

**Kennett, Bonnie**

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**From:** Henriette Orth s.22(1) Personal and Confidential  
**Sent:** Friday, October 13, 2017 10:14 AM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 2165-2195 and 2205-2291 West 45th Avenue

**To Whom It May Concern:**

Affordable housing **HAS** to be one of the highest priorities for our city or we will simply not be able to sustain ourselves.

This development by Ryerson/Dunbar United Church is timely, tasteful and, I think, addresses some of the great need in our community.

Here is evidence of an entity who has the property, the foresight and will to move forward such a needed project in Vancouver. I applaud them.

For the citizens of Vancouver please approve this application.

Sincerely,

Henriette Orth

s.22(1) Personal and Confidential

**Kennett, Bonnie**

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**From:** Rowland McLeod s.22(1) Personal and Confidential  
**Sent:** Friday, October 13, 2017 1:44 PM  
**To:** Public Hearing  
**Subject:** Re: Rezoning Application - 2165-2195 and 2205-2291 West 45th Avenue

Dear Mayor Robertson and Councillors,

**Re: Rezoning Application - 2165-2195 and 2205-2291 West 45th Avenue**

My name is Rowland McLeod and I have lived in Kerrisdale at s.22(1) Personal and Confidential for the last 32 years, 7 blocks from Dunbar Ryerson United Church ("DRUC").

My wife and I have been going to DRUC (and its predecessor, Ryerson United Church) since 1988 and are both quite active in church activities. I am a member of the DRUC Property Development Committee, I am the Chair of the DRUC Board of Trustees and I am a Member of the DRUC Council.

I am writing to you in my personal capacity to advise you of my personal support for above-noted rezoning application.

**Elements of the Project**

The proposed project is comprised of 4 elements:

- a condominium development to the east of Yew Street comprised of an 8-storey tower, townhouses along West 45<sup>th</sup> Avenue, stacked townhouses along the alley running between West 44<sup>th</sup> and West 45<sup>th</sup> Avenues and 2 floors of underground parking for the condominium development and for the Church, Activity Centre and Affordable Housing to the west of Yew Street;
- restoration, renovation and heritage designation of the Church building to the west of Yew Street;
- an Activity Centre to be attached to the Church building and containing offices, meeting rooms and rehearsal and performance space for church, community and cultural groups; and
- 32 units of affordable rental housing units adjoining and wrapping around the Activity Centre.

**The Process (aka "A Long and Winding Road")**

The Property Development Committee was appointed in December 2009 and has been in discussions/negotiations with the staff of the City of Vancouver since 2012. The rezoning application you have before you is the result of those numerous discussions and negotiations.

During the last 5 year period there have been 3 Open Houses (2 by the Church and 1 by the City) to present our redevelopment plans to our neighbours and other interested citizens. As a result of those Open Houses and our discussions with the City staff our initial plan for a 12-storey tower (the height permitted across the alley from the development site) was reduced to 8 storeys - the concerns of our neighbours were heard.

### **Community Benefits Generally**

The elements of the proposed project listed above will be of significant benefit to members of the Vancouver community generally and not just the members of DRUC. DRUC and its predecessor churches, Dunbar Heights United Church and Ryerson United Church, have long histories of giving to, and supporting, the community. While DRUC will benefit from the restoration of its Church building and the construction of the new Activity Centre, the community will also benefit in the following ways:

- 32 affordable rental units aimed at seniors will give less-advantaged members of the community safe and affordable rental housing and will allow seniors to age in their own community;
- 40 new market condominium and townhouse units will be available for purchase, including by people who wish to downsize and age in their own community;
- Community groups and cultural groups will be assured of access to a majority of the space in the new Activity Centre for the equivalent of at least 3 days per week;
- Choirs and other cultural users of the performance space in the Sanctuary in the Church building will have, in addition to the superb acoustics of the space, first-rate performance lighting, sound and other supporting systems, a new uncongested entrance, new washrooms and a new reception space for intermissions;

and

- New, off-street parking for users of the Church and the Activity Centre will be provided in the form of 42 underground parking spaces just a short walk away from those facilities. This parking will ease the congestion in the neighbourhood and the difficulty of finding a parking spot for performances and other larger events in the Church or Activity Centre.

### **The Affordable Housing Benefit in Particular**

At a meeting on September 26, 2012 with the then new General Manager, Planning and Development and a number of his staff

the members of the Property Development Committee were advised that the final report of the Mayor's Task Force on Affordable Housing had been released that day and that the City's priority in new developments was to create affordable rental

housing. The Committee was also advised that the proposed development would be subject to the City's "20% Policy" requiring new residential developments to provide at least 20% of the units in the development as affordable rental housing. Based upon that 20% Policy and the final number of market units (40) the minimum number of affordable rental units for this development is 10 units (20% of 50 units). What DRUC is proposing is 32 affordable rental units (over 3 times the minimum requirement). This is possible because DRUC is going to exercise an option to purchase the property at the northeast corner of West 45<sup>th</sup> and Vine Street at a cost of over \$2 million and include that land in the affordable rental housing development.

I understand that there are still people who are concerned with the proposed height of the mid-rise tower part of the condominium project. While I appreciate the concerns of the immediate neighbours with respect to the mid-rise tower of 8 storeys, it must be understood that it is the development of the condominium project east of Yew Street which will fund the very significant community benefits resulting from the restoration, renovation and construction of the properties to the west of Yew Street.

I hope that you will approve the rezoning application of Dunbar Ryerson United Church.

Yours truly,

Rowland McLeod

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Rowland K. McLeod

5.22(1) Personal and Confidential



**Kennett, Bonnie**

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Friday, October 13, 2017 2:48 PM  
**To:** Public Hearing  
**Subject:** More Neighbours Please! I am in favour of Dunbar Ryerson United Church

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

s.22(1) Personal and Confidential

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Dear Mayor and Council,

I am writing regarding my support for Dunbar Ryerson United Church. I currently live nearby. The project is close to work for me. Some of my friends and family live in Kerrisdale, and I want the best for them. More housing options are needed in the west side of the city.

This project is worth your support because:

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

Regards,  
Chris Miller

To: Mayor and Council, City of Vancouver

From: Ken Reeder,

s.22(1) Personal and Confidential

Date: October 16, 2017

Delivered by email to: [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)

**Re: Submission for Public Hearing October 17, 2017 regarding CD-1 Rezoning application and heritage designation application, 2165-2195 and 2205-2291 West 45th Avenue (Dunbar Ryerson United Church Sites) [IN FAVOUR OF APPLICATION]**

Thank you for this opportunity to address the Public Hearing on this innovative and important contribution to the city's housing stock as well as to the community and cultural life of the Kerrisdale area and beyond.

I was born in Kerrisdale and spent my school and university years in the neighbourhood. I've been active in Dunbar Ryerson United Church and its predecessor congregation, Ryerson United Church, since my years at Magee High School, playing in musical ensembles including the current house band at the church. My wife and I continue to live on Vancouver's West Side near Kerrisdale and dearly hope to be able to stay in our community long into our senior years if housing options permit this.

It will come as no surprise then, that I am expressing my strongest support for the application for rezoning and heritage designation before you. The development will make a fine contribution to the neighbourhood's static housing supply. On the east block, it will add attractively-designed and landscaped town homes beside the stepped-down midrise keyed to the scale of the remainder of the block, with a net gain in green space. On the West block, it will add 32 units of affordable social rental housing to meet the demonstrated housing need for the 14% of Kerrisdale's senior citizens who Stats Canada designated as "low income" in its 2011 census. It will not only add diversity to housing choices for seniors but also add quality to their lives as it allows them to remain within walking distance of the heart of Kerrisdale and its services.

As a veteran musician and concert attendee at the Church, I can tell you first-hand of the sagging infrastructure, cramped rehearsal, performance and hospitality space, along with awkward seating in the current sanctuary and activity centre. Your Policy Report of August 22, 2017 states correctly that the current space "does not adequately meet the functional needs of the existing cultural and community use." The proposed conservation work and acoustic and electrical and lighting upgrades, if approved, will mean the world for the many musical ensembles that we regularly host, over 20 at last count, enabling the sanctuary to fulfil its potential and continue to contribute to the cultural life of the neighbourhood and the city as a whole. To borrow from the title of a recent pair of our joint choral fundraising concerts, Dunbar Ryerson will "Resound," referring to the unique acoustic quality of the church sanctuary that makes it a gem for choral and smaller instrumental ensembles across the city and region. And happily, the proposal helps to address the nagging problem of on-street evening parking shortages in the neighbourhood, taking Dunbar Ryerson event parking largely off-street, and recovering on-street parking opportunities for our neighbours.

For these reasons, I warmly encourage City Council to provide the long-delayed approval in principle for this fine proposal to diversify and enrich the contributions that Dunbar Ryerson has made to its community over the years. It meets many of the city's stated housing, heritage and cultural policy directions, and Kerrisdale and our city will be the better for it.

Sincerely,

Ken Reeder  
Professor Emeritus, The University of British Columbia.

**Kennett, Bonnie**

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Friday, October 13, 2017 2:47 PM  
**To:** Public Hearing  
**Subject:** More Neighbours Please! I am in favour of Dunbar Ryerson United Church

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

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Hello,

I would like to register my support for Dunbar Ryerson United Church. I currently live nearby.

I think that it is unrealistic to expect neighbourhoods never to change.

It is wasteful and environmentally irresponsible to use land in a neighbourhood exclusively for single family homes.

I recommend that you approve the project. Here are some further reasons:

- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- We desperately need more rental homes in Vancouver
- We need much more social housing, and this is a start

Respectfully yours,  
Gretchen Ingram

s.22(1) Personal and Confidential



**Kennett, Bonnie**

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**From:** Jon Washburn §.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 12:33 AM  
**To:** Public Hearing  
**Subject:** letter of support for Dunbar Ryerson United Church Rezoning

October 15, 2017

TO City of Vancouver

FROM Jon Washburn, C.M. Artistic and Executive Director, Vancouver Chamber Choir

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

I'm sorry I cannot come to the Rezoning Hearing on Tuesday, but I'd like to express my support for the rezoning application. Dunbar Ryerson has been an essential community resource for many decades now. I myself have been performing and recording there for nearly 50 years, since the late 1960's --- hundreds of concerts!

The new renovations have been planned with continued community service in mind. The church and the architects have included the choral community in the planning process since the initial idea was proposed. We think it is a wonderful proposal.

My Choir and I urge you to approve the rezoning and the whole project.

Sincerely,

Jon Washburn  
Artistic & Executive Director  
Vancouver Chamber Choir

§.22(1) Personal and Confidential

## Kennett, Bonnie

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Sunday, October 15, 2017 9:21 PM  
**To:** Public Hearing  
**Subject:** Please approve Dunbar Ryerson United Church

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

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Hello,

I am writing regarding my support for Dunbar Ryerson United Church. Some of my friends and family live in Kerrisdale, and I want the best for them.

This project deserves to be approved because:

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

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

- The project could have more family-friendly units
- It's disappointing that a project like this requires a rezoning

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

Sincerely yours,  
Bill Laidler

## Kennett, Bonnie

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**From:** Sandra s.22(1) Personal and Confidential  
**Sent:** Sunday, October 15, 2017 6:42 PM  
**To:** Public Hearing  
**Subject:** Dunbar Ryerson United Church Rezoning, 2165-2195 and 2205-2291 West 45 Avenue

Hello

My Name is Sandra Campbell and I have lived at s.22(1) Personal and Confidential in Vancouver since December of 1997. I am writing to support the proposed Dunbar Ryerson United Church Rezoning, 2165-2195 and 2205-2291 West 45 Avenue.

This restoration of this beautiful old stone Church is of great importance to me. The building has been a lovely part of our neighbourhood since it was built in 1928 and I think it is vital to preserve and protect it for future generations. The proposed rezoning and heritage designation of this historic Church will facilitate that preservation through seismic upgrades and repairs.

The new Community Activity Centre and renovated Sanctuary space will benefit the neighbourhood with enhanced spaces for community groups in our area, many of which have been using the Church's facilities for decades. These include community groups such as Scouts, Beavers, Cubs, Rovers, AL Anon, AWNH (Addicts With New Hope) and choral and other performing arts groups such as Chor Leoni, Elektra Women's Choir, Vancouver Bach Children's Choir, EnChor, and many more.

Adding new housing options in the neighbourhood (both market and rental) is vital at this time. The proposed development will add forty homes to be sold at market rates (85% will be family-sized) plus 32 rental homes (the majority at social housing rental rates) to provide homes primarily for seniors to allow them to continue to reside in their local community.

There will be a substantial increase in on-site parking which will reduce the current demand for street parking in the neighbourhood during Church and Community events.

I think the proposed development is gorgeous. The development includes lots of green space which I think is important to the neighbourhood. The town homes on West 45th Avenue have the look of single family homes and blend in with the existing single family homes on the street. The mid-rise building is set back from the residential street and helps to visually balance the difference in height between the taller existing towers to the north and the other smaller scale houses.

Overall, I think the proposed development benefits our local Kerrisdale community plus the wider community in many important ways. It also looks beautiful and will be a lovely addition to the neighbourhood.

sincerely

Sandra Campbell

## Kennett, Bonnie

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**From:** Lawrence Burr s.22(1) Personal and Confidential  
**Sent:** Sunday, October 15, 2017 6:12 PM  
**To:** Public Hearing  
**Subject:** Dunbar Ryerson United Church Rezoning, 2165-2195 and 2205-2291 West 45 Avenue

Hello:

My wife, children, and I have lived in the neighbourhood for 40 years, and regard Ryerson United Church (now Dunbar-Ryerson United Church *pro tem*) as not only a focus of worship, but also as a community centre. Growing up as a child in Kerrisdale, I attended Ryerson, played basketball and other activities in the gym, and saw the Memorial Centre as a community adjunct, as well as its role as a Christian education centre.

Over the years, church attendances have dwindled, as witnessed by the amalgamation of Dunbar and Ryerson congregations.

At the same time, the church has opened its arms to the cultural community, especially the choral groups, and given new life to the old stones. Vancouver Chamber Choir, Elektra, Chor Leoni, EnChor, musica intima, Vancouver Youth Choir and others have made Ryerson their 'home base' for rehearsal and performance, in a city where proper space is limited.

The heritage Sanctuary fabric is in need of serious repair and restoration. The East/West Halls and Gymnasium are well past their 'best before' dates, and certainly do not meet any modern codes for electricity, fire, water, etc.

We *strongly support* the proposal to renovate the Sanctuary, and build a new centre to the immediate West, designed for the wider Vancouver community to use and enjoy for music, drama, and the arts.


Kerrisdale needs more housing. Many apartments are 50 - 60 year old 3 storey walk-ups. The proposal for market housing on the East site, which includes the coveted 3-bedroom units, will be a real boon to the area. The additional public underground parking is a bonus!

The more 'social' housing on the West site is sorely need in this area, especially by seniors, many of whom are single women of limited means.

This has been a bit lengthy: *but*, we need the housing, the parking, the Sanctuary renovation, and the performing space is the desirable icing on the cake.

Lawrence Burr

s.22(1) Personal and Confidential



**Kennett, Bonnie**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Sunday, October 15, 2017 5:43 PM  
**To:** Public Hearing  
**Subject:** 2165-2195 and 2205-2291 west 45th ave

To whom it may concern

We wish to reiterate our general support for the proposed development of these properties. The neighbourhood needs an increase in both family and seniors type housing. This proposal helps satisfy the need for this type as well as the need for some supported living facilities for seniors. As well many seniors from the neighbourhood are always looking for the next step in downsizing from their present single family housing while wishing to stay in the neighbourhood. We recognize the need for the urgent densification of the city and all neighbourhoods need to be involved so that people can find appropriate housing in the city.

Susan and Peter Jackson

s.22(1) Personal and Confidential

## Kennett, Bonnie

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**From:** Marion West s.22(1) Personal and Confidential  
**Sent:** Sunday, October 15, 2017 4:49 PM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 2165-2195 and 2205-2291 W 45th Ave (Ryerson Church)

I am writing in support of the rezoning of the above noted addresses. I also have written to you prior to the neighbourhood meeting last February to add my thoughts and support of this plan.

There are few remaining buildings of the majesty, age and character of Ryerson Church, now known as Dunbar Ryerson United Church, in the city of Vancouver. Unfortunately many beautiful examples of heritage, or close to heritage, houses and public buildings have gone the way of the wrecking ball over the last many decades as a result of lack of funding to maintain them and unnecessary redevelopment of their land.

For at least five years our hard working committees have come up with a plan that is self fulfilling in keeping this church as a viable and well preserved and still much used historical example of one of the oldest neighbourhoods in Vancouver. Of special note is that we are not asking for public or private funding to help us preserve this treasure because the proposed plan will take care of the requirements necessary to maintaining a safe and useful historic monument.

From a personal perspective, both of my parents attended and had been members of this far reaching congregation since 1933 as children until their recent deaths. My children were baptized here, my parents were married here as were my husband and I. I expect the same will hopefully occur for my grandchildren. Ryerson has always been a major part of all our lives, my two siblings' families as well.

I would also like to see the continuation of the work this church has done in helping those in need, both within and outside of Canada. The lists of projects fulfilled by the good works of our congregation over the decades are endless, from clean water projects in developing nations to assisting Syrian refugees in finding housing, clothing, food etc. This work may be curtailed forever if our plan fails, a significant loss for countless poor and underprivileged.

The rezoning of our property, the subsequent development and sales will enable us to financially ensure the safety and maintenance requirements so we will not lose Ryerson Church and be able to support its' necessary office and administrative facilities. This rezoning is fundamental to the church being able to sustain itself, right down to the integrity of the structure itself to the work done by our congregation.

Thank you,

Mrs. Marion Louise West,

s.22(1) Personal and Confidential

**Kennett, Bonnie**

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**From:** Christina Cichos s.22(1) Personal and Confidential  
**Sent:** Sunday, October 15, 2017 3:40 PM  
**To:** Public Hearing  
**Subject:** Dunbar Ryerson United Rezoning Application

To Whom It May Concern,

I hope this email finds you well. I would just like to send in a message of absolute support for the rezoning of the Dunbar Ryerson Church and grounds. It is an absolutely essential pillar of the performing arts community in this city, and that only adds to the value it already has as a place of worship and fellowship for the neighbourhood community. The acoustics of the church are almost unparalleled anywhere else in the city and there are so many musical groups that call it Home.

The church runs various community programs ranging from charity fundraising campaigns to meal programs. It needs more space to do so.

It also needs to be protected and preserved for generations after us to enjoy.

Thank you very much for your time in considering this important matter.

Christina Cichos

**Kennett, Bonnie**

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Sunday, October 15, 2017 1:50 PM  
**To:** Public Hearing  
**Subject:** More Neighbours Please! I am in favour of Dunbar Ryerson United Church

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

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Hello,

This is just a short note to express my support for Dunbar Ryerson United Church. I'd like to live in this area in the future but am having trouble finding a home here,

This development is good for Vancouver because:

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

I do have some ideas for improvement:

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

Sincerely yours,  
John-Jose Nunez

s.22(1) Personal and Confidential



**Kennett, Bonnie**

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Sunday, October 15, 2017 1:37 PM  
**To:** Public Hearing  
**Subject:** Dunbar Ryerson United Church proposal

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

s.22(1) Personal and Confidential

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To the Mayor and Council of the City of Vancouver,

I am writing regarding my support for Dunbar Ryerson United Church. I live close to the proposed development site. I have friends and family in the neighbourhood.

I recommend that you approve the project for a number of reasons including the following:

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

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

- I'm disappointed that the project doesn't have even more units
- The land should already be zoned to allow homes like this, no rezoning required

In short, council should approve this project.

Best,  
Richard Wittstock

**Kennett, Bonnie**

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**From:** heather morrison s.22(1) Personal and Confidential  
**Sent:** Sunday, October 15, 2017 9:36 AM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 2165-2195 and 2205-2291 West 45th Avenue

I support the rezoning application. I live in Kerrisdale.

Heather Morrison

s.22(1) Personal and Confidential

Sent from my iPad

**Kennett, Bonnie**

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5.22(1) Personal and Confidential

**From:** Jeremy Berkman  
**Sent:** Saturday, October 14, 2017 3:16 PM  
**To:** Public Hearing  
**Subject:** Comments re: Rezoning for the Dunbar Ryerson United Church

To Whom it may concern,

I would like to register my support for efforts to rezone the Dunbar Ryerson United Church lands located at 2165-2195 and 2205-2291 West 45th Avenue in Vancouver. There seems to be a balanced approach to the current discussions, and among the results that I am most interested in would be a renewed and superior performance venue for cultural organizations - and specifically musically based ones - to perform and rehearse within the capacity of the rezoned lands.

Ryerson Church has actually an incredible heritage for music-makers in Vancouver - not only with the home for such important and community building choral activity, but at one time it was also the recording home for the CBC Radio Orchestra. The acoustics of the church have been considered exceptional for vocal and instrumental music-making, and rare in Vancouver. Currently, Vancouver has a dearth of performing venues that are accessible to patrons wishing for a special place to hear music on the West Side of Vancouver in a warm and inviting venue that is of sufficient size for the organizations to financially present, but small enough to imagine it filled with patrons. Churches have long served as cultural venues, but Ryerson holds a special place due to its location, its acoustics, its size, and its history. I work with an instrumental ensemble, Turning Point Ensemble, that struggles to find venues that have the production capacity for our chamber orchestra sized ensemble. We performed in Ryerson about 10 years ago, and recorded our "Liquid" Cd there, and as an individual musician I have performed with other organizations at various times during my 27 years of living in Vancouver....but due to various production issues at the church Turning Point Ensemble has not been able to return. The discussion about how the Sanctuary could be updated, and the activity room made more accommodating and accessible for our ensemble as well as the numerous other cultural organizations and individual artists that would so greatly benefit from this venue is very exciting, and I am in support of those efforts to develop the site with sensitivity to these important cultural amenities.

Thank you for your consideration,

Jeremy Berkman  
Musical Artist, Director of Education for Turning Point Ensemble

5.22(1) Personal and Confidential



## Kennett, Bonnie

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**From:** Joanne Thiel 5.22(1) Personal and Confidential  
**Sent:** Saturday, October 14, 2017 1:59 PM  
**To:** Public Hearing  
**Subject:** Dunbar Ryerson United Church Rezoning- 2165-2195 and 2205-2291 West 45th Ave.

Dear Mr. Mayor, and Members of Vancouver City Council :

re Proposal from Dunbar Ryerson United Church Rezoning , 2165-2195 and 2205-2291 West 45th Ave.

I am asking that you grant rezoning of the above noted properties for the following reasons:

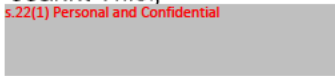
- 1) rezoning would enable restoration of the stone church building, and provide enhanced community activity space
- 2) provision of housing options, including non market housing, for the community
- 3) provision of more offstreet parking
- 4) the architects have thoughtfully created a development which provides green space and maintains the character of the landscape north of West 45th Ave.

I have been a member of the Ryerson, and more recently the Dunbar Ryerson United Church congregation for over 20 years. As a volunteer on the reception desk, I am aware of the controversy surrounding this application. I would urge you to vote for the rezoning.

Yours truly,

Joannt Thiel,

5.22(1) Personal and Confidential



## Kennett, Bonnie

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**From:** Deborah Keyes s.22(1) Personal and Confidential  
**Sent:** Friday, October 13, 2017 8:43 PM  
**To:** Public Hearing  
**Subject:** Dunbar Ryerson United Church Rezoning

Re: Dunbar Ryerson United Church Rezoning,  
2165-2195 and 2205-2291 West 45<sup>th</sup> Ave.

Since its inception in 2007, EnChor has had weekly rehearsals at Ryerson and generally performs its concerts there. Ryerson does not charge the choir for these opportunities, but over the years the choir has made an annual donation to Ryerson.

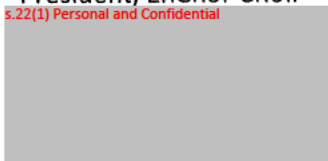
EnChor is an auditioned, seniors' choir of approximately 65 singers founded by Diane Loomer. The choir has performed nationally in Newfoundland and Saskatchewan and in the Okanagan. For the past 8 or 9 years we have been part of the Vancouver Symphony's Christmas concerts which are presented throughout the lower mainland and have performed on three occasions in the Symphony's Tea & Trumpets series. In addition, we have 3 or 4 concerts a year, usually at Ryerson. A very important component of our activities is sharing choral music with those who have limited access to it: extended care facilities; Canuck Place; YVR's Flight to Find Santa event, etc.

EnChor provides a scholarship at the University of British Columbia Faculty of Music and has a program for mentoring young choral conductors. The choir also has included high school students at rehearsals.

As is the case for many choirs in Vancouver, Ryerson is home. We fully support the proposed initiative that will allow for the continued existence of the facility which provides such an essential service to the community and which allows organizations like EnChor to enrich our community.

Respectfully submitted,  
Deborah Keyes  
President, EnChor Choir

s.22(1) Personal and Confidential



**Kennett, Bonnie**

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Friday, October 13, 2017 4:47 PM  
**To:** Public Hearing  
**Subject:** RE: Dunbar Ryerson United Church

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

s.22(1) Personal and Confidential

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To whom it may concern:

This email is about Dunbar Ryerson United Church, which I support. The project is near my work in Kerrisdale. I have friends and family who live nearby, and I want the best for them.

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

- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- We have a shortage of social housing in Vancouver

I would also like to see the following if possible:

- Building homes like this shouldn't require an entire rezoning

In short, council should approve this project.

Best,  
Louise Boutin

s.22(1) Personal and Confidential

**Kennett, Bonnie**

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**From:** Jean McTavish  
**Sent:** Monday, October 16, 2017 11:06 AM  
**To:** Public Hearing  
**Subject:** Dunbar Ryerson Rezoning Application

s.22(1) Personal and Confidential

Dear Mayor and Council

I am writing this letter in STRONG SUPPORT of the Rezoning Application -2165-2195 and 2205-2291 West 45th Avenue.

I currently live at 5011 Blenheim St. and have worked in this west side neighbourhood for the last 30 years. The west side desperately needs this rezoning so that we can provide affordable housing while maintaining and expanding the extensive community support and programming offered by this church and its facilities.

Supporting this project is one of the only things that I can do to address the Vancouver housing crisis wherein none of my children can currently afford to live (rent or own) in the city.

As for the church and its Memorial centre – these buildings are extensively used by an incredible variety of community and church groups. I know, I have had the occasion to volunteer as a receptionist in the Memorial building. The buildings and the programmes directly accommodate, service and enrich the immediate neighbourhood, greater Vancouver and society in general. I am personally involved in activities that support the LGBTQ population, are engaged in the Truth and Reconciliation process, continue to be active in ongoing Refugee sponsorship, support financially, materially and with volunteering in the Downtown Eastside, offer physical and emotional support for seniors, the disabled and the oppressed, and engage in issues of environmental education and sustainability.

Can you imagine that in this ‘Neighbourhood’, on Oct 31, 2016, folks reported that The Church&Memorial Centre was the only lights on in the block – the only one welcoming Trick or Treaters !

Change is difficult . The city is changing. This application would mean that the city is changing in a way that is more INCLUSIVE, VIBRANT and HUMAN-CENTERED

The city and this community desperately need this proposed development. Please say YES to this Rezoning Application.

Sincerely  
Jean McTavish

## Kennett, Bonnie

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**From:** s.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 2:34 PM  
**To:** Public Hearing  
**Subject:** Dunbar Ryerson United Church Rezoning

City of Vancouver

City Clerk's Office

Re: Dunbar Ryerson Rezoning Proposal, 2165-2195 and 2205-2291 West 45th Avenue

This letter is in support of the rezoning application by the congregation of Dunbar Ryerson United Church. I have been a member of the Dunbar congregation since childhood. I grew up in the Dunbar area and now live in Marpole. The recent amalgamation with Ryerson and the proposed redevelopment are positive and exciting steps in the continuation of my church home.

I would like to focus on one comment I heard in a radio interview of a representative of Kerrisdale residents who oppose the application. I don't recall the name of the woman but one of her concerns was that having a concert venue in the Kerrisdale area would increase traffic to this residential area and alter its character.

This remark surprised me because Ryerson Church has been a concert and rehearsal venue for many years. The fact that concerts and cultural events are held at this location should be celebrated and appreciated. It concerns me that a spokesperson for Kerrisdale residents would not know this historical fact about her neighbourhood.

With improved public transit and bike lanes and more people leaving cars at home, I don't think anyone should be worried about increased traffic to the Kerrisdale area and to 45th Avenue in particular.

The proposed parking garage would solve the current problem of demand for parking on the streets.

Yours sincerely,

Mary L. McGechaen

s.22(1) Personal and Confidential



## Kennett, Bonnie

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**From:** Carrie Tennant 5.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 2:56 PM  
**To:** Public Hearing  
**Subject:** Dunbar Ryerson United Church Rezoning, 2165-2195 and 2205-2291 West 45 Avenue.

**Hello there,**

My name is Carrie Tennant. I live at 5.22(1) Personal and Confidential in Vancouver, and I am the Artistic Director of the Vancouver Youth Choir. I am commenting on the Dunbar Ryerson United Church Rezoning, 2165-2195 and 2205-2291 West 45 Avenue.

I am completely in favour of the Dunbar Ryerson Redevelopment. The church is already one of the best performance spaces for choral music in the province, and is an essential part of the cultural fabric of our city. The proposed and much needed upgrades would create opportunities for an even more diverse representation of artistic groups and audience members. With hundreds of choirs and musical ensembles in the lower mainland, all desperately looking for performance and rehearsal venues, this project has the potential to radically impact the cultural and social climate in Vancouver. This added rehearsal space will not only allow for rehearsals, but also workshops, seminars, and many other forms of public engagement. It is my opinion that the Dunbar-Ryerson Redevelopment will invigorate and enrich our city. Please feel free to contact me with any questions.

Sincerely  
Carrie Tennant  
Artistic Director  
Vancouver Youth Choir

## Kennett, Bonnie

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**From:** Daniel Brown 5.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 3:40 PM  
**To:** Public Hearing  
**Cc:** Rowland McLeod  
**Subject:** Dunbar-Ryerson United Church Proposal 45th & Yew

Hello. We are members and neighbours of DRUC. We support the proposed development strongly. It will replace old houses and a decaying building with attractive living spaces for many people. It will restore the stone church, an iconic west side building, so it may continue to serve the community and city. And it will provide low-income housing to those in need. This attractive and highly functional development will contribute to the quality of life in Vancouver for generations to come.

Sincerely, Dan and Marnie Brown

5.22(1) Personal and Confidential

Sent from my iPad

## Kennett, Bonnie

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**From:** Gwyneth Westwick s.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 4:37 PM  
**To:** Public Hearing  
**Subject:** proposed Dunbar Ryerson United Church Rezoning, 2165-2195 and 2205-2291 West 45th Avenue

To Whom It May Concern:

I am writing as both a member of the Dunbar Ryerson United church congregation and an avid concertgoer, in support of the development proposal for 2165-2195 and 2205-2291 West 45<sup>th</sup> Avenue.

I have been a member of the Ryerson congregation since 1964, and the preservation of this church building is very important to me. The building has for many years now been in need of major repairs, maintenance, and renovation well beyond the ability of the present congregation to finance. Without these improvements, the building will certainly continue to deteriorate. The proposed property development will provide an infusion of funds easily sufficient to restore the church to its former glory, and preserve it for many years to come. I believe that this architectural jewel is worthy of preservation.

I further support the development proposal because it will enable the church to better serve the needs of its community—it will provide much-needed meeting spaces for a variety of community groups, and office space for a consortium of choirs which currently use the church as their rehearsal and/or concert venue. It will also provide social housing targeted especially to seniors wishing to remain in Kerrisdale, as well as for others in need. And of course the market housing will make a modest contribution to the densification of the Kerrisdale area.

As a very active concert-goer, I have long cherished the wonderful acoustics this venue affords, especially for choral concerts. I note that in addition to preserving the acoustics, the plans call for enhancements to the sanctuary that will provide a larger platform, able to accommodate a chamber orchestra or other ensembles, as well as larger choirs. This will enable groups needing a larger platform to use the church as a performance venue, and to benefit from its remarkable acoustics as the various choirs now do. I note also that there will be more and better washrooms and access to a larger space for intermissions—two improvements sure to be much appreciated by audience members! The city has a great need for concert venues of this size, and this opportunity to preserve the building and with its wonderful acoustics ought to be given every favourable consideration.

For all of these reasons, I believe the proposed property development will be a great asset to the city of Vancouver, and ought to be approved.

Yours sincerely,

Gwyneth Westwick

s.22(1) Personal and Confidential



Virus-free. [www.avast.com](http://www.avast.com)

## Kennett, Bonnie

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**From:** Brian Day s.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 6:35 PM  
**To:** Public Hearing  
**Subject:** Re: Dunbar Ryerson United Church Rezoning, 2165-2195 and 2205-2291 West 45 Avenue  
**Attachments:** Phoenix Ryerson support letter 102017.pdf

To whom it may concern:

I'm writing representing the Phoenix Chamber Choir, an established arts ensemble in Vancouver for more than 30 years, and I wish to submit written feedback in support of the Dunbar Ryerson United Church Rezoning, 2165-2195 and 2205-2291 W 45 Avenue.

Please find attached a letter of support from our arts organization.

Regards,  
Brian Day  
President, Phoenix Chamber Choir

This email is confidential and intended solely for the use of the individual to whom it is addressed. If you are not the intended recipient, be advised that you have received this in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please contact the sender. Any views or opinions presented are solely those of the author and do not necessarily represent those of Syscon or our Clients. Although this email and any attachments are believed to be free of any virus or other defects which might affect any computer or IT system into which they are received, no responsibility is accepted by Syscon, our clients, or its service providers, for any loss or damage arising in any way from the receipt or use thereof

# PHOENIX CHAMBER CHOIR

Brian Day  
s.22(1) Personal and Confidential

Mayor Gregor Robertson and Council  
3rd Floor, City Hall  
453 West 12th Ave  
Vancouver, BC V5Y 1V4

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

October 17, 2017

Dear Mayor Robertson,

I'm writing to express support for the Ryerson United Church redevelopment at 2165-2291 West 45th Avenue. I am President of the Phoenix Chamber Choir, a Vancouver-based mixed choir with a long relationship with Ryerson United Church. For over 30 years we've had the good fortune to perform and record in this fine facility. Ryerson's history of support for classical music performance goes back nearly a century.

Vancouver has developed an international profile for the excellence of its choirs, attracting singers from across North America and Europe, and Ryerson has played a vital role in that development as our preeminent venue for choral music. The sanctuary is unmatched in the city for acoustics and intimate seating, ideal for choral performance and rehearsal, and the congregation has always been very supportive of the many musical groups making use of Ryerson's sanctuary and auxiliary space. Several choirs affiliated with Ryerson have developed national and international reputations.

The local choral community is firmly behind Ryerson's proposal, including the Phoenix Chamber Choir, which has gladly participated in the congregation's discussions about this important facility. The preservation of the sanctuary for its artistic and heritage value has been a longstanding concern, and the current property development plan will secure its long-term future. More than that, I believe that Ryerson's visionary proposals for enhancing the facility offer great potential benefit to the city and community: expanded audience, parking and reception amenities improve the sanctuary's suitability as a concert venue, and the adjoining Activity Centre provides valuable administrative and rehearsal space for arts groups. Of course, other aspects of their proposal such as non-market housing are also worthy of support.

I would also note how well Ryerson's proposal aligns with the City of Vancouver's Cultural Facilities Priorities Plan (2008-2018), with its emphasis on developing "live presentation facilities that have substantial community momentum and partnership support to address demand in the 400 – 600 seat range"; "co-location facilities integrating multiple organizational functions in one location (e.g. rehearsal/ production/administration activity)," and "multi-tenant, artist workspaces that provide supportive opportunities for cross-fertilization, collaboration and incubation through a mix of cultural, civic and entrepreneurial uses and tenures."

For its preservation of a significant heritage building, and its provision of artistic and community infrastructure for which there is a recognized need, I encourage you to support Ryerson's redevelopment application.

Yours truly,

Brian Day, President  
Phoenix Chamber Choir  
s.22(1) Personal and Confidential

## Kennett, Bonnie

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**From:** Elisabeth Finch 5.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 7:30 PM  
**To:** Public Hearing  
**Subject:** Comments on: Dunbar Ryerson United Church Rezoning, 2165-2195 and 2205-2291 West 45 Avenue

Dear Sir or Madam,

I'm writing to you today in support of the Dunbar Ryerson United Church ("Dunbar Ryerson") redevelopment (the Project) at 2165-2291 West 45<sup>th</sup> Avenue.

As well as being a (nearly) 15 year resident of the Kerrisdale neighbourhood, I rehearse, perform and record at Dunbar Ryerson as a member of Elektra Women's Choir, and over the years have also attended various concerts at Dunbar Ryerson as an audience member.

My connection with Dunbar Ryerson started almost 15 years ago when I arrived in Vancouver from London, for a 2 year secondment with my employer. We rented a house at 49th and Yew, just four blocks south of Dunbar Ryerson. We rented there, having no idea that Dunbar Ryerson was to become the centre of my artistic recreational activity. But having Elektra at the heart of my life meant that when we decided to stay in Vancouver, finding a permanent place to live within easy reach of Dunbar Ryerson was important.

For the last 15 years I have been at Dunbar Ryerson every Monday evening during choir 'term' and have performed in all Elektra concerts there, except one. I've also attended concerts presented by EnChor, Musica Intima, Vancouver Chamber Choir, Chor Leoni, combined choirs for 'ReSounding Ryerson' and Stephen Smith. From this perspective I would like to set out why I think the project is so important and should go ahead.

- Dunbar Ryerson is a wonderful and valuable performance and recording space. Dunbar Ryerson's acoustic for choral music is unique in Vancouver and is in fact a significant cultural asset of the City. This asset has been placed in the heart of the City by the Dunbar Ryerson congregation and community with their wonderful willingness to share their space with the community. Elektra has participated in this community sharing by housing our own Steinway piano in the Dunbar Ryerson sanctuary, making it available to all other users of the space. This development Project is an amazing opportunity to maintain, improve and expand that place for the City's community.
- Dunbar Ryerson's performance and recording space is really no longer fit for the purpose that it can, with improvements, fulfill. The planned improvements to the sanctuary, church building and surrounds as part of the larger project will make Dunbar Ryerson fit for purpose for performers and audiences. These are worthy and essential improvements for such an important performance and recording venue. The essential improvements include accessible washrooms, the 'foyer' space, audience seating, the performance 'stage' itself and parking facilities. I can speak to the importance of these aspects from my direct experience as a performer and audience member. As a performer it is incredibly difficult to focus on performance when concerts may start late because our audience struggles to find close parking, we are constrained by the performance space available for the choir, and then concerts re-start late after intermission because of the 'bathroom backlog'. From the audience perspective, the discomforts include lack of space to move around and access the sanctuary, and minimal bathroom facilities.
- The Project seems to me to be the ideal example of appropriate follow-through on the City of Vancouver's excellent initiative to support the improvement of cultural spaces with the Cultural

Facilities Priorities Plan. As a former Board member of Elektra Women's Choir, I was involved in Elektra's support of Dunbar Ryerson with a successful application for its first planning grant under the Cultural Infrastructure Program.

- While my comments are primarily from the artistic user's perspective, as a community member I also support the sympathetic densification of the area and the benefits to the Kerrisdale area community and businesses of expanding the supply of housing at the more modest end of the affordability spectrum. I also note that the redevelopment proposal aligns with various aspects of the City of Vancouver Culture Plan 2008-2018 - in particular the objective of ensuring that the rich culture of Vancouver is accessible to all, and that steps are taken to address the issue of aging cultural facilities. This project is very much 'on strategy'.

I strongly support the Dunbar Ryerson redevelopment proposal, and I urge you to do so too.

Yours sincerely,

Elisabeth Finch

## Kennett, Bonnie

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**From:** Gloria Sutcliffe s.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 8:47 PM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 2165-2195 and 2205-2291 West 45th Avenue

Good day

I am a resident of The Dunbar Vancouver neighbourhood and have attended services and concerts, funerals, workshops, retreats, healing pathway training courses, healing pathways treatment for practitioners, community members meditation ministry Christmas Craft sales and rummage sales at Dunbar Ryerson for the past 20 years.

Numerous other groups also use these facilities from cub, scouts, guides, AA and many others.

I believe that the new development will include numerous low income housing units. I support the building of this new complex and believe it will continue to serve the neighbourhood and public welfare in times of community fragmentation.

Thank you for considering my comments and opinion. My phone number is s.22(1) Personal and Confidential if you wish to verify anything.

Sincerely

Gloria Sutcliffe

Sent from my iPad



## Kennett, Bonnie

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**From:** Kino Roy 5.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 8:54 PM  
**To:** Public Hearing  
**Subject:** Rezoning Application - 2165-2195 and 2205-2291 West 45th Avenue

Dear Mayor and Council,

I am writing in support of the rezoning application for the Dunbar Ryerson United Church area (2165-2195 and 2205-2291 West 45th Avenue).

I believe this project is a great location for more housing, and not only would I love to live there someday (and have my friends and family close by), this project should be approved for a multitude of other reasons:

- Young people like me would like to move to Kerrisdale someday, but not only are we priced out of homes, the rental vacancy is far too low, and competition is high.
- I want my friends and family to be able to live in Kerrisdale as well, and they won't be able to do that if there aren't enough homes at the right prices • Kerrisdale is a central and walkable neighbourhood located close to transit and the future 91 B-Line rapid bus.
- We desperately need more rental housing in Vancouver, the average person can not afford a million dollars just for a roof over their head.

Thank you for considering the input of Vancouverites, and I hope that you approve this project for the benefit of all.

Kino Roy

**Kennett, Bonnie**

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**From:** Ron Skolrood s.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 9:08 PM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 2165-2195 and 2205-2291 W 45th Ave (Ryerson Church)

We are writing in support of the above noted rezoning application. This proposed development represents a measured and intelligent increase in density in a neighbourhood that sorely needs it. It also provides some much needed subsidized housing, again in a neighbourhood where such housing is lacking. The development will provide useful community space and is a key element in the revitalization of Dunbar Ryerson United Church, an important local institution. It will allow DRUC to continue to support the local arts community by making available valuable rehearsal and performance space.

In summary, this is the type of development the City of Vancouver needs and this rezoning application should be approved.

Thank you for your attention to the above.  
Yours truly,  
Ron Skolrood and Jane Murdoch

Sent from my iPad

## Kennett, Bonnie

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Monday, October 16, 2017 9:18 PM  
**To:** Public Hearing  
**Subject:** Please approve Dunbar Ryerson United Church

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

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To whom it may concern:

I would like to register my support for Dunbar Ryerson United Church. The project is close to work for me. Some of my friends and family live in Kerrisdale, and I want the best for them.

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

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

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

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

Please approve this project.

Sincerely,  
Shana Saper

s.22(1) Personal and Confidential

## Kennett, Bonnie

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Monday, October 16, 2017 10:24 PM  
**To:** Public Hearing  
**Subject:** In support of Dunbar Ryerson United Church

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

s.22(1) Personal and Confidential

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To whom it may concern:

This email is about Dunbar Ryerson United Church, which I support. I would like to live in Kerrisdale someday, and I think that's more likely to happen if projects like this are permitted.

I'm looking forward to Dunbar Ryerson United Church because:

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

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

- I'm disappointed that the project doesn't have even more units
- The project could have more family-friendly units
- Building homes near homes shouldn't require a decision from council.

In short, council should approve this project.

Respectfully yours,  
Ken Paquette

s.22(1) Personal and Confidential

**Kennett, Bonnie**

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Monday, October 16, 2017 11:34 PM  
**To:** Public Hearing  
**Subject:** Dunbar Ryerson United Church proposal

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

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To the Mayor and Council of the City of Vancouver,

I would like to register my support for Dunbar Ryerson United Church.

I urge you to approve the project for the following reasons:

- This project will make Kerrisdale a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Vancouver
- We have a shortage of social housing in Vancouver

In short, council should approve this project.

Best regards,  
Janette Fricker

s.22(1) Personal and Confidential

**Kennett, Bonnie**

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**From:** Stuart Smith s.22(1) Personal and Confidential  
**Sent:** Monday, October 16, 2017 11:43 PM  
**To:** Public Hearing  
**Subject:** Support / Rezoning at 2165-2195 and 2205-2291 West 45th Ave

Dear Mayor and Council,

I'm writing to express strong support for the proposed rezoning at 2165-2195 and 2205-2291 West 45th Avenue.

**The Best Time to Build Housing was 100 years ago.**

**The Second Best Time is Now**

Vancouver needs every unit of housing, every extra square foot, that anyone is willing to build and then we need some more. We need homeless shelters, we need social housing, we need co-op housing, we need market housing. For the simple reason that when it's complete, there will be more units, and more square feet than there were before, I support this project.

**4 Floors and Corner Stores**

However Vancouver needs something more. Vancouver needs zoning reform. While this project does represent a tiny increase in the supply of land upon which apartments can be built, it's not enough. Vancouver's archaic zoning bylaws continue to heavily restrict where apartments can be built, while giving over the vast majority of land to the most expensive housing type. This subsidizes detached houses by preventing multi-family residents from outbidding detached buyers for land. A level playing field would allow all forms of housing on every lot, every street, every neighborhood and in every city in the region.

**How to Add Housing without Displacement**

This project's location, on land currently zoned RS is the key to how we can add housing without displacement. Every day in Vancouver there are willing sellers of detached houses. It should be legal to build an apartment building on each and every one, so that no one in Chinatown or Strathcona or the West End need fear that pressure for multi-family land will cause them to lose their home.

With all that said, I do have a few more specific reservations about the project.

**Community Return on Investment with respect to construction**

The building should have been taller. While any construction project is disruptive, the difference in disruption between 8 storeys and 10 storeys is marginal, so if the community is going to have to tolerate that disruption, better to get more housing out of the deal than less.

**Too much Parking**

The project has too much parking. Parking is a key driver in automotive mode share and increasing supply of bundled parking floods the market, making parking effectively free and encourages more driving, more pollution, more noise, and more risk. In addition, parking structures are expensive and drive up the cost of housing. I have heard a variety of concerns expressed by residents about parking availability. While I understand and sympathize, the way to manage parking is to stop giving public land away for free parking, not penalize new residents. If need be, we could grandfather existing residents' parking privileges, then simply charge anyone else who wants to park and ensure the prices is high enough to ensure availability. New residents would have to either go without cars, pay for off street facilities, or pay the city for on-street.

**Nixed Mixed Use**

The area would be far more neighbourly and convenient with a few retail opportunities. Even if this building wasn't designed with that in mind, they should be legal all the same, on every lot, in every neighborhood.

Please approve this rezoning but please do not stop there. Restrictive zoning has been constricting Vancouver's potential for 90 years. If you are serious about housing affordability, if you are serious about being the Greenest City, if you are serious about Transportation 2040, and if you are serious about housing justice and spatial equity - legalize all forms of housing in all neighborhoods.

Thank you for your time.

Stuart Smith

s.22(1) Personal and Confidential

A large grey rectangular redaction box covers the contact information of Stuart Smith, including his phone number and email address.

## Kennett, Bonnie

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Tuesday, October 17, 2017 6:52 AM  
**To:** Public Hearing  
**Subject:** Dunbar Ryerson United Church proposal

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

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Dear Mayor and Council,

I would like to register my support for Dunbar Ryerson United Church. I live close to the proposed development site.

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

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

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

- I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units.
- It would have been great if they could retain at least one of the heritage houses that they will be demolishing as community space.

Thank you for your time,  
Laurel Eyton

s.22(1) Personal and Confidential



**Kennett, Bonnie**

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Tuesday, October 17, 2017 10:12 AM  
**To:** Public Hearing  
**Subject:** Regarding Dunbar Ryerson United Church

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

s.22(1) Personal and Confidential

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To the Mayor and Council of the City of Vancouver,

I would like to register my support for Dunbar Ryerson United Church. Kerrisdale is a nice place and I personally would like to live there.

I urge you to approve Dunbar Ryerson United Church, as this project will add much-needed housing to an area that is increasingly unaffordable for young Vancouverites such as myself.

Best regards,  
Jamie Cook

s.22(1) Personal and Confidential

**Kennett, Bonnie**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, October 17, 2017 12:00 PM  
**To:** Public Hearing  
**Subject:** In Support, Green, K. Refers to Item No. 5 - Rezoning: a) 2165-2195 West 45th Ave and b) 2205-2291 West 45th Ave, and Heritage Designation of the Ryerson Dunbar United Church, Public Hearing, Tuesday, October 17, 2017  
**Attachments:** 20171017115624372.pdf

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

City Clerk,  
City Clerk's Office  
3rd Floor, 453 W. 12<sup>th</sup>  
Vancouver, B.C.

Dear Sir:

I am writing in regard to the  
proposal, Dunbar Ryerson United  
Church Reopening, 2165-2195 and  
2205-2291 W. 45<sup>th</sup> Ave.

My roots run deep in  
Kerrisdale, having lived in the  
area for 50 years! I am also an  
active member of Dunbar -  
Ryerson United Church.

To me, the proposal put forth  
by the Redevelopment Committee  
makes a great deal of sense.

Kerrisdale is changing & the city  
with it - The committee is  
to be commended for the enormous  
amount of work that has  
gone into this proposal.

Exciting indeed for an old-  
timer like me!

Cheers.

(Mrs.) Kathleen Green

**Kennett, Bonnie**

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**From:** Abundant Housing <info@abundanthousingvancouver.com>  
**Sent:** Tuesday, October 17, 2017 1:13 PM  
**To:** Public Hearing  
**Subject:** RE: Dunbar Ryerson United Church

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

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Mayor Gregor Robertson and Vancouver Council Members,

I am writing to express my support for the Dunbar Ryerson United Church redevelopment. It is a modest proposal in a neighborhood filled with walkable urban amenities, and well-served by transit.

Vancouver is facing a severe housing shortage. As a site immediately adjacent to an existing zone of multi-family dwellings, this is an obvious candidate for redevelopment. It is also great to see a multi-family proposal that is not located on an arterial street - the right to live away from traffic and its externalities should not be reserved for single family homeowners.

I would like to commend the Dunbar Ryerson United Church for using their property to provide badly-needed new market housing, social housing, and community amenities.

Sincerely,  
Sebastian Zein

## Kennett, Bonnie

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**From:** Oscar Clark 5.22(1) Personal and Confidential  
**Sent:** Tuesday, October 17, 2017 1:41 PM  
**To:** Public Hearing  
**Cc:** 5.22(1) Personal and Confidential  
**Subject:** Ryerson Dunbar United Church Rezoning -- approved

I want to thank our ↑ ↑ ↑ ↑ ↑ five star hosts for their hospitality with ♥♥♥♥♥♥ 6 hearts for Holowesko Citadel Racing's for a great first 2 weeks of July.

This letter is a full endorsement of the Ryerson Dunbar United Church rezoning. We look forward to coming back when the beautiful new buildings are completed!

If the city is looking for comments, consider taking the time to upgrade the intersection of WEST BLVD and WEST 45TH. It's a suicide corner and our crew almost got t-boned twice trying to find an opening in traffic. The city was beautiful and we had such a great time.

Love - Oscar, Mac, Miguel, Brendan, Tyler, and John