interesting, community-oriented projects?

On a more general note, I find the entire notion of piecemeal rezoning incredibly inefficient and ridiculous.

Thanks for passing these comments along.

Regards,
Alan Manning

On 16 October 2017 at 09:28, Public Hearing <PublicHearing@vancouver.ca> wrote:

Your request to speak to Vancouver City Council has been received for the following meeting and agenda item:

Meeting Type: Public Hearing
Meeting Date: Tuesday, October 17, 2017
Meeting Location: Third Floor, Vancouver City Hall
Agenda Item: Item 5 - REZONING: a) 2165-2195 West 45th Avenue (East Site) and
b) 2205-2291 West 45th Avenue; and Heritage Designation of the
Ryerson Dunbar United Church (West Site)

You are Speaker Number: 32

Your speaker number indicates your position to speak to Mayor and Council about the agenda item. Numbers are assigned in the order requests to speak are received.

Want to remove your name from the speaker's list? Email publichearing@vancouver.ca

At the Meeting

For each agenda item, after staff and applicants make their presentations, the Chair of the meeting invites speakers to make their presentations. You will have five minutes to address City Council (eight if you speak on behalf of three or more people or group representatives that attend). State your name, organization (if applicable), position on the recommendation (in support or opposed), and rationale. After you finish, any member of Council has up to five minutes to ask you questions.

Track your turn on the @VanCityClerk Twitter feed

If not all speakers are heard, the Chair will announce the reconvene date for the Public Hearing at the end of the meeting.

Thank you for your interest in speaking to your elected City Council.

City Clerk's Office

City of Vancouver

publichearing@vancouver.ca | [604-829-4238](tel:604-829-4238)

Twitter: [@VanCityClerk](https://twitter.com/VanCityClerk) [Twitter account](#) 

Website: vancouver.ca/publichearings

From: Corporate Info
Sent: Monday, October 16, 2017 8:29 AM
To: Public Hearing; Powell, Julien
Subject: Speaker request: October 17 public hearing, Alan

[meeting]	October 17 public hearing
[agenda_topics.0] 1. REZONING: 2221-2223 Main Street	
[agenda_topics.1] 2. REZONING: 124 Dunlevy Avenue (Roddan Lodge)	
[agenda_topics.2] 3. REZONING: 618 West 32nd Avenue	
[agenda_topics.3] 4. REZONING: 8242 Oak Street	
[agenda_topics.4] 5. REZONING: a) 2165-2195 West 45th Avenue and b) 2205-2291 West 45th Avenue; and Heritage Designation of the Ryerson Dunbar United Church	Support
[name] First name:	Alan
Last name:	Manning
[email] Email:	5.22(1) Personal and Confidential
Phone: (Optional)	
Organization you represent: (Optional)	
Role at the organization:	
Are you speaking on behalf of 3 or more people or group representatives that will attend?	No

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 17, 2017 2:40 PM
To: Public Hearing
Subject: BC Choral Federation Refers to Item No. 5 - Rezoning: a) 2165-2195 West 45th Ave and b) 2205 - 2291 West 45th Ave, and Heritage Designation of the Ryerson Dunbar United Church, Public Hearing, Tuesday October 17, 2017
Attachments: 20171017143802560.pdf

The digital copy of attached letter addressed to City of Vancouver and received on 17 October 2017 is forwarded for your action and/or information.

October 16, 2017

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



Re: Dunbar Ryerson United Church Rezoning, 2165-2195 and 2205-2291 West 45 Avenue

Dear City Planners:

The completion of the very visionary Dunbar Ryerson United Church Rezoning project is a cultural imperative that will outlive all of us and serve the city far into the future. I commend in the highest terms the congregation for their leadership in this initiative which will serve Vancouver's religious and performing arts communities for years to come.

That the initiative to redevelop the heritage building as an enhanced venue for acoustic music performances came from the congregation itself is an undeniable testament to the value they place on their relationship with the choral arts, a mutually-beneficial relationship that will flourish in the new facility when it is complete. Vancouver's finest choirs, many with well-established international reputations, have long recognized the unique value of Dunbar Ryerson United Church, using the main sanctuary as their rehearsal studio and concert performance venue for decades.

Together with a number of very distinguished leaders in the choral and classical music community of Vancouver, I have been in active contact with the planning and unfolding of this landmark redevelopment proposal for more than three years. By way of personal background, I have been a Vancouverite for 36 years, active in the city's choral scene since 1981 as conductor of the Vancouver Men's Chorus, and as Executive Director of the British Columbia Choral Federation since 2005. My tenure in these positions has given me very specific insight into the key role played by Dunbar Ryerson United Church in the development of the city's enviable international reputation as a well-developed centre of choral music making at the highest levels.

Vancouver takes pride in demonstrating to the world that we are leaders in finding creative solutions to the complex challenges of our day and age. With this Ryerson Dunbar United Church rezoning decision, we are being handed a once-in-a-lifetime opportunity to put the City of Vancouver on the global map for all of us, Vancouverites and visitors alike. Space within our city is extremely limited; spaces dedicated to cultural pursuits even more so. And change of the magnitude of the rezoning plan comes with its own issues. It is up to us today to make the right choice for a future that will be inhabited by generations yet to come.

I urge you in the strongest terms possible and without reservation to accept this proposal and allow the development to begin taking flight! We have only this one opportunity to get it right. I believe we will.

Yours truly,

5.22(1) Personal and Confidential

Willi Zwozdesky (MA, MMus)
Executive Director
British Columbia Choral Federation
www.bcchoralfed.com

5.22(1) Personal and Confidential

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Tuesday, October 17, 2017 4:25 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 George Patrick Richard Benson

s.22(1) Personal and Confidential

Hello,

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

I urge you to approve Dunbar Ryerson United Church because:

- 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 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
- I would like the project to have more family-sized units
- Building homes near homes shouldn't require a decision from council.

Sincerely yours,
George Patrick Richard Benson

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Tuesday, October 17, 2017 4:32 PM
To: Public Hearing
Subject: Dunbar Ryerson United Church

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

5.22(1) Personal and Confidential

Mayor Gregor Robertson and Vancouver Council Members,

This letter is in support of the rezoning at the Dunbar Ryerson United Church. This is a much needed development in an area that has been mostly static for a long time.

Those who oppose this development say that this project will cause construction noise, additional traffic, tighter parking, and shadowing. They are absolutely right, and yet this building should nevertheless be built. Of course, the architects and developers must do their best to mitigate these impacts. However, living in a city, especially in proximity to transit and amenities means sharing space with your neighbours, for better or worse. This is something we must all deal with as Vancouverites.

Another criticism is that these units will not be affordable. This is also true. How could they be? Forcing the majority of new buildings in the city to go through a process like this basically guarantees unaffordability. This particular development has been doing the gauntlet for well over a year for just 72 units. I've personally spent many hours debating its merits at the open house and drafting letters to Council, and so have many others - time that none of us will get back. Restrictive zoning combined with a high-cost and high-risk rezoning process breeds speculation, consolidates the development industry to the larger players who can bear the risk, and creates an artificial shortage of land available for development. How do we expect to build the 10s of thousands of units that this city desperately needs?

Please approve this development. Furthermore, please formulate a plan to allow by-right development of apartments everywhere in the city so that we can all spend less time writing letters like this and more time with our friends and family in homes we can afford.

Thanks,
Roman Lisagor

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Tuesday, October 17, 2017 4:38 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 Scott de Lange Boom

s.22(1) Personal and Confidential

Dear Mayor and Council,

This email is about Dunbar Ryerson United Church, which I support. Kerrisdale is a nice place and I personally would like to live there. I currently live in a rented studio apartment, but one that I will likely have to move out of within the next few years. I am deeply concerned about the low vacancy rate and am worried I will not be able to find a new rental in the city I call home. Vancouver desperately needs more rental options. Even unit helps so I am writing to encourage you to approve this project.

I'm enthusiastic about Dunbar Ryerson United Church for the following 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
- We need more social housing in Vancouver

There are some things that could be improved:

- Building homes near homes shouldn't require a decision from council.

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

Sincerely,
Scott de Lange Boom

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Tuesday, October 17, 2017 4:51 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 Andrea Coutu

s.22(1) Personal and Confidential

To the Mayor and Council of the City of Vancouver,

This email is about Dunbar Ryerson United Church, which I support. I would love to return to Kerrisdale someday. I will be affected by this project. My child attends a nearby school and my older child will be going to high school in the area.

This project is worth your support for a number of reasons including the following:

- I would like to move to Kerrisdale , and that will be easier if there are more homes there. My children have transferred or are transferring to schools in the area, because the programs they need to access are there. The District didn't have space at schools beside our home.
- I don't want to be priced out of the market. I would like to be able to have family housing.
- 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. I am no longer married to my children's father but would like for him to be able to live nearby for the sake of my kids.
- 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. We need a mix of people throughout the city and to provide liveable communities and Abu darn oopportunities.

There are some things that could be improved:

- 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

In short, council should approve this project.

Sincerely yours,
Andrea Coutu

Kennett, Bonnie

From: Mike Jarrett s.22(1) Personal and Confidential
Sent: Tuesday, October 17, 2017 4:55 PM
To: Public Hearing
Subject: Ryerson rezoning

Mayor and Council,

I am writing to express my support for Dunbar Ryerson United Church.

It saddens me that extensive consultations are required for a project as straightforward as this. Vancouver must allow multifamily housing in all neighbourhoods.

My fiancée and I work at UBC and don't own a car. Having housing options west of Main St makes it possible for us to stay and work in the city. We are fine with not being able to afford a detached house, but the city's reluctance to allow multifamily housing is quickly making apartments unaffordable for us. Millionaire-only zoning must end. We love this city and would like to be able to stay.

Thank you,

Mike Jarrett

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Tuesday, October 17, 2017 5:36 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 Nathanael Lauster

s.22(1) Personal and Confidential

Hello,

This is just a short note to express my support for Dunbar Ryerson United Church. I live in Arbutus Ridge (ARKS) and will be affected by this project.

I support Dunbar Ryerson United Church for the following reasons:

- I may be moving 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

Respectfully yours,
Nathanael Lauster

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Tuesday, October 17, 2017 5:28 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 David Guo 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. I live close to the proposed development site.

This project is worth your support for the following 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
- 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

Please approve this project.

Respectfully yours,
David Guo

Kennett, Bonnie

From: Abundant Housing <info@abundanthousingvancouver.com>
Sent: Tuesday, October 17, 2017 6:04 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 Jens von Bergmann

5.22(1) Personal and Confidential

To whom it may concern:

This email is about Dunbar Ryerson United Church, which I support.

The proposed project adds much needed housing that fits a large variety of family and income types, from social housing, to rental housing and strata condos, located in a great neighbourhood.

Relating to my situation, this is the kind of project I was looking for when I bought a condo for my family 6 years ago, a newer condo building on a quiet street in proximity to great amenities and in cycling distance to UBC where my wife works. We could not find projects like this within the City of Vancouver and settled at UBC instead.

I noticed that my name was explicitly mentioned in one of the letters submitted in opposition to the project, pointing to my census data maps showing that median household income in Vancouver is \$79,930. While I can't reproduce that particular number, it is somewhat irrelevant. Vancouver has a very diverse population in terms of incomes, and this project is a great example how to address this diversity within a single project, providing social housing, rental housing and strata condos which fits the income spectrum of Vancouver households quite well.

Please approve this project.

Sincerely yours,
Jens von Bergmann