

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-06-27	14:50	PH 1 - 6. Rezoning: 109 East 40th Avenue	Oppose	<p>CityCouncil 23625</p> <p>Regarding the rezoning of 109, East 40th Ave property.</p> <p>Public Hearing June 29/2023.</p> <p>Dear councillor,</p> <p>Please Vote NO to the above Rezoning.</p> <p>1. Place of Worship</p> <p>I want to plead if saving the Immanuel Church especially for the neighborhood seniors to have a place of worship .</p> <p>2. Misled by developer</p> <p>Our church has been misled by the developer. GMC promised to build a separate stand alone church in the beginning. Later GMC found out Vancouver city doesn't allow any stand alone church building. The church WAS MISLED to have voted for the 7 lots development instead of developing our 3 empty lots. The developer GMC wants a bigger project. They want to demolish the existing church building.</p> <p>If the church knew that they won't have a stand alone church, people would not have voted the 7 lots development.</p> <p>We just want to save the church for this generation so that people can worship God as usual and have community friendship linkage.</p> <p>3. Silent Majority</p> <p>Save the historic 75 years old church built by pioneers . More than 200 people signed the petition.</p> <p>Do good to these seniors in the community. These seniors don't know how to oppose the project. They are the silent majority who are being manipulated by big developer who just wants land.</p> <p>4. Enough density</p>	Thomas Li	Fairview	

Recently, We have enough rental housing along Main Street such as big Little Mountain development , 411 senior building on Fraser Street and 19 th Ave , Oakridge has 4 to 5 high rises along Cambie Street corridor. Many more tall buildings are building along Cambie.

For this growing population, we need more churches to support the mental and spiritual health development.

I hope our city councillors will vote against this project.

Thomas Li  
Concerned resident

§ 22(1) Personal and Confidential

2023-06-27	15:05	PH 1 - 6. Rezoning: 109 East 40th Avenue	Oppose	<p>This development has far too high of a FSR appropriate for the neighbourhood. Moreover, on page 5 of the "Referral Report", it indicates that the RR-3A zoning is "applicable only on sites that are either a corner lot, adjacent to a site that is currently zoned for commercial, or are developed with an existing non-residential use. The existing site is developed with a church and Table 2 of the SRP permits rezoning to the RR-3A District Schedule as the church is a non-residential use." The issue is that it is inappropriate to apply this zoning to the entire lot. The church is only on 4 of the 7 lots that make up this entire property - the 4 lots that are adjacent to the corner and actually AWAY from the 2 remaining houses. It would be appropriate to apply this FSR and zoning on the 4 lots with the church, but not the 3 vacant lots in between the church and the existing houses.</p> <p>The 3 lots should be reduced in density because 1) it does NOT fulfill criteria for RR-3A (applying the zoning to any "assembled" land is highly would be regarded as inappropriate by any common sense...imagine if multiple blocks were assembled with a church on only 1 small lot, yet council approved upzoning all the blocks); 2) there should be a transition in density towards the 2 remaining single family houses at the end of the block, both of which even if combined have insufficient lot size/frontage for any future development of equal density. Moreover, it was acknowledged at the presentations/council meetings that approved the city rental housing policy that small lots (such as the 2 remaining houses) would have insufficient allowed FSR under the policy to be financially viable as rental development and thus, the city's own policy prevents an increase in density for these lots in the future. Barring significant wholesale change of zoning policy by future city councils, this block, if the currently application is approved, would result in very high density on 7 of the 9 lots, and be stuck permanently at low density for the last 2 lots of the block that are in fact the lots that abut the high density that would eventually develop on Main Street. This is a completely wrong implementation of proper development.</p> <p>Of note, it is interesting how only a year ago the vacant lots were listed as separate addresses and properties on Vanmaps and BC Assessment. However, recently it has all be combined with the church property into a single address and single lot. This appears to have been done for the purposes of upzoning the entire piece of land as one unit, which is completely insincere at best.</p> <p>Overall, this very specific development should NOT be approved as suggested.</p>	Kim Lee	Riley Park	
				<p>Dear Council Members,</p> <p>I would like to speak to you about the property at 109 East 40th Avenue, the Immanuel Baptist Church. My name is Dorothy Li and I am a member of this church. I have been a member for over thirty years.</p> <p>A.</p> <p>The church owns three empty lots, which we have used for children's programs. Because of the empty lot law in Vancouver, the church wanted to</p>			

2023-06-27	16:21	PH 1 - 6. Rezoning: 109 East 40th Avenue	Oppose	<p>develop these lots into affordable housing.          But, as I will explain in a moment, the empty lots AND the church itself, 7 lots in all, were voted into development. This vote was based on the promise made by GMC, the developer:</p> <ol style="list-style-type: none"> <li>1. They would build us a stand-alone church, close to the size of the existing church,</li> <li>2. The church wouldn't have to pay a penny.☒</li> </ol> <p>GMC failed to keep its promises. The church has already spent over one million dollars and a stand-alone church is no longer part of the plan. The developer has deceived the church.</p> <p>B.          The church was manipulated by a few people. One man transferred the entire property to the developer so they could apply for a rezoning permit. This man is a self-identified friend of GMC's. After the person signed the contract with GMC, he left the church and cancelled his membership. Is this a responsible person? He left the church members with a project valued at over 11 million dollars. This is not the project we want. The members don't know how to oppose the project.</p> <p>C.          Our church is still in good condition. According to our capital building assessment, a new roof was installed in 2017. Why destroy a fine building? This makes no sense for the environment.          The church plays an important role in our community, providing          Page 1</p> <p>space for many concerts, weddings, recitals, art events, and funerals. We rent church space to the BC Royal Conservatory of Music. Two weeks ago (Father's Day) we had 150 people join the Vancouver Gospel Festival. Please don't permit GMC to demolish the church, built by the pioneer German immigrants. More than 200 people signed the petition to keep the church.          I would invite all of you to come visit our church before you make the decision to permit rezoning.          According to my own understanding, this project looks suspiciously like a scam. Between a few people in the church and the developer, a vulnerable, elderly congregation was either manipulated or misled. Why did the man, who transferred the property to the developer, and who signed the contract, leave the church right after doing this?? How can a small group of members, who don't understand development matters, manage this project?</p> <p>D.          The church is a well-built structure, built by Frank Stanzl. He also built the landmark public medical centre in Vancouver at 805 West Broadway, UBC's Buchanan Tower, and many other buildings. Our church has beautiful acoustics, a big pipe organ, and high ceilings. Musicians love to perform in our church. I am a music major and I love to sing in worship of God in our church.          A long-time church member, who just passed away last month at age 97 said, "Church is for worshipping God and not for profit." She opposed the</p>	Dorothy Li	Fairview
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2023-06-28	00:05	PH 1 - 6. Rezoning: 109 East 40th Avenue	Oppose	<p>I strongly oppose the rezoning. The lane is narrow and the proposed building is set close to the lane. I am opposed to the loss of privacy in my yard and decreased light such a large building would impose on my own and other properties that share the lane. I am concerned about the increase to traffic the lane would need to accommodate, especially during recycling and garbage pick up, and if vehicles were to start parking in the lane. Further, 39th Avenue already sees a lot of vehicle traffic rushing from Main Street to Cambie Street and vice versa. Increased traffic in the area would exacerbate this problem.</p>	Jane Lee	Riley Park	