

5441a

1.

FIRST UNITED CHURCH

SUNDAY NOVEMBER 9 1975 7PM

HFN
HE
LORD
SPEAKS

For the past couple of months
we at First United Church

Struggling with some social issues

- our responsibility

- our calling with respect to them

I found as this struggle intensified -

we were increasingly caught up again
in a wrestle in the dark with the heart
of the matter.

- wrestle in the dark with whom
Human life together has to do

To the point where it became necessary

FOR SOCIETY

in its present situation

to

HEAR FROM THE LORD

Concern was the URBAN POOR

INFLATION etc. HOUSING - SHELTER

COST within means
afford to eat.

attention

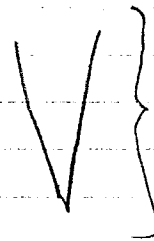
City + Provincial Legislation

Re-write Health + FIRE Bylaws - implementation closures - subsidies

DOWNTOWN PLAN

DEMOLITION BYLAW

DOWNTOWN ZONING.



Delegations

BRIEFS

PRESENTATIONS

Little influence - Other Power Factors at work

Not Debate - Deals

- Made before we got there



Zoning - What's right?

- Look for right or wrong legislation

All participants in the two meetings agreed that the demand for housing in the study area would be quite highly specialized and would definitely not be family oriented. It was generally agreed that the principle sources of demand for housing in the study area would come from the following market segments:

- i) Corporate demand for visiting personnel
- ii) Corporate demand for newly relocated personnel as a transition before they can find permanent housing
- iii) Single individuals who either work downtown or enjoy living in a dense area
- iv) So-called "empty nesters" most probably business executives who want to live near their place of work
- v) Apartment-hotel, and hotel accommodation for short-term visitors to the city

From the market segments set out above it was felt it would be higher income people who could afford to pay the high rents and sales prices that central downtown housing would have to command.* In addition, a significant potential demand was

identified as coming from pensioners and low income people, but without massive subsidies to these people their desire to live downtown could not be considered effective demand in the economic sense. Finally there was strong sentiment expressed that virtually any housing built downtown at the present time would meet with market acceptance because of the lack of alternatives due to rent control, the downzoning of the West End,

* The reasons why high rents or prices would have to be charged should be noted here. As construction costs per square foot are nearly the same for commercial and residential, the per square foot present value of residential space will have to be in excess of the construction and land costs for the space. This can be done in new developments by a) receiving high revenue from the space and b) spreading the land costs over a large number of units by building at a high density. The framework for analysis (Appendix) sets out the trade-off which would be required even to generate the development of relatively high priced residential units.

in as much as any of us
or all of us in Vancouver
are building a city
or having a city
according to such basic assumptions.
we are not up against an issue
of sentimentality
vs. hard-headed realism
we are up against a very real crack
in the very real foundation
of our social edifice.

in as much as we all rest on that
assumption that society's real dynamic
is what's productive & profitable.
a word needs to be heard
not from planners, or dupes, cronies
bleeding heavily.
From First United Church.
FROM THE LORD.

The thing is the WORD OF THE LORD isn't ours
to mouth on demand.

TURN TO → I think one of Karl Barth's
outstanding metaphors is WORD OF GOD

Crater:

WALK AROUND SOME CRATERS

1. UTTERED VOICE EARTH MELTED. sentimental—
2. Same thing as Ordare Pleaching — Orion
not capricious — something — playfully
obscure.
3. Something that goes on — a song — very big ambivalent song —
— WORD — itself does the judging

4. NOT something sets good - guys against bad guys
 - addresses a people
 - collective life -
 - I see - // - Nathan + David
 I see - cracks in our foundations.

5. What has been ^{the} judged - turns into judge,
 & no account - counting down the
 rest of us.

6. People whose collective life
 troubles at the pool -

cannot find strength in any powers
 of the earth - wealth & arms
 though you have built houses of
 human stone -

you shall not dwell in
 them