


Seyoum Nigussie

5. 22(1) Personal and Confidential



July 18, 2013

Dear Mayor Robertson,

I am writing to you and Council in support of the proposed project at 508 Helmcken Street to replace Jubilee House.

I attended the public hearing on July 16<sup>th</sup> at City Hall and I made a presentation in favor of the project. However, I was disappointed by the dishonest and self-serving presentations by a few of the residents of the area opposing the project in question. Their main objections were focused on losing the views from their balconies as well as an increased in traffic density if the project goes ahead.

The fact of the matter is the individuals who voiced objections to the project seem uniformed or negligent to how the world evolved or how

City growth progresses. The world has never stayed the same and Vancouver is no exception. Many residents have complained about losing their views, this is absurd as thousands have lost their views in Yaletown and other areas of Vancouver.

If demands for better views were to be considered then there would not be a single high-rise in Vancouver at all. To live in a condo with spectacular views while the rest of the world is lacking living space is unreasonable. Issues of increased crime, prostitution, etc., if development goes ahead is an unfounded fear. On the contrary, the proposed project would be expected to ease these problems, not the other way around.

Therefore, I solemnly urge City council to approve this project and help make our seniors' lives a little bit better.

Sincerely yours,



Seyoum Nigussie

s. 22(1) Personal and Confidential

Brian Clark

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A large grey rectangular redaction box covers the majority of the page's content, starting below the name 'Brian Clark' and ending above the address.

Gregor Robertson, Mayor

City Hall

453 West 12<sup>th</sup> Ave.

Vancouver, B.C. V5Y 1V4

July 17, 2013

Dear Mayor Robertson,

I want to thank you again for letting me speak in favor the proposal to build a new tower at 508 Helmcken St.. A project that would pave the way for a replacement building for the residents of Jubilee House at 1099 Richards.

It seems that all the citizens who were against the proposal all had apartments facing towards the park, none of them faced the allies. I have some sympathy for them, it is a large building, but I feel a lot of their indignation was hypocritical. I also feel that some of the visual presentations were misleading, dishonest.

No one likes change very much, that's human nature.

Most, if not all, seemed oblivious to the fact that possibly, probably; that they took away someone else's view when they moved into the building they are now living in. As I said in my presentation I have lived on and off in this area since 1962, 51 years. Almost all the development in this area has disrupted someone's life. It was all houses, warehouses, factories and mills then. Many of the people, who lived here then, didn't want change either but the reality is that a City is a dynamic entity; it is always changing and growing.

Another issue that was mentioned a lot was the loss of property values. Nonsense, due to availability Vancouver property values always go up. Sure occasionally they reverse, but in the end, they always go up. If not, you'd have a ghost town. My friend bought a house at s. 22(1) Personal and Confidential in Kitsilano in 1961. He paid \$ 10 900. The fellow he bought it from bought it in 1945 for \$ 5400, the fellow he bought it off, built it in 1919 for \$ 1900. Today that small house is well worth over a million dollars. Many of the people who spoke against the project seem to think their investment has to or should have the liquidity of a stock or bond. This is not realistic.

It was mentioned several times about the difference in value in the two properties. I come from a left leaning background but I recognize that we live in a Capitalist Free Market world. I am amazed that Brenhill Developments has the courage to take this risk. No one knows what the value of that land will be in 5 years. No knows for certain what the market value for those apartments will be. That they had the guts to put up \$ 25 000 000 of their own money is admirable.

Anyone who thinks they have an iron clad guarantee of a profit is foolish. Yes, I stated earlier that property in the end will always rise in value but there is no guarantee that this property will hold its value or that the market price for the condo's will either, in the time frame that Dunhill Developments needs to make a profit. I wish them well.

This brings me to an unspoken but very obvious issue snobbery; they simply just don't want us around.

I would like to address the ongoing issue of the insanely drunken 20 something's that are screaming, hollering and occasionally fighting on Richards Street at 2 or 3 O'clock in the morning.

Strange, no one seemed to mention these incidents.

Many, much of the problems late at night seem to be in front of or on the Richards Street side of 488 Helmcken Street. The Friday before last week three people in there mid 20s were swearing pushing and threatening each other. It was over half an hour before the Police came and put a stop to it. Last year four young guys were beating on a fifth person, though many people yelled at them to stop, they ignored us. The Police never came. A person who lives on the top level of the townhouses on the Richards Street side of 488 Helmcken, has had many a party with 15 to 20 people on her balcony till the early hours the morning. If anyone from our building complains the just laugh or swore at them.

Last fall in front of 1116 Richards (same building) a private tree service came at 9:30 PM on a Friday night and removed a tree in less than an hour then disappeared.

The park is delightful and most residents though surprisingly not all are grateful to have it. There was this strange implication that somehow Jubilee House and Brookland Court are built on park land. Brookland Court has been here for about a hundred years and Jubilee house almost 30. We have several residents here at Jubilee house that had lived here for 10 years before Emery Barnes Park was even considered. What about their rights? For many of the people opposed to this project the only rights that count are the rights of property. Many of the 127 renters have had working careers of forty to fifty years and paid their taxes all that time. Their transgression seems to be that they worked for a minimum or low wage during their working life. The 127 Society provides a home for them and the Society should be commended not condemned. Myself, I worked for 47 years, paid my taxes with little complaint. I have always seen my tax contribution as the dues we pay to live in a civilized democracy. In our own small way all residents of Jubilee House and Brookland Court have contributed for the cost of that park. It's our park to.

Attached to this letter are three photographs of two of the two tallest building overlooking playground in the Sun's path. It seems to me that there is lots of blue sky and sunlight for the children. The other is of the dog park which is deserted, as it usually is at this time of day. All the

photographs were taken at 10:50 AM on Thursday July 18<sup>th</sup> 2013. On the diagram (attached)I downloaded from the Cities website it seems that the proposal in question is actually a little bit further away than the two existing buildings.

A few people mentioned the Montessori School. Well their citizens, albeit little citizens and have a right to the park. It will be much safer for them to exit the school directly to the park then crossing Helmcken Street.

Finally I would like again to address the issue of prostitution. The few prostitutes that occasionally hang out at Helmcken and Seymour and further down Seymour Street are all in their early 20's, not exactly senior citizens. Most, I would suspect are not residents of this area and I also suspect that their clients aren't either; since most of the people who seek their services are driving cars. Prostitution in this area is all a legacy of when the Penthouse Cabaret was shut down in the early 70s. Not social housing.

The average age of the women who live in Jubilee House is 61. It is ludicrous as well as incredibly insulting to them to insinuate that they would be involved in this kind of activity. The people who do so should be ashamed of themselves.

Again I would like to thank you for your time and would urge you to approve this project.

Sincerely,

Brian Clark

Attachments:

Cc: City Counsel, Joanne Graham 127 society



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:25 AM  
**To:** Ken Manning  
**Subject:** RE: 508 Helmcken

Thank you for your comments.

All public comments submitted for the public hearing regarding the rezoning application for 508 Helmcken Street received by 5:00 pm on Monday, July 22, 2013, will be distributed to members of Council for their consideration, prior to rendering a decision on the application. The public comments must include the name of the writer.

In addition, these public comments will also be posted on the City's website ([http://vancouver.ca/ctyclerk/councilmeetings/meeting\\_schedule.cfm](http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm)). Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

For more information regarding Public Hearings, please visit [vancouver.ca/publichearings](http://vancouver.ca/publichearings).

Thank you.

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City Clerk's Office  
City of Vancouver  
Phone: 604-829-4238  
Email: [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)  
Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)

**From:** Ken Manning s. 22(1) Personal and Confidential  
**Sent:** Monday, July 22, 2013 7:25 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken

Dear Mayor and Council,

I write to provide you with my written comments on the above referenced development proposal. I was scheduled to speak on July 16th at the public hearing but I was unable to attend due to illness.

I am the owner of 2 condos in the area, both approximately 2 blocks from the location of the proposed development. I live at s. 22(1) Personal and Confidential and I rent out my second property at s. 22(1) Personal and Confidential

s. 22(1) Personal and Confidential I walk through Emery Barnes park every day to and from work at my office on Howe Street.

As a citizen, I support social housing in my neighbourhood as an important social measure. However, I can see on a daily basis that the current facility is in visibly poor condition. Since I moved to Yaletown 12 years ago, almost all the buildings in the surrounding few blocks have since been built or substantially renovated. The existing building no longer fits within the neighbourhood and I can imagine this effects the residents sense of belonging in their community.

Speaking as a landlord and owner of my own home in the area who is concerned with property and rental values, I strongly support the proposed development plan. It will greatly improve the city's social housing property and enhance the look of the neighbourhood. As a regular user of the park, I welcome the design of the proposed new tower as a backdrop to the park. I also support the proposed presence of the school in the tower because I see that the park is greatly enjoyed by children on a regular basis so I'm sure the students will feel the same way.

Sincerely,

**Ken Manning**

s. 22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, July 22, 2013 10:29 AM  
**To:** William ORR  
**Subject:** RE: Rezoning Application at 508 Helmcken Street

Thank you for your comments.

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Thank you.

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Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)

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**From:** William ORR  
**Sent:** Sunday, July 21, 2013 7:25 AM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Joanne Graham  
**Subject:** Rezoning Application at 508 Helmcken Street

s. 22(1) Personal and Confidential

Sunday, July 21, 2013

City of Vancouver  
City Clerk's Office  
453 West 12th Avenue, 3rd Floor

Vancouver, BC, V5Y 1V4  
[mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca)

Dear Sirs:

**Re: Rezoning Application at 508 Helmcken Street**

As a citizen of Vancouver and supporter of the 127 Society for Housing, I am writing to encourage City Council to approve this application.

I understand that the issues of concern for people who oppose this development include the loss of views for current residents, the large footprint of the project, increased traffic in the area (both on the streets and in Emery Barnes Park) and loss of sun to the dog park.

In my opinion, these concerns are overridden by the City's commitment to responsible urban development and densification. In particular, inclusion of social housing as a public benefit associated with this rezoning application is of immense importance to the current residents of Jubilee House. It is also in keeping with the admirably proactive approach of your Council who have already demonstrated their willingness to incorporate housing for socially disadvantaged people into the city's long-term planning.

Sincerely,

F. William Orr



## **Downtown South Gathering Place Community Centre Association**

s. 22(1) Personal and Confidential



July 21, 2013

To Mayor Robinson and Councillors,

My name is Rick Stewart.

I am currently President of the Downtown South Gathering Place Community Centre Association.

It is the opinion of the Board of the DSGPCCA that this development must proceed as planned.

The Board of the DSGPCCA represents the membership of the Association, which number approx. 3000 paid memberships every year.

We have been active in the D.T. South since the opening of the Gathering Place Community Centre in 1995.

This area has been historically low income. It has only been in the past 25 years that this area has been gentrified.

While the gentrification has and is continuing to happen in Vancouver's Downtown South, the City had the foresight to create the Gathering Place Community Centre to serve the existing low-income youth and seniors, the homeless, the mentally ill, residents of the area.

19 years later we are still here serving the marginalized residents of this area.

As a direct result there is a concentration of non-market housing in this area, but this is well thought-out and prudent as the Gathering Place Community Centre is the Hub for community services in DT South neighbourhood for low-income residents.

In spite of the incredible cost of living this city brings, Vancouver is consistently rated as one of the top cities in the world for livability.

It is the opinion of the Board that any increases in non-market housing are an investment in the citizens of this City and Province.

It is important to remember that the price of socially responsible progress is pragmatic compromise.

And when you invest in people, there are no losers.

Included you will also find the Vancouver Downtown South/Yaletown Safety Initiative Report.

In 2007 the DSGPCCA, in partnership with the Government of Canada / National Crime Prevention Centre, sponsored this study to look at the people's perception of safety in these communities.

It is an interesting and insightful look at some of the issues previously discussed @ the July 16 2013 City Council Meeting.

It may also be of benefit in future consultations in the area.

Thank you for your time

Respectfully,  
Rick Stewart  
President 2013/14  
DSGPCCA