

From: Valerie Taylor
To: [Public Hearing](#)
Subject: [EXT] Mixed-Use Development Proposal by Lakeview Multicultural United Church
Date: Monday, May 25, 2020 1:06:02 PM

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To Whom It May Concern,

I am writing in support of the Mixed-Use Development Proposal by Lakeview Multicultural United Church, which is coming to City Council on May 26th, 2020.

As a former Minister of the congregation, I have seen first hand the positive aspects of the church and its relationship with the community. For years, it has provided much needed gathering space for spiritual and community needs - from social and group gatherings, daycare and outreach, to social justice and spiritual care. For the last number of years, the congregation has partnered with its neighbour, the Welcome House for newly arrived refugees to Canada, and provided monthly dinners of welcome and sharing. The proposal before Council is an exciting continuation of this positive relationship and outreach into the community. It will provide much needed affordable and family housing, as well as a new spiritual and gathering space that will be of great benefit to the Grandview-Woodlands area. I have reviewed the development document, and wholeheartedly support Lakeview Multicultural United Church's proposal, and hope that the City Council will as well.

Sincerely

Rev. Valerie Taylor

former Minister with Lakeview Multicultural United Church

From: Brad Newcombe
To: [Public Hearing](#)
Subject: [EXT] Mixed Use Development Proposal - Lakeview
Date: Monday, May 25, 2020 10:57:51 AM

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s.22(1) Personal
and Confidential

May 25, 2020

Dear Members of Vancouver City Council,

I am writing to support the Mixed-Use Development Proposal for Lakeview Multicultural United Church in east Vancouver.

As someone who was 'renovicted' from Berkeley Tower in the West End earlier this year, I cannot overemphasize the need for below and market level rental suites in the city.

Also, as the former pastor of Lakeview Multicultural United Church from 2007-2018, I can attest to the vibrant community whose vision has energized the proposal.

I encourage you to expedite the project to the best of your ability.

I remain,

Yours sincerely,

Rev. Brad Newcombe



Lakeview Multicultural United Church
'An Oasis of God's Love'
2776 Semlin Dr., Vancouver, BC V5N 4R6
Lakeviewunited.ca



May 24, 2020

To the Vancouver Mayor and Council

RE: Rezoning Application: 2025 East 12th Avenue and 2776 Semlin Drive

I joined the community of Lakeview Church as Interim Minister in the autumn of 2019. My commission is to shepherd and celebrate this joyous, compassionate and faithful as they seek to help others.

The LMUC community has made supportive connections with First United Church Community Ministry on the DTES, ISS of BC and local faith communities. In the past few years the multicultural community has addressed the challenges of people who are new to Canada. As one member stated, "*We understand because we have been there.*"

By hosting refugee dinners, they have created a warm reassuring welcome to scared and uncertain people. Watching the sweet faces of the little ones eating pizza and ice cream warms the heart. We recently received a grant to host conversations with youth within a multicultural context to address the particular fears, concerns and challenges of immigration. As well we aim to use space at ISS of BC to continue our ministry if the project is approved.

It somehow follows that they now have this larger vision of providing social housing for people in need. If you drive past the church on 12th you will see their ministry continues, even during lock down. They have placed a large sign which simply states, "You are not alone-God."

Thank you for considering our application.
In deep appreciation,
Sally

Rev. Sally McShane, B.A., M.Div., M.P.S. Interim

'An Oasis of God's Love'

s.22(1) Personal
and Confidential

From: Gail Marek
To: [Public Hearing](#)
Subject: [EXT]
Date: Saturday, May 23, 2020 10:31:04 AM

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To Mayor & Council,

I am writing you a letter to express my support for the application for development at the Lakeview United Church site in my neighbourhood. I am pleased to see that new rental housing is coming into the area and that a portion will be reserved for individuals (or families) to rent in the Grandview Woodland community. It is no sight or knowledge unseen to understand that Vancouver and our community, in particular, is very behind on adequate rental stock. This project will help to aid the tension within the growing population and assist in finding rental housing for individuals of all social backgrounds in the workforce (or not). I appreciate your taking the time to review my letter and look forward to seeing Vancouver Council approve many projects, as well as this one. Thank you for your time,

*Gail Stewart
Resident & Advocate of Rental Housing*

From: Rudy Marek
To: [Public Hearing](#)
Subject: [EXT] 2025 East 12th Avenue and 2776 Semlin Drive, Vancouver
Date: Saturday, May 23, 2020 10:23:44 AM

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I am writing today to address the rental housing proposal from Lakeview United Church and BC Housing. I am an avid community go-er in the area, accessing many of the amenities this lovely neighbourhood has to offer. I appreciate the 'quiet-like' ambiance of the area, but also enjoy having a major street to access goods and services close to home (Commercial Drive). Vancouver is not shy to having many projects on the go for rentals, however, this one is quite helpful for those individuals who are seniors on a fixed budget, or a single income family. In any case, this project touches on a few points which I would like to outline below:

- Close proximity to Transit (On E 12th Ave & close proximity to Skytrain on Commercial)
- Utilized ground space to replace the existing church for the neighbourhood
- Market & Reduced-Market Rental Housing
- Improving the overall look of the area, and better use of space for the site

Very happy to see projects like this, especially in my community. Let's keep it up and approve them!

Thank you for taking the time to read my letter,

Rudy Marek
Small Business Owner and Resident

From: Nathaniel Kajumba
To: [Public Hearing](#)
Subject: [EXT] Lakeview Multicultural United Church Rezoning
Date: Friday, May 22, 2020 9:29:43 PM

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Dear City representative,

I am emailing to give my support to the public hearing on May 26 for the rezoning application from Lakeview Multicultural United Church to build a new building that will add rental units and a new church (at 2776 Semlin Drive and 2025 East 12th Ave). The affordable housing this will provide is badly needed in Vancouver and this location is ideal for lower-income households as it is close to public transportation at Commercial-Broadway Skytrain / Bus stop, shops and recreation. The new church will also allow the church to continue and increase its outreach to the community and new immigrants (hosting welcome dinners and sponsoring).

Yours sincerely,

Nathaniel Kajumba and Nicole Van Hove

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Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment	Case Notes	Status
05/22/2020	17:15	PH - 4, Rezoning: 2776 Semlin Dr and 2025 East 12th Avenue	Support	<p>We welcome non-profit housing and the 30% of units at RGI for low-to-moderate income households below HILs. We hope further senior government support allows for subsidy to target very low-income people. Although church and gathering space will remain, it is sad that the existing daycare and playground will be lost. We urge Council to facilitate daycares in the area. We are directly north and east of the site. The map as Schedule A to the draft By-law is wrong: Grandview Highway South is not north of our co-op, parallel to the Cut. We emailed Staff and hope for an official correction. Our co-op is oriented around the fire access easement. It?s our ?front yard? so considering it only as fire access has negative impacts. We appreciate developer efforts to lessen impacts. Our major concern is safety: more vehicles in the fire access easement, which is a busy pedestrian and bicycle route, close to our playground and primary outdoor space. Productive discussions led to design improvements to mitigate safety issues, despite City requirements for parking ramp location. The developer also promises to fund fence improvements, furnishings and plantings to buffer the two properties. We are working with the developer and Development and Building Services to ensure these meet fire access requirements to our property. As we await final plans, we hope that the City can support improving pedestrian safety along the easement including delimiting a walking space with driveable paint or texture that would not decrease easement width. We support Conditions of Approval in Appendix B: 43, 44 and 46 and look forward to seeing the final vehicle circulation plan mentioned in 42. For 41, we prefer no extended garbage bin storage in the easement given proximity to our units and playground. We also support the Conditions of By-law Enactment 1 releasing the easement for off-site parking on our co-op. Concerns about Appendix B: 1a: reduction in setback at the east property line because of increased shadowing & 9: UDP-proposed reduction of the step-back on level 6 since it increases massing moving FSR to 2.55 beyond the 2.4 recommended by the Grandview Woodland Community Plan. 7: Location of mechanical spaces on the interior northeast corner causes noise and livability concerns. We request that the Development Permit acoustic report also consider impacts on us or locate them below grade as recommended by City staff. 33: Only 48 parking stalls means more pressure on street parking: 26 stalls for 102 homes Requests to Council: 1. Extend improvements to City sidewalk and boulevard on 12th Ave farther east to Lakewood & north along Semlin to support pedestrian use of 12th Ave instead of fire access easement, improving safety. 2. Add a pedestrian crosswalk and light at Semlin and 12th for safe crossing to J. Hendry Park. 3. Use drought-resistant low maintenance ground cover on the City land on 12th and Semlin, coordinated with the owner and our Co-op.</p>	Jessie Martyn	Lakewood Terrace Housing Co-operative	s.22(1) Personal and Confidential	Unknown	1 web attachment		Closed
05/25/2020	07:40	PH - 4, Rezoning: 2776 Semlin Dr and 2025 East 12th Avenue	Support	<p>Given the housing crisis in Vancouver, I fully support this proposal to redevelop church property into social housing. Our church (Grandview Church on First Ave) did something similar with the development of "Co:Here", where I currently live with my family. However, I strongly urge the proponents (Lakeview United Church) to deepen the affordability proposed at the site and work with city councillors (e.g. Swanson, Fry) to advocate for a redefinition of "social housing" to mean housing for low-income, vulnerable people in our city who are at risk of homelessness or housing instability. At present, the proposed housing will provide only 30% of units at or below the HILS rate, meaning most of these "social housing" units will only be accessible to families who are not at risk of homelessness with middle to upper class incomes. This is a shame. I strongly urge the proponents to let Jesus' radical vision of hospitality, welcome and inclusion of the most vulnerable people in our society to propel them and their vision for how to transform their church property. I believe churches have an amazing opportunity to repurpose their expansive and underutilized properties in this city to maximize social good and meaningfully impact the crisis of housing unavailability and unaffordability in Vancouver. I am concerned that at present this project does not do this to the extent that it could. Most of all, I hope the proponents can use this opportunity to ask questions of the city, to inquire why the phrase "social housing" has been twisted to mean that the majority of units in a building will be unavailable to those who suffer the most from the crisis of exclusion and anxiety that is our housing situation in Vancouver. This backwards definition of social housing is a great injustice in our city and needs to be challenged. I believe it should be challenged especially by followers of a Jesus who exemplified radical inclusion, acceptance and love for those who were excluded and oppressed by the wider structures of an unjust society.</p>	Scott Neufeld	Grandview Church	s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.		Closed



LAKEWOOD TERRACE HOUSING CO-OP

PRESENTATION TO CITY COUNCIL PUBLIC HEARING

REZONING APPLICATION

2025 EAST 12TH AVENUE AND 2776 SEMLIN DRIVE

LAKEVIEW UNITED CHURCH REDEVELOPMENT SITE





OUR CO-OP

WE WELCOME



Non-profit rental social
housing



30% of units rent geared
to income below HILs

WE HOPE

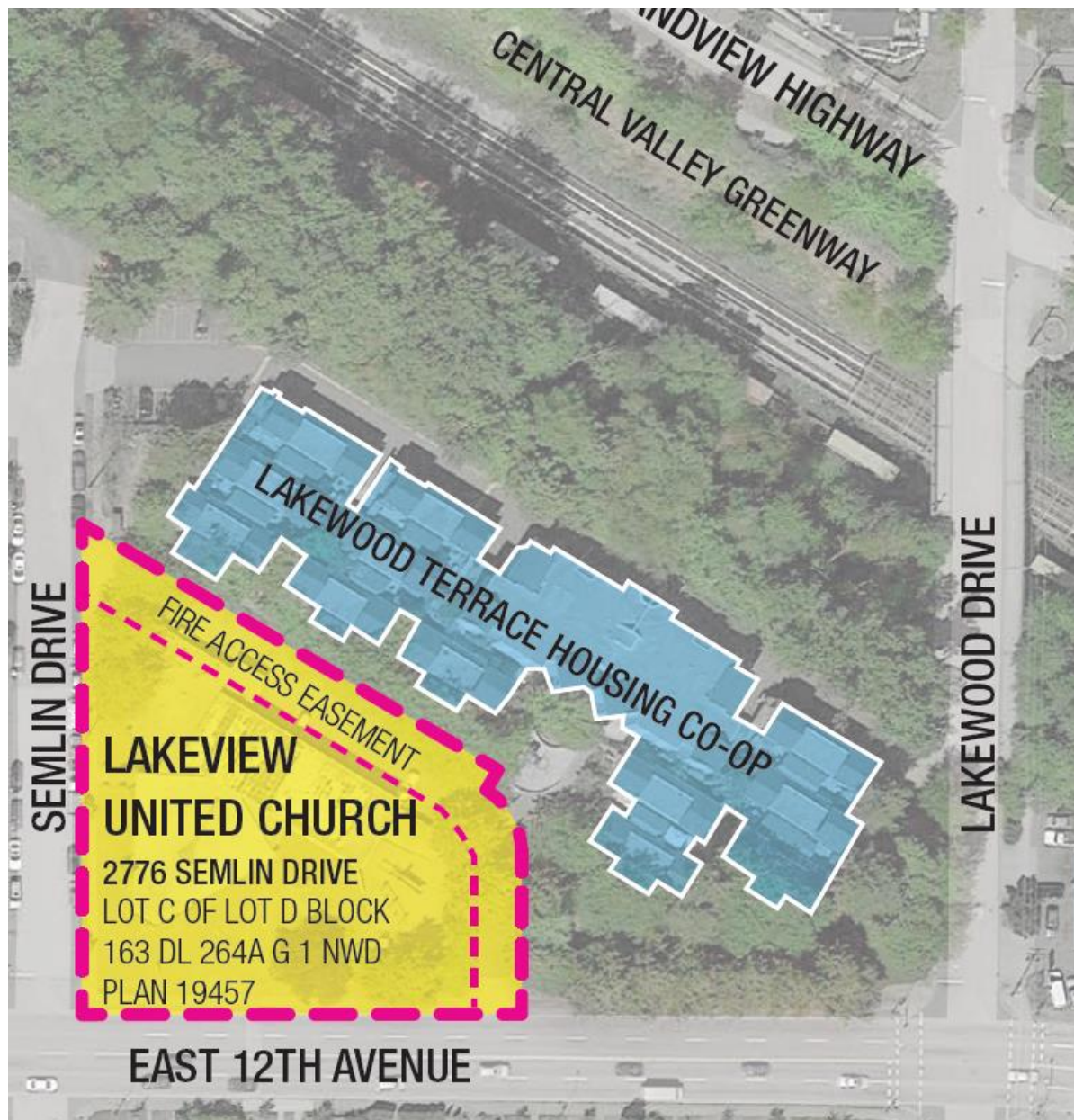


Subsidy to target very low-income people far below HILs

WE REGRET



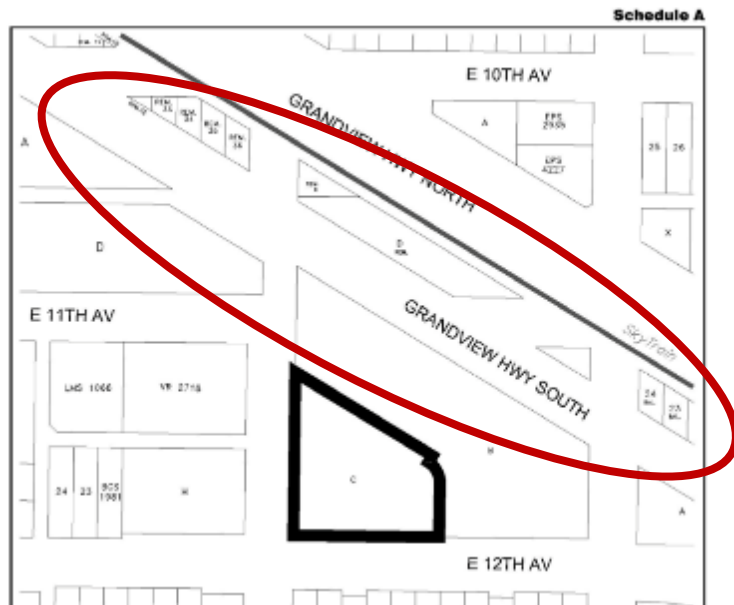
Loss of daycare and playground



LOCATION

CORRECTION: NO ROADS DIRECTLY NORTH

Per Zoning By-law



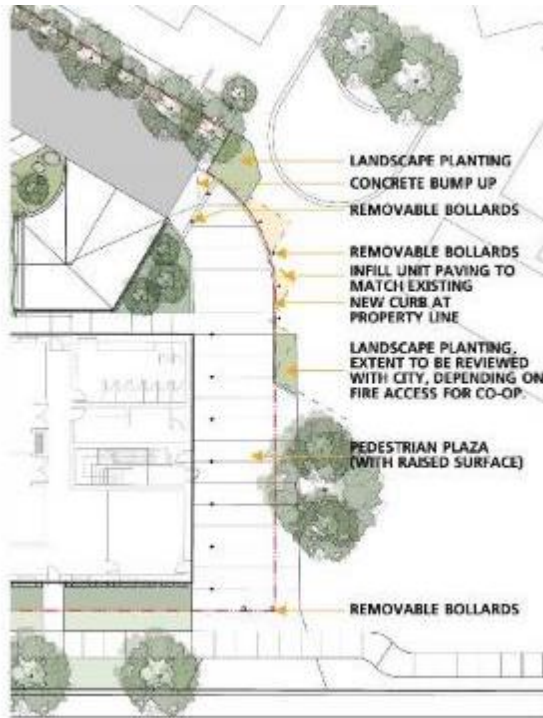
Correct (from openstreetmap.org)





**EASEMENT FOLLOWS ALONG
OUR "FRONT YARD"**





PROPERTY INTERFACE OPTION C



WE NEED: SAFETY AND BUFFER



**PEDESTRIAN SAFETY ALONG EASEMENT:
PAINTED WALKING SPACE IS NEEDED**

WE SUPPORT



Conditions of Approval in
Appendix B relating to
easement safety measures

Particularly 43, 44 and 46 and we look forward to final vehicle circulation plan in 42.

41: we prefer no extended garbage bin storage in the easement



Conditions of By-law Enactment 1 releasing the
easement for off-site parking on our co-op.

OUR CONCERNS: APPENDIX B



1 (a): reduction in setback at the east property line



9: UDP-proposed reduction of the setback on level 6: FSR to 2.55 from 2.4 in the Grandview Woodland Community Plan.



7: Location of mechanical spaces on the interior northeast corner causes noise and livability concerns



33: Only 48 parking stalls: 26 stalls for 104 housing units

REQUESTS TO COUNCIL



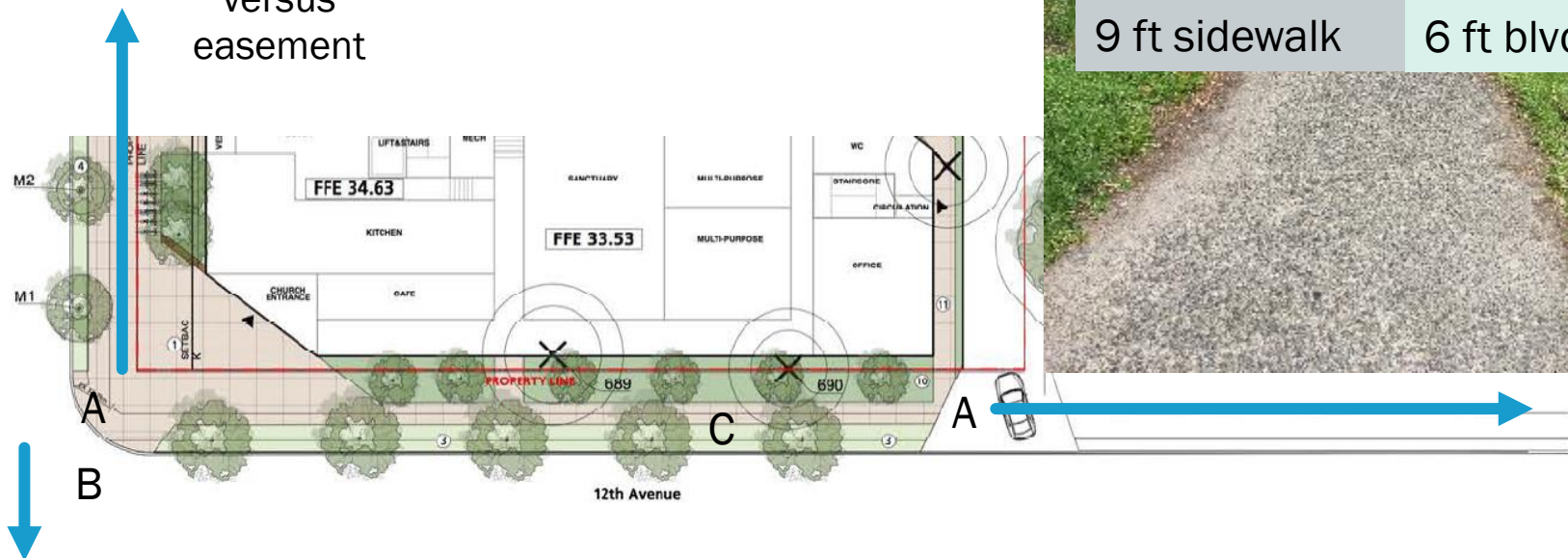
A: Extend improvements to sidewalk and boulevard on 12th Ave and Semlin to attract pedestrians versus easement



B: Add a pedestrian crosswalk and light at Semlin and 12th for safe crossing to J. Hendry Park.



C: Use drought-resistant low maintenance ground cover



9 ft sidewalk

6 ft blvd

THANK YOU

