

July 9, 2013

Mayor and Council
City of Vancouver
453 West 12th Ave.
Vancouver, BC
V5Y 1V4



Subject: Rezoning of 508 Helmcken Street from DD to CD-1

Mayor and Councillors,

We have been briefed by the proponents on the proposed rezoning of 508 Helmcken Street from DD to CD-1. After careful deliberation, we offer our unconditional support for this rezoning application for the following reasons:

1. The current site is under-utilized and the density proposed is appropriate for the neighbourhood that is primarily high density residential;
2. The new residents will live in a neighbourhood rich in amenities (i.e. nearby parks, Seawall, transit, shops) thereby encouraging active transportation and reducing their need to own and operate a vehicle;
3. The project adds purpose-built rental into a neighbourhood that is primarily condominium ownership;
4. The replacement of Jubilee House on the site across the street will allow the current residents to remain in the same neighbourhood in a new building; and,
5. The project will provide much needed child care spaces as well as jobs and a secure, long-term location for the Montessori school currently located at 1079 Richards Street.

In closing, the DVIA is pleased to support projects that will increase residential density in the Downtown South District where choice of use is allowed and, conversely, to only support projects that increase job space in the Central Business District. This balance will help grow job space in a concentrated area that has the best public transportation in the Metro Vancouver region whilst providing a mix of housing options within easy walking distance of employment opportunities.

Sincerely,
DOWNTOWN VANCOUVER BUSINESS IMPROVEMENT ASSOCIATION (DVIA)


Charles Gauthier, MCP
President & CEO

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Vancouver Foundation

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Caroline Ternes
Starbucks Coffee Company

Jon Wellman
Bentall Kennedy

Ross Wheatley
Heritage Office Furnishings Ltd.

PRESIDENT AND CEO:

Charles Gauthier

Bengston, Kathy

From: STEVEN, DEREK 5. 22(1) Personal and Confidential
Sent: Friday, July 12, 2013 1:47 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application - 508 Helmcken Street

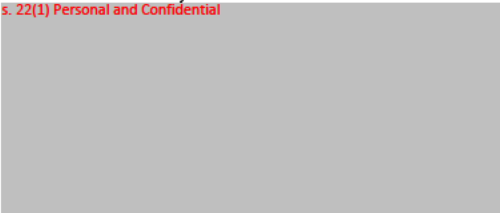
I own and reside at 5. 22(1) Personal and Confidential which looks directly over Emery Barnes Park.

I support the re-zoning of 508 Helmcken Street. The benefit of increasing the commercial space + schooling for young children strongly appeals to me and is much needed in the neighborhood.

Thank you,
Derek

Derek Steven, B. Comm.

5. 22(1) Personal and Confidential



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Ludwig, Nicole

From: Scott Armstrong s. 22(1) Personal and Confidential
Sent: Saturday, July 13, 2013 4:33 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 508 Helmcken Street

To whom it may concern, I live at s. 22(1) Personal and Confidential and wanted to show my support for the rezoning application for 508 Helmcken st. I personally think the architecture is beautiful and represents what Vancouver should be striving for. I think it's really unique for a building to mix rentals and condos together and it's a great idea and its great to see a school going in, in a brand new building. Thank you reading my email, have a great sunny weekend Scott Armstrong

Sent from my iPad

Ludwig, Nicole

From: Chris Redcliffe s. 22(1) Personal and Confidential
Sent: Saturday, July 13, 2013 8:41 PM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken Street

Hello,

I am a resident of downtown Coal Harbour.

I think the proposed building on the 508 Helmeken site is a superb addition to the area.

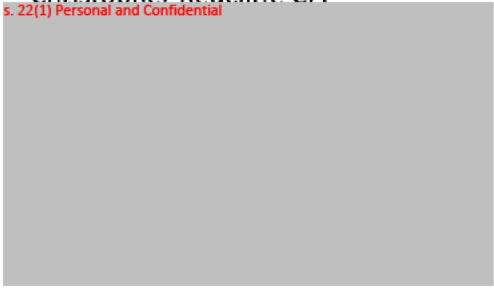
Of particular value is the additional rental units in the well designed building.

Do not hesitate to contact me regarding this endorsement for the building.

Regards,

Christopher Redcliffe CFP

s. 22(1) Personal and Confidential



Ludwig, Nicole

From: Macully Clayton s. 22(1) Personal and Confidential
Sent: Friday, July 12, 2013 7:25 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 508 Helmcken Street

To whom it may concern,

I am writing to express my support for the rezoning of 508 Helmcken.

I'm in favor for the following reasons

- Prior to recently purchasing in Yaletown I was a renter for 6 years. Finding a rental in the area is a full-time job and it's a deterrent for those seeking all of the positives that the community has to offer. It seems like there is a high percentage of investment properties that aren't occupied by a tenant or owner leading to a cut-throat rental industry that is too competitive for most. An increase in the rental supply is exactly what Yaletown needs to keep busy and relevant while so many new communities are growing nearby.
- I'm getting married in a few months and already the discussion of schools has come up and how long until we are ready to move to the suburbs? It's a reality that the schools in the neighbourhood can't support the number of children in the catchment. Public, private, it doesn't matter we just need facilities to educate the next generation and for Yaletown to grow as a community we need families in the mix along with retirees, young adults, etc.
- The proposed development is stunning! It completely revitalizes the block and finally shows off all the incredible work that has been done on the park in recent years. It fits in with the neighbouring buildings really well and isn't overbearing or belittling of the park. The existing building looks like it is mid-decay, not suitable for living.

This seems like a great opportunity for the community to bring new schooling, rental, social housing and a beautifully architected building to a neighbourhood that is in need.

Thanks for listening,

Macully Clayton

s. 22(1) Personal and Confidential



Ludwig, Nicole

From: Ludwig, Nicole
Sent: Monday, July 15, 2013 11:18 AM
To: Ludwig, Nicole
Subject: FW: 508 Helmcken Street

From: Michael A Goldberg s. 22(1) Personal and Confidential
Sent: Friday, June 14, 2013 4:30 PM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken Street

Dear Mayor and Council:

I have been asked to comment on the suitability of the proposed development at 508 Helmcken Street. This letter accordingly sets out my views on the proposal and why I consider it to be a very significant addition to the downtown core and an even more significant precedent for creatively using the City's zoning and development powers to develop much needed social and market rental housing in the core. The proposed development offers a very large community benefit and if community benefits are going to be extracted from projects, especially where density can create value and thus scope for creating benefits, it seems appropriate that those benefits be targeted to social housing and market rental housing, two much needed housing forms in this city

In brief, I see this development providing six very valuable benefits to the City of Vancouver:

1. The development adds critically needed market and non-market rental housing along with market condominiums in a highly sought after and well served core location. The nearly 600 units add significantly to the stock of housing and especially rental housing and will reinforce the commercial viability and the vitality of the neighbourhood as a whole.
2. The current Jubilee House and its 87 units are in great need of renewal. The proposed 162 units of social housing in a new and purpose built Jubilee House at 1079 Richards Street will almost double the units available to Jubilee House residents. Additionally, these units will be built in close consultation with the 127 Society to uniquely meet the needs of its residents and will be available for occupancy before the existing Jubilee House is demolished.
3. The project offers a dense form of development, on a block that has virtually no other density, contributing to an urban form that promotes livability in an increasingly vibrant downtown neighbourhood where major transit access is just a 5 minute walk away and where all necessary retail and other services abound.
4. The site is near the centre of the downtown peninsula and is already surrounded by dense development with an excellent urban park, other recreational infrastructure, and transit and bus service adjacent or very nearby.
5. Urban land is in very short supply in Vancouver generally, and on the downtown peninsula in particular. Accordingly, making the best use of this very scarce resource is essential. Vancouverites have increasingly been voting with their feet in favour of dense active neighbourhoods. Coal Harbour is hugely successful and valued by the market and additional new dense buildings are accepted by residents. Both Coal Harbour and the West End are enormously successful and desired neighbourhoods with virtually zero vacancy rates and highly valued by their residents. The proposed development fills a void in its neighbourhood by providing high density AND affordable housing on two very underutilized sites, which today represent holes in the urban fabric that will be filled with the valued and diverse housing proposed in the development.
6. Finally, for the City of Vancouver to succeed going forward we need a diverse and robust economy that provides opportunities for the entire spectrum of professional, skilled and unskilled workers that are part of a varied, stable and prosperous urban and regional economy. Such a diverse workforce requires great diversity of housing types, tenures and costs. Without the proposed sort of rezoning and a parallel attentiveness to affordability we will not be able to attract and/or retain the people and the jobs needed for Vancouver to prosper well into the future. Richard Florida's ideas here are certainly relevant and further support the need for

diversity in housing types, tenures and costs to attract and retain his knowledge workers, but beyond this highly talented pool we also need to attract other less skilled and lower paid workers who are vitally important not just to a vibrant diversified economy but equally important to a vibrant diverse society.

The foregoing set out the major benefits that I see flowing from the proposed development at 508 Helmcken Street and the related social housing development at 1079 Richards Street. They form the basis for my strong support of the proposed development and for the creativity shown by the City of Vancouver in helping to create and obtain these benefits for the City and its residents.

I will be happy to elaborate on any or all of these of these benefit as needed.

Sincerely,

Michael A. Goldberg, Ph.D.
Professor and Dean Emeritus
The Sauder School of Business
The University of British Columbia

Ludwig, Nicole

From: Ludwig, Nicole
Sent: Monday, July 15, 2013 11:17 AM
To: Ludwig, Nicole
Subject: FW: 508 Helmcken Street Rezoning

From: Rebecca Gehriger 5.22(1) Personal and Confidential
Sent: Thursday, June 20, 2013 5:39 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: 508 Helmcken Street Rezoning

Dear Mayor and Council,

I would herewith like to voice my support for the proposed development at 508 Helmcken Street. I am a supporter of density in the urban core and having seen the sketches of the exterior of the building I think it will be a great addition to Vancouver's downtown. The Yaletown area offers a lot of amenities such as shopping and entertainment, proximity to the business district, park space and easy access to public transit. It makes sense to locate additional density in an area that has so much to offer.

Thank you

Rebecca Gehriger
5.22(1) Personal and Confidential

Ludwig, Nicole

From: Ludwig, Nicole
Sent: Monday, July 15, 2013 11:17 AM
To: Ludwig, Nicole
Subject: FW: 508 Helmcken Street Proposal

From: Helene Perndl s. 22(1) Personal and Confidential
Sent: Thursday, June 20, 2013 4:57 PM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken Street Proposal

Dear Mayor Robertson and Councillors:

Thank you for considering the rezoning application for 508 Helmcken Street. I am very much in favour of the proposal. It seems that Vancouver increasingly has to rely on the private sector to assist with the delivery of affordable housing. As a benefit of the tower proposed at 508 Helmcken Street the developer is proposing a brand new building to replace Jubilee House. I think this is a project that will help a lot of people and at the same time provide more condos and apartments in a very desirable neighbourhood.

Sincerely

Helene Perndl

sea to sky consulting inc.
s. 22(1) Personal and Confidential

s. 22(1) Personal and Confidential

Ludwig, Nicole

From: Ludwig, Nicole
Sent: Monday, July 15, 2013 11:17 AM
To: Ludwig, Nicole
Subject: FW: 508 Helmcken Street Proposal

From: Arash Ramin s. 22(1) Personal and Confidential
Sent: Friday, June 21, 2013 2:44 PM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken Street Proposal

Mayor and Council,

I am writing to express my support for the building that is being proposed at 508 Helmcken Street. I have lived in Yaletown for almost 9 years and have seen many of the buildings along Seymour, Richards and Homer go up. I think the proposed building is appropriate for the area and will allow more people to live in a neighbourhood that has a lot to offer. Underutilized land is rare in downtown Vancouver, especially in a part of the City that already has many high rise buildings. Council should not hesitate to approve this.

Thank you

Arash Ramin
s. 22(1) Personal and Confidential

Ludwig, Nicole

From: Ludwig, Nicole
Sent: Monday, July 15, 2013 11:16 AM
To: Ludwig, Nicole
Subject: FW: 508 Helmcken Street Rezoning

From: Shirley Chiang s. 22(1) Personal and Confidential
Sent: Wednesday, June 26, 2013 6:43 PM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken Street Rezoning

Dear Mayor and Council,

I would herewith like to express my support for the development proposal for 508 Helmcken Street.

I am a resident of the area and am familiar with the condition of the current Jubilee House. The opportunity to get a new building for Jubilee House residents seems like something that should not be passed up. The density that is being proposed for the residential tower at 508 Helmcken Street seems appropriate for the neighbourhood.

Best regards,
Shirley Chiang

s. 22(1) Personal and Confidential

Ludwig, Nicole

From: Ludwig, Nicole
Sent: Monday, July 15, 2013 11:16 AM
To: Ludwig, Nicole
Subject: FW: 508 Helmcken

From: Jerome Deis s. 22(1) Personal and Confidential
Sent: Friday, June 28, 2013 3:56 PM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken

I am in total support of this project – and if the developer would like to build more stories, I think they should be allowed to.

This land should have been rezoned prior to the developer making application, to reduce the amount of time and money involved in the process.

When is the city going to become more proactive to start being one step ahead, rather than one step behind?

I think it is time for new ideas, new people, and especially a new Mayor! People that are more progressive rather than trying to take us back to the stone age!

I am very surprised I have never received an email response for any suggestions I have contacted the city about? I get responses from other elected offices in usually a day or two. Never anything from the city of Vancouver. Even though on the city website it states you would like to hear from me?

I think I might start copying someone in the media so they can track my comments and responses from the people we elect.

Thanks
Jerome Deis

Ludwig, Nicole

From: Ludwig, Nicole
Sent: Monday, July 15, 2013 11:15 AM
To: Ludwig, Nicole
Subject: FW: 508 Helmcken - In Support

From: Ted Mildon s. 22(1) Personal and Confidential
Sent: Tuesday, July 09, 2013 10:57 AM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken - In Support

Hello Mayor and Council;

As a resident and owner of property in the Downtown Peninsula and specifically the south end of Downtown, I am fully in support of the 508 Helmcken project for the following reasons:


- 1) The project will cast a minimal shadow over the dog park only, and for a very short period of time at that, I would not have supported this project had it cast a large shadow;
- 2) The project will allow for new social housing across the street and market rental in the building;
- 3) The project will provide a great amenity in the pre-school and kindergarten however I do suggest that the city make the pre-school as accessible as possible to area residents. I fear that the school, being private, may eventually "price-out" a lot of the families that the City has in the Downtown core;
- 4) The project has an attractive design, one Vancouver will be proud of moving forward.

Thanks you for considering my opinion.

Sincerely,

Ted Mildon

s. 22(1) Personal and Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 15, 2013 11:56 AM
To: Public Hearing
Subject: FW: 508 Helmcken street

From: Alla Ozerova s. 22(1) Personal and Confidential
Sent: Monday, July 15, 2013 11:46 AM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken street

Please accept this letter in favour of the project proposed at 508 Helmcken street in Vancouver.
I think this project has a lot of merit. It will provide well designed and attractive social housing , condos and space for a school.

Sincerely,

Alla Ozerova

s. 22(1) Personal and Confidential