

**From:** Jenny Kim  
**To:** [Public Hearing](#)  
**Subject:** [EXT] semlin drive and east 12th project - support  
**Date:** Thursday, May 21, 2020 5:30:17 PM

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*Dear Respective Members of Council and Mayor,*

*I am writing you today in regards to the project at Semlin Drive and East 12<sup>th</sup> Avenue, the site of the current Lakeview Church. I am happy to hear that this under-utilized site is being looked into upgrading to benefit us in the neighbourhood. As an advocate for affordable housing in Vancouver, I really support projects like this one to help our Vacancy rate increase and assist many people in the area to find suitable housing. Many projects like this put on a busy street is perfect for renters, as many people are taking transit to and from work. I also particularly like that it is catering to the 'below-market' crowd. These projects alike create a betterment within the neighbourhood and assist other potential developments to want to redevelop the remaining areas as well. In short, I appreciate the restoration and update to the church, the addition of more rentals, upgrading the current rental stock in the area and the consideration of below-market residential rentals added.*

*I hope to see more proposals come forward to council, and hope that all can be approved in a timely manner.*

*Thank you,*

*Jenny Kim*

**From:** Roy Dumagpi  
**To:** [Public Hearing](#)  
**Subject:** [EXT] Lakeview Multicultural United Church Redevelopment - Support  
**Date:** Thursday, May 21, 2020 3:20:12 PM

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May 21, 2020

Sir/Madam,

Re: Proposed Lakeview Multicultural United Church Redevelopment

My name is Roy Dumagpi. I have been going to Lakeview Multicultural United Church (LMUC) for thirty years. I consider LMUC as my second home, the place I spent most weekends.

As one of the Trustee of LMUC, I helped with the upkeep of the church. LMUC buildings had seen its days and we are looking forward to have a new building in its place. In this new building we envision to sharing it with more people from all walks of life and of different ages. Providing housing of various plans suitable for single individuals and families, is like extending the church's outreach to the community.

I was also youth coordinator in LMUC for almost ten years. Working with the parents at LMUC, we provided our young members programs and guidance in their teen years to find their way to whatever they want to be. Now they are working professionals and looking forward to starting their own lives.

But young adults nowadays face a great dilemma, they cannot afford to pay rent. Vancouver needs to provide multi housing which can be more accessible to young adults and families. LMUC provides a space close to all amenities, schools, parks and offices where young adult can build their lives in.

I'm hoping for your kind consideration to vote 'YES' to this redevelopment project.

Lastly, I was a resident of Vancouver for 25 year. My family relocated 5 years ago to get closer to our child's school. My wife and I and two of our children work in Vancouver. We love Vancouver and will move back if given a chance.

Yours Truly,  
Roy Dumagpi

**From:** Alexandra Sojo  
**To:** [Public Hearing](#)  
**Subject:** [EXT] Support for East 12th and Semlin Drive  
**Date:** Thursday, May 21, 2020 12:22:21 PM

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Hello Mayor and Council,

I'd like to extend my supportive comments for a project in my neighbourhood at East 12th and Semlin Drive. I'm a long-time renter on the east side of Vancouver and really want to see more new rental projects like this come forward in the area so I can continue to have diverse housing choice and options. I love that this project will renew the church space and that it's so close to rapid transit in the Drive. This would be an ideal place for so many different types of people to live in - it just makes sense!

Hope to hear good news after your public hearing.

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Regards

Alexandra Sojo

**From:** Kathryn Zemliya  
**To:** [Public Hearing](#)  
**Subject:** [EXT] 2776 Semlin Drive & 2025 East 12th Avenue, Vancouver, BC - Support  
**Date:** Wednesday, May 20, 2020 6:51:15 PM

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Hello,

I am sending this message in support of the application for Lakeview Multicultural United Church to redevelop their property to include affordable rental housing and a new church building.

There is a shortage of affordable rental housing and, particularly, low-income rental housing. The redevelopment will add affordable and low-income rental housing in an area near amenities such as the Broadway/Commercial station, the B-line bus, Trout Lake Park and Community Centre, the Immigrant Services Society, a Buddhist Temple and many local small businesses along Commercial Drive.

This redevelopment will also allow Lakeview Multicultural United Church to continue providing programs and service to the community, including school-age and preschool programs and programs supporting new immigrants to Canada.

Thank you for the opportunity to be heard at the public hearing.

Sincerely,

Kathryn Zemliya  
S.22(1) Personal and Confidential  
Vancouver, BC

Sent from my iPad

**From:** Linda Walsh  
**To:** [Public Hearing](#)  
**Subject:** Lakeview United Church Rezoning Proposal  
**Date:** Wednesday, May 20, 2020 6:13:01 PM

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This is to state that I firmly support the proposed redevelopment of the Lakeview United Church property. It will create some badly needed affordable and low market rentals. This is an ideal neighbourhood for such a development - close to the Immigrant Services Society, the First Nations Housing Society, the Broadway-Commercial skytrain station and many other amenities.

Lakeview Multicultural United Church has served children, youth, and seniors in this area for many years and has also provided support and assistance to recent immigrants and refugees. This redevelopment will help them to continue this tradition. It will be an invaluable and much-needed addition to this part of Vancouver.

Thank you.

Yours sincerely,

Linda Walsh

s.22(1) Personal and Confidential

*Vancouver, BC*

s.22(1) Personal and Confidential

**From:** Adrian Garvey  
**To:** [Public Hearing](#)  
**Subject:** [EXT] Rental Housing for Grandview Woodland  
**Date:** Wednesday, May 20, 2020 5:50:11 PM

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To Mayor and Council,

I am writing you to encourage your support of the proposal to renew Lakeview Multicultural United Church and add new housing to the properties at [2025 East 12th Avenue](#) and [2776 Semlin Drive in Grandview Woodland](#). I live in this community and often walk by this property – even from the outside I can tell this building is run down and could be better utilized. I believe that redeveloping this large, underutilized site is a practical way to for the Church to sustain their operations, while also supporting the city’s rental housing needs is exactly the right way forward. This is a great idea – especially so close to transit.

I’d like to see this project approved please.

Thanks,

Adrian Garvey  
East Van resident

Sent from my iPhone

**From:** Roy Dumagpi  
**To:** [Public Hearing](#)  
**Subject:** [EXT] Lakeview MUC Redevelopment Project  
**Date:** Wednesday, May 20, 2020 3:14:24 PM

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I've been living in Vancouver for 10 years, my 4 children came 6 years after. Lakeview Multicultural United Church has been our second family away from our homeland. It has been our place of refuge when we need help due to domestic problem. Lakeview Multicultural United Church has been very supportive mentally, emotionally and spiritually. We are supporting this proposal for redevelopment because it will continue the service to families like ours and to the neighbourhood. It will also provide affordable rental housing and even low market rental housing. And it is also close to amenities like grocery stores, public transport like trains and buses. It is also close to the community center which can help with physical activities and socialization, Lakeview Multicultural United Church has played a big part in our lives and helped all ages. It is not just a place of worship but a home away from home.

Thank you for giving us a chance to be heard.

Respectfully Yours,

Rachelle U. Mendoza

**s.22(1) Personal and Confidential** Vancouver, BC

**From:** Roy Dumagpi  
**To:** [Public Hearing](#)  
**Subject:** [EXT] RE: Lakeview MUC Redevelopment Project  
**Date:** Wednesday, May 20, 2020 3:12:50 PM

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May 19, 2020

My name is Cynthia Dumagpi, I with my family have been attending Lakeview Multicultural United Church (LMUC) for thirty years. I am the Treasure of the church for almost 15 years.

I remember finding LMUC after a year of feeling so lost in Canada. My husband and I and one child came here from the Philippines. The first year was the hardest, everyone and everything you know and familiar are a million miles away. Everyday you need to learn something new, overcome your anxiety to try to move forward in this new place you call home.

Finding LMUC was a blessing, it gave me a spiritual stability; find a piece of me I lost when I chose to move to Canada. Everyone here is friendly and hospitable, ready to share their experiences and give you encouragement. I finally felt whole again.

My firstborn in Canada, Mark was born special and has been playing piano for LMUC for the last 23 years. Like me he has found acceptance and love in this church community.

I truly support the Welcoming project of LMUC, serving dinner to refugees. I find it important to share with them my experiences, the truth that the journey is hard but truly Canada is a wonderful place to call your new home.

I also support LMUC redevelopment project wholeheartedly. My family were residents of Vancouver for 25 years (s.22(1) Personal and Confidential). Vancouver, BC (s.22(1) Personal and Confidential). We have moved 5 years ago to get closer to my child's school. All my kids are now adults and two of them work in Vancouver, just like me and my husband. My husband and I love Vancouver and will move back if given a chance.

Vancouver has become such an expensive place to live. Not even double earner family can afford to live in Vancouver. Every young people nowadays are afraid to venture out, find their own place to live. We need to help these millennials, provide them with affordable housing so they can pursue their own dreams.

Vancouver needs to make more affordable rentals to meet the needs of the new generation, to cater to more families who want to be closer to where they work and still be able to spend time with their families at the end of the day. Lakeview Multicultural United Church, with its prime location is willing to share its space to more people, that they like most of LMUCs members have found a place they can truly call their homes.

Respectfully Yours,  
Cynthia Dumagpi



**From:** Andrew McKenna  
**To:** [Public Hearing](#)  
**Subject:** [EXT] Semlin Drive  
**Date:** Wednesday, May 20, 2020 2:31:01 PM

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Dear Mayor and Council,

My name is Andrew McKenna and I'd like to share my support for one of the rental housing projects being considered at the May 26 Public Hearing – the renewal of the Lakeview Multicultural Church. This project is also quite close to my home, so I'm thrilled to see it come forward for your consideration.

Delivering more rental housing across our city is vital. Without increasing the amount of rental housing available, the existing market will continue to squeeze hard working young professionals and families out of our city.

Really pleased to see a proposal for the Lakeview Church come forward that replaces the church space while utilizing the space above for rental homes.

Great work – please approve!

Andrew McKenna

Renter **s.22(1) Personal and Confidential**.

**From:** Herminia Barcia  
**To:** [Public Hearing](#)  
**Subject:** [EXT] Lakeview United Church rezoning  
**Date:** Wednesday, May 20, 2020 11:53:42 AM

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RE Public hearing on 2776 Semlin Drive and 2025 East 12th ave in Vancouver

Good morning! I'm writing this letter to give my full support for this proposal of redevelopment to help our city's problem of affordable rental housing.

This area is also considerably close to most amenities like the buses, train, grocery stores and community centre thus very helpful and convenient for all.

As a member of this church for over 20 years, I am happy that we will also continue to have our place of worship, as well as the services to the neighbourhood that we have provided over the years.

Thank you for allowing me to have the opportunity to be heard at this public hearing.

Sincerely,

Herminia Barcia

s.22(1) Personal and Confidential

Vancouver, BC

s.22(1) Personal and Confidential

**From:** Daniel Boffo - Boffo Properties  
**To:** [Public Hearing](#)  
**Subject:** [EXT] REZ : 2776 Semlin Drive + 2025 E 12th Ave  
**Date:** Wednesday, May 20, 2020 11:21:47 AM  
**Attachments:** [200520 - Ltr. REZ. 2776 Semlin Drive + 2025 E 12th Ave.pdf](#)  
**Importance:** High

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To whom it may concern,

Please find attached support letter for the above rezoning application.

Thank you,



**DANIEL BOFFO**  
Principal

s.22(1) Personal and Confidential



**BOFFO FAMILY OF COMPANIES**  
**BOFFO PROPERTIES | BOFFO BUILDING**

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VIA EMAIL – [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)

City of Vancouver  
City Clerk's Office  
453 West 12<sup>th</sup> Avenue, Third Floor  
Vancouver, BC V5Y 1V4

May 20, 2020

Dear Mayor and Council,

**RE: REZONING APPLICATION – 2776 SEMLIN DRIVE + 2025 E.12<sup>TH</sup> AVENUE**

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As a local employer in the Grandview Woodlands community, I would like to extend my full support for the rental housing proposal put forward by the Lakeview Multicultural United Church.

The proposal put forward for your consideration would make a worthwhile addition to our community and would represent a better utilization of the property. The church on site today is aging and the property itself has greater potential to provide for our community than being realized. Given the site's proximity to the Broadway-Commercial SkyTrain station, rental housing and a renewed church and commercial space makes an idea renewal plan for this site.

I believe that this project delivers two vital components that our community is currently lacking – rental housing and community gathering space.

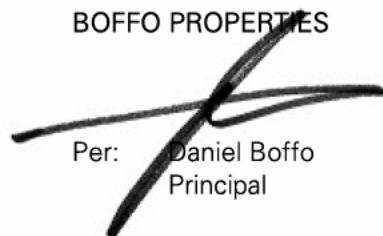
From an employment and economic growth standpoint, it is vital that our community offers diverse housing choices for those looking to work and shop in our neighbourhood. Grandview Woodland is currently lacking in purpose built rental options – especially purpose-built rental offered at below market rates for household in a lower income bracket. This proposal will aid in filling this gap in our local market.

Secondly, and as recognised in our Community Plan, it is important our community gathering spaces are maintained and where necessary, renewed. As stated in the Plan – places of worship offer space to support the spiritual well-being of residents and visitors and that these spaces often allow their buildings (and grounds) to be used for community gathering, meetings, and a range of activities – including the provision of food security programs, childcare, and other programming.

On behalf of Boffo Properties, we believe this proposal will bring a positive benefit to our overall community and therefore would like to encourage your vote of support at the upcoming Public Hearing.

Yours truly,

**BOFFO PROPERTIES**



Per: Daniel Boffo  
Principal

**From:** Katie Hunter  
**To:** [Public Hearing](#)  
**Subject:** [EXT] Rental housing project at Semlin Dr & E 12th  
**Date:** Tuesday, May 19, 2020 3:42:30 PM

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Dear Mayor and Council,

I'm writing to share my support for the affordable rental housing project at East 12th and Semlin Drive.

I recently moved to this of town and was very encouraged to come across this project in the neighbourhood. I'm a strong advocate for rental housing being built across the City, and I love that this project in particular offers below market affordability options for families and individuals who need it. What's more is that I really like that the church space will be retained in this development. Even for those that don't attend church on a regular basis (or ever!), maintaining neighbourhood gathering spaces like this in neighbourhoods plays an important role in community building. I like that the church has opted for a proposal that sees a renewed facility for their congregation and community but will also provide more to the broader public as well in terms of housing options.

Really well-done project. Thanks for considering.

Katie Hunter

**From:** Terra McKenzie  
**To:** [Public Hearing](#)  
**Subject:** Letter of Support for Lakeview United Church Proposal  
**Date:** Sunday, May 17, 2020 3:37:36 PM  
**Attachments:** [Lakeview Church Letter of Support.docx](#)

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To whom it may concern:

Please find attached a letter of support for the Lakeview United Church Proposal that is scheduled for a Public Hearing on May 26, 2020.

Respectfully,

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**TERRA MCKENZIE** | Executive Director

[Camp Fircom Society](#)

§ 22(1) Personal and Confidential

Fircom would like to acknowledge this camp is on the unceded traditional territory of the Skwxwú7mesh (Squamish), xʷməθkʷəy̅əm (Musqueam) Coast Salish peoples.



Camp Fircom Society

s.22(1) Personal and Confidential

To Mayor Kennedy Stewart and City Council,

My name is Terra McKenzie and I'm the Executive Director of the Camp Fircom Society. I'm writing to lend our support for the rental housing proposal put forward by the Lakeview United Church at Semlin Drive and East 12<sup>th</sup> Avenue, Vancouver.

Camp Fircom's mission is to create communities of belonging and experiences to grow on. We provide opportunities for people of all incomes levels to experience our summer camp programs and we create an environment of acceptance, safety, and belonging that is inclusive of all ages, ethnicity, races, genders, gender expressions, sexuality, and ability. Fircom is grounded in United Church values; however, we welcome people of all faith traditions, or no faith tradition, to be a part of our community.

As a previous tenant of Lakeview for several years, we support their efforts to renew their space while also bringing much needed below market housing to the Grandview Woodland community.

Throughout the rezoning process, Lakeview and their planning team were diligent in maintaining a transparent and open dialog with our organization to ensure their plans to renew the site would not adversely impact our programs and operations. Since October 2019, we have successfully relocated into a new building on Carrall Street.

We encourage you to vote in support of Lakeview's proposal at the upcoming Public Hearing on May 26, 2020. Should you have any questions about our organization, I welcome the opportunity to speak with you further.

Sincerely,

**TERRA MCKENZIE** | Executive Director

Camp Fircom Society

s.22(1) Personal and Confidential



**From:** Chris Friesen  
**To:** [Public Hearing](#)  
**Subject:** Letter of Support for May 28 Rezoning Application, 2025 East 12th Avenue and 2776 Semlin Drive  
**Date:** Thursday, May 14, 2020 1:23:22 PM  
**Attachments:** [ISSofBC Letter of Support re Rezoning Application 2025 East 12th Ave and 2776 Semlin Ave \(1\).pdf](#)

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Please find the attached support letter for the May 28 Rezoning Application for 2025 East 12th Ave and 2776 Semlin Drive.

Thanks,  
Chris

Chris Friesen | Director - Settlement Services

**s.22(1) Personal and Confidential**



ISSofBC's offices are situated on the unceded and ancestral territories of the x̱m̱əθḵəy̱əəm (Musqueam), S̱əw̱əw̱əmesh (Squamish), S̱əɬ̱əlwata?/Selilwítlh (Tsleil-Waututh), Qw'óant'án (Kwantlen), q̱əɬ̱əy̱əɬ̱ə (Katzie), ḵw̱iḵw̱eṯḻəm (Kwikwetlem), Q̱iq̱éy̱t (Qayqayt), θ̱enas̱əw̱a?ḻ tamax̱ (Tsawwassen), Ḻheidli T'enneh, Qat'muk (Ktunaxa) and sngaytsḵstx̱ tum-ulaɣx̱w (Sinixt) Nations.

ISSofBC, Helping immigrants build a future in Canada



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May 13, 2020

Mayor and Council  
City of Vancouver

Dear Mayor and Council,

Re: Rezoning Application; 2025 East 12<sup>th</sup> Avenue and 2776 Semlin Drive

ISSof BC is pleased to support the future redevelopment of the Lakewood Multicultural United Church property located at the above-noted area.

Since opening our facility, ISSofBC Welcome Centre, at 2610 Victoria Drive in June 2016, we have developed several significant and valuable program initiatives and special events with the church community to build more welcoming and inclusive supports for refugees residing in our residential suites.

The proposed 6 storey mixed-use church and residential building, including 104 social housing units, is critically important and urgently needed in the Grandview-Woodlands neighbourhood. We have no hesitation in supporting this exciting and much-needed redevelopment and applaud the United Church of Canada for their vision and leadership. The revitalization of their church property will positively impact the neighbourhood and community.

Sincerely,



Patricia Woroch  
Chief Executive Officer

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
05/19/2020	13:52	PH1 - 4. REZONING: 2776 Semlin Dr and 2025 East 12th Avenue	Support	Hi there, I am very excited to see this project move forward. I used to live in the neighbourhood but had to leave when the house I rented a suite in became an AirBNB short-term rental rather than long-term. I now live to the northeast of the city and don't have access to the transit amenities I would at this building. I'd also like to be able to live in a more walkable area like the Drive. I especially would like access to bike storage so I could get a cargo bike and do my shopping that way, which I believe is consistent with the City's Greenest City goals. Buildings like this give me hope that I can stay in Vancouver and specifically my long-term neighbourhood of Grandview-Woodlands. Thank you for your consideration.	No Name No Name (ps)	n/a	s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.