

Jao, Wendy

From: Mica Wong s. 22(1) Personal and Confidential
Sent: Monday, July 15, 2013 12:23 PM
To: Correspondence Group, City Clerk's Office
Subject: Re: proposed rezoning at 508 Helmcken St.
Attachments: Mica - 508 - Letter.doc

To Mayor Gregor Roberston and Vancouver City Council,

I am writing today to provide my support for the proposed project at 508 Helmcken Street. I currently live and own a condo at s. 22(1) Personal and Confidential. The proposed project at 508 Helmcken possesses many attributes that will be a positive contribution to my neighbourhood.

The proposed project provides a desperately needed range of housing types in a neighbourhood typically viewed as unaffordable to most Vancouver residents. The project contains the usual condos we find in Yaletown, but also provides much needed rental units in an area of Vancouver where there is virtually no purpose built rental. While there are many condos available for rent in Yaletown, I can appreciate the difficult situation this puts renters in, given they will not have any assurance they will be able to remain in the unit for a long period of time. I often travel for work for extended periods of time, and while I may rent my unit out, thus far my life has remained in Vancouver and I personally could end up being one of the those landlords who provide short notice that I would be returning. I also could potentially sell my unit if my life took me from Vancouver, leaving the current tenants unsure about what this new land lord will do with the property. As such, I can appreciate how important it can be for renters to be secure in their unit.

I am also impressed with the amount of social housing the project will be able to fund should it would approved. Yaletown has a history of social housing despite what others in the community may think. It is great to see the project will provide a new, attractive facility for those residents living in the current building, and I think it will be a great addition to area. Finally, I am very pleased to see the inclusion a Montessori pre-school and kindergarten in the project. Yaletown, despite what many think, is home to many families with young children. As such, there is a continual need for more early childhood education opportunities in Yaletown. The inclusion of the Montessori is a great addition to both the project and the neighbourhood, as it will provide the type of service needed to allow Yaletown to continue to be a place for singles, couples, and families.

The proposed rezoning contains range of components that all contribute positively to my community. I hope you will support this project.

Thank you.

Mica Wong

s. 22(1) Personal and Confidential



Bengston, Kathy

From: Halalea Nugent s. 22(1) Personal and Confidential
Sent: Tuesday, July 16, 2013 12:59 PM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken
Attachments: Halalea Nugent.508Helmcken.doc

Please see attached for the proposal for 508 Helmcken

Thank you,

Halalea Nugent

Dear Mayor and Council,

I am writing today to express my support for the proposed project at 508 Helmcken Street. I support this project because of the positive contribution it will make to the renewal and expansion of desperately needed social housing in Vancouver, and because it will be a development that provides a range of housing types and tenures, something we need more of in Vancouver.

I have worked and volunteered in the social services sector for 10 years, and in that time I have learned how important it is to have secure housing for those facing various issues that disadvantage them and makes them unable to find housing in what is already an extremely difficult housing market even for the average Vancouverite. It is well known that there is a major need for supportive and social housing in Vancouver and the entire province.

Despite this, housing providers, like all social service organizations, do not have adequate funding to ensure they can continue operating at a high level, let alone expand their housing stock. With this lack of funding from higher levels of government, organizations such as the 127 Society for Housing, a partner in this project, rely on the relationships and partnerships they can develop, such as with the applicant for this rezoning, Brenhill Developments. Such partnerships provide unique situations to capitalize on opportunities that would not be available to organizations like 127, such as the one at related to the site at 508 Helmcken.

The proposed development will provide funding to renew but also construct new quality social housing for the Jubilee House. The unique situation related to the close proximity of the existing and potential future site for Jubilee house will allow existing residents to move into new units without being displaced from the existing home and community. I am extremely pleased to see this, and hope that the city will ensure that plan stays in place, as residents of social housing often get offered new accommodation in renewal situations, but such accommodation requires relocation from their community.

As a renter, I am also very pleased to see the creation of 109 secured rental units in addition to the social housing. There is a desperate need for social housing in this city, but there is also a major lack of secured rental units, especially new, modern units, to help replace the aging stock or provide opportunities for renters to live in new facilities.

The proposed rezoning at 508 Helmcken provides desperately needed funds to renew and expand the Jubilee house, provides housing units across the housing spectrum, and represents the kind of partnerships I hope to see more of. I hope you will support this application.

Thank you.

Hala Nugent

Program Coordinator
KidStart Mentoring Program
PLEA Community Services Society

Bengston, Kathy

From: Mysha Dewar-McClelland s. 22(1) Personal and Confidential
Sent: Tuesday, July 16, 2013 12:45 PM
To: Correspondence Group, City Clerk's Office
Cc: Hoese, Karen
Subject: Re: Proposed rezoning at 508 Helmcken St.

Dear Mayor and Council,

I am writing today to provide my support for the proposed project at 508 Helmcken Street. Having worked and volunteered in the social services sector for 7 years, it is no secret to me that the funding climate for social service or housing providers is a very difficult. Funding has become scarce, yet demand for services, especially housing, continues climb. For social housing providers to ensure they have adequate funding to renew existing housing, let alone build new housing, organizations such as the 127 Society for Housing rely on the partnerships they are able to create with private companies such as Brenhill.

The proposed development will provide funding to renew but also construct quality social housing for the Jubilee House. In addition, I am very pleased there will be no displacement of existing residents given that the new social housing building will be constructed prior to the one at 508 Helmcken Street – something that does not happen very often.

The kind of partnership that is represented through the rezoning is necessary to help ensure we continue to provide housing for our most disadvantaged people who cannot find other housing options. I hope you will support this project to ensure the Jubilee House and the city can continue to provide housing that people need and deserve.

Thank you,

Mysha Dewar-McCelland

Director of Administration
Elements Academy of Martial Arts

s. 22(1) Personal and Confidential



Bengston, Kathy

From: Dave Genest s. 22(1) Personal and Confidential
Sent: Tuesday, July 16, 2013 11:29 AM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken Street

To whom it may concern,

I would like to voice my support for the building proposed for the corner of helmcken and richards. It will not only bring new and more homes to the yaletown area including much needed rental properties but it provides the city of Vancouver with new social housing.

David Genest

Bengston, Kathy

From: Dennis Loktionov s. 22(1) Personal and Confidential
Sent: Tuesday, July 16, 2013 9:00 AM
To: Correspondence Group, City Clerk's Office
Cc: Hoese, Karen
Subject: Re: proposed rezoning at 508 Helmcken St.

July 16th, 2013

Dennis Loktionov

s. 22(1) Personal and Confidential

Mayor Gregory Robertson and Vancouver City Council
Vancouver City Hall
453 West 12th Avenue
Vancouver, BC V5Y1V4

RE: Rezoning Application - 508 Helmcken Street

Dear Greg Robertson and Members of the City Council,

I am writing to you about Rezoning Application - 508 Helmcken Street. This unique project grabbed my attention due to a strong social housing component that was incorporated into this application in partnership with 127 Society for Housing.

It will renew and significantly add to existing social housing in the neighborhood. I am a volunteer mentor at an organization called Kidstart and understand the importance of social housing first hand. The kid I am coaching is from a low-income, single parent family and social housing program made it possible for him to have a roof over his head and a place to call home. It is always a challenge to find funding for improving the conditions of existing social housing or building the new one and this is a great opportunity to make it happen.

Being a resident of this neighborhood myself I am also familiar with a shortage of rental units on the market. The proposed building will contain 109 rental homes that will help to improve the situation. The pre-school and kindergarten in the new tower will also satisfy the increasing demand of families with young kids like mine.

I can see a lot of potential in this development becoming a catalyst for future projects of that kind and want to express my support with this letter.

With kind regards,
Dennis Loktionov

Jao, Wendy

From: Beaulac, Laura s. 22(1) Personal and Confidential
Sent: Monday, July 15, 2013 1:25 PM
To: Correspondence Group, City Clerk's Office
Subject: Re: rezoning at 508 Helmcken St.
Attachments: 508 Helmecken.docx

Dear Mayor and Council,

I am writing today to provide my support for the proposed project at 508 Helmcken Street

I have attached my letter for your review.

Sincerely,

Laura Beaulac

s. 22(1) Personal and Confidential



July 15, 2013

To Mayor and Council,

I am writing today to provide my support for the proposed project at 508 Helmcken Street. The proposed project, while also providing valuable renewal and expansion of much needed social housing, provides units that are extremely lacking in Yaletown, downtown Vancouver, and most of Vancouver in general; new, secured, market rental units.

My husband and I are currently renters in the West End, and while we do not live particularly close to the site, the 109 rental units proposed in the project are particularly important as we look to move forward with our lives and potentially start a family. Rental units in Vancouver are a premium, but what is even scarcer are newly built, secured rental units that have the same modern finishes and amenities found in condos.

As is no secret, average Vancouverites like me and my husband find it extremely financially difficult to purchase a new condo in Vancouver. As we look to move forward with our lives, we want to transition from our beloved, older rental unit into a new building with the necessary amenities to support our wish to start a family. However, we do not want to leave the city, or the downtown core for that matter, to find the home we need; nor should we have to.

While home ownership is out of the question for the foreseeable future, new rental units such as those proposed at 508 Helmcken represent a truly viable option for us to maintain our currently quality of life and stay roughly in our desired area of Vancouver while still moving into a modern unit. While many say there are plenty of condos available for rent that could also provide this, it is completely unacceptable, from our point of view, to not feel secure in where we are living, given that the property owner may sell the units and give us very limited notice to move. This would be especially difficult if we were to have children in school, who could be uprooted from their friends and community.

As such, I hope you will support this project both for its provision of new social housing, but also its provision of secured rental units, units that will allow residents of Vancouver with moderate incomes to be able to 'grow up' while staying in their desired communities.

Thank you.

Laura



McLaren Housing Society of British Columbia

POSITIVE HOUSING FOR POSITIVE PEOPLE

July 15th 2013

Dear Mayor and Council, Vancouver City Hall,

Regarding the rezoning of 508 Helmcken Street, Vancouver

I am writing to you in my capacity as Executive Director and on behalf of McLaren Housing Society of BC which provides housing and support services to low income individuals and families living with HIV/AIDs. Our main office and 32 unit residential building is located at 649 Helmcken Street and we work closely with housing providers in the vicinity to ensure the housing needs of vulnerable citizens are met.

In a city with the one of most expensive real estate and highest rental rates in North America the pressure on organisations providing affordable housing to those least able to afford market rent continues to grow. In addition the impact of a reduction of funding for long term maintenance issues and resources to undertake major renovations of the aging housing stock which many organizations now own and operate requires creative and sustainable solutions.

The plan to redevelop the site at 508 Helmcken Street and change the zoning to accommodate increased height and density will benefit the community in many positive ways. It allows for the affordable housing currently on that site to be rebuilt across the street thereby allowing residents to remain in their community and live in a building free of mould and infrastructure concerns. It allows 127 Society to continue providing housing to its residents at a time when the options for people living on low income are increasingly limited. The provision of a daycare meets the needs of the existing community as the number of families moving into the immediate area grows. Finally the increased height allows for additional market units in the downtown area which meets the City's desire for increased density in areas close to public and rapid transit.

As an organization with a 22 year history of managing government funded housing and with my knowledge and experience over many years of managing daily residential operations this proposal is a creative solution to ensuring 87 vulnerable and older members of our community continue to have safe, secure and affordable housing. Without this proposal and no funding available for the extensive renovations required to maintain the current building their housing is in jeopardy.

In short McLaren Housing Society is in support of this rezoning and the development proposed.

Bengston, Kathy

From: Wendy Wong s. 22(1) Personal and Confidential
Sent: Monday, July 15, 2013 9:24 PM
To: Correspondence Group, City Clerk's Office
Subject: Helmeken Street Project

Dear Mayor and Council: I am a resident of 1088 Richards Street, and live across from the proposed developments at Helmcken. I support the residential tower at the park, even though I will be looking directly at it. It is a great addition to the neighbourhood, and will help fund the new affordable housing project located next door. Again, my sister and I live immediately across the street, and we enjoyed attending the public meetings earlier this year.

Sincerely,

Wendy Wong

Bengston, Kathy

From: Sabrina Wei s. 22(1) Personal and Confidential
Sent: Monday, July 15, 2013 5:12 PM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken Street Rezoning

Dear Mayor and Council,

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

I think the proposal is appropriate for the neighbourhood and a positive addition. This building will allow more individuals and families to live in a great neighbourhood so close to Emery Barns Park.

Thank you

Eana Lee & Sabrina Wei
s. 22(1) Personal and Confidential