

Mayor Gregor Robertson and Council
3rd Floor City Hall
453 12th Avenue West
Vancouver V5Y 1V4

Dear Mayor Robertson and Council:

I write with reference to the 127 Housing Society and its intention to build Jubilee House. I understand the concerns of the community surrounding this building, but I also understand the imperative to build supportive social housing. The 127 Housing Society has a long history of responsible and careful management of social housing buildings. They have proved their commitment to housing people who are sometimes difficult to place and there is no doubt that social housing is in very short supply.

I volunteer my time to help feed street people and I am well aware of the difference a room with kitchen and bath can make in a person's life. Many of the men that I talk to who have found housing are so happy to have a place of their own where they can have privacy and feel safe. Once housed, they are far less likely to get into trouble.

I realize that this venture is one that requires negotiation, but I urge you all to do everything you can to make this building a reality. The 127 Society needs all of the support possible to get Jubilee House back on track.

Yours truly,

s.22(1) Personal and Confidential




Dorothy Watts

Mayor Gregor Robertson and Councillors
City Hall

March 14, '15

From: Orrin and Wendy Webber

s.22(1) Personal and Confidential



Re: New Jubilee House

We are senior residents of Yaletown, and people who are very committed to supporting those who are less fortunate than ourselves and ensuring that they have suitable and supported housing. We have supported the 127 Society for Housing that is building New Jubilee House for several years, and are very concerned that there is a "stop work" order on the project. We strongly support social housing in our neighbourhood, and would like to see the project restarted as soon as possible.

We understand that the 127 Society has never opposed neighbouring tower developments, and that 37 towers have gone up near Jubilee House since its' establishment in 1986. Our community must be able to accept a modest mid-rise replacement for deteriorating Jubilee House.

Thank you for your attention,
Wendy and Orrin Webber

s.22(1) Personal and Confidential



March 10, 2015

Mayor Gregor Robertson & Councillors
City Hall, Clerk's Office
453 W. 12 Ave.
Vancouver V5Y 1V4

Subject: Court action which has halted work
on modifications to the existing
affordable housing project of 127
~~House~~ Society for Housing located
in the New Westtown area of Vancouver.

Dear Mayor Robertson & Councillors:

I am writing to you as a long-time resident
of Vancouver and a fairly recent supporter of 127
Society for Housing who have managed affordable
housing, mainly in three buildings near the east
end of Emery Barnes Park. I am familiar with
the area from visits to the cinema on Seymour St.
To get more familiar with the area and to observe the
conditions near the existing housing, I obtained
from the 127 Society office the addresses of the
buildings and of the construction work which
has been halted. I then visited the area by bus
and on foot on a Friday afternoon in February. I was
looking for conditions in the area and at the
specific properties, including the construction

site at 1028 Richards, which would cause problems for the residents now or in future and for neighbors.

Conditions for affordable housing are good. The area is close to a fine park, it is an easy walk to the Yaletown-Roundhouse station on the Canada Line, it is an easy walk to Roundhouse Community Centre. It is about six blocks from St. Paul's Hospital.

After walking around the area and on my way to catch the Granville St. bus, I stopped to rest on a long bench in front of Starbucks at Seymour and Davie. On the other end of the bench was a late middle age woman who asked what brought me there. I replied that I was interested in the housing operated by 127 Society for Housing. It turned out that she is a long-time resident at one of the buildings. In reply to my question, she said that they are good landlords and that she likes living there. However she said that the apartments don't have much character. I said that I too live in an apartment without character but that I had adapted to it.

I believe that the 127 Housing projects which I observed are the type of thing that the City of Vancouver needs, in contrast to the high-rent glass towers

which are being built in increasing numbers and quite closely spaced, as in the old Yale town area a short distance to the south.

I don't know the details of the court case which has led to the halt of construction. I have no idea of what can be done to get things done, but perhaps more publicity about the situation might help.

Sincerely

Edmund Livingston

Donald Grayston, PhD

s.22(1) Personal and Confidential

March 3, 2015

To the Mayor and Council of the City of Vancouver

Friends

I write to you on behalf of the future of New Jubilee House, a project of the 127 Housing Society, itself a project of Christ Church Cathedral, of which I am a member.

As you know, a small group of people (seven individuals!) have put obstacles in the way of the projected land swap between the Society and the developer with which it has been in conversation. If/when the swap goes through, it will be a win-win-win result for the City, the Society and the developer. Some important points, therefore.

*The New Jubilee House urgently needs replacement, and priority needs to be given to its residents, all low-income seniors.

*Many of you were elected on the basis of your support for social housing, and we count on you to follow through.

*The opponents of the plan say that their concern is about density; but I can't help wondering whether this is not a screen to mask opposition to social housing.

*The partnership between the Society and the developer is a good model for the building of social housing, given the lack of funding from our governments.

I urge you to do everything in your power to see this project through, and not to buckle to NIMBYism, particularly in a part of the city which has given strong support to having social housing in their neighbourhood.

Yours in expectation,

s.22(1) Personal and Confidential

Donald Grayston

March 2, 2015.

Mayor Gregor Robertson and Councillors
 3rd Floor, 453 W. 12th Ave.
 Vancouver, B.C. V5Y 1V4

RE: Housing and the New Jubilee House Issue.

Dear Mayor and Councillors:

I am writing to you about my concern for social housing in all municipalities and cities but especially in Vancouver. It has been proven that when people have housing they are able to live longer, healthier lives, often overcoming addictions. A recent article in the Vancouver Sun about Jim Green, longtime advocate for social housing, reminds us of the part Vancouver has had in the past in creating social and affordable housing.

With this in mind and as a supporter of the 127 Society for Housing since its inception, I encourage you to continue to provide leadership in this area and to affirm your commitment to housing for all by allowing the construction of the New Jubilee House to proceed. Partnering with the private sector assists in the funding of new housing. Jubilee House has been in Yaletown for about 25 years, longer than any high rise towers, has been built and ably managed by the 127 Society for Housing who are keen to carry on in this role, and the residents are anxious to move into new quarters.

I urge you to allow this partnership to proceed, to enable Yaletown with its many admirable features and businesses, to continue to be a neighbourhood of economically and ethnically diverse people and lifestyles.

Yours truly
 A. D. D. D. D.

Mayor Gregor Robertson and Councillors
City Hall
City Clerk's Office
3rd Floor
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

March 1, 2015

Dear Mayor and Council,

I write to you about the suspension of the building of New Jubilee House. This housing is for low income seniors who already reside in Jubilee House, which is deteriorating and which needs to be replaced. These tenants and others like them have lived in Jubilee House, in Yaletown, since 1986, and have never been anything but good citizens. The private-public partnership which was to build a New Jubilee House to replace the current building, and to create additional market housing is a model to other large cities, and a fulfillment of the City of Vancouver's concern and commitment to all its citizens.

I shop and dine in Yaletown frequently. I enjoy the economic and ethnic diversity of Yaletown, an atmosphere not unlike the great cities of Europe and North America. The modest mid-rise replacement for Jubilee House is esthetically and conceptually congruent with the rest of development in Yaletown.

I urge Council to take what ever measures are necessary to resume construction of New Jubilee House and reaffirm Vancouver's commitment to affordable housing to all.

Yours truly,

s.22(1) Personal and Confidential

Rev. Liz Hamel

Tomoko Ito

s.22(1) Personal and Confidential

March 20, 2015

Mayor Gregor Robertson and Councillors

City Clerk's Office, City Hall
3rd Floor, 453 West 12th Avenue
Vancouver BC V5Y 1V4

Re: New Jubilee House Project

Dear Mayor and Councillors,

I would like to take this opportunity to express my support to the New Jubilee House project of the 127 society for Housing as I have become to know that the project has been derailed as consequences of the legal proceedings.

I have been supporting the society and Jubilee House with my donations for over a few years now as I have been touched by the caring activities of the society that give supports with dignity and respect to those less fortunate folks in Downtown Vancouver. I am touched by the vision of the society which was originated from and grounded on Psalm 127 and by their caring activities that are rooted in the value of private sectors' acts of "Loving our neighbors as ourselves."

The Jubilee House has been the place where less fortunate folks, especially those who are in the lower income brackets, can find caring space and caring support for them to find and build a better living in Downtown Vancouver where living costs have been increasing and tremendously challenges them to sustain their life in the rapidly changing urban landscape in Vancouver.

Please keep in mind when you consider the project that the House welcomes socially and culturally diverse people, including those who struggle with disabilities, and many of the current residents are seniors. As living environment is a key element for the safety, security and health of the residents, replacing Jubilee House is very much needed and important at this point of time. This project is intended to help maintain quality of the social housing and to continuously foster these residents and future residents of the House as well as to the neighboring community.

I think that building places like this social housing for underprivileged people where they can feel at home is not a legal issue but it is rather an ethical one and it should be viewed as planting trees in the city with the heart of the city that is compassion. This project can also be viewed as city's capacity building to accommodate diverse people in social strata in the city and can become a model of planning future urban development as this small social housing gives equal opportunity to those unfortunate folks in the city priceless chances for better life and for personal growth with the lasting trace of the spirit, Love our neighbors as ourselves.

Thank you for reading this letter and cordially,
Tomoko Ito

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, March 26, 2015 3:22 PM
To: Public Hearing
Subject: FW: Development Permit Application for 1099 Richards – DE418881

-----Original Message-----

From: Ellen Clark-King s.22(1) Personal and Confidential
Sent: Thursday, March 26, 2015 2:23 PM
To: Autiero, David; info@127society.ca; Correspondence Group, City Clerk's Office
Subject: Development Permit Application for 1099 Richards – DE418881

Dear Mayor Robertson, Members of City Council, and City Planners,

Attn: David Autiero, Manager, Project Facilitation Group

I am writing to ask your support for the Development Permit for New Jubilee House at 1099 Richards Street in the Downtown South neighbourhood of Vancouver.

The tenants in the present Jubilee House – mostly elderly or disabled – have made this their home since at least 1986. The current Jubilee House is deteriorating, and needs to be replaced with safe, affordable housing in the same neighbourhood the Jubilee's residents have been a part of for nearly 30 years.

The City's Housing and Homelessness strategy stresses that solutions to homelessness are most successful "when shelter and supportive housing is provided in the neighbourhood they call home." That is what the New Jubilee offers. It will also offer some low-end-of-market rental housing, which will increase housing options for middle- and low-income families.

I ask that Mayor and Council permit Jubilee House's residents – some of our city's most vulnerable citizens – to remain in their neighbourhood by supporting this project.

Please re-affirm your commitment to social housing and rental housing and to preserving the diverse character of Vancouver's neighbourhoods by approving the Development Permit for New Jubilee House's development.

--

Ellen Clark-King

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 25, 2015 3:46 PM
To: Public Hearing
Subject: FW: Jubilee House

-----Original Message-----

From: Maryke Gilmore s.22(1) Personal and Confidential
Sent: Wednesday, February 25, 2015 3:31 PM
To: Correspondence Group, City Clerk's Office
Subject: JubileeHouse

To Mayor Robertson and Members of Council: After I sent you my letter on Feb 23 I learned that the City had fortunately started the appeal process for the Court case re: Jubilee House. I am now urging you to start the parallel process of having a new permit issued , so that the construction can restart as soon as possible. Too much money is at stake, and the lives of too many low-income seniors at Jubilee House are thrown into turmoil by this building stoppage. You as Mayor and City Councillors are the guardians of all of Vancouver's residents, no matter to which political party they belong and the low-income Jubilee House residents should not be refused safe affordable housing when well-to-do neighbours object to their presence in the Yaletown neighbourhood.

Thank you for your immediate action in this process, s.22(1) Personal and Confidential former vice-president of the Vancouver City Planning Commission, member of 127 Housing Society(which provides social workers to Jubilee House).

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, March 25, 2015 3:44 PM
To: Public Hearing
Subject: FW: social housing issue; Jubilee House

From: carmen hall s.22(1) Personal and Confidential
Sent: Monday, March 09, 2015 2:05 PM
To: Correspondence Group, City Clerk's Office
Subject: social housing issue; Jubilee House

Good Afternoon,

I am writing to you today, to express my commitment to social housing in Vancouver, and to voice my support of the 127 Society for Housing and their move to appeal the court decision, in regards to the proposed changes to Jubilee House.

As a resident of the West End, I rely on the Canada Line for my daily commute to work, and I walk through Yale Town everyday. I have observed the need for social housing in Yale Town, as in other sections of the city. It is crucial that this need be met, so that our social environment in Vancouver will maintain high levels of safety and health standards. These high standards will simply not be actualized, if housing is not available across all social-economic levels.

The planned proposal to update and to increase the number of units at a new Jubilee House facility makes sense, as it looks to meet this need for basic and affordable senior/social housing. Re-construction of Jubilee House is also necessary, as the building is in need of upgrading, in order to continue to offer its residence safe and clean living spaces. If the reconstruction does not happen, the residence will eventually need to vacate, and will likely not have viable housing options.

Please move forward with the appeal process with our courts, as this matter deserves consideration. I know that i am not alone in my concern over the problem of limited access to safe and affordable social housing in Vancouver.

Thank you so much for your help.

Best Regards,
Carmen Hall

Shirley Chan

s.22(1) Personal and Confidential

February 26, 015

Mayor Robertson & Council
453 West 12th, Ave.
Vancouver, BC, V5Y 1V4
mayorandcouncil@vancouver.ca

Dear Mayor and Council:

Re: BC Supreme Court Ruling in Brenhill case and Jubilee House

The recent decision by the BC Supreme Court Justice Mark McEwan has struck a serious blow to Jubilee House and social housing in Vancouver. It has successfully stalled and may kill a creative and complex initiative that addresses the lack of senior government funding for new social housing and rental housing construction.

The City of Vancouver has been a leader in the building of social housing since Mike Harcourt was Mayor in the 1980s. The provision of social housing for the homeless in our city has been a source of pride for subsequent Councils. Most recently, under the leadership of Mayor Robertson, Council has been successful in providing social and affordable rental housing through public-private partnerships.

I would urge that this Council reaffirm its commitment to social housing by doing everything within its power and mandate to ensure that the Jubilee House project can proceed in a timely manner and not be abandoned. This is not only about Brenhill Development Ltd. and Jubilee House. It is about the right of the City to utilize strategic approaches that leverage city-owned land, rezonings and Community Amenity Contributions to secure private sector construction of social and affordable rental units.

Council should be commended for its efforts on behalf of low-income citizens. New condo dwellers in Downtown South/Yaletown should not effectively cause the eviction of long-term residents of the area which has seen their neighbourhood undergo dramatic change in the last 30 years. Please proceed quickly to appeal this decision so that the New Jubilee House can proceed together with the developments that make this possible.

Sincerely

Shirley Chan

Cc: Joan Seidl, President 127 Society

To Mayor Gregor Robertson and
Councillors



Mary Lewis

s.22(1) Personal and Confidential

28 February 2015

Dear Mayor Gregor Robertson.

As a Senior living in downtown Vancouver, I am saddened that the New Jubilee House Project has been halted. Many of my friends & I, who are happily well housed, are furious that a group of Jalekorn residents challenged the project in court, causing it, and other social housing projects to come to a halt. As Mayor, we beg you to get your council to act swiftly to overturn this very bad Court decision.

Where will these Seniors, living in the deteriorating Jubilee House go if the New Jubilee House is not completed? They have been promised a new home & are looking forward to it.

Please Mayor Robertson, do all you can to get Jubilee House & all the other Social Housing projects back on track as soon as possible

Yours Sincerely
Mary Lewis

FEBRUARY 27, 2015

s.22(1) Personal and Confidential

VANCOUVER MAYOR AND COUNCILLORS
CITY HALL, VANCOUVER.

DEAR SIR OR MADAM/MS,

I WAS VERY DISAPPOINTED TO LEARN THAT THE DEVELOPMENT OF
THE NEW JUBILEE HOUSE HAD BEEN STOPPED BY A COURT ORDER.
ALTHOUGH I DO NOT LIVE IN VANCOUVER, I AM FAMILIAR WITH THE
MUCH NEEDED WORK OF THE 187 SOCIETY WHO ADMINISTER THE EXISTING
JUBILEE HOUSE AND I URGE YOU TO REAFFIRM YOUR COMMITMENT TO
SOCIAL HOUSING BY ENSURING THAT MORE AND ADEQUATE HOUSING IS BUILT
FOR THE DISENFRANCHISED OF THE CITY, BEGINNING WITH THE NEW
JUBILEE HOUSE.

IF THE CURRENT JUBILEE HOUSE BECOMES UNTEENABLE THERE WILL BE EVEN
MORE "STREET PEOPLE" AND ^{THIS} REFLECTS NEGATIVELY WITH TOURISTS
TO OUR BEAUTIFUL CITY.

SHOULD THE COURTS DETERMINE THE MAKEUP OF OUR NEIGHBOURHOODS
GIVING IN TO THE NIMBY MINDSET OR SHOULD YOU, THE ELECTED
OFFICIALS?

RESPECTFULLY SUBMITTED,
s.22(1) Personal and Confidential

(MAUREEN P. SPEED)

Margaret Third

s.22(1) Personal and Confidential

February 27, 2015

Mayor Gregor Robertson and Councillors
City Hall
City Clerk's Office, 3rd Floor
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor and Councillors,

Because of my belief that housing the homeless is the most important issue for the city, I was so pleased when I learned that a new building to house the present tenants of Jubilee House and provide additional lower end rental units in the area was being built. As a renter myself, I am only too aware of the need for reasonably priced rentals. The fact that this was being done by a private developer made it seem even more positive a solution. Surely partnerships with the private sector are one way to solve the lack of funding for social housing and is a creative use of city assets such as land. I was horrified by the judge's decision which not only stopped the building of New Jubilee House when it was well underway and the tenants were looking forward to moving into new, attractive apartments, but also caused many other social housing projects to come to a halt.

I find it hard to understand the reasoning behind this group which is opposed to this undertaking. The tenants of Jubilee House are part of the neighbourhood, and they will only be moving across the street. Looking at the proposed tower that will be built on the site of the old Jubilee House it is not out of place when one looks at the many other towers in the vicinity. I live in the West End, and am familiar with the constant efforts to stop all development in the area. This is common, but it should not be given in to. The anti development forces should not be allowed to derail needed social housing.

The strong stance of many of the city councillors on the topic of low-income housing was one reason behind my decision to vote for them. I am urging you to find a way to put New Jubilee House, and all the other currently stalled social housing projects back on track. The present Jubilee House is aging, and must be replaced in the near future. Please find a solution to this situation, and allow New Jubilee House to be built.

Yours sincerely,

s.22(1) Personal and Confidential

Margaret Third

s.22(1) Personal and Confidential

Mayor Gregor Robertson and Councillors
City Hall
City Clerk's Office
3rd Floor
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

February 27, 2015

Dear Mayor and Councillors:

Re: Urge construction of New Jubilee House and other social housing

I am writing to urge you to figure out a way to complete construction of New Jubilee House in Yaletown and to continue the planning and development of other social housing project across Vancouver.

I am concerned that the actions of a small group of Yaletown residents has put on chill on desperately needed social housing across Vancouver. By social housing I mean the whole range – from the low-income supported housing of New Jubilee House to low-end-of-market rental. We need every kind of housing support at the low and middle-income ends of the spectrum, but I am most immediately concerned about the elderly poor and New Jubilee House.

Please work together to find ways to act on the compassionate values that I believe you hold.

Yours sincerely,

s.22(1) Personal and Confidential

Michael J. Barnes

s.22(1) Personal and Confidential

Mayor Gregor Robertson and Councillors
City Hall
City Clerk's Office
3rd Floor
453 West. 12th Avenue
Vancouver, B.C.
V5Y 1V4

Dear Mayor Robertson and Councillors

I am writing to you to let you know how shocked I was to hear that the project to replace deteriorating Jubilee House by a New Jubilee House has been derailed by a group of Yaletown residents.

A very dedicated group of Vancouver citizens have worked hard for over 30 years to ensure that low-income seniors have a safe and comfortable place to live. I understand that other social housing projects have also been put on hold. Where is your commitment that you were elected for to ensure low-income housing be established in this city?

I am asking you to find the will and means to get New Jubilee House and other pending social housing projects back on track.

Yours sincerely

s.22(1) Personal and Confidential

Judith Parkes

Mayor Gregor Robertson and Councillors
City Hall
City Clerk's Office
3rd Floor
453 West 12th Avenue
Vancouver, BC
V5Y 1V4
February 26, 2015

Dear Mayor Robertson and Councillors,

I write in support of the New Jubilee House, construction of which has been temporarily derailed by court order owing to the Judge's claim that inadequate notification was given to Yaletown residents. I note with satisfaction that the city is already taking steps to close any gaps in the notification process so that this and other projects of its kind can move forward without restriction.

Jubilee House is not a new community. It has been in Yaletown since 1986, but the present building has deteriorated and the present partnership with the private sector has resulted in the construction of a new building which will provide needed housing for the residents of the old building. This new partnership with the private sector is a win-win situation for the city and for social housing. It is a creative way forward for social housing in Vancouver which supplements lack of government funding.

I have been familiar with The 127 Society and its work in managing Jubilee House along with its other buildings from its inception. Both its management and care for the residents in its buildings has been exemplary.

Vision Vancouver has been committed from the beginning to provide adequate housing for its residents and to reducing homelessness. The setback to this goal represented by the present court order must not stand in the way of the construction of the New Jubilee House and of other desperately needed social housing projects in the city. With adequate notification, the city must move forward with these projects for the greater social good, not allowing the fears of a small number of local residents opposed to social housing to stand in the way of the greater need.

Respectfully submitted,

s.22(1) Personal and Confidential

(The Rev. Dr.) William R. Crockett

February 26, 2015

Mayor Gregor Robertson and Councillors

City Hall

City Clerk's Office

3rd Floor

453 West 12th Avenue

Vancouver, B.C.

V5Y 1V4

Dear Mayor Robertson and Councillors,

I am writing to you about the new Jubilee House issue. I have been a supporter of the 127 Housing Project since its inception and have always been impressed by its growth not only in terms of low income senior rental units, but also by the services provided to make the buildings more homelike and the people part of a community. This takes more effort on the part of a dedicated group of people but I have seen the difference it makes, in that I have friends who have not been so lucky in finding low income senior accommodation. Over time buildings begin to show their age as is the case with Jubilee House and I know how pleased the 127 Housing Board were with the possibility of a partnership with the private sector, to build a new Jubilee House. Government Funding for social housing is not readily available.

The Project went through the appropriate approval procedures, including a Public Hearing where objections were heard. The decision to proceed was made by elected officials, after this hearing, and started in September, with the hope that the tenants would be able to move into the new building in Spring 2016.

As you know, a group of Yaletown residents challenged the Project in court and construction has been halted, and not only this project but several other social housing projects across the city. Although the court decision has been appealed, this will take several months, putting the whole Jubilee Project in jeopardy.

The tenants in Jubilee House have been there since 1986 and some were there before that, long before condo towers began to rise. 37 have gone up since 1986. Not all Yaletown residents are against the project and in fact many strongly support social housing in their neighborhood. Yaletown has been and should be an inclusive, welcoming community to economically and ethnically diverse people.

In our recent election, the need for social housing was one of the major topics for discussion. Jubilee House, houses low income seniors. This recent court decision seems to be taking us in the opposite direction. I urge you, Mayor Robertson and Councillors to re affirm your commitment to address the need for more social housing by getting this project back on track, rekindling the hopes and dreams of the Jubilee tenants.

Sincerely,

s.22(1) Personal and Confidential



Joan Johnston

s.22(1) Personal and Confidential

Mayor Gregor Robertson and Councillors
City Hall,
Vancouver, BC

February 26th, 2015

Dear Mayor and Councillors,

I was pleased to read in an article in the Vancouver Sun today that council and staff are working to ensure that the Brenhill Project can go ahead. During the last civic election support for housing the poor and the currently homeless was a major factor in determining how I voted. It is my belief that the plan to do the land swap and build a New Jubilee House was a win/win situation.

I am concerned that the reasons given by the residents of the immediate neighbourhood re the park and the development process were not the real concern, but that an increase in low income/social housing was their real concern. I find this ironic as many of the residents of Jubilee House have been there since 1986, and some lived in the area before Jubilee House was built. They too are long time residents of the area, living there before a single high rise residential tower was built in Yaletown. I am sure that many of the newer residents of the neighbourhood were unaware of their presence among them before this development was proposed.

I am also concerned that the current residents of Jubilee House will not be very good at speaking up for themselves, and I do not want them to be drowned out by a vocal minority who are opposed to the proposal to the extent that they are prepared to use the courts to overturn a democratic process.

I do not live in Yaletown, but frequently walk through, visit friends, shops and restaurants in the area. I like the fact that it is a vibrant, inclusive, ethnically and socially mixed neighbourhood and wish it to continue to be so.

Therefore it is my wish that mayor and council do all in their power to expedite this development as soon as possible. You have my support in this matter.

Sincerely yours,

s.22(1) Personal and Confidential

Jennifer Birtwell

s.22(1) Personal and Confidential

February 24, 2015

Dear Mayor Robertson and Councillors,

I live on the border of Yaletown and the West End on Beach Avenue. It is a wonderful part of the city which contains people from so many walks and backgrounds. I have been involved in the City Homeless Count for a number of years and work in programs to support the homeless. I was, incidentally, very pleased that the old Quality Inn on Howe which is two blocks from me became a home for so many whose alternative might have been street living had you not intervened.

The program which the last City Council arranged in partnering with a developer to swap properties in order to finance the building of a new Jubilee House managed by the 127 Society was a marvellously creative way to finance new social housing. I am sure that you must have been devastated by the recent court ruling that has halted this process.

The very vocal group which does not want to support those in our community who are poor and disadvantaged were obviously effective in their arguments in court but they do not represent the majority of residents and Vancouver citizens. Poor people have always lived in our backyard so I find the NYMBY approach untenable. I, and I suspect many others, tend not to shout approval when we see good things happening but I am doing that now. City Council has done well in its recent efforts to improve social and low income housing. Vision councillors were elected on a platform which supports the end of homelessness and provision of low income housing. I believe both the Green and NPA parties were also in agreement that everyone needs adequate housing in our society and were looking at ways to ensure that there will be affordable housing for families in this city. For these reasons I urge all of you to continue your efforts in every way possible to ensure that social housing in Vancouver remains a priority.

Please continue to explore the partnerships with the private sector. Please find ways that the construction and development of the new Jubilee House and other similar residences can be built.

Thank you everyone.

Sincerely,

s.22(1) Personal and Confidential

SUSAN WAGNER

Mayor Gregor Robertson and Councillors,
City Hall,
City Clerk's Office,
3rd Floor,
453 West 12th Avenue,
Vancouver, B.C.,
V5Y 1V4

24 February 2015

Re: New Jubilee House

Dear Madams/Sirs,

I am deeply concerned about the turn that the construction of the low-income seniors housing project has taken. Our city is in serious need of housing for those who are otherwise homeless or who reside in unhealthy accommodation. The residents of the present Jubilee House are currently in the latter. Much work and money have been invested in the new construction which is now on hold. It would appear that NIMBYISM underlies the current objection to the construction of a new tower to replace the deteriorating building.

Although I am not a resident of Yale Town, I am aware of its qualities, and have enjoyed furniture shopping and dining there. Vancouver City Council has been re-elected on its commitment to social housing. Such housing must be distributed through many areas of the city. Such housing is often the result of the city partnering with private sector donations in order to achieve the needed funding. In addition, funds for housing for the 'hard to house' population is often augmented with Federal and Provincial contributions.

I applaud the City of Vancouver for its plan to appeal the recent judgment regarding the construction of the new Jubilee House (Globe and Mail, Tuesday, Feb. 24).

I urge the Mayor and Council to continue to insist on the original plan to increase height and density in the block to augment acceptable social housing.

Sincerely,
Donelda Parker

s.22(1) Personal and Confidential



s.22(1) Personal and Confidential





Feb 24th, 2015.

To: Mayor Gregor Robertson and Councillors,

Tenants in Jubilee House have been in Yaletown since 1986; My involvement, through the IZF Housing Society, which operates Jubilee House, supported by Christchurch Cathedral, began when I moved here in 1990.

Our tenants were looking forward to moving across the street and have had their hopes crushed by the recent court decision. As Mayor + Councillors I urge you to reaffirm your commitment to social housing by ensuring that New Jubilee House project is not derailed.

You were elected/re-elected because of your commitment to social housing in all its many names - among them supported low-income housing + low end market rental housing (component of New Jubilee House.) Please do not buckle under NIMBYism.

It is important to replace Jubilee House in the near future, before it deteriorates to the point where it is unlivable and the tenants turned out without safe, clean alternative housing.

Respectfully submitted for your urgent consideration.

Yours Truly,

Ardoey (Neumann)

Mayor Gregor Robertson and Councillors
City Hall
City Clerk's Office
453W 12th Ave – 3rd floor
Vancouver V5Y 1V4, BC

23 February 2015

URGENT

As a former Vice-Chair of the City Planning Commission and member of the 127 Housing Society, which operates JUBILEE HOUSE, I am asking you to reaffirm your commitment to social housing by ensuring that the construction of New Jubilee House will re-start as soon as possible.

The tenants of Jubilee House have been in Yaletown since 1986 and the 127 Housing Society has never opposed the 37 neighbouring apartment towers that have been built since that time. Surely Yaletown residents can make room for a modest mid-rise Jubilee House, which needs urgent replacement for its housing of low-income seniors. The recent Court decision crushed these seniors' hopes of moving soon into purpose-built, safe, well-managed housing, replacing their crumbling present building.

It is frustrating to see that some Yaletown residents use the courts to subvert social housing and to overturn decisions made after neighbourhood consultations and by our elected officials.

Vancouver City Planning should not be done by Court Order! Please continue the Partnership that the City has built over the years with the private sector to get social housing such as Jubilee House built in Vancouver. It is a brave, creative strategy that should be championed and enlarged, NOT abandoned.

As a West End resident, I know the value of a neighbourly, inclusive community, and I know that many in Yaletown wish the same: we count on your wise and prompt decision.

Respectfully,

s.22(1) Personal and Confidential

Maryke Gilmore

s.22(1) Personal and Confidential

February 23, 2015

Mayor Gregor Robertson and Councillors
City Hall
City Clerk's Office, 3rd Floor
453 West 12th Avenue
Vancouver, BC V5Y 1V4

RE: New Jubilee House

Dear Mayor Robertson and City Councillors,

I am writing this letter to urge you all to reaffirm your commitment to social housing by ensuring that the New Jubilee House project is not delayed. All of you (Vision, Green, and NPA) were elected or re-elected because of your commitment to social housing for our low-income citizens and to increase low-cost rental market housing.

Residents in Jubilee House have been in Yaletown since the mid-1980s. High end condo towers exist there in abundance, providing more than ample options for middle and higher income citizens. Surely there is room for a new mid-rise apartment to house those who are not wealthy.

While I do not live in Yaletown, I consider it a vital neighbourhood in my Vancouver. It is a part of our city I visit often – seeing friends, dining, cycling, and attending events. We need social and low-cost rental housing in all parts of our city. For any small group of owners to forward their unjustified fears and self-interest agenda at the expense of a relatively small number of disadvantaged people is abhorrent to me. I hope it is to you also.

We need to take care of all of our people, and we trust that you will make sure to fulfill this promise you have made.

Thank you for your time and efforts.

Respectfully,

s.22(1) Personal and Confidential

Kate Walker

20 February 2015

Mayor Gregor Robertson and Councillors
City Hall
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Dear Mayor Robertson and Councillors:

New Jubilee House

The recent Supreme Court decision stopping construction of the New Jubilee House is shocking. The innovative process developed between the City and Brenhill Developments not only replaced a deteriorating building and added to the supply of low-cost housing; it also provided a template for future means of dealing with the city's housing needs.

As a founding and continuing director of The 127 Society for Housing, Jubilee House being one of our projects, I obviously am dismayed by the decision and the effect it will have on our tenants. From a wider perspective I am greatly concerned about the negative effect it will have on other projects under development and on the possibility of such imaginative proposals being brought forward in the future.

I therefore urge that you immediately take whatever steps you can to have the New Jubilee House project brought to completion and, further, that you establish processes that will ensure such complications do not arise in the future.

Yours sincerely,

s.22(1) Personal and Confidential

Cynthia Llewellyn

February 19, 2015

Mayor Gregor Robertson and Councillors
City Hall
City Clerk's Office
3rd Floor
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

Dear Sirs,

I am writing as Vice President of the 127 Society for Housing with regard to the recent Court decision on the quashing both of the development permit on the New Jubilee House development at 1077 – 1099 Richards, and the rezoning of the existing Jubilee House site at 508 Helmcken.

Our Society has been developing and operating social housing projects in the Downtown South area since 1986 and have developed considerable harmony with our neighbours. It was with enthusiasm that we were able to see the opportunity for replacing our aging Jubilee House building with a new building to be developed in partnership with the private sector, the City and BC Housing. Not only would this provide secure accommodation for the existing 87 tenants of Jubilee House but also provide a further 75 low-end – of-market rental suites. Moreover the proposed tower development on the existing Jubilee House site would give the City a further 110 rental suites.

Vancouver City Council has had a commitment to the provision and extension of social housing in recent years and our Society has been pleased to play a part in this. We see a continuing need for such housing and our future plans will help in this respect. We feel that it is unacceptable if the City falters in this vision allowing future developments to be governed by the Courts and not by elected officials.

We strongly urge Council to recommit to their policy and plans on social housing and not permit the New Jubilee House Project to be derailed.

Yours truly,

s.22(1) Personal and Confidential

Graham Rawlings

Subject: New Jubilee House issue.

From: Diane Jeffries s.22(1) Personal and Confidential

Date: 2/24/2015 9:23 AM

To: mayorandcouncil@vancouver.ca

Dear Mayor & Council:

I would remind Mayor & Council that the New Jubilee House is for low-income seniors. I would urge you to reaffirm your commitment to social housing by ensuring the New Jubilee House project is not derailed. Please do not buckle under NIMBYISM.

It is frustrating to see some Yaletown residents use the courts to subvert social housing & to overturn decisions made by our elected officials. We do not want neighborhoods planned by court order. I would like to see you, Mayor Gregor Robertson & your council, use partnerships with the private sector to get much-needed social housing built, as in the New Jubilee House model.

Sincerely, Diane Jeffries

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Diane Jeffries

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

February 24 2015.

Mayor Gregor Robertson and Councillors
City Hall
City Clerk's Office, 3rd floor, 453 West 12th Avenue,
Vancouver, B.C.
V5Y 1V4

Dear Mayor Gregor Robertson and Councillors;

I am writing in support of the 127 Society for Housing in particular, and of other similar organizations which seek to provide social and low-income housing to Vancouverites.

As a taxpayer, and a concerned citizen, I recognize the significant problem of homelessness in Vancouver. I have been very proud of the pro-active measures taken to provide more social housing units, and therefore I am very disappointed that so few of the 12 sites supportive housing initiative projects planned in 2007 have so far been completed. Happily, the building across the street from me, at 7th and Fir is one of the successes. I am also a supporter of the 127 Society, because I think this organization has a solid and consistent record of providing not only much needed housing units, but also the support services needed to assist "hard to house" citizens to be active and integrated in our complex society. I still don't understand why the plans for a new building on Expo Boulevard are on hold. We now hear that the planned New Jubilee House construction has been halted, due to legal proceedings. This is a double whammy, and a worrisome event.

Jubilee House has 87 units for Seniors. The building is 19 years old and being of wood construction, is much in need of replacement. I might point out that given the demographics of Canada (and of BC) we are only beginning to see the "Silver Tsunami" which will increase the pressure for suitable housing for seniors on low fixed incomes. We need the New Jubilee House, and many more such units in Vancouver.

On reviewing the latest Vancouver Housing and Homeless Strategy, I note that the city has committed to 1) Increase the supply of affordable housing by expediting completion and occupancy of all 14 planned supportive housing units.

2) Protect, update and enhance existing SRO, supportive, social and purpose built housing units.

3) Encourage a housing mix across all neighbourhoods. I agree that we do not need ghettos of substandard housing, and am convinced that mixed housing is not only legislatable, but also desirable.

I do hope that the current Vancouver Council will continue to support these very worthwhile strategies, and continue to find creative ways like the partnership of private and public sectors as a means of implementing them.

Yours sincerely,

s.22(1) Personal and Confidential

Dr. Lorna Grant Orr

CITYCLERKDEPT 10:46 15FEB27

Feb. 23, 2015

Mayor Gregor Robertson and Councillors
City Hall
City Clerk's Office
3rd Floor
453 West 12th Ave.,
Vancouver, B.C.
V5Y 1V4

Dear Mayor and Councillors,

I am writing in support of low income housing in Vancouver and, in particular, the proposal to develop a new Jubilee House. This building has provided safe housing since the 1980's and the previous Council has a right to feel proud of their forward thinking in helping to develop this property. Now, without your support it may be derailed and I appeal to you to continue to fight the recent court decision.

We all know that Vancouver is considered one of the most desirable cities of the world in which to live. Let's keep this designation by showing that Vancouver cares about all of its citizens, not just those of us who are able to afford market prices.

I urge you to reaffirm your commitment to social housing units for low income citizens despite the current loud voices who are opposed to buildings in their neighbourhood. Unfortunately, those are often the only voices reported in the media. This issue is far too important to be derailed by those who "have a lot" and are unable to see that Vancouver will be a better place when affordable housing is available for all.

Yours sincerely
Margaret Johnson

February 19, 2015

Mayor Gregor Robertson and Councillors
City Hall
City Clerk's Office
3rd Floor
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

Dear Sirs,

I am writing in support of the 127 Society for Housing with regard to the recent Court decision on the quashing both of the development permit on the New Jubilee House development at 1077 - 1099 Richards, and the rezoning of the existing Jubilee House site at 508 Helmcken.

The Society has been developing and operating social housing projects in the Downtown South area since 1986 and has developed considerable harmony with their neighbours. It was with enthusiasm that they were able to see the opportunity for replacing the aging Jubilee House building with a new building to be developed in partnership with the private sector, the City and BC Housing. Not only would this provide secure accommodation for the existing 87 tenants of Jubilee House but also provide a further 75 low-end - of-market rental suites. Moreover the proposed tower development on the existing Jubilee House site would give the City a further 110 rental suites.

Vancouver City Council has had a commitment to the provision and extension of social housing in recent years and the 127 Society has played a part in this. There is a continuing need for such housing. I feel that it is unacceptable if the City falters in their vision allowing future developments to be governed by the Courts and not by elected officials.

I strongly urge Council to recommit to their policy and plans on social housing and not permit the New Jubilee House Project to be derailed.

Yours truly,

s.22(1) Personal and Confidential

Shirley Rawlings

s.22(1) Personal and Confidential

Mayor Gregor Robertson and Councillors
City Hall
City Clerk's Office
3rd Floor
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

February 18th, 2015

Dear Mayor Gregor Robertson and Councillors:

I am writing to express my dismay at the stoppage of construction of the New Jubilee House. That project is vital for the city. As you know the New Jubilee replaces the increasingly physically dilapidated existing Jubilee House. Further, the New Jubilee provides additional social housing for the elderly, as well as affordable market rental housing for those on low-incomes. Its construction is essential to the continuation of social housing provision in this city, and which the Mayor and all the other city councillors pledged to maintain and enhance during last year's civic election. I urge the Mayor and the city Councillors to do the right thing, to make good on their pledge by enabling the continuing construction of the New Jubilee.

I realise that it was a BC Supreme Court decision that precipitated the stoppage. That decision it seemed to me pandered to the special interests of a single neighbourhood residential association. It was a case of NIMBYISM pure and simple. The Mayor and the city council must stand up to this flagrant local self-interest and assert the rights of the larger community, and the interests of the city as a whole. The Mayor and the Council at the end of the day will be judged not on how they treat Vancouver's wealthiest residents, and who clearly as this case shows can very much look after their own interests. Rather, they will be judged on how they look after the disadvantaged, the elderly, and the poor within this city. The Mayor and the Council need to do the right thing; they need to get the building of the New Jubilee House up and running again and to do it as fast possible.

Sincerely,

s.22(1) Personal and Confidential

Trevor J. Barnes

s.22(1) Personal and Confidential

March 2, 2015

Mayor Gregor Robertson and Councillors

I am writing you in regards to the replacement of Jubilee House and the derailed (by a group of Yaletown residents) construction of a New Jubilee House in Yaletown.

SRO's and social housing in all of its many names including supported low-income housing has been in this area long before any high end high-rises were built.

Please do all you can to encourage and support affordable housing in this and all areas of Vancouver. This should include getting Jubilee House and other similar projects back on track.

The front line worker bees of Vancouver such as Police, Firefighters, Health providers, Teachers, Sales people, Postal workers etc. all need affordable places to live to serve the Higher income folks.

The people with limited incomes suffering from various diseases also need places to live and to be supported and helped.

You were elected on the bases of your platform which included a commitment to social housing. Well?

We ALL live in this wonderful city. Please make Affordable Accommodation and Social Housing a priority for Vancouver so, ALL people can enjoy our wonderful city.

Thank you,

s.22(1) Personal and Confidential

Robert Conklin

23/02/2015

To Councillor Adriane Carr,
City Hall,
Vancouver.

Dear Councillor Carr,

We know that the Green Party is concerned not just with 'the environment' in a physical sense, but with whatever or whoever is exploited or oppressed. For this reason we are writing you in person about a matter of importance to us and, we suspect, to you as well.

Recently Vancouver City's Planning and Development Services sent us information about Development Application No. DE418834 (1060 Howe Street) and invited us to comment. We were pleased to receive this notice and the invitation for input. DE418834 is one of three related matters on which we would like to comment. They are:

- 1. The New Jubilee House**
- 2. Other projects of social significance**
- 3. Application No. DE418834**

First, some information about ourselves. We are property owners since the early 1990s, first in False Creek (from there we saw and heard the development of Yaletown); now at the Wall Center where we look north into Burrard and Hornby and east into Helmcken. Looking east, we see 1060 Howe Street (application DE418834) and Chateau Granville (approved to be re-developed along lines of the 1060 Howe proposal); and the old Jubilee House is two blocks east from us. Looking north we often see homeless persons huddled together waiting for shelter in the Baptist Church diagonally across from us on Burrard.

This information is pertinent are as follows:

(i) We daily experience the homeless and those who would be homeless if there were no places such as Jubilee House, the proposed 1060 Howe Street, and the approved new function of Chateau Granville.

(ii) From the early 1990s we have known that Jubilee House's history predates almost all of Yaletown's. We now know that for decades Jubilee House has done a splendid job in housing and supporting those who might otherwise have become, or remained, homeless.

Now for our comments on 1, 2, and 3:

1. The New Jubilee House.

The recent judicial decision that stopped work on this project was founded on partial disclosure to, and insufficient consultation with, Yaletown residents. Appealing that decision may not lead to a speedy resolution and may turn out to be unsuccessful.

We therefore urge you to encourage Council to investigate other means of procedure, such as that of allowing a new application for this project to be submitted so that, after unassailable disclosure and consultation, Council will be able to rule that the project should continue to go forward.

2. Other projects of social significance.

The judicial decision with respect to Jubilee House has led to City Council halting the development of a dozen ventures of social significance.

We urge you to help Council find ways that will allow it to give these developments the green light in the very near future.

3. Application No. DE418834.

We fully support this project and urge you to use your influence on Council that would lead to approval of this application.

Positive action on 1, 2, and 3 would continue to solidify your own and Council's tradition of being a leader in support of those in need who often cannot speak for themselves, in this case especially for the (potentially) homeless—a tradition of which we are proud and for which we are grateful.

Respectfully submitted,

s.22(1) Personal and Confidential



Jeanette Schouls (retired)

s.22(1) Personal and Confidential



Peter Schouls (adjunct professor, UBC)

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, April 08, 2015 9:52 AM
To: Public Hearing
Subject: FW: 508 Helmcken Rezoning

From: Margery Duda s.22(1) Personal and Confidential
Sent: Tuesday, April 07, 2015 10:45 PM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken Rezoning

Dear Mayor and Council;

You have been elected to represent the citizens of Vancouver, and as such should respect the public input on the rezoning of 508 Helmcken Street St.

Your pre-election apology told voters that you would respect them; do so.

Sincerely,

Margery Duda