

PH 1 - 6. Rezoning: 109 East 40th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-06-26	17:11	PH 1 - 6. Rezoning: 109 East 40th Avenue	Oppose	<p>June 26, 2023</p> <p>Dear Mayor Sim and Council members,</p> <p>We have read Yardley McNeil's referral dated April 25, 2023. We are concerned that the referral does not fully address the public's concerns and the intentions of the applicant. The serious nature of our concerns include</p> <ol style="list-style-type: none"> 1. The project is not aligned with the City's Vision for Riley Park. <p>The rezoning application may align with the objective of increasing rental housing inventories in Vancouver, but it does not align with the City's Vision for Riley Park - which is to increase housing for senior residents and "preserve history and character of this area...RPS (Riley Park South Community Vision). According to RPS research, this area is needed and best suited for senior residents.</p> <p>According to Statistics Canada, BC residents aged 55 to 84 are 1.6 million in Dec 2022. Seniors' affordable housing indeed is more in need in this area and near future.</p> <p>Importantly, this Rezoning application is for market rate rentals, not affordable housing rentals. There are already many market rate rental and properties in this neighbourhood and more are being built. Not many developers plan to build seniors housing, as it is not a profitable project.</p> <ol style="list-style-type: none"> 2. This application is at the expense of the community and involves serious environmental concern (Church Building Condition Assessment & Capital Plan completed on July 8, 2020). <p>The intent of the applicant is obvious: to maximize its own profit at the expense of the congregation, the neighbourhood, the larger community, and the environment.</p> <p>The church building was built by the architecturally renowned Vancouver builder, Frank Stanzl, and many volunteers from the immigrant community. The church is still in good condition; and demolition of this cultural building will unnecessarily burden the environment. Its destruction will add to our global warming issues.</p> <p>The applicant had originally promised to save some materials for the new stand-alone church building, (which may have been a strategy to get the church to enter the contract with them). However, now that a stand-alone</p>	Rose Kwok	Riley Park	Appendix A Appendix B

				<p>church will not be built as publicly declared, the applicant will be destroying these materials and resources.</p> <p>After applying RR3A, the applicant is pushing the responsibility to the church " has an option to keep all of the furniture and fixtures from the current building for use in the new facility". The church congregation has no capacity/position to deal with such an important environmental responsibility.</p> <p>3. Misrepresentation to the church over years and recently also to the community.</p> <p>The applicant presented a development plan on an obsolete policy "Affordable Housing Choices Interim Policy "(which ended on June 30, 2019) to the church (before January 2020) and community (April 27, 2022) but then only applied for the RR3A rezoning.</p> <p>Is it not unlawful to present a "scam" scheme to the church and the public? Can such an act withstand litigation? In our view, the potential issue may impact the progress of the project, which creates unsettling and hassles for current residents and future tenants in the area.</p> <p>Thank you for considering the project mismatching RPS vision, reducing affordable housing, adding environmental destruction, and misrepresentation involved in this application – they are serious concerns and significant irregularities.</p> <p>Rose (and a group of silent church members)</p>			
2023-06-13	01:30	PH 1 - 6. Rezoning: 109 East 40th Avenue	Oppose	<p>Increasing housing supply will not lower prices. Densification of land has only increased prices in Vancouver.</p>	Damon LaPalme	Riley Park	
2023-06-12	16:58	PH 1 - 6. Rezoning: 109 East 40th Avenue	Oppose	<p>Inappropriate density due to flawed methodology. A higher density than "normal" for rental development on what is a residential block was assigned/approved for this application because the lot contains a church. However, this is inappropriate as this density is being used to increase residential density for the development beyond what would be expected on a residential block for the rental housing plan set out by the city. The church is basically a "loophole" to significantly increase the density. Please do not allow this. The rental is OK, but should be at the lower density FSR that would be expected of a purely residential neighbourhood.</p>	Dave Lai	Riley Park	

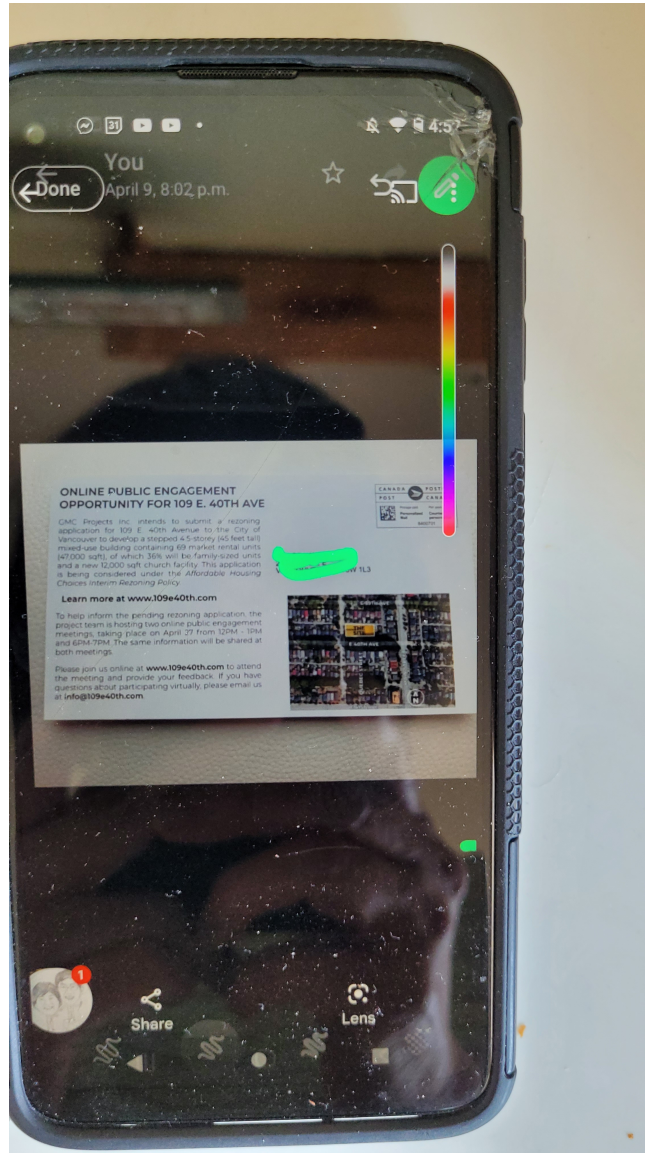
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2023-06-17	18:52	PH 1 - 6. Rezoning: 109 East 40th Avenue	Oppose	<p>I am writing regarding the proposed development for 109 East 40th Avenue Vancouver. My family lives right next door at [REDACTED].</p> <p>We are opposed to the proposed development that was submitted on August 3rd 2022. The proposed development contemplates an FSR of 2.5 which will negatively and irrevocably change the neighborhood. Within a seven block radius there are a number of market rental developments either being proposed or approved and currently under development. These other developments are situated along Main Street which is a busy corridor and much more suited to a high density development such as the one being proposed for East 40th. And in any event, the proposed East 40th development does not appear to reflect the Riley Park South Cambie Community Vision prepared by the City of Vancouver.</p> <p>Although we appreciate the need for various affordable housing options to permit our city to grow and permit people from all walks of life to live, work and enjoy the City, this location is simply not suited for what is being proposed. Increasing density will lead to increased traffic congestion and parking issues. It will also change the skyline and streetscape of the neighborhood. The proposed development simply does not fit in this neighborhood.</p> <p>The vast majority of the single family homes located in this neighborhood have legal rental suites and coach houses which provide market rental opportunities in their neighborhood. These rental options are much more well suited for this neighborhood. A four-story building with commercial units on the ground level will simply be a blight for this neighborhood.</p> <p>When the developer originally held their April 2022 community engagement meeting on zoom, they proposed a building that looked far different than the August 2022 building plans submitted by them. What was originally communicated by the developer to us was a residential only building with the church located on the west side of the building. I can't help but think this is a bait and switch tactic that is being attempted by the developer. In any event, the proposed increase in FSR and the introduction of commercial retail units on the ground level along East 40th would change this neighborhood for the worse. We don't need another Subway sandwich shop, nail salon, liquor or cannabis store on East 40th when there are plenty of these options along Main Street. I hope the City stays true to its vision for the Riley Park South Cambie Community and rejects this application.</p>	Alon Segev	Riley Park	

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2023-06-12	12:50	PH 1 - 6. Rezoning: 109 East 40th Avenue	Oppose	<p>1a) Has the developer conducted an Environmental Impact/Biodiversity assessment? Is there the presence of a wetland or peat bog on the property at 109 East 40th? If so, this proposed development would fall under provincial legislation.</p> <p>1b) How much ground excavation is planned for this property - 20 feet, 30 ft depth or...?</p> <p>2) We have twenty plus, old-growth Cedars and German Beech trees on E 40th Ave. These trees are estimated to be 80-100 years old and approx 65 feet tall. How will the developer, GMC, and the city guarantee the underground tree root system is not damaged in any shape or form? These are very large trees with an expansive root system. We do not want to lose these majestic trees.</p> <p>3) Crane use for Construction. How will you ensure the tree canopy is not damaged on either the north or south side of East 40th? The city has a mandate to increase its tree canopy, not decrease it. This canopy is critical for bio-diversity, and for cooling the neighbourhood on increasingly hotter days.</p> <p>4) Can the developer, GMC, demonstrate past success with preserving old-growth trees and expansive root systems related to past development projects from 10-25 years ago?</p>	Cheryl Brown	Riley Park	

Appendix A



Appendix B

PROJECT STATISTICS	
SITE AREA	28,867 sqft 2,616.79 sq m
HEIGHT	45 ft
FLOOR SPACE RATIO (FSR)	Church: 1.5 FSR Residential: 2.4 FSR Combined Average: 2.1 FSR
RESIDENTIAL UNITS	One Bedroom: 30 homes, 43.5% Two Bedroom: 25 homes, 36.2% Studio: 14 homes, 20.3%
CHURCH AREA	Worship and Sanctuary Offices Community Use
VEHICLE PARKING	8,920 sqft Residential: 17 stalls Church: 22 stalls Residential Passenger: 1 Car Share: 1 Loading: 1 Class B
BICYCLE PARKING	Total: 60 stalls plus 1 loading bay* Total: 129

108 E. 40th

*parking meets requirements outlined in City policy