

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

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2023-06-29	06:40	201000693376	PH 1 - 6. Rezoning: 109 East 40th Avenue	Oppose	<p>June 29, 2023</p> <p>Dear council members,</p> <p>Re: 109 East 40th Avenue Rezoning Application; referral by Mr McNail.</p> <p>The above analysis of this application states that the applicant's (GMC) project does not align with the overall objective of Riley Park Vision: to increase affordable and sustainable housing for seniors.</p> <p>GMC's plan is to build market rate rentals.</p> <p>"...the overall proportion of affordable housing such as co-ops and non-market rental will be substantially reduced in favour of high-priced market rental and condos" Mr. Brian Palmquist, False Promises for False Creek part 2, Oct 21, 2021.</p> <p>Approving this rezoning application will result in the following negative outcomes:</p> <p>Reduced affordable housing for seniors.                      increased traffic and population density in the area                      Lost opportunity to preserve a rich heritage and historical building</p> <p>Thank you for your time &amp; consideration. We trust you will make the right decision to support &amp; provide for the people of Vancouver.</p> <p>Regards,</p> <p>Rina</p>	Rina Rina	§ 22(1) Personal and Confidential	Riley Park	

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Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2023-06-28	21:50	201000693317	PH 1 - 6. Rezoning: 109 East 40th Avenue	Oppose	<p>Dear Council,</p> <p>I oppose the rezoning of 109 East 40th avenue from RS-1 to RR-3A. RR-3A is more appropriate for arterial streets, and 109 East 40th is using a questionable exemption under the SRP to try to qualify. The "existing non-residential use" clause appears more to grandfather commercial usages, rather than allow conversion of Church lots to commercial.</p> <p>The subject property is nestled within a neighbourhood of RS-1, and any density change should be more gradual, allowing neighbouring lots and blocks to achieve similar levels of density on a longer time scale. A good example is the Cambie Corridor plan - which is one block west, at Ontario St.</p> <p>The subject property is half a block south of East 39th Avenue, which is already unfortunately used as a bypass by commuters avoiding 41st Avenue traffic. East 39th Avenue is the only through street between Cambie and Main Streets between 41st to the south and 33rd to the north. This section of 39th cannot endure the additional traffic that the rezoning would bring. Several families with young children occupy the lots to the north of the subject property and the rezoning would impact them especially negatively, in addition to the remainder of the neighbourhood.</p>	Hank Wong	<p>s.22(1) Personal and Confidential</p>	Riley Park	

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Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2023-06-28	17:00	201000692915	PH 1 - 6. Rezoning: 109 East 40th Avenue	Oppose	<p>Key Facts:</p> <p>(1) This project was NOT tendered.                      (2) The church and community were promised a stand-alone church and affordable housing. (Public Record)                      (3) The congregation did NOT vote for RR-3A rezoning.                      (4) The congregation did NOT vote for Market-Rate Housing.</p> <p>Has this vulnerable congregation been misled?</p> <p>Develop the three vacant lots for AFFORDABLE Seniors Housing! This aligns with the City's vision for Riley Park.</p> <p>Please see attached.</p>	Annette Berndt	a [REDACTED] s.22(1) Personal and Confidential	Riley Park	<a href="#">Attachment 1</a> Appendix A
2023-06-28	16:42	201000692870	PH 1 - 6. Rezoning: 109 East 40th Avenue	Oppose	<p>Please do not destroy Immanuel.</p> <p>For cultural, social, and spiritual reasons, it should stand as a House of Worship or at least as a concert hall with amazing acoustics and capacity for large audiences (ca. 300) that draws international musical talent as well as local musical groups.</p> <p>One of the largest musical events in its history was endorsed by Premier Horgan and Mayor Robertson.</p> <p>Please see attached letter for details.</p>	Simon Scholes	[REDACTED] s.22(1) Personal and Confidential	Riley Park	<a href="#">Attachment 1</a> Appendix B

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Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2023-06-29	12:19	201000694733	PH 1 - 6. Rezoning: 109 East 40th Avenue	Oppose	<p>I live next to this proposal. It is out of character for the neighbourhood, much larger than any other building. Moreover, i am in one of the adjacent houses and we will have an inability to have any privacy with a building much taller than my house looking down on my house. This will significantly reduce my house desirability if I decide to move as I don't want to live next to such a building. Moreover, I won't even be able to sell my house to a developer to build anything similar in scale because the secured rental zoning rules require a wide lot to build 4 story apartments and i'm in one of the 2 houses left on the block.</p> <p>I strongly oppose this development. And if it were to be allowed, their must be restrictions so that this development gets lower in height until it matches what are the houses immediately next to it on the same block. Alternatively the rules must be changed to allow similar development on the remainder of this block.</p>	D Chan	<p>s.22(1) Personal and Confidential</p>	Riley Park	

June 28<sup>th</sup>, 2022

**RE: 109 East 40<sup>th</sup> Avenue**

Dear Mayor Sim and Members of the City Council,

Thank you for the opportunity to voice our concerns about this rezoning application. There are several extremely troubling facts around this application.

Specifically, I would like to make you aware of the following, current issues as they pertain to the property involving Immanuel Baptist Church at 109 East 40<sup>th</sup> Street.

**FACT: This project was never tendered.**

**FACT: The congregation was promised a stand-alone church and affordable housing at the time of the vote.** This promise was actively maintained in writing and speaking thereafter. Congregants were even encouraged to attend an Affordable Housing Conference.

**FACT:** While mourning for two key leaders due to Covid and during a leadership vacuum, the congregation was simply informed the property would be transferred to the developer the day before the transfer occurred -- without any further communication or awareness that this transfer involved an actual sale at the time.

To date, the congregation is paying taxes and other expenses for property it no longer owns.

**FACT: The congregation did not vote for RR-3A Rezoning.**

**FACT: The congregation did not vote for Market-Rate Housing.**

**FACT: The congregation did not vote for a church “facility” they “could” get or one that is embedded in Market-Rate Housing.**

**FACT: Both the church and the community were promised a stand-alone church but instead, now are being told the plan is for market-rate housing with NO church building – this is a matter of public record.**

**FACT:** The congregation has always wanted to develop the three vacant lots for affordable seniors housing -- in line with the City’s vision for Riley Park, which is also in line with the church founders’ vision.

**FACT:** This proposed development does not align with the City’s vision for Riley Park, which includes affordable seniors housing.

**FACT:** The church congregation has been vulnerable for several years, with the overwhelming majority of members consisting of people in their late 70s and 80s and people who speak English as an Additional Language.

**FACT:** Publicly available information (e.g. slide presentation during a public meeting January 2023) indicate that **this vulnerable congregation has been misled with significantly inaccurate information.**

**Does the City of Vancouver want to be complicit in questionable business practices that neglect the needs of vulnerable seniors, several of whom are ill and on fixed incomes? These questionable business practices have had a prominent legal team from an international law firm involved since July 2022.**

We ask that you please take a close look at the above facts before you consider approving a rezoning application that would facilitate the demolition of a long-standing House of Worship and a community that the oldest of the old have spent their entire lives building and continue to identify as their social and spiritual home.

In addition to being a needless burden on the environment, in my opinion, the tear-down of Immanuel (new roof in 2017) will destroy a faith community and a social gathering place for community events such as concerts, weddings, etc.

I know many of you care about our vulnerable seniors, and so I am asking that you do what is right by them and **develop the three vacant lots for affordable seniors housing only.**

Sincerely,  
Annette Berndt, BA (Hons), MSc

For June 29<sup>th</sup>, 2023

Dear Mayor Sim and City Councillors,

**Subject: Proposed Rezoning of Immanuel Church at 109 East 40<sup>th</sup> Street**

Please do not destroy Immanuel Baptist Church. It is blessed with amazing acoustics and draws musical talent from all over the City of Vancouver, the Lower Mainland, the Province of British Columbia and the world for international competitions. Professional and community musicians alike rent/use the church for festivals, concerts, competitions, vespers and sing-alongs.

On Father's Day this year, Immanuel hosted a large gospel festival; it was exciting, and over 150 people attended and participated. The atmosphere was filled with positivity. It was free. No tickets; no pre-registration. Anyone could attend, and everyone was welcome.

The church was easy to find, **recognizable as a church**, and no one had to worry about accidentally entering a private residential space.

The day before, there was a piano competition. Local arts do not receive a lot of funding. **Smaller local musical groups with limited resources** are always looking for **large and affordable** space with **reputable acoustics** and on-site musical equipment (**built-in pipe organ and many pianos: two grand and several upright**) that can accommodate **large audiences**.

On several occasions over the years, the internationally acclaimed Vancouver Oratorio Society performed at the church with congregational singing. In previous years, the Formosa Choir also performed at Immanuel. Immanuel has been home to the British Columbia Conservatory of Music, **accredited by the Ministry of Education** (<https://bccmusic.ca/exam-information>), which has enjoyed **affordable rent** for decades.

Smaller groups that have performed at Immanuel include the Stradivari Ensemble, the Vancouver International Piano Quartet, and the Northwest Piano Ensemble. One of the larger musical events with Viktor Neumann Productions celebrating the independence of the Czech Republic was **endorsed by Premier Horgan and Mayor Robertson** (October 27<sup>th</sup>, 2018).

Here is a photo of our much loved Sanctuary:



Pipe organ on balcony:



Accommodation for People with Hearing Challenges:





Music is good for **the mind** because it connects us to each another. Music is good for **the soul** because it connects us to God. Music is even good for **the body**; events usually end with a banquet, thanks to two kitchens, a large one downstairs and a smaller one in the fireside room. **Music keeps us human.**

At concerts, people meet people. They talk before and after to people they normally do not meet. At Easter, Christmas and Thanksgiving and many other occasions (as well as every Sunday), we have the chance to sing together in Sing-Alongs. Music creates an **inter-generational community that is enduring and filled with positive memories.**

**If plans go ahead, the church “facility” (community room?) GMC says we “could” get (GMC letter to neighbours, 10 Dec. 2021) will not have room for large numbers of people or even vaguely similar acoustics. Nor is it consecrated.**

Please do not destroy the church. Regardless of your spiritual convictions or persuasion, please know that this House of Worship has been valued for significant life events by thousands of people in the past, continues to serve as a spiritual home to people in the present, and will be missed by people in the future – if as nothing else than as a concert hall and place of community with a **75-year immigrant history.**

Thank you for **taking into account these important cultural, social, and spiritual values.**

Kind regards,

Simon Scholes, B.A., C.F.A.