

## Kennett, Bonnie

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**From:** s.22(1) Personal and Confidential  
**Sent:** Friday, October 13, 2017 11:53 AM  
**To:** Public Hearing  
**Subject:** Notice of Public Hearing re: dunbar ryerson united church site.

s.22(1) Personal and Confidential

Good Evening

My name is Walter Ko, my residence is at s.22(1) Personal and Confidential located right across the s.22(1) Personal and Confidential Site of the proposed development.

I strongly opposed this development as it is just too massive. The existing proposal of a 5 storey building with the height of the existing church would create a solid 60 feet wall from Yew to Vine Street. Where is the step down and transition from this massive development to

RS-5 single dwelling? Who would like to have a solid 60 feet wall in front of their house?

The West Site proposed 32 housing units and an 2 levels activity centre totalling 19,131 square feet with 12 parking spaces for the 32 housing units and 45 parking spaces for the Activity Centre , spaces located on the East Site.

The activity centre of 19,131 sq. feet could hold well over 500 plus participants, It is my opinion that 45 parking spaces and with the surrounding street parking is inadequate. With the West Site and East Site combined, 45 Avenue would become a major street with substantial increase in vehicle traffics and noises. All the single dwellings along 45 Avenue would be 100% affected.

Further, this development would eliminate the 3 charactered houses on the West site, that should be preserved.

I am not opposed to progress and the restoration of the Church.

Please scale down the proposed "Development"

Thank you  
Walter Ko

Dear Mayor Robertson and Councillors:

I am writing in strong opposition to the proposal by Wall Financial and Dunbar Ryerson United Church (the roof of which we see from our modest home of 33 years). **I would not be writing if the tower were absent from the proposal.** (It's described as an 8-storey building but it's actually a 9-storey building.)

We can also see Cressey's McKinnon construction project from our home but I was not moved to protest it or Stirling, The Stanton or The Kirkland, all under construction in my neighbourhood. They all respect the ARKS (Arbutus Ridge, Kerrisdale, Shaughnessy) Community Vision and are appropriately situated.

Yes, Kerrisdale has even taller towers than the one proposed, but

- not one of them is across the street from a house,
- they are surrounded by proportionately much more green space on their lots and stand further away from neighbouring buildings, and
- houses are buffered from them by an important transition zone of 3-storey buildings.

The proposed east site buildings will be only 8 feet from the neighbouring house.

My neighbours are so resigned that "it's a done deal" that they declined to write to or speak at the hearing. Now that I've become educated about what goes on at City Hall, I concede this *is* a done deal. But I want to be on record for the remainder of Vancouver residents who should now realize a tower can be built across from their house or low-rise building despite current zoning, because spot rezoning (let's call it what it is) can be justified anywhere in this city by the planning dept. It's not just a Kerrisdale issue.

The church is selling out to a developer who will profit by selling condos probably to predominantly foreign buyers who may not even occupy them. Other developments in Kerrisdale sell for at least \$1500 per square foot, so expect the tower's 2,885 sq. ft. condos to sell for over \$4.3 million—and not to downsizing seniors from the neighbourhood.

Meanwhile the neighbours lose privacy and enjoyment of their properties and suffer increased traffic and noise. The proponents developed architectural plans for years without the courtesy of approaching the neighbours directly across the street.

We didn't renovate our old home and nurture our lush garden to be looked down on from a tower across the street in our retirement years and I fear this project will start a domino effect resulting in that. The planning dept. says this CD-1 zoning will not creep southward from these sites toward our lot, and for my family's sake I hope that is true.

But on the other hand, getting involved in this neighbourhood issue has introduced me to new friends who will be unfairly trapped across from this tower, unable to benefit from up-zoning their lots and escaping to a better situation, and I feel outraged on their behalf.

Abundant Housing Vancouver's online letter generator has spawned a pile of boilerplate letters in favour of this proposal. They complain we neighbours are looking out only for our own interests, but so are the other players—it's only human. Envious of those born early enough to buy homes, the AHV people are also only looking out for their own interests, as are those councillors who are beholden to developers who financed their campaigns, and acquiescent planners wanting to keep their jobs, not to mention the profit-driven developer and the church trying to survive with its dwindling congregation.

Misinformation from the City and the proponents has persisted in the presentation materials:

- **There will not be 32 units of affordable rentals**—10 of those will be at market rates, which we know are not affordable.
- **This is not seniors' housing** any more than any typical development—both developer Bruno Wall and architect Malcolm Elliott told me at the open house that no units are being designed or outfitted for seniors (they lack even grab bars).
- **The church is not building a community centre**—it's an activity centre, not to be confused with the Kerrisdale Community Centre and Seniors Centre two blocks north of the site. Most users will probably continue to be from outside the community.
- The traffic consultant says there will be **no extra traffic** due to the centre because the proposed uses are similar to the current uses yet the church is promoting this as such an improvement in the offering of activities.
- **The heights listed are based on how many floors can be sold/rented**, but don't include tall mechanical penthouse floors. The rental building is 6 storeys, not 5; the tower is 9 storeys, not 8; and the townhouses are 3 storeys, not 2.5.
- This proposal **contravenes the council-approved ARKS** (Arbutus Ridge, Kerrisdale, Shaughnessy) Community Vision 2 statement relating to height acceptability. Section 15 lists a rejection of buildings of 6 storeys or more and does not support buildings of 4 storeys.
- The City website shows **shadow studies for only March 21 and Sept. 21** (equinox) and these don't tell the full story. The architects were not required to provide shadow studies for Dec. 21 (winter solstice), the shortest day of the year, when the tower's shadows will reach completely across the courtyard between the townhouses and the 4-storey podium, and across the south-facing rental suites across the lane to the north.

The City's consultant's report of June 2014 confirmed, **"the City has sufficient capacity in existing zoning and approved community plans to accommodate over 20 years of supply at the recent pace of residential development."** So why will Wall Financial be allowed to spot rezone this church land?

Paraphrasing the Coalition of Vancouver Neighborhoods, we need **a collaborative, accountable and transparent partnership in the planning process, treating Vancouver as community, not commodity.**

I'll finish by reiterating that the proposed tower is too tall for this location across from houses. Thank you for considering my comments.

Sincerely,

J. A. Lamb

5.22(1) Personal and Confidential

P.S. I trust that Councillor Stevenson will recuse himself from voting on this proposal due to his status as a United Church minister and husband of the former Reverend of Ryerson United Church.

P.P.S. I am glad there are parking spaces underground for the attendees of events at the activity centre and church, but I am sure they will be under-utilized:

- How will first-time attendees even know these parking spots exist? Can event advertising communicate this?
- Especially at night in an unfamiliar neighbourhood, an unaccompanied woman probably prefers street parking outside the centre to underground parking in the next block

Ian P. Noetzel

October 15, 2017

City of Vancouver Citi Council  
Via email: [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)

CC: Mayor Gregor Robertson ([gregor.robertson@vancouver.ca](mailto:gregor.robertson@vancouver.ca))

**RE: Rezoning Application - 2165-2195 and 2205-2291 West 45<sup>th</sup> Avenue (Dunbar Ryerson United Church)**

Dear Councilors:

I am opposed to the rezoning application for 2165-2195 and 2205-2291 West 45<sup>th</sup> Avenue (Dunbar Ryerson United Church) because the City has used a flawed process to evaluate the Church/Wall Group's application and is on the verge of approving a project almost uniformly opposed by the local community.

I am opposed to this rezoning proposal on several grounds:

- 1. The Dunbar Ryerson United Church could achieve their goals of heritage restoration of the stone church building and construction of a new community activity centre without rezoning and its attendant negative consequences.** Last year, the Dunbar and Ryerson congregations merged making the church's property at West 24<sup>th</sup> Avenue surplus to its congregational needs.<sup>1</sup> A conservative estimate of the proceeds from a sale of the Dunbar church site is over \$16 million dollars.<sup>2</sup> Furthermore, if the Church were to sell just two of the homes it already owns on 45<sup>th</sup> Avenue, it could raise at least another \$5 million.<sup>3</sup> While the Church has not disclosed the cost of heritage restoration or the upgraded community centre, it is reasonable to believe that both could be accomplished for less than \$21 million. The proposed development, if carried out in its current form, will increase traffic, entail years of construction noise and pollution, and put an eight

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<sup>1</sup> See, e.g., the Church's [FAQ](#) on the matter: "At the end of all this, a decision about the West 24th properties will be made by our Council and congregation, in conversation with the wider courts of The United Church of Canada." (<http://drmt.ca/moving-together/>)

<sup>2</sup> This is based on the assessed values of the six lots across the street from Dunbar United at Collingwood and 24th using [e-valueBC](#). To take the most conservative estimate, this ignores the value of the buildings and only includes the land price.

<sup>3</sup> Again, using [e-valueBC](#), the land value of 2279 West 45<sup>th</sup> Avenue is \$2,393,000 and the land value of 2165 West 45<sup>th</sup> Avenue is \$2,528,000.

and a half storey building across from family homes (which I note does not occur anywhere else in Kerrisdale), all to serve a dwindling congregation.<sup>4</sup>

2. **The Church's current development proposal exceeds the rate and extent of healthy development, imposing costs on the current residents of the neighborhood, without addressing the primary concerns of affordable housing advocates.** Densification, which is generally supported by Kerrisdale residents, does not mean densification at any cost, in any manner and without thought. At the Community Open House, the Kerrisdale residents were roundly accused of being "NIMBYs", "millionaires" and "elitists." Name-calling is unnecessary and insulting, and in this case, demonstrably untrue. Characterizing the Ryerson Neighbors group as NIMBYs or elitists suggests that we are opposed to any development anywhere in the neighborhood. I assure you that this is not the case. I have yet to meet anyone who is upset about the development at 49<sup>th</sup> and West Boulevard, the development at 48<sup>th</sup> and West Boulevard, the development at 46<sup>th</sup> and East Boulevard or the development at 43<sup>rd</sup> and East Boulevard. In each case, the neighbors recognize that additional housing is both necessary and beneficial. This does not translate, however, into unconditional support of all development, everywhere. The arguments of the name-callers, if taken to the extreme, suggest that we should just rezone the whole city immediately, raze every last house and build 50-storey towers as quickly as possible: we could turn Vancouver into Manhattan in six months! In fact, one of the supporters of the development said this was the goal of his group. He said that, if he had his way, there would be no more single-family homes in Vancouver. Unlike some people supporting the development, we are not zealots. We simply believe that there are limits to the rate and extent of healthy development. If nothing else, the Church's application should be deferred for two years (or more) to see how the neighborhood evolves within the existing zoning policies. The City should also recognize what Professor Joshua Mason, an economics professor at Roosevelt University, calls the "moral rights of occupancy." Adapting his argument from the rental context, long-term residents of a neighborhood who have contributed to that neighborhood being a desirable place to live have a legitimate interest in maintaining the character of that neighborhood.<sup>5</sup> I believe that income diverse, stable neighborhoods, where the architecture and density of the area have time to evolve instead of being put through radical change, are worth preserving and we (the neighborhood residents and the City) collectively have an interest in stabilizing the neighborhood.

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<sup>4</sup> See Ryerson's Joint Needs Assessment Report: March 2012. The Report notes, "Between 2005 to 2011, membership declined from 395 to 227. During that same period, the number of supporting households fell from 281 to 135, a decline of 52%." If their supporting membership numbers continued to drop at the same rate, a 52% drop over the five years to 2017 would leave them with just 65 supporting households. To give you a comparison, the Ryerson Neighbours group distributed 100 lawn signs to neighbourhood residents (both owners and renters, living in homes, condominiums and apartments) opposed to this redevelopment.

<sup>5</sup> See <https://psmag.com/in-defense-of-rent-control-3cb453119116>.

**Furthermore, the City could increase the affordable housing in the area without rezoning the Church's property.** As the City Planners showed on Board 5 of the City's boards, the adjacent area is zoned RM-3, which allows buildings up to 12 storeys. Currently, many of the buildings within that zoning are underdeveloped, i.e., they are less than 12 storeys. This means that there is *additional capacity within the existing zoning* to increase density and provide additional affordable housing without approving the Church's application. I believe that I speak for many of my neighbors in stating that we would welcome additional housing in Kerrisdale, especially affordable housing and seniors housing, within the existing RM-3 zoned areas.

**Increased condominium stock will simply attract non-resident investors without alleviating the affordability crisis.** As noted in the 2015 Pacific Standard report, "[s]imply building more units to bring down overall prices might work in some settings. But in tight housing markets that are already heavily developed, as most major Northeastern or West Coast cities are, it's unclear whether rents are primarily driven by supply."<sup>6</sup> Housing starts have outpaced the increase in households for the last five years.<sup>7</sup> Meanwhile, the number of empty or unoccupied houses in Vancouver has jumped 15% since 2011 for a total of 25,502 empty homes.<sup>8</sup> It would be medical malpractice to treat a person with a broken leg by giving them chemotherapy. Similarly, it would be folly to believe, in the face of contrary data, that building multi-million dollar condominiums will have any material affect on the affordability of housing in Vancouver. It is clear from housing price increases that are disconnected from population growth that foreign capital can and will soak up any marginal increase in housing stock.

Given the facts that both the Church and the City could achieve their goals in a way that would garner the support of Kerrisdale's residents, it seems obvious that the City should not approve the Church's application in the face of staunch opposition to the rezoning application.

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<sup>6</sup> See <https://psmag.com/in-defense-of-rent-control-3cb453119116>.

<sup>7</sup> According to BC Stats, housing starts have outpaced growth in the number of households for each of the last five years by over 12,000 in total (total household estimates were sourced from for Vancouver Aggregate; housing starts for Vancouver from the Metro Vancouver Housing Date Book, Revised February 2017) while the average home price has increased by an average of 7% over the same time period (Home Price Index for Greater Vancouver from Real Estate Board of Greater Vancouver). When prices are increasing at a time when supply is exceeding demand, one must look for an exogenous factor to explain the discrepancy. The obvious one is foreign capital. See <http://www.moneysense.ca/spend/real-estate/8-factors-that-really-mess-up-vancouvers-real-estate-prices/>. See also <http://www.cbc.ca/news/canada/british-columbia/ubc-housing-expert-wants-more-oversight-on-foreign-real-estate-investment-1.3062595>.

<sup>8</sup> See <http://vancouver.sun.com/news/local-news/census-counts-25502-unoccupied-homes-in-vancouver-more-than-double-the-estimate-by-city-hall>.

3. **The Department's ad hoc evaluation of this rezoning application damages the public's trust and confidence in Vancouver's government.** In the Planning Department's email to Dick Richards of February 27, they stated that

"[t]his is not a rezoning application that is coming in under the Secured Market Rental Housing Policy (Rental 100) or the Affordable Housing Choices Interim Rezoning Policy (IRP). This is a unique rezoning that is being considered in light of the provision of public benefits, specifically social housing along with heritage revitalization, and the cultural community space."

When we first became involved in the opposition to the Church's rezoning proposal, I was told by several long-time Vancouver residents (both in our neighborhood and without) that *the process was corrupt, the developers had the City in their pockets and there was no point fighting against Wall Financial* (the Church's development partner). I understand how hard it can be to make public policy and so I tend to give the benefit of the doubt to our public officials, including the Planning Department. But its easy lose one's trust in the government when our officials do not follow published policies, but rather just make up rules as they go, without transparency as to what criteria will be applied. When those ad hoc policies just happen to favor one of Vancouver's most prominent developers (that is also one the Mayor's significant campaign contributors and a vocal supporter),<sup>9</sup> healthy skepticism quickly turns to cynicism. When there is a conflict of interests, or the appearance of one, the City should be following its published policies, not making them up on the fly. The City boards state that this is not spot rezoning, but that is a pedant's argument. By the Planning Department's own words (see above), this is not coming under any specific policy but is a "unique" rezoning. Ask anyone on the street whether they consider this spot rezoning, and I'm sure that the answer would be "yes." The Planning Department's actions, whether intentional or not, are contributing to the sense that the government is a tool of the well-connected, that cynicism is the proper disposition and that disengagement is the proper course of action.

4. The applicant's proposal does not conform to the ARKS Vision, a document adopted by the City Council and still in force. Specifically, the development goes against sections 13.3, 15.7 and 15.8 of the ARKS Vision. The relevant provisions are:

**13.3 Retaining Other Character Buildings**

Approved

In order to encourage retention of 'character' buildings not on the Vancouver Heritage Register, there should be incentives to renovate and disincentives to demolish these buildings.

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<sup>9</sup> See "Wall Financial Corp. asking associates to vote Vision Vancouver", The Province, November 12, 2014.

Percent Agree 74%/71%

**15.7 Allow More Four Storey Apartments**

Not Approved (Uncertain)

Some additional four storey apartments should be permitted in ARKS, provided they are:

- designed to be compatible with adjacent residential and commercial buildings, with good landscaping
- located in select areas and built as small projects rather than a widespread replacement for existing housing types
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population
- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 42%/41%

**15.8 Allow More Six Storey Apartments**

Not Supported

Some additional six storey apartments should be permitted in ARKS provided

they are:

- designed to be compatible with adjacent residential and commercial buildings, with good landscaping
- located in select areas and built as small projects rather than a widespread replacement for existing housing types
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population
- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 28%/29%

**The Church's proposal is in direct opposition to these provisions of the ARKS Vision.** Specifically, under Section 13.3, it is an approved provision to retain character buildings not on the historic register, yet the Church's proposal would



see the demolition of four houses built over 80 years ago.<sup>10</sup> Under Sections 15.7 and 15.8, four storey buildings (even with mitigating conditions) are not approved and six storey buildings (even with mitigating conditions) are not supported. The Church's plans indicate an 8.5 storey (not 8 as the developer's site sign states) mid-rise market condominium at the corner of 45th and Yew. It is a well-accepted doctrine of legislative interpretation that statutory provisions should be read in a way to avoid conflict. Thus, while its welcome that the Church's application meets some of the ARKS Vision provisions, it should have submitted an application that did not ignore (almost contemptuously) overwhelming opposition to six-storey towers. If I had to point to the one thing that stirs opposition to the entire rezoning and redevelopment project, it is the 8.5 storey tower. Many in the neighborhood would have supported townhomes (similar to those at Larch and 37<sup>th</sup>) or even a four-story building, but cannot countenance the overreach of the high-rise proposal.

5. **The whole development is not compatible with adjacent residential buildings or the character of that part of Kerrisdale.** 45<sup>th</sup> Avenue is not an arterial road with public transit, but on a secondary, traffic-calmed bike route, which already suffers traffic and severe parking congestion arising from the church and its many activities. The City limits buildings on arterial roads to four storeys, so how does it make sense to put an 8.5 storey building on a quiet, residential street? The zoning along 45th Avenue South of the lane between 44th and 45th was left as a buffer or step-down from the greater density and height to the North. This proposal removes the buffer and brings high buildings and high density to 45th Avenue, directly across the street from existing houses. The City's Boards suggest that since the area just to the North is zoned RM-3, the Church's tower will be a step down, but that ignores the fact that the current buildings just north of the site are only four storeys and may be forever. Approval of the rezoning application put an 8.5 storey building on 45<sup>th</sup> Avenue, not as a buffer, but just the opposite, a lone tower that is totally out of proportion to the surrounding buildings.
  
6. **The City's boards that include mention of Section 15.11 (Senior's Housing) are misleading.** Nothing in the proposal suggests that this development is designed for seniors. The reliance on Section 15.11 is a red-herring. You will notice a board mentions seniors' housing, yet Susan Haid at the Planning Department confirmed to me that nothing in particular makes the rental units (or the condos/townhouses) mandated for or designed for seniors. They may appeal to seniors but there is nothing special in the design to accommodate or cater to them. This is yet another action following the pattern of presentation of only those facts that favor the development and, in this case, stretching the facts beyond what they can support.
  
7. **The applicant's traffic study is not credible.** The study assumes that there will not be any increased traffic due to the increase in the use of the activity space.

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<sup>10</sup> #2165 built in 1912 (105 years old); #2267 built in 1929 (88 years old); #2279 built in 1921 (96 years old); and #2291 built in 1917 (100 years old).

This is a poor assumption and one that even the Church would be embarrassed to support. Furthermore, the traffic study only includes the other development at 49<sup>th</sup> and West Boulevard, not the other three developments mentioned above that are within a few blocks of the Church's site. As the assumptions in the traffic study are not credible, there is no reason to believe that the overall study is reliable. False, misleading or poor studies should not be used to support the Church's application.

In conclusion, the Church has not presented sufficient reasons or materials to support rezoning the sites on 45<sup>th</sup> Avenue. The City, perhaps unintentionally, has designed a process and taken actions that favor the Church and its well-connected developer, which in turn creates the appearance of cronyism and corruption. This looks like a give-away to a declining church grasping for relevance and a politically connected developer padding their profits.

Sincerely,

s/ Ian Noetzel

## Kennett, Bonnie

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**From:** Sandra Jones s.22(1) Personal and Confidential  
**Sent:** Sunday, October 15, 2017 5:26 PM  
**To:** Public Hearing  
**Subject:** Dunbar Ryerson United Church Sites - October 17, 2017 Public Hearing

My husband and I have resided for over 20 years in the condominium s.22(1) Personal and Confidential which is adjacent to the present church hall on the south east corner of Yew St. and W 45th Ave. Our primary concern with this proposal, apart from the temporary noise and inconvenience that the construction of these sites will create and the damage to the aesthetics of the neighbourhood, has to do with the increased safety risks regarding the additional parking level under the proposed condominium related solely to users of the church and church hall across the street. Logically all parking in connection with the use of the church and proposed church hall should be located in the block on W 45th between Yew and Vine Streets and should not add to the increased traffic on the alleyway on the east side of Yew Street. This alleyway will become busier just with the owners of the proposed condominium using it to access their parking in the building let alone the increased traffic that would be associated with the additional parking level for the church and church hall use. Such a result will increase the potential safety risks to those who already use this alleyway to access parking under or behind their respective buildings and the residents of our condominium using the garbage containers situated in the alleyway.

Perhaps an even greater safety concern has to do with those who will be using the existing church and proposed church hall and will park in the proposed underground facility a block away. Crossing Yew Street at W. 45th Avenue can be fairly hazardous at times due to the increased amount of traffic we have seen at this corner, especially in recent years due to, I suspect, drivers using Yew Street and W. 45th Avenue as short cuts to avoid having to turn at the busy intersection at West Boulevard and West 41 Avenue. This proposal as it currently stands will only increase the risks to pedestrians trying to get to and from the proposed church hall as well as the existing church.

I attended one of the information sessions and raised this issue and was told the reason that the underground parking for the church and church hall users could not be situated below the proposed church hall was due to cost concerns which surely the church could afford from the proceeds of the sale of the lands to the developer. Surely safety concerns must rank above the economics of the project or at the very least be accorded the same consideration.

For this proposed development to be approved, parking under the proposed church hall should logically be included in the developer's plans to address the safety issues alluded to above.

Yours sincerely,

Sandra Jones

Sent from my iPad

**Kennett, Bonnie**

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**From:** niu isabel s.22(1) Personal and Confidential  
**Sent:** Saturday, October 14, 2017 7:47 PM  
**To:** Public Hearing; McGuire, Michelle  
**Subject:** Rezoning Application - 2165-2195 and 2205-2291 West 45th Avenue

To Vancouver City Planners,

We are the 45th Ave. residence, nearby the rezoning area. We strongly opposed the subjected rezoning .

We are greatly concerned about **height (and shadowing) increased traffic** on West 45th, a designated bike route – and the impact of change on a **Single Family Residential (RS)** area as this would be a precedent setting re-zoning affecting all RS areas across the City.

Ryerson neighbors, opposed to rezoning for Wall Financials proposed Wall Financials proposed 8-storey-plus-penthouse tower, learn there have been plans in process “for years” to develop the church lands at 2165 to 2291 West 45th Ave. In an effort to understand the process and develop an informed opposition, we have attended meetings organized by the Coalition of Vancouver Neighbourhoods. Other residents, impacted by proposed changes across Vancouver, are uniting in efforts to reassert their stake in the places they reside. Together there is strength; alone we struggle in frustration.

Thanks for your attentions!

Isabella, Residence West 45th Ave.

**Kennett, Bonnie**

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**From:** namur wu s.22(1) Personal and Confidential  
**Sent:** Saturday, October 14, 2017 7:42 PM  
**To:** Public Hearing; McGuire, Michelle  
**Subject:** Rezoning Application - 2165-2195 and 2205-2291 West 45th Avenue

Dear Government Officers,

We currently live at 45th Ave. West 45th, very close to the rezoning area. We strongly opposed the subjected rezoning .

We are greatly concerned about **height (and shadowing) increased traffic** on West 45th, a designated bike route – and the impact of change on a **Single Family Residential (RS)** area as this would be a precedent setting re-zoning affecting all RS areas across the City.

Ryerson neighbors, opposed to rezoning for Wall Financials proposed Wall Financials proposed 8-storey-plus-penthouse tower, learn there have been plans in process “for years” to develop the church lands at 2165 to 2291 West 45th Ave. In an effort to understand the process and develop an informed opposition, we have attended meetings organized by the Coalition of Vancouver Neighbourhoods. Other residents, impacted by proposed changes across Vancouver, are uniting in efforts to reassert their stake in the places they reside. Together there is strength; alone we struggle in frustration.

Thanks for your attentions!

Isabel, Neighbors West 45th Ave.

## Kennett, Bonnie

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**From:** Douglas Dang 5.22(1) Personal and Confidential  
**Sent:** Saturday, October 14, 2017 9:18 AM  
**To:** Public Hearing; Ryerson Neighbourhoods  
**Subject:** Public Hearing - Ryerson Church

A few speaking points against the redevelopment of the Ryerson Church

1. I would love to own a home in downtown Manhattan because I love the location and how central it is to everything I like doing down there. I think they should build towers double or triple the height so people like me can afford to be central. If they don't, I'll call foul, and protest that only the wealthy can afford to live there and they want to keep us commoners out. There are many highly sought after locations in the world unfortunately not everyone can fit in those locations no matter how much we increase density. I am not against density. It is called respect. My house is not located in the worst position relative to the redevelopment proposal, however there are a number of houses which are directly and very significantly impacted. If we all learnt anything going through primary and elementary school (this didn't happen in my generation, I'm an old guy), everyone gets a ribbon for participation on sports day but also no one is allowed to be bullied. In the Ryerson proposal bullying is happening to a bunch of single family homes whereby this 8 storey building plus is going to overshadow it and it's ok because it's only a handful of people they are affecting for the supposive good to society. This what is wrong. Any one of you who are for this proposal, if the city of Vancouver came into your life and made your situation comparatively worst whatever that may be and you are honestly okay with that, it would be hard to believe that you are truthful.
2. Ryerson news of redevelopment has more or less forced Weight Watchers out of our neighbourhood over a year ago, and other businesses that currently use their facilities or were using their facilities. I am a life member of weight watchers and now instead of walking to weight watchers, I have to drive to Fir and W Broadway to attend. This is a real life cause and effect, I am now in this case polluting more even well before this potential development comes to fruition. We only talk about the carbon footprint benefits but it's the net benefit that is not advertised. I believe a daycare using Ryerson will be displaced, everyone may be driving their children much farther to get the same care. How is it possible to accurately measure this? Or is just ignored to present data more favourable to a proposed development.
3. As in point 1. Sky is the limit is not the end all solution. Ryerson Church is non profit, they have likely not paid the same mill rate in taxes that the surrounding single family homes have. The developer is here to maximize profits for themselves they are certainly not here as a charity. City councillors and mayor were voted in by us and should be looking after us the citizens. The big cry about not enough funding to renovate the church is a bunch of baloney. If they would just sell the single family rentals they have made a sizeable return on the church could be renovated. If they were allowed a 4 storey development only they can renovate the Church.
4. Traffic calming. I have messaged or emailed the city regarding this before. Traffic circles do not work for my vehicle when making a 90 degree turn so I either have to do the illegal short cut or run over the traffic circle. I have no problems with speed bumps, more economical and they work. Tuesday night this week I was interrupted in my home in the evening around 7pm by annoyed cars drivers honking at each other. It was gridlock outside, I took a video of what it looked like but could not attach the file as it was too big. This is a normal week living on this street, don't leave at night or you won't get a spot unless you come home late. On Wednesday night I had to park both cars in my back lane because there were no spots on my block to park. It is my belief that peak parking problems and traffic congestion will be much worst and there will be a bit more road rage and accidents because of an eight storey proposal. Not to mention, I have seen a cyclist get hit in the

pass in front of Ryerson and this just increases that risk as well by putting high density on a non arterial route. Four stories would be much more reasonable and I could live with that and it would not punish the single family homes directly in front of it.

5. If you are going to go ahead with this bullying proposal at least have the courtesy of rezoning all the directly affected lots for some sort of stepped down multi family rezoning.

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Sent from Gmail Mobile

**Kennett, Bonnie**

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**From:** Pat Parker/Bill Oliver s.22(1) Personal and Confidential  
**Sent:** Saturday, October 14, 2017 9:00 AM  
**To:** Public Hearing  
**Subject:** Ryerson church development Kerrisdale

Comments from people who are pro development seem to focus on disparaging those who have concerns about the development rather than giving positive input to make it a viable project.

I think most people who are anti development would agree some change is warranted. However a tower does not fit in with the neighbourhood or the city backed Arks vision. Even along west and east Boulevards the accepted height is four stories.

For those who think this development will alleviate the rental shortage should think again. The square foot price of between one and two thousand dollars these units will sell for will not allow most wage earners to get a foot in the door.

There will be a severe shortage of parking spaces for concert goers, buses that transport choirs and recreational hall users.

All in all a short sighted strategy to line the pockets of developers and church.

W. Oliver

s.22(1) Personal and Confidential

Sent from my iPad



**Kennett, Bonnie**

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**From:** Don Paterson 5.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 11:17 AM  
**To:** Public Hearing  
**Subject:** Dunbar Ryerson Church rezoning

I support those opposing development in the 2100 and 2200 blocks of West 45th Avenue and urge the city to reject the application which is the subject of a hearing on October 17. I Submit that the proposed development will harm the community and increase traffic without making a useful contribution to solving the housing problem. D. Paterson 5.22(1) Personal and Confidential

Sent from my iPad

## Kennett, Bonnie

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**From:** Rhonda Johnston 5.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 1:09 PM  
**To:** Public Hearing  
**Cc:** Rhonda Johnston  
**Subject:** NO Ryerson Re-zone/ special use!

I am writing in regards to the Ryerson re-zoning/ special use application.

Change and progress need to happen in a growing city. However allowing a building of that height in this neighbourhood is too much too soon when we know there are already developments happening along east and west boulevard that are not asking for the height that Ryerson is requesting. In my eyes it is greed by the church.

I have attended the open houses and was surprised to have casual conversations with church members who were excited to finally get to live in Kerrisdale. I feel the affordable housing angle is sadly a tool Ryerson is using to appeal to a greater audience. I would be very keen to hear if their affordable housing units will be managed externally or by BC housing. From the conversation I had with a church gentleman, it will be internally managed and several people in the church are already planning their new home in Kerrisdale. Wonderful that the neighbourhood suffers from this tower to allow some of the church congregation to reap the benefits. Please question who will be getting to live in these affordable housing sites. Is this just an angle that the Wall developers and their marketing staff have come up with to build support? For all the affordable housing proponents, I question if you would ever have the opportunity to live here? Perhaps the city should expand the rental units percentage and scale down the height of the tower at market value.

My next concern is the traffic on the bike route. My daughter is visually impaired so we very much appreciate having a traffic calmed street for the cyclists. Adding such a large housing building will dramatically increase the traffic in that area. I do not believe as is reported that most people do not have cars in apartments or condos. My husband and I lived in both prior to purchasing our home and we each had a vehicle. As well drive by 45th Avenue any week night and see the current traffic with drop off and pick ups of children at their events. I question what people have been calling an "underused" road. It is the bike route. Of course we want less traffic on it. I question if any of these groups/ clubs will be able to afford the rental prices of the new space or if it will even be offered. Lots of discussion is happening about the venue for musical events and weddings. Will the daycare, boy scouts, Gymboree, musical theatre children be able to afford such a space?

Sadly my expectation of what a church would do with donated land and years without taxes is not this. We all live on budgets, perhaps Ryerson needs to see what they could do if they follow the current city guidelines for development? Please consider the height of this building. Change happens but does it need to be that high? You as a representative of the city have a chance to stop this tower's proposed height.

If this plan is to help the seniors and increase affordable housing- then do that! Do not grant a special exception to allow very expensive market condos to be built in an 8.5 storey tower in our neighbourhood.

R L Johnston  
Family of 5.  
2 working parents.  
Home owner since 2001

**Kennett, Bonnie**

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**From:** Gary Baxendale s.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 1:23 PM  
**To:** Public Hearing  
**Subject:** Re: Ryerson Church Development Application

Re: Ryerson Church Development Application

This development project is too much at once. Erecting an eight-storey building in a residential housing neighborhood is too high. There should not be rezoning or "special use" on this lot when there are plenty of areas nearby that have the zoning for such a building but have not built anything this high. The church has been in favorable position of not having to purchase the land in the first place and then tax exemptions over the years. They should not abuse that privilege. They should not then be able to negatively impact the neighborhood with a massive development that does not enhance the neighborhood and solely benefits their organization.

They talk of senior housing but have no structural changes particular for seniors within these units. Nor is there any street drop off area that seniors would require. Parking is already a problem in the area with any event at the church and there are many events and programs. I read arguments that people will use alternative transit and commuting with this development but patrons of church events already bring their vehicles to the surrounding streets and this will only worsen with the heightened density and increased use of the new space for concerts and weddings. Best of luck to any senior citizen trying to get in or out of his/her home.

What about all the neighborhood programs that currently run in the church buildings? Those are mostly for children in the neighborhood. Those rental agreements are not guaranteed to be renewed, nor will future space be guaranteed to be rented at current rates. The church has been cavalier to have such programs look to the community centre (in great need of an upgrade itself) which does not have the space to absorb these programs. When there is zoning in close proximity to build this structure then that is where the development should be done. There is rental housing with this project but that should not allow rezoning for a large tower that is not rental space. Proponents of the rental units should look closely at who will benefit from these new units. The Wall organization has done a good job of marketing the presentation of this project to manipulate those concerned. The rental space is being used as bribe to push through the zoning of a large tower. Keep the rental units, scale down the size of the tower.

Gary Baxendale

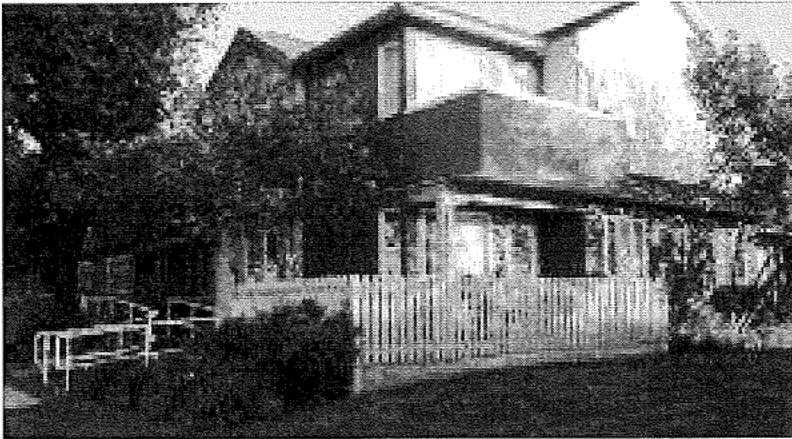
Kerrisdale Resident

**Kennett, Bonnie**

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**From:** Janet Miller s.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 1:54 PM  
**To:** Public Hearing  
**Subject:** Ryerson rezoning

Chelsea Gardens - New Chelsea Society



**Chelsea Gardens - New Chelsea Society**

I've just been sharing this link constantly, truly Begging developers & the City to create more of this already existing model for low income complexes which won't change the culture of beautiful neighbourhoods, with little porches and yard space more like true homes... (vs housing, which is for cattle - people don't need to be 'housed', they need Homes.)

I currently live in a 55+ rectangular box built over Kitsilano Neighbourhood House. We've had nothing but problems with the 'energy-efficient' systems and we feel cramped & stifled in a "style" that can only be described as 'institutional'. I would give my eyeteeth to have a home like the cottages in Chelsea Gardens. When I first heard about the Ryerson idea I was very excited because I love the neighbourhood and the music activities at that church are right up my alley. I was deeply disappointed when I saw the way things were leaning.

The Chelsea Society built Chelsea Gardens in the '90s. It's wonderful. The people living there love it. It would be a perfect model for Ryerson & Kerrisdale. Please Please - these should be the models for all over Vancouver.

Thank you  
Janet Miller  
Vancouver, BC

**Kennett, Bonnie**

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**From:** Dick Richards s.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 2:38 PM  
**To:** Robertson, Gregor; Carr, Adriane; Deal, Heather; De Genova, Melissa; Affleck, George;  
Public Hearing  
**Subject:** Rezoning Application 2165-2205 & 2205-2291 West 45th Avenue  
**Attachments:** Dunbar Ryerson Rezoning Objections.pdf

Dear Mayor & Councillors,

Attached is my brief summary of opposition to this rezoning application as it exists.

Dick Richards

**R.L. (Dick) Richards FCPA, FCA**

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

Vancouver City Council  
Via email: [publichearings@vancouver.ca](mailto:publichearings@vancouver.ca)

CC: Mayor Gregor Robertson  
([gregor.robertson@vancouver.ca](mailto:gregor.robertson@vancouver.ca))

Councillor Adriane Carr  
[CLRcarr@vancouver.ca](mailto:CLRcarr@vancouver.ca)

Councillor Heather Deal  
[CLRdeal@vancouver.ca](mailto:CLRdeal@vancouver.ca)

Councillor Mellisa De Genova  
[CLRdegenova@vancouver.ca](mailto:CLRdegenova@vancouver.ca)

Councillor George Affleck  
[CLRaffleck@vancouver.ca](mailto:CLRaffleck@vancouver.ca)

**Re: Rezoning Application 2165-2195 and 2205-2291 West 45<sup>th</sup> Avenue (Dunbar Ryerson United Church and Wall Corporation)**

Dear Councillors:

I am opposed to this rezoning application, as it exists.

This is another sweetheart deal, cooked up long before it was made public, by a major local developer and supporter of Vision Vancouver, Wall Corporation. City planners, realizing that their political masters wanted it, abandoned all semblance of adherence to Zoning By-laws, and branded this a “Unique” Spot Rezoning for social and heritage purposes, outside of all zoning by-laws.

Dunbar Ryerson church is land rich, with large sites on 45<sup>th</sup> Avenue, and at the now surplus Dunbar location. If the church was as altruistic as they claim, they could sell land, renovate the decrepit church building, and build a considerable amount of affordable housing, as well as a new activity centre. Heavens, they could even build affordable housing on the East Site instead of unaffordable “market” housing aimed at rich speculators, investors, and possibly others who have profited from the wild real estate market. Look at the developments underway in the neighbourhood on West and East Boulevard selling at \$1,500 and more per square foot. Hardly affordable, yet this is what the Church and Wall want to build on the East Site.

The ultimate insult to the South neighbourhood resident taxpayers is the 8 ½ storey building on the

North East Corner of a standard width residential street. On West and East Boulevard, arterial streets with the Greenway between them, the zoning is 4 storeys. This is absolutely an unreasonable gift and subsidy and should be denied! 4 storeys is a maximum!

I am all in favour of the construction of the few units of affordable housing and the restoration of the neglected church building, but at what cost to the local residents.

Please send this back to the Church and Wall Corporation for a re-think and re-design.

Yours truly,

s.22(1) Personal and Confidential





## Kennett, Bonnie

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**From:** copeland/knott s.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 3:10 PM  
**To:** Public Hearing  
**Subject:** Dunbar Ryerson Church/Wall Financial Development Proposal

I understand that the Dunbar Ryerson Church/Wall Financial development proposal will be brought before City Council on Tuesday, October 17.

It saddens me that neither Dunbar Ryerson Church nor Wall Financial have really listened to the concerns of our community. The neighbourhood residents who I have talked to about this project are not denying the church's right to develop its property – rather, we are concerned about the rezoning of the property so that the whole process leading up to and including the ARKS Community Vision is ignored in favour of this development. The precedent for the neighbourhood is not encouraging.

What Dunbar Ryerson/Wall are proposing, and, I understand, our City Planners are endorsing, is not in keeping with our area's character and its richness of history and community. The existing zoning density, the long-established local height restrictions, and the existing community planning all are being ignored. It is interesting to see the difference this proposal shows compared to the Cressey development just a few blocks south and other development projects that currently are underway on the East Boulevard – all without real community concerns. It is unfortunate that Dunbar Ryerson/Wall could not have learned something from this.

My family has had a long connection to the church, going back for three generations, and we now are watching Dunbar Ryerson Church, sadly, damage its years of community partnership and goodwill.

Sincerely,

Nairn Knott

s.22(1) Personal and Confidential

## Kennett, Bonnie

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**From:** m au s.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 3:44 PM  
**To:** Public Hearing  
**Subject:** Dunbar Ryerson Development

To Vancouver City Planners

Our family lives two blocks from the Ryerson church and we are very concerned about the Dunbar Ryerson and Wall Financial rezoning proposal (the "Proposal").

Our family and community will be directly affected by the Proposal in the following ways:

- The increased traffic along West 45<sup>th</sup> Avenue (particularly at the intersections of Vine St. and Yew St.) will cause increased safety concerns as children (including our two children) will need to cross these intersections on the way to Maple Grove Elementary
- The existing preschool in the basement of Ryerson Memorial Centre (Bumblebee Preschool, serving the neighbourhood for the last 30 years) will be permanently closed since there are no plans to provide space in the Proposal for the school to continue. Therefore, existing students will not be able to continue and neighbourhood toddlers will lose a valuable childcare program.

These are just two of many concerns.

We support change in the neighbourhood but we refuse the re-zoning for an 8 storey plus penthouse tower. We want the City Planners to consider a smaller development.

Sincerely,

Michael Au

s.22(1) Personal and Confidential

**Kennett, Bonnie**

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**From:** Elizabeth Thomas s.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 5:53 PM  
**To:** Public Hearing  
**Subject:** Rezoning: Ryerson/Dunbar United Church lands Public Hearing Oct 17 2017 Item # 5 on agenda

I strongly oppose this rezoning application. Elizabeth Thomas s.22(1) Personal and Confidential

## Kennett, Bonnie

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**From:** Matthew Hoover 5.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 5:54 PM  
**To:** Public Hearing  
**Subject:** Written statement for October 17 public hearing

RE: #5, a) 2165-2195 West 45th Avenue and b) 2205-2291 West 45th Avenue; and Heritage Designation of the Ryerson Dunbar United Church

Dear Council,

I grew up attending Dunbar United Church and am eternally grateful for being instilled with the lessons of community and service.

I am now 32 years old, rent, and have had to move away from Vancouver due to the cost of living.

The way I have seen the Mayor talk about his newly and uniquely defined term 'Affordable Housing' you might think I support this project. Rather it's the exact opposite.

First of all, the fact that the Dunbar congregation was sold for \$18 million and closed. This is in addition to the rental income of the Ryerson congregation -- from listing homes on AirBnB, as well as the millions in rentals of the church for weddings and the film industry -- is very substantial. The leadership at Ryerson now claims to need a grant from the city for maintenance -- this is a selfish and bald faced lie. As one of, if not the largest property owner in the City of Vancouver this is hypocrisy with no shame.

The City of Vancouver should think about taxing the church for non-religious uses of their property, following Montreal's lead. One would hope Tim Stevenson is not the barrier that prevents bylaw officers from fining the United Church for illegal AirBnB rentals. After all, the purpose of this vanity project is a new building to host more non-religious events like concerts and a banquet hall.

This is about the ego of a very few people in the United Church. They turned their back on the membership that supported the church up until they were shut out.

I would like to go on about how the very plan before council is actually damaging heritage, or how the amount of money/floor-space granted to the United Church could outright pay the rent of every tenant city staff claims to serve with affordable housing -- but let's be honest, no one is close to believing what amount to weak excuses that justify this transfer of wealth.

So go ahead and do what you will, just be sure not vote in support of Ryerson in my name, for me, or with any sense of righteousness.

Sincerely,

Matt Hoover

**Kennett, Bonnie**

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**From:** QIANG HU  
**Sent:** Monday, October 16, 2017 8:13 PM  
**To:** Public Hearing  
**Cc:** Carr, Adriane; De Genova, Melissa; Deal, Heather; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Haid, Susan; Kelley, Gil; McGuire, Michelle  
**Subject:** Opinion about the Rezoning Application for 2165-2195 and 2205-2291 West 45th Avenue  
**Attachments:** letter to city planners-2017-1.docx[1]

Dear All,

Since I couldn't make to the public hearing, I just re-send my letter to the committee to express my opinion regarding community development.

I hope to see that certain value and beauty this city possessed can be preserved under the current impact of capital market.

Thanks for your consideration!

Regards  
Dannia Hu  
Resident of Kerrisdale Community

## A Letter to the City Planners: Opposing the rezoning of 2165-2195 and 2205-2291 West 45<sup>th</sup> Ave.

Now the danger is coming for real and we have to do something to protect our community and our city.

Recently, Dunbar Ryerson Church and co-developer Wall Financial have applied to the City of Vancouver to rezone properties in the 2100 and 2200 block West 45<sup>th</sup> Avenue for redevelopment that involves tearing down multiple homes and building a 9-storey (including mechanical penthouse) condominium tower along with three massive constructions: 2.5 storey townhouses and 4- and 5-storey buildings!

I was away at the time of Open House held on Feb. 27<sup>th</sup>. But when I saw the photo of the redevelopment model given to me by my neighbour, I am shocked to see how massive this redevelopment would be and what kind of transformation would happen to the entire street as well as to the Kerrisdale Community in the future, a future that is not very distant if the city/community redevelopment is not carefully planned by the City but simply controlled by the profit-driven developers.

On my flight back to Vancouver the day before yesterday, I read an article in The Globe and Mail titled "Vancouver's Mayor Is Ready to Fight for Affordable Homes." The issue addressed by the Mayor is indeed a serious issue for this city. The housing market in the past few years was crazy and made it very difficult for people to live here. As a resident, although we were fortunate to be able to buy a Kerrisdale house ten years ago when we could afford it, we have to face the steady increase of property tax. This makes us worry about our future because we don't know if we can maintain our home after retirement! I believe I am not the only one who thinks this way.

Yes, we have a serious issue here. To resolve this issue, it may be necessary to introduce some new legislation and bylaws. And both provincial and municipal governments may need to work together to make a change. But for sure it's not appropriate to sacrifice our heritage, community and environment just for a quick solution. More importantly, the community is lived in by people so rezoning should respect community wishes. In this case, I believe the rezoning proposal contravenes the ARKS Community Vision, which has been approved by City Council.

As I mentioned in my previous letter *"for any urban development, there is always an issue of cultural preservation vs. market demand or profit gaining. If this is not carefully evaluated, the damage to the city could be irreversible."* I believe if we leave our city to the developers, we will have massive high-rises and skyscrapers because that will bring the maximum profits for them. That is what I see in China nowadays!

Ironically, ordinary people in big cities in China still can't afford a plain condominium apartment because the housing development is in the hands of developers! They do this for profit and the housing market becomes an investment market! I feel sad and powerless to see this and don't want to see this happen in my new home, Vancouver. Actually, if you check out those newly developed apartments and townhouses in this area in the last two years, you will be surprised to see how expensive they are. And for sure these are not Affordable Homes for many local people. So that if the City Council is not sensitive about our city development and can't protect our heritage and culture, we will lose Big. This kind of change is like a silk-worm nibbling away the leaves: once it starts, it will destroy the communities one by one!

Kerrisdale Community is an old community in this city and has its unique features and environment. This is a fortune and culture for future generations and should be protected. **Obviously, it's not proper to build a 9-storey tower plus another two 4- and 5-storey buildings among RS-5 homes** as proposed by the above-mentioned organizations, which will significantly change the culture and environment of this Community.

Again, I believe that this rezoning application won't be approved because we have trusted people who work for our City Planning Department and who have aspirations for the future of City of Vancouver.

Of course, I am 60 years old and can't do much for the future. Only want my concerns be heard!

Thanks for your time and your consideration!

Sincerely,

Qiang Hu (Dannia)

s.22(1) Personal and Confidential

Resident in Kerrisdale Community

s.22(1) Personal and Confidential



## Kennett, Bonnie

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**From:** Beverly Harvey s.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 10:01 PM  
**To:** Public Hearing  
**Subject:** Ryerson proposal

To each and every one of you,

I strongly oppose the Dunbar Ryerson Development proposal, along with the many, many neighbours who live, work and bike in this established community neighbourhood.

We do not oppose affordable (I'm not sure of Council's definition) development that respects and adheres to the Council-approved ARKS Community Vision that is currently in effect, if I am not misinformed. We want to keep the neighbourhood character without inflating the existing zoning density, defying long-established height restrictions (maximum 4 storey along the east boulevard), and ignoring COMMUNITY planning by the people who live in those areas.

I respectfully oppose the proposal as it opposes the Council-approved ARKS Community Vision.

Bev

## Kennett, Bonnie

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**From:** Ann Kent s.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 11:40 PM  
**To:** Public Hearing  
**Subject:** Public Hearing - Dunbar-Ryerson Church

To: His Worship Mayor Gregor Robertson and Council

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

Dear Mayor Robertson and Council,

I am opposed to the Dunbar Ryerson development proposal in its present form for three key reasons: failure to consider impact of the design of the new buildings on a beautiful heritage structure, failure to consider the context of other multiple dwelling units in the neighbourhood, and failure to add significantly to affordable housing stock in Vancouver.

The design proposed for the 2100 block, consisting of a nine-storey tower (including its mechanical penthouse) as well as an attached four-storey building and attached townhomes, presents a significant mass that is completely out of proportion and vastly different in style from the beautiful old, stone building of Dunbar-Ryerson Church. Likewise, the blocky shape and four-storey height of the cultural centre and rental housing units proposed for the 2200 block, and attached to the church, will overshadow the old church.

If the City is truly interested in having the church preserved as a heritage structure, then surely the designs for both the 2100 and the 2200 block should provide for a more modest scale of development, adequate setbacks, and landscapes that allow the history and beauty of the church to be appreciated rather than diminished.

The development proposed for the 2100 block departs from all other examples of mid-rise towers in Kerrisdale. Every other tower has generous green setbacks from the street and is typically flanked by landscaped grounds. These provide outdoor garden space for tower residents and grade-level green views that contribute not only to the health of others who live, work, and walk in the community but also provide green corridors - habitat for songbirds and other small wildlife - all important features to preserve if the City is to sustain healthy neighbourhoods.

The development proposed for the 2100 block would conform to others in the neighbourhood if it consisted of a mid-rise tower surrounded by landscaped grounds or townhomes with good setbacks and greenspaces or a three to four storey building. Why is the developer being permitted to make a proposal that crams all three forms of housing onto one site in the 2100 block of West 45<sup>th</sup> Avenue with complete disregard for how other multiple-unit buildings have been developed in the same, residential community?

The 2016 Canada census reports that the median household income in Vancouver in 2015 was \$79,930. An interactive map recently generated by Jens von Bergmann, of data analysis and visualization company, MountainMath, indicates the approximate income required to purchase each home in Vancouver. Even the most modest single family home requires a household income in the range of \$250,000 to \$300,000.

It is reasonable to assume that the dwelling units in the market housing proposed for the 2100 block of West 45th Avenue, a mid-rise tower and attached four-storey apartment building and townhomes, will be for sale at prices much the same as those for similar new units on the west side of Vancouver - 1.5 to 3.0 million dollars each. That is clearly not affordable housing for most individuals or families who live and work in the Vancouver area.

I would ask that City councillors look to housing options provided by three-storey apartment buildings situated to the north of the Ryerson site and to the RS-1 homes to the south, most of which can provide

up to three housing units apiece via a secondary suite and a laneway home, for more realistic and sustainable options for affordable housing. 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.

Respectfully,

Ann Kent, Registered Horticultural Therapist

s.22(1) Personal and Confidential

A rectangular grey box redacting information, likely a signature or contact details, located below the name Ann Kent.

## Kennett, Bonnie

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**From:** Jon s.22(1) Personal and Confidential  
**Sent:** Tuesday, October 17, 2017 7:36 AM  
**To:** Public Hearing  
**Subject:** Public hearing, Oct 17 agenda #5

Dear public,

I will keep this brief. One high level perspective of what's on the table, and then some detail showing that City of Vancouver staff have not upheld the process and procedure expected of them by all residents.

The high level perspective is that the two applicants who own the property under consideration, the United Church and Wall Financial Corp. aka 0981985 BC, demonstrably have the ability to build whatever they choose without a gift being made by the citizens of Vancouver. Given that it's not public policy to build for a private beneficiary such wedding reception halls and luxury condominiums or townhomes at public expense, this is about one simple trade being offered.

City Council is being advised to effect a rezoning on 2 separate sites, including one that spans a third of a block, within a regular RS5 neighborhood which is limited to 0.6 FSR.

The proposed zoning change will give the recipient the right to build 137,277 sq. ft. of liveable space (2.1 FSR). This represents a grant of 98,000 sq.ft. of marketable real estate.

The most recent BC Assessment for land prices at \$929.54 per buildable sq. ft.

All together, the public is being asked to contribute a minimum of \$91,094,920 (there is additional profit collected on construction and marketing costs)

The proposal offers 11 units of studio-sized shelter apartments, and 11 primarily 1 bedroom apartments where the rent is capped at 30% of the household income.

\$91,094,920 Spread evenly across the 22 units of non-market housing = \$4,140,678

That figure divided over the 30 year mortgage lifetime, which is providing the only guarantee that the social housing is maintained = \$138,022 per year.

**\$138,022 per year for 1 bedroom apartments.**

I did not make a mistake, there is no provision for any clawback of the FSR grant in a Community Amenity Contribution (CAC) -- thanks to the developer-provided pro-forma which pretends they make no money and which is not viewable by the public. Halve the number twice or thrice, and you're still better off selling the land and purchasing social housing at the market rate, like from 5 star hotels.

This is not social housing, it's a lie.

I have no words, either you will be angry like myself or you should be embarrassed.

None of the other major discontinuities in the proposal even matter after placing that in the light.

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If you are interested, I can't submit this without sharing some of the details that might not otherwise be recorded for public viewing.

I am dismayed at Michelle Mcguire's leadership in this whole process. I can understand she may have been enthusiastic in launching the premiere project of a new zoning policy by council, and that by the time of the initial open house she felt over-invested and unwilling to vary her guidance to what she had already promised the architects (\*my notes are available.) What I cannot respect are the inclusion of misleading language and unrepresentative diagrams, and the simultaneous omission of relevant policy adopted by council that does not support design choices or any accurate context or comparison which allows the reader to decide for themselves.

The City of Vancouver boards for the open house (<http://rezoning.vancouver.ca/applications/2165-2195and2205-2291w45thave/documents/cityboards-final.pdf>) were not posted until after the public comment period had closed. The board suggests the proposal is in alignment with the 2005 ARKS Community Vision plan when it is not, and this is the view upheld by ARKS itself.

The traffic study had a number of mistakes.

- Maps of traffic control missed roundabouts.
- The speed limit on 45th was assumed to be 50km/h -- it's a 30km/h bike route, and one of two main roads that serves traffic for Maple Grove elementary and Magee Secondary Schools.
- The intersection at Yew + 45th is notably bad, with frequent speeding from the Boulevard crossing to the roundabouts, which leads to frequent accidents of cars with cars/cyclists and too many near misses of children.
- The one obvious comparison which was not included, was with the automatic signal installed at Larch + 41st for the St Mary's redevelopment, which was at half the density proposed for Ryerson. The signal at 45th is a push button, there is inadequate vision looking uphill at West Blvd in the NE direction.
- I would differ on the traffic studies as conditions are variable, but they captured nothing of visitors to the church blocking alleys and driveways.
- An important consideration is that the new church building is to host larger commercial events. This summer for example, they had a concert where 2 charter buses idled their diesel engines for a full 12 hours -- the first 3 of which they entirely blocked the street as there was not enough room to park, and they didn't want to park directly next to the church (where they regularly 'reserve' public street parking) as it would have been too loud, and they refused to obey the anti-idling law. Because it was a Sunday, and because there was no department responsible for the concert permitting, there was no one at city hall that even picked up the phone after an hour of waiting on 311. If the city is interested in expanding concert venues, a much better and appropriate action would be to reactivate the City owned Cyclone Taylor arena adjacent to Point Grey Secondary school, where there is parking and a buffer zone for noise pollution.

It might be a common deception, but when the architect was questioned about presenting shadows at Spring Equinox instead of Winter Solstice they and Michelle Mcguire promised to amend that for the open house. It was not fixed. The same is true for a rendering that claims to portray reality but is just a deception that rearranges far away buildings to make the Ryerson proposal seem smaller. The banquet hall and church offices were labelled as a 'community activity center' despite there being nothing for anyone in the community -- I suppose it was an unchecked continuation of the idea put forward where the money for the Kerrisdale Community Center be given to Ryerson instead, so that they could tear down and not replace their old basketball gym. It's fine if the architect pushes the boundary of truth, it's not okay for representatives of the city to engage in it on their behalf let alone allow it to be included at the official open house and comment period.

If you were holding on to the idea about heritage preservation, Ryerson-Dunbar-United Church may have

intentionally deferred maintenance for 30 years in hope of forcing a crisis for heritage preservation, but the building's own rental income stream as well as the land sales of the congregation before rezoning amount to \$30 million exceed all suggested construction estimates. There is no crisis, the money is already there -- this is about getting as much extra money as possible, and giving nothing back.

There was a complete absence for mentions of overlook, view, and shading that appears in every normal rezoning application. The only consideration given to massing was at an open house when Michelle McGuire defended the architect's massing by citing that it would be invisible because in 40 years the trees would almost be as tall -- she didn't realize the residents most impacted by shading are directly to the north of the alley, where there will be no trees, in 4 story apartment buildings. Furthermore, it's traditionally recognized in rezoning applications that trees allow substantially more light to pass in winter unlike buildings, and are not equivalents for view consideration.

The landscaping and heritage poster board plans were endorsed by Michelle McGuire as being green and preserving heritage. There is no precedent for a development replacing green space with giant paving stones, and then being congratulated for it. Similar to the rezoning of Shannon Mews, another Wall production, the reported heritage aspects went far beyond misleading. There are 3 heritage houses slated for demolition, most are older than the first church building but all are about the same age. At the very minimum in any other application before now, a commitment to preserving the original and grade 'A' fixtures of such heritage buildings would be a requirement imposed by the city in accordance with its policy -- there is a reason for so many preserved facades. There is an old growth tree that will be cut down without replacement. These are all totally ignored despite there being very clear policy documents for their consideration.

You would have been completely unaware of all this information if you had trusted Michelle McGuire. Even then, based on the just on the misleading material approved by Michelle McGuire, the Design Review Panel voted to not support this application.

It's just not a complete application. Arguably it's intentionally deceptive and the city should protect itself by making sure it is done by the book before council gives it consideration.

I know and understand the history of CD-1 zoning, but the development permit half of this process has been completely inadequate, and following precedent it should be referred for withdrawal and resubmission when it is completed.

Jon Harvey

**Kennett, Bonnie**

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**From:** Kelly Mo s.22(1) Personal and Confidential  
**Sent:** Tuesday, October 17, 2017 8:55 AM  
**To:** Public Hearing  
**Subject:** Public Hearing: **\*\*Opposed\*\*** to Ryerson Rezoning proposal

Dear Mayor, Council & Planning Dept,

Every zoning decision affects citizens everywhere in the city. I do not live in the Ryerson neighbourhood, but I am opposed because this decision will have repercussions throughout the city AND it is an indicator of whether the city actually listens to its citizens.

I am opposed because:

- (1) The proposal would spot-rezone to allow an 8+ storey building.
- (2) Eight storeys are incompatible with the streetscape and with the existing plan.
- (3) The church's plans for an activity centre that will become a concert venue, etc., will make a dramatic change in the character and traffic of the neighbourhood -- with no consideration given to parking or transit, by the way.
- (4) The housing plans show that one-third of units will be for MARKET-rate rentals -- and we know that the "market" is already unaffordable.

I urge you to decline this proposal and to instruct city planning staff to look at further ways to equalize densities across the city at lower heights.

Kelly Talayco

s.22(1) Personal and Confidential

## Kennett, Bonnie

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**From:** Andrea Baxendale s.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 9:49 PM  
**To:** Public Hearing  
**Subject:** Vancouver Rezoning Application 2165-2195 and 2205-2291 W. 45th Ave

Mime-Version: 1.0 (Mac OS X Mail 8.2 \ (2104\))

I am writing to voice my strong opinion against the proposed rezoning of the Ryerson Church, Vancouver Rezoning Application 2165-2195 and 2205-2291 W. 45th Ave.

Over the last several years we have shown that spot rezoning resulting in more supply of units will not solve our housing crisis. Instead, this development proposal needs to be looked at in terms of how it will impact an already vibrant neighbourhood.

-The proposed development will increase traffic along what is now a designated bike route. There is no drop off zone to accommodate the church or activity centre which will lead to double parking and decreased traffic flow.

-Due to the change in church property use, including a concert venue, rehearsal space and meeting rooms, there will be an increase in people coming to the area without the added parking to accommodate the influx. It is unrealistic to think that the majority of people will ride their bikes or take public transport without doing a traffic study which the city of Vancouver does not do in conjunction with new development proposals.

-Due to the height of the proposal the result will be existing residents being shadowed particularly in the fall and winter months which will directly negatively impact their quality of life.

-This is a low-rise neighbourhood with most of the new buildings along both the East and West Boulevards not exceeding 4 stories. By doubling that height a precedent will be set allow the argument for more high-rise buildings, thus drastically changing an established, thriving neighbourhood.

-This proposal will result in a loss of green space that is used by the neighbourhood and a loss of mature trees. We are considered a 'green' city and I feel it's important to preserve that greenery.

I feel it's important to remember that many people who will be directly, negatively impacted by this proposal, are people who have lived in the area for years, or have chosen to live in Kerrisdale because of what the neighbourhood offers. As a resident, I am asking that you consider the impact this will have and the precedence it will set in changing what is a vibrant and thriving community of families. It's important that Vancouver encourage community living rather than investment housing.

Thank-you for your consideration.

Andrea Baxendale



## Kennett, Bonnie

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**From:** Steven Chu s.22(1) Personal and Confidential  
**Sent:** Tuesday, October 17, 2017 11:22 AM  
**To:** Public Hearing; Mayor and Council Correspondence  
**Subject:** Spam: Ryerson rezoning

Dear Mayor Gregor Robertson and his office staff, Councillor Tim Stevenson, Mike Magee, Bruno Wall, Bob Rennie, ladies and gentlemen in the audience

This was originally a reply to a member of an astroturf group that has been involved with the Mayor's office and this application:

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Brendan Dawe, you are so far from having genuine concern that the only one who can't see it is yourself.

So why did the group sit dormant for 7-8 months? Why all of this energy into a single development that will be developed by Bruno Wall and marketed by Bob Rennie?

Why do you advocate against broad based rezoning? Why do you try to provoke a strong first-reaction like a propagandist, but then get twisted in your own unforced contradictions? Why is your only solution to without reservation force existing CD1 applications, and attack alternatives to new floor space on the market be it in neighborhood wide rezoning or with modifications like laneways and secondary suites.

A single project spread across parts of 2 blocks will not be felt by the city, and yet the time and energy you spend trying to convince good people that supporting the Mayor's position is all or nothing, there can be no discussion, that they must get very emotional so they don't stop to think and ask questions.

Questions like why is it a good idea to grant Rennie+Wall a bunch of money to build more luxury condos that were being pre-sold a year before VV even created a definition of 'Affordable Rental Housing'?

It's not about the church, they have \$20 million in the bank from selling the Dunbar congregation against its membership's will. That's on top of the \$7 million Tim Stevenson voted to give the United Church for St James, which the church gets to operate and rent out even though they no longer own it. Ryerson itself has a string of AirBnB rentals. The rezoning is a complete departure from precedent with St Mary's to the north, and St Faith's to the south. Congregation Beth Israel by Oak and King Edward was limited to 1.23 FSR and it includes a school! In fact the Christian Science church just over on East Boulevard is presently being redeveloped to a much lower density than Ryerson despite it being on a more harmonious site, and by the way to approve that rezoning the city said there was no demand for church space in the area.

It's not about upzoning Kerrisdale, which was requested in the ARKS Community Vision that Vision Vancouver has done nothing to implement since it was completed in 2005. This spot rezoning upends that plan by relocating the focus of the neighbourhood, with no plans to permit the same even on the adjacent half-block which is closer to higher zoned West Boulevard. This proposal sticks out, and there's no one who can articulate why it should -- setting up an astroturf group to energize an unconsidered and emotional reaction really reinforces this point.

You have nothing good to say, so you just want to spark an argument and set up Mayor Gregor to be the hero while he delivers a favor to his most important constituent. You pollute the public realm and undermine the public trust necessary for any city to thrive.

Maybe everyone once thought like Gregor in 2009 that higher house prices only meant an increase in wealth. It seems popular opinion has caught up to myself know, that the cost of living (with the largest part being housing) is the biggest root cost of business, and that feeds back into a higher cost of living. You don't solve

anything with a few symbolic and expensive shelters; generating headlines is not the same as generating results.

So it can be said everyone now appreciates the value of affordable housing, and the election on Sunday proves that no one believes a word Gregor Robertson and the rest of Vision Vancouver says. Creating a new definition of affordable rental housing makes no difference. Every person only sees the loopholes Vision Vancouver has left. Just like council claim they were surprised by the collapse of the Balmoral hotel, they have no guarantees that the public will see any net benefit for the millions given away in the name of affordable rent.

"Abundant Housing" the astroturf group has silently approved the planning department rebuffing Bosa and other developers along West Boulevard and 41st from seeking rezoning, even though they are much better situated and in line with the ARKS community vision -- where density could be increased, and gradually transition lower away from the arterial roads. So the recently completed, under construction, and beginning excavation projects are capped at 4 stories on much larger parcels of land, at about a quarter of the density Ryerson is asking for despite being identified in the ARKS community plan as being the better opportunity for densification. Similarly "Abundant Housing" is specifically arguing that upzoning of neighbouring properties should not happen, as it would be "giving millions to those who do not deserve it" (I suppose a 30 year tenant of a co-op is low status compared to each of the following who will pocket millions from this project in the United Church, Bruno Wall, and Bob Rennie)

Doing ad-hoc rezoning is slow, it's expensive per square foot, it monopolizes new buildable land into a few hands that can ration it out at fixed prices. It destroys public trust when every significant concern is pre-determined in backrooms, with no guidance from common principles or expectation. The land grants through CD-1 rezoning are akin to off-the-books spending, and the price the developer pays is set at a fraction of the market price. Furthermore, it's all based on a pro-forma provided by the developer and there have been unreported serious failings where city staff paid the developer much more because they trusted fudged numbers.

The Mayor's office, the planning department, Real Estate Services, should not be advocates who mislead, manipulate, and betray those they are paid to serve. Ideally, they should bring everyone together and go forward with a consensus. Kitsilano and Kerrisdale were the 2 densest neighbourhoods in Vancouver outside downtown until very recently. Since then the moratorium was put in place on demolishing the old, affordable, low-rise walkup apartments (which rent for 50-75% of what the 'VV defined affordable rental housing' do, and the units are bigger, and they have laundry). How is it that a professional department suddenly under Vision Vancouver has lost its ability to demonstrate its process by highlighting precedent and comparables. Why is it that any co-op, seniors home, halfway house or other type of social housing that pre-dates Vision Vancouver is not counted in the city's inventory of such units?

If it's all about money, why doesn't the planning department let the public see the calculations. It would be a lot simpler, however when you are afraid of being prosecuted by a future Charbonneau Commission, there is a clear incentive to have vague contradictory policies like Greenest City, Heritage Action Plan, Rental 100, Affordable Rental Housing Plan, End Homelessness, etc.

So Brendan Dawe, decide what you want and tell us. Just don't tell me how I should think or feel because I am not interested in being your useful idiot.

Tell me, what's your opinion about subsidizing vacant lots by eliminating their taxes in exchange for installing raised garden beds? I hear it makes more money than gas stations. What are your feelings on the city of Vancouver owned vacant lots scattered throughout Yaletown. How about Little Mountain sitting vacant, for what appears to be a Concord-like Vision Vancouver sweetheart deal of \$0 in taxes because the city argues the land is worthless -- all I know is that without friends like yours, I would have no hope of holding on to that much valuable land just squatting on it. What is the Mayors... Rennie's... AHYVR... Whatever the source of your messaging, what is your current view about the 6 municipally owned golf courses that suck up a lot of fresh water and a lot of land to effect a very small community benefit.

## Kennett, Bonnie

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**From:** Beth Walters s.22(1) Personal and Confidential  
**Sent:** Tuesday, October 17, 2017 11:32 AM  
**To:** Public Hearing  
**Subject:** Ryerson Rezoning Proposal 2100 and 2200 block West 45th Avenue Comments  
**Attachments:** Ryerson ReZone Comments - E. Walters.pdf

October 15, 2017

To: City of Vancouver Planning  
Re Public Hearing Regarding the Ryerson Church Development Proposal(s) on 45th Avenue, Vancouver

I am adamantly against the current proposal to redevelop Ryerson and the community centre on 45th Avenue. **In my view it declares war on Kerrisdale as a neighbourhood.** Kerrisdale is one of the nicest residential communities in the country and this proposal would open the door to changes that would have considerable negative impacts on the neighbourhood.

This proposal ignores extensive and recent neighbourhood planning. Encouraged by a City policy of neighbourhood consultation, many of us participated in developing a vision for Kerrisdale and this proposal fundamentally negates that community vision. We expect the City to not simply give lip service to this policy but to adhere substantially to the ARK Plan. **If the proposal goes forward in its present form, it will generate the greatest cynicism within the community for both the planning department and for the City's current leadership.**

**No part of this proposal should be allowed to exceed four storeys.** This proposal specifically creates a nine storey (eight storeys plus mechanical floor) building in a single family residential neighbourhood and should not be allowed. This plan ignores long established height restrictions. The proposal considerably exceeds the allowable height density that is established for arterial streets such as West Boulevard and the subject site is not on an arterial street. Without sufficient setbacks, it essentially **creates a monster building without an aesthetic relationship to the single family housing in the immediate area** and other nearby areas. The eight storey building in particular will screen off the view scape and compromise the livability and value of the single family housing nearby.

**We are fearful that the City will use the Ryerson/Wall proposal to open the door to numerous high density developments for the area and create a developer-friendly densification frenzy that will destroy our neighbourhood.**

The City, as part of a major policy to promote bicycle use, designated 45th Avenue as a major east-west bike route, and **this proposal would subvert bike safety** by creating substantially more traffic there.

There is inadequate parking for the significant proposed facility use as an event centre. The surrounding roads already see a high utilization of existing parking. **While I am in favour of a development of a large congregate space such as is proposed in principal, I do not think it appropriate given the totally inadequate parking allowance of only 45 parking spaces underground, and certainly not at the expense of destroying our zoning.** There is no circular drive in the complex that would allow for drop off and pick up from such an event venue and the **traffic and parking will be unbearable along 45th Avenue or surrounding streets if this project proceeds.**

The new lane-way houses and the construction crew parking are already putting considerably more parking on the roads. The single family house across from us previously parked two cars at the rear of the house but it was knocked down and replaced, and now, with an added lane-way house where the narrow parking space is predictably not utilized as such, three cars are parked on the street in front of the house. And more laneway houses are on the way in lanes throughout the area, thanks to recent dramatic changes in RS-5 zoning. The proposed grocery store at 48th will create considerable parking and traffic on our streets. Collectively these are significant changes for our neighbourhood to deal with, even without a Ryerson redevelopment.

We have just spent years with a great deal of construction in our neighbourhood, and it is not fair to the neighbourhood to be forever dealing with multiple trucks, construction and dust thanks to unconscionably dramatic changes to zoning. Some days this year it was just not possible to be outside because of the dust or even reach our garages with out cars and there were times we could not get into or out of our alley entrances because of multiple blockages. The new City allowances on West Boulevard and for laneway houses are already having an impact. **Please don't make our lives unbearable by creating a decade of tearing down our residential neighbourhoods for high-rises, concomitant with noise, dust and inconvenience, and potential loss of our property values.**

We have a community plan and should not be agreeing to a develop proposal for a non-conforming use of this nature. **Please have some guts and stand up for our negotiated long term and community approved zoning for this neighbourhood. Please have some guts and stand up for our negotiated long term and community approved zoning for this neighbourhood.**

Elizabeth Walters  
Property Owner

s.22(1) Personal and Confidential



## Kennett, Bonnie

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**From:** John Dann s.22(1) Personal and Confidential  
**Sent:** Tuesday, October 17, 2017 12:02 PM  
**To:** Public Hearing  
**Cc:** Kathleen Dann; Kelley, Gil; McGuire, Michelle  
**Subject:** Zoning and Development By-law Hearing: 17 October 2017

Dear Mayor Gregor Robertson and City Council:

I am registered to speak this evening, but if I am unable to attend here below are the comments my wife and I have prepared. With thanks for your kind attention, John Dann

We, Dr. Kathleen Dann and John Dann, have lived at s.22(1) Personal and Confidential for more than 9 years. This house is owned by Ryerson Church and is s.22(1) Personal and Confidential

We write to oppose the change of by-law that would allow for an eight story apartment building and other changes to W45th Avenue. However we do not write from a personal perspective. Whatever changes the church makes even within current by-law, we expect to be evicted from this house. We oppose this change because the changes constitute a betrayal to the many home owners and residents of the area, who have lived here for years, decades, with the understanding that the neighbourhood they have invested in, lived in, would not be drastically transformed. To do so is a breach of trust.

The plans that Ryerson is contemplating is not only a betrayal of the neighbours, but also of those of the parish who invested in the original church, for it's building and maintenance so many years ago. They did not do so with the idea of a real estate bonanza in the future, or as a speculative venture, but to create a long lasting presence of calm and stability in the community. Churches are given tax exempt status so that they can survive in the tumult of real estate uncertainty, not so they can cash in when opportunity strikes. With diminished church attendance and interest in religion societies and churches must change. They must find revenue or cease to be. Yet, if Ryerson simply sold its current real estate holdings, other than the church it would have a capital base of many millions of dollars, clearly enough to maintain the church.

Our neighbourhood is quiet and peaceful. The activities currently in the church of day care, basketball, group meetings, etc, do occasionally cause some parking problems, but it is good to see parents communing as the pick up their children, scouts assembling, or the early thai-chi practitioners on the lawn. To increase the density of this corner by 72 dwellings while maintaining other activities will transform this semi-bucolic corner into an urban one.

This request for a change in by-laws will not benefit the neighbourhood, it will transform it into one foreign to those who live here. It may well benefit the Ryerson Church community, with increased wealth, many of whom live in other neighbourhoods .

With apartment blocks being built on East Blvd. and on West Blvd. from 47 to 49th, with more building just completed on West Blvd and 37th and more expected at 41st and Maple, as well as many many more locations nearby, this dramatic change contemplated to a peaceful neighbourhood on W 45th seems drastic and unnecessary. All over the city rows of unattractive housing are being bundled and sold for development. This is appropriate in some area as the city of Vancouver seeks more density in housing, but we think it is inappropriate to do so with so dramatic a change to the character of a neighbourhood like ours. Large apartment buildings if needed in this area are better placed on 41st, or West Bld. The domestic tranquillity of West 45th

or other small streets need not be sacrificed, nor the good faith of its residents, who sought that tranquillity, betrayed.

We in North America, and perhaps more on the west coast live with many changes and fast paced changes. But is good to remember that there are places in the world where tradition is important. In Florence, Italy it is not possible to build higher than the Tower of Giotto built 700 years ago. One can still see the Tower from many miles distant while approaching the city. Permanence and stability have their place.

Ryerson Church is part of our community, but it is not dominant in our community, nor should it have the right to transform the community in its own image against the will of that community.

John and Kathy Dann

s.22(1) Personal and Confidential



**Kennett, Bonnie**

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**From:** Denise s.22(1) Personal and Confidential  
**Sent:** Friday, October 13, 2017 12:44 PM  
**To:** Public Hearing  
**Subject:** Re: Proposed Ryerson redevelopment

Dear City Council,

Thanks for making it easy for the public, specifically the residents near to proposed developments, to express our opinions.

Regarding the Ryerson redevelopment project, I have 2 basic things to say:

1. I support adding housing and improving community services in an aesthetically pleasing way which is sensitive to the needs and wants of the surrounding community. That means I support adding some condos and townhouses and expanding community centres and parks. But I absolutely feel that Vancouver development is out of control and we are fast losing the beauty and quality feeling in some neighbourhoods, which impacts the whole city adding stress, noise, and inconvenience and instability. In Kerrisdale specifically, I feel that 8 stories is too high. We lose the feeling of being near the ocean and mountains when we cannot see. Traditionally Kerrisdale has been a quieter neighbourhood and I would like to see no more than 4 stories throughout this area. It can still grow, but intelligently and with a bit less greed on the part of the city and the developers. There needs to be some neighbourhoods in Vancouver that are expensive for a reason, where the people who can afford it are happy to pay for that privilege. Otherwise why live here at all?

2. That leads to the social housing issue. I understand the mandate to spread social housing throughout the city in order to take away the stigma of having lower income neighbourhoods only. In my opinion, that is rather idealistic and not realistic. In fact, what happens when everyone mixes together is a slow deterioration of the cleanliness and peaceful feeling that is essential to the folks who have worked hard to be able to live in an exclusive neighbourhood. Safe neighbourhoods become less safe and the essence of the character of Kerrisdale would be further diminished. So I strongly disagree that social housing should be spread evenly throughout the city.

I do not think my opinion is an unpopular one. I think my views are shared by many. Please make it count.

Thank you for your consideration,

Dee

## Kennett, Bonnie

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**From:** connieziebert s.22(1) Personal and Confidential  
**Sent:** Tuesday, October 17, 2017 1:13 PM  
**To:** Public Hearing  
**Cc:** s.22(1) Personal and Confidential  
**Subject:** Dunbar Ryerson United Church Rezoning, 2165-2195 and 2205-2291 West 45 Avenue

When I was a teenager in the 1980s, I had great times in church groups like Young Life or Camp Fircom. I have since moved to Abbotsford and started my own family but those programs continue to this day, and so has the decline in attendance that was being talked about back then. The last time I visited Ryerson was in 2009 for David Ewhart's presentation on the declines in baptisms, marriages, and attendance since the mid 1960s. I'll never forget it. 40% declines every decade, and looking at the faces in the room it was bound to accelerate right off a cliff.

So I guess that's where you are now. A congregation that thinks its purpose is holding on to a building, because that's all a Church is after it has lost its members. You can't hold on forever because at a certain point you have to let go.

Listen honey, nobody is going to give you \$100 million for free. Anybody who says different is lying.



If you make friends with people who speak like that, I promise you'll regret it forever. I can't say how or why, just that goodness comes back to you after genuinely helping the community and the pain does not stop when you selfishly take from others to stoke your ego.

We have one life to live and the greatest gift lies in service.

You're a bunch of retirees, it's a Church, you don't need so many salaries. And when the time comes, let the buildings return to the community so that one day in the future a congregation may be reborn there.

P.S.

I vote for restoring the existing building of Ryerson United Church, but take all the rest of the money and spend it on local children in the arts or sports. You might not have a cadillac building to show off, but you might just find your Church again after you thought it was lost.

-- CONNIE

The true meaning of life is to plant trees,

under whose shade you do not expect to sit.

- Nelson Henderson