

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:40 PM  
**To:** Public Hearing  
**Subject:** FW: 508 Helmcken

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

**From:** Charmaine **s.22(1) Personal and Confidential**  
**Sent:** Tuesday, April 14, 2015 12:20 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken

Hello,

I'm asking you to vote no to the rezoning of 508 Helmcken. It is far too dense for the neighbourhood.

Thank you,  
Charmaine V.

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:39 PM  
**To:** Public Hearing  
**Subject:** FW: I'm against 508 Helmcken Rezoning

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**From:** J Ballz 5.22(1) Personal and Confidential  
**Sent:** Tuesday, April 14, 2015 12:18 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I'm against 508 Helmcken Rezoning

This proposal violates so many terms of the Downtown Official Development Plan AND the Downtown South Guidelines that council should reject it. The destiny being proposed is far too great for this area and therefore I'm against it. Please vote NO!

Jason

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:38 PM  
**To:** Public Hearing  
**Subject:** FW: Rezoning Application for 508 Helmcken Street

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**From:** clark\_reagan s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 14, 2015 12:15 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning Application for 508 Helmcken Street

I am against the rezoning of 508 Helmcken. We need more parks for residents to enjoy and not another condo tower that violates so many of the Downtown South Guidelines and the DODP. You should expand Emery Barnes Park and not build a giant tower at the foot of it.

Reagan Clark

s.22(1) Personal and Confidential

Sent from Samsung Mobile

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:35 PM  
**To:** Public Hearing  
**Subject:** FW: Rezoning of 508 Helmcken

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**From:** Don Gardner s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 14, 2015 11:17 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning of 508 Helmcken

I am against this rezoning because it flies in the face of the recent court ruling against the city on this matter and is based on faulty numbers and erroneous math both of which require an independent audit. As councillors it is your fiduciary duty to ensure public finances are protected therefore you must demand an independent audit of this and have it made available at a public hearing BEFORE any decision is made.

The other major reason I am against this proposal is that staff have taken a cognitive bias approach in presenting both you and the public only information that they have found that supports this development while ignoring and failing to present information that doesn't. How can you and the public make informed decisions when only given one side of the equation? Why does it fall on the shoulders of the community to research and point out information that does not support the development? Should staff not be giving you and the public a complete picture?

So I ask that you not approve this development.

Don Gardner

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:38 PM  
**To:** Public Hearing  
**Subject:** FW: Subject: Rezoning of 508 Helmcken

**From:** Tolga HABALI s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 14, 2015 12:10 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Subject: Rezoning of 508 Helmcken

I am strongly opposed to the rezoning of 508 Helmcken due as it is far too dense.

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Tolga HABALI, MBA

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:31 PM  
**To:** Public Hearing  
**Subject:** FW: 508 Helmcken Street

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**From:** Isabel Minty **s.22(1) Personal and Confidential**  
**Sent:** Tuesday, April 14, 2015 10:31 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Street

I am opposed to this rezoning proposal. It is being proposed as providing social housing, its cover story, when the city knows all too well with the new definition of social housing the citizens in need of social housing will have no access. Shameful.

Isabel Minty

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:31 PM  
**To:** Public Hearing  
**Subject:** FW: 508 Helmcken.

**From:** Melody Mason s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 14, 2015 10:33 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken.

I oppose the rezoning of 508 Helmcken. I am so sorry to see that the Mayor's apology before the election meant nothing.

M. Mason

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:33 PM  
**To:** Public Hearing  
**Subject:** FW: RE zoning of 508 Helmcken St

**Importance:** High

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

**From:** McMillan Patsy s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 14, 2015 11:06 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** RE zoning of 508 Helmcken St  
**Importance:** High

April 14, 2015

Mayor and Council  
453 West 12th Ave  
Vancouver BC

RE: rezoning of 508 Helmcken St

I would like to register as being OPPOSED to this development. I have already sent an opposition note and received confirmation of such from the correspondence group but it is not published on the city webpage for this public hearing.

For many residents we fail to understand why the city is rushing this proposal through council for approval just two days before an appeal, brought about by the city " for more clarification" , is going back to court. Justice McEwen very clearly stated in his judgement in January that 508 Helmcken and 1099 Richards were and should be conjoined as one cannot go ahead without the other. This is not about social housing , the lack thereof nor the need for more. This is about openness, transparency, fairness, inclusion and community engagement, all of which city council and the mayor have professed to respect.

This is not happening and everyone involved knows it.

As the owners of 508 Helmcken St, the City , should be taking the actual value of the re-zoned land into consideration as you are the overseers of our financial stability and therefore should be giving away more than \$50 million in this confidential and secret transaction. It is my understanding that there is a required 75% council vote for any financial transaction that impacts the sale of city owned land. Much like a condo strata there needs to be a 3/4 or 75% majority vote on any and all expenditures or acquisitions that directly or indirectly affect the strata as a whole. This is what a strata council has to ensure and so do you as the elected representatives for the citizens of Vancouver.

Also, as the owner and manager of the Jubilee House, the 127 Society , has allowed the property, built in 1987, to deteriorate with mould and lack of upkeep, for which they should be suspended from



that management not rewarded . This is upsetting to think that a fairly new building , 28 years old, has been allowed to deteriorate to this degree while housing vulnerable residents. The 127 Society should be ashamed of themselves for allowing this to happen on their watch. Now they want a new building. Will they allow it to deteriorate again? And then what?

More needs to be done to ensure that the City of Vancouver is not selling city owned land that has been under valued for the benefit of a few and the enrichment of yet another developer.

Regards  
Patsy McMillan

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:23 PM  
**To:** Public Hearing  
**Subject:** FW: I'm opposed to 508 Helmcken

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**From:** ruth cherry s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 14, 2015 9:38 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I'm opposed to 508 Helmcken

Dear Mayor and council;

Please note this e-mail as opposition to the rezoning of 508 Helmcken

508 Helmcken far exceeds the density limits imposed by the Downtown Official Development Plan (DODP). The proposed density is more than 3 times the highest limit allowed for Social Housing in the neighbourhood.

508 Helmcken also does not conform to numerous of the City's own Neighbourhood Guidelines, as confirmed by the City's own reports.

To sell City land, the Vancouver Charter requires the vote of 75% of City Council. There has been no vote of 75% of council members authorizing the sale of 508 Helmcken, rendering the land swap illegal.

The recent DODP amendments redefining Social Housing are illegal, unreasonable, and are subject to a new legal challenge. This bogus definition should not be used until the legal challenge is settled in court.

The 100% market-rate 508 Helmcken does not meet even the new definition of Social Housing — only the related development across the street at 1099 Richards does.

508 Helmcken can't then double-dip the same density bonus that 1099 Richards has already used up. The social housing at 1099 Richards can't be counted again to also allow massive density that's reserved for Social Housing in the 100% market rate 508 Helmcken.

The BC Supreme Court ruled that the public and city council must have the opportunity to evaluate the *combined* impact of 508 Helmcken and 1099 Richards together. There have been no open houses, no shadow analyses, no physical models, no discussions of the tradeoffs or financial implications, or any public discussion of the combination of the two buildings, in violation of the Supreme Court ruling.

Even if the City were to claim that 508 Helmcken and 1099 Richards are part of a single Social Housing development, this development still doesn't meet the new DODP's requirement that 30% of the total units be Social Housing in order for it to be considered a Social Housing development.

The City will be trading away the just-rezoned property at 508 Helmcken based on its lower, pre-rezoned value, essentially "gifting" \$40M to the developer. By undervaluing city land, the City is wasting taxpayer assets and not receiving as much money for future social housing as it should.

Numerous respected urban planners and former City of Vancouver planners are very concerned about this proposed rezoning.

Thank you for your consideration,

Ruth Cherry

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:24 PM  
**To:** Public Hearing  
**Subject:** FW: I oppose the rezoning of 508 Helmcken

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**From:** Gordon Duddridge **s.22(1) Personal and Confidential**  
**Sent:** Tuesday, April 14, 2015 9:49 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I oppose the rezoning of 508 Helmcken

I oppose the rezoning of 508 Helmcken because:

- **508 Helmcken far exceeds the density limits** imposed by the Downtown Official Development Plan (DODP). The proposed density is more than 3 times the highest limit allowed for Social Housing in the neighbourhood.
- **508 Helmcken also does not conform to numerous of the City's own Neighbourhood Guidelines**, as confirmed by the City's own reports.
- **To sell City land, the Vancouver Charter requires the vote of 75% of City Council.** There has been no vote of 75% of council members authorizing the sale of 508 Helmcken, rendering the land swap illegal.
- **The recent DODP amendments redefining Social Housing are illegal**, unreasonable, and are subject to a new legal challenge. This bogus definition should not be used until the legal challenge is settled in court.
- **The 100% market-rate 508 Helmcken does not meet even the new definition of Social Housing** — only the related development across the street at 1099 Richards does.
- **1099 Richards already received relaxed density and height limits imposed by the DODP**, as well as numerous other relaxed interpretations of the Neighbourhood Guidelines, as that building was deemed to contain Social Housing under the new definition.
- **508 Helmcken can't then double-dip the same density bonus that 1099 Richards has already used up.** The social housing at 1099 Richards can't be counted again to also allow massive density that's reserved for Social Housing in the 100% market rate 508 Helmcken.
- **The BC Supreme Court ruled that the public and city council must have the opportunity to evaluate the combined impact of 508 Helmcken and 1099 Richards together.** There have been no open houses, no shadow analyses, no physical models, no discussions of the tradeoffs or financial implications, or any public discussion of the combination of the two buildings, in violation of the Supreme Court ruling.
- Even if the City were to claim that 508 Helmcken and 1099 Richards are part of a single Social Housing development, **this development still doesn't meet the new DODP's requirement that 30% of the total units be Social Housing** in order for it to be considered a Social Housing development.
- **The City will be trading away the just-rezoned property at 508 Helmcken based on its lower, pre-rezoned value, essentially "gifting" \$40M to the developer.** By undervaluing city land, the City is wasting taxpayer assets and not receiving as much money for future social housing as it should.

Sincerely,  
Gordon Duddridge

**s.22(1) Personal and Confidential**



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:28 PM  
**To:** Public Hearing  
**Subject:** FW: helmcken

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**From:** ANNE OCONNOR **s.22(1) Personal and Confidential**  
**Sent:** Tuesday, April 14, 2015 10:28 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** helmcken

I oppose the proposed rezoning of 508 Helmcken as another example of selling the city to the developers.  
Anne OConnor

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:22 PM  
**To:** Public Hearing  
**Subject:** FW: please oppose 508 Helmcken rezoning

**From:** Stephen Bohus s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 14, 2015 9:32 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** please oppose 508 Helmcken rezoning

Dear Mayor and Council,

I would strongly urge you to not to approve the rezoning application at 508 Helmcken.

The proposed residential tower is far too dense for New Yaletown, as the current base Floor Space Ratio is 3 and the applicant is requesting a FSR of over 17. The project breaks the City's own Downtown South Guidelines (excluding Granville Street) as it does not meet the minimum required setbacks for a corner lot. This proposal should have only been considered in conjunction with the one for 1099 Richards Street and not as a separate item.

The sale of public land that could one day be used to complete Emery Barnes Park should not be contemplated; it is a very poor deal for taxpayers. You have a fiduciary duty to the City and to the City first.

Please reject the rezoning proposal for 508 Helmcken.

Sincerely yours,  
Stephen Bohus, BLA

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:20 PM  
**To:** Public Hearing  
**Subject:** FW: Opposed to 508 Helmcken rezoning

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

**From:** Lewis N. Villegas s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 14, 2015 9:14 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposed to 508 Helmcken rezoning

I oppose the rezoning of 508 Helmcken.

Lewis N. Villegas

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:20 PM  
**To:** Public Hearing  
**Subject:** FW: 508 Helmcken rezoning

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

**From:** EB **s.22(1) Personal and Confidential**  
**Sent:** Tuesday, April 14, 2015 9:15 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken rezoning

Dear Mayor and Council,

I oppose the rezoning of 508 Helmcken. I live nearby and there are ways to sustainably grow that region without building that so-called "Social House" there.

Thanks,  
EB

Sent from my Motorola® PT300



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:22 PM  
**To:** Public Hearing  
**Subject:** FW: 508 Helmcken

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**From:** Leona Rothney s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 14, 2015 9:30 AM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Ballem, Penny  
**Subject:** 508 Helmcken

I am opposed to the proposed re-zoning of the site at 508 Helmcken.

This has already gone to court and you were told by the judge that this was not suitable and illegal. Why are you now calling it social housing? A building that is 17.4 could not possibly be suitable for social housing. A tower of 36 storeys is far too much not only for this site but anywhere in Vancouver. **508 Helmcken far exceeds the density limits** imposed by the Downtown Official Development Plan (DODP). The proposed density is more than 3 times the highest limit allowed for Social Housing in the neighbourhood. The city (mayor/council) are not following city guidelines as per usual. You have lied to the public so many times and you seem to think that you can just keep doing this.

**The BC Supreme Court ruled that the public and city council must have the opportunity to evaluate the combined impact of 508 Helmcken and 1099 Richards together.** There have been no open houses, no shadow analyses, no physical models, no discussions of the tradeoffs or financial implications, or any public discussion of the combination of the two buildings, in violation of the Supreme Court ruling.

**To sell City land, the Vancouver Charter requires the vote of 75% of City Council.** There has been no vote of 75% of council members authorizing the sale of 508 Helmcken, rendering the land swap illegal.

**The City will be trading away the just-rezoned property at 508 Helmcken based on its lower, pre-rezoned value, essentially "gifting" \$40M to the developer.** By undervaluing city land, the City is wasting taxpayer assets and not receiving as much money for future social housing as it should.

You must enjoy going to court as I feel another court case coming up. Tell me if I am wrong but I think there have been 18 court cases just in the past couple of years. This implies that city staff are not doing their jobs properly and I worry about the future of Vancouver as all these re-zonings are destroying every neighbourhood.

See you at the next court case,

L. Rothney

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:19 PM  
**To:** Public Hearing  
**Subject:** FW: Oppose the rezoning of 508 Helmcken

**From:** Marilyn D. Gardner **s.22(1) Personal and Confidential**  
**Sent:** Tuesday, April 14, 2015 8:44 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Oppose the rezoning of 508 Helmcken

Mayor & Council,

I strongly oppose the rezoning of 508 Helmcken for the following reasons:

- **508 Helmcken far exceeds the density limits** imposed by the Downtown Official Development Plan (DODP). The proposed density is more than 3 times the highest limit allowed for Social Housing in the neighbourhood.
- **508 Helmcken also does not conform to numerous of the City's own Neighbourhood Guidelines**, as confirmed by the City's own reports.
- **To sell City land, the Vancouver Charter requires the vote of 75% of City Council.** There has been no vote of 75% of council members authorizing the sale of 508 Helmcken, rendering the land swap illegal.

Regards  
Marilyn Gardner

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:15 PM  
**To:** Public Hearing  
**Subject:** FW: I oppose the rezoning of 508 Helmcken

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**From:** Wendy Hallinan s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 14, 2015 7:15 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I oppose the rezoning of 508 Helmcken

I oppose the rezoning of 508 Helmcken for all of the following reasons, but especially the apparent disregard for the BC Supreme Court ruling. How can the government expect it's citizens to respect the intent of law when the government itself does not. This is shameful.

- **508 Helmcken far exceeds the density limits** imposed by the Downtown Official Development Plan (DODP). The proposed density is more than 3 times the highest limit allowed for Social Housing in the neighbourhood.
- **508 Helmcken also does not conform to numerous of the City's own Neighbourhood Guidelines**, as confirmed by the City's own reports.
- **To sell City land, the Vancouver Charter requires the vote of 75% of City Council.** There has been no vote of 75% of council members authorizing the sale of 508 Helmcken, rendering the land swap illegal.
- **The recent DODP amendments redefining Social Housing are illegal**, unreasonable, and are subject to a new legal challenge. This bogus definition should not be used until the legal challenge is settled in court.
- **The 100% market-rate 508 Helmcken does not meet even the new definition of Social Housing** — only the related development across the street at 1099 Richards does.
- **1099 Richards already received relaxed density and height limits imposed by the DODP**, as well as numerous other relaxed interpretations of the Neighbourhood Guidelines, as that building was deemed to contain Social Housing under the new definition.
- **508 Helmcken can't then double-dip the same density bonus that 1099 Richards has already used up.** The social housing at 1099 Richards can't be counted again to also allow massive density that's reserved for Social Housing in the 100% market rate 508 Helmcken.
- **The BC Supreme Court ruled that the public and city council must have the opportunity to evaluate the combined impact of 508 Helmcken and 1099 Richards together.** There have been no open houses, no shadow analyses, no physical models, no discussions of the tradeoffs or financial implications, or any public discussion of the combination of the two buildings, in violation of the Supreme Court ruling.
- Even if the City were to claim that 508 Helmcken and 1099 Richards are part of a single Social Housing development, **this development still doesn't meet the new DODP's requirement that 30% of the total units be Social Housing** in order for it to be considered a Social Housing development.
- **The City will be trading away the just-rezoned property at 508 Helmcken based on its lower, pre-rezoned value, essentially "gifting" \$40M to the developer.** By undervaluing city land, the City is wasting taxpayer assets and not receiving as much money for future social housing as it should.

- Don't just take our word for it. **Numerous respected urban planners and former City of Vancouver planners are very concerned about this proposed rezoning.** See their attached letter for details.

Wendy Hallinan

s.22(1) Personal and Confidential

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-- Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return email, and delete this message and any attachments from your system. Thank-you!

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:15 PM  
**To:** Public Hearing  
**Subject:** FW: I oppose the rezoning of 508 Helmcken

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**From:** Richard Dunn s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 14, 2015 7:25 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I oppose the rezoning of 508 Helmcken

I oppose the rezoning of 508 Helmcken.

The 100% market-rate 508 Helmcken does not meet even the new definition of Social Housing.

Richard Dunn

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:14 PM  
**To:** Public Hearing  
**Subject:** FW: 508 Helmcken Street Rezoning

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

**From:** Ann Robson **s.22(1) Personal and Confidential**  
**Sent:** Tuesday, April 14, 2015 6:52 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Street Rezoning

Dear Mayor Robertson and Vancouver City Council members,

I urge you to vote against this proposed rezoning.

Thank you,

Ann Robson

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:02 PM  
**To:** Public Hearing  
**Subject:** FW: 508 helmcken St

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


**From:** Collette farry s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 14, 2015 12:01 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 helmcken St

Dear mayor and council,

I oppose the rezoning of 508 Helmcken St. Thank you for reconsidering the initial proposition.

Sincerely,  
Collette Farry

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:00 PM  
**To:** Public Hearing  
**Subject:** FW: Rezoning of 508 helmcken St

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

**From:** Erin Nichol **s.22(1) Personal and Confidential**  
**Sent:** Monday, April 13, 2015 11:21 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning of 508 helmcken St

I oppose the rezoning at this address in Vancouver. Sincerely, Erin Nichol

Sent from my iPad



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 11:59 AM  
**To:** Public Hearing  
**Subject:** FW: 508 Helmcken Street

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

**From:** Nicole s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 10:36 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Street

Dear Mayor & Council,

I am very concerned about this proposed rezoning and the density of this building. Please don't ruin a lovely community park and surrounding neighbourhood by allowing such a monolithic tower. It is too dense for our city block and the immediate area. It is also inconsistent with the podium style buildings in our community.

The BC Supreme Court ruled the public and city council must have the opportunity to evaluate the COMBINED impact of 508 Helmcken and 1099 Richards together - has any public discussion on the combination of the two buildings occurred? You can't have one without the other.

I oppose the rezoning of 508 Helmcken.

Sincerely,

Nicole Goodman

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 12:01 PM  
**To:** Public Hearing  
**Subject:** FW: 508 Helmcken St

**From:** H Franklin s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 11:21 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken St

Dear Mayor & Council,

Please have a heart and save Emery Barnes Park. I don't believe there is a park of this size in the world that has a giant 30+ story high rise looking down upon it. This proposed building would really ruin the comfort and feel of the park by having 30+ stories of metal and glass staring down at it.

If you plan to increase the density of the rest of the city, you should really be protecting and expanding the park. With an increasing number of people in the area, the usage of the park also increases and a tower building beside it suffocates the feel of it.

Below are a list of other reasons I'm opposed to the rezoning of 508 Helmcken:

- **508 Helmcken far exceeds the density limits** imposed by the Downtown Official Development Plan (DODP). The proposed density is more than 3 times the highest limit allowed for Social Housing in the neighbourhood.
- **508 Helmcken also does not conform to numerous of the City's own Neighbourhood Guidelines**, as confirmed by the City's own reports.
- **To sell City land, the Vancouver Charter requires the vote of 75% of City Council.** There has been no vote of 75% of council members authorizing the sale of 508 Helmcken, rendering the land swap illegal.
- **The recent DODP amendments redefining Social Housing are illegal**, unreasonable, and are subject to a new legal challenge. This bogus definition should not be used until the legal challenge is settled in court.
- **The 100% market-rate 508 Helmcken does not meet even the new definition of Social Housing** — only the related development across the street at 1099 Richards does.
- **1099 Richards already received relaxed density and height limits imposed by the DODP**, as well as numerous other relaxed interpretations of the Neighbourhood Guidelines, as that building was deemed to contain Social Housing under the new definition.
- **508 Helmcken can't then double-dip the same density bonus that 1099 Richards has already used up.** The social housing at 1099 Richards can't be counted again to also allow massive density that's reserved for Social Housing in the 100% market rate 508 Helmcken.
- **The BC Supreme Court ruled that the public and city council must have the opportunity to evaluate the combined impact of 508 Helmcken and 1099 Richards together.** There have been no open houses, no shadow analyses, no physical models, no discussions of the tradeoffs or financial implications, or any public discussion of the combination of the two buildings, in violation of the Supreme Court ruling.

- Even if the City were to claim that 508 Helmcken and 1099 Richards are part of a single Social Housing development, **this development still doesn't meet the new DODP's requirement that 30% of the total units be Social Housing** in order for it to be considered a Social Housing development.
- **The City will be trading away the just-rezoned property at 508 Helmcken based on its lower, pre-rezoned value, essentially "gifting" \$40M to the developer.** By undervaluing city land, the City is wasting taxpayer assets and not receiving as much money for future social housing as it should.

I hope you will do the right thing and reject this development.

Sincerely,

Howard Franklin

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, April 13, 2015 4:53 PM  
**To:** Public Hearing  
**Subject:** FW: Opposed to this rezoning - 508 Helmcken St

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**From:** VRhome s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 4:38 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposed to this rezoning - 508 Helmcken St

To Whom it may concern:

I am strongly opposed to the rezoning of 508 Helmcken Street.

It would be helpful if everyone read Justice McEwen's judgment so as to be fully aware of the problem with this land swap and deal.

Thanks,

Virginia Richards  
Vancouver, BC

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 9:29 AM  
**To:** Public Hearing  
**Subject:** FW: Opposed to the development of 508 Helmcken Street

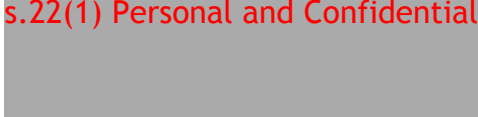
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**From:** John Murray s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 5:32 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposed to the development of 508 Helmcken Street

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I am opposed to the development at 508 Helmcken Street.

John Murray  
s.22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 9:27 AM  
**To:** Public Hearing  
**Subject:** FW: developments at 1099 Richards St. and 508 Helmcken St.

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**From:** Marion Jamieson s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 5:27 PM  
**To:** Correspondence Group, City Clerk's Office; Autiero, David; Hoese, Karen  
**Subject:** developments at 1099 Richards St. and 508 Helmcken St.

The Upper Kitsilano Residents Association is strongly opposed to the developments at 1099 Richards St. and 508 Helmcken St.

### 1099 Richards

- is too big and too dense for the site, and would be a non-conforming third tower on the block.
- exceeds the FSR 5.0 limit for social housing set by the Downtown Official Development Plan (DODP) in the neighbourhood.

### 508 Helmcken

- is far too tall and too dense for the site
- violates numerous provisions of the Downtown Official Development Plan (DODP)

The combined impact of these two buildings is way too large for the neighbourhood and must be considered as a single development as per the court ruling. These developments provide no net gain in true social housing and do not merit a relaxation of zoning bylaws.

## Upper Kitsilano residents Association

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 9:26 AM  
**To:** Public Hearing  
**Subject:** FW: Opposed to the development of 508 Helmcken Street

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**From:** s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 5:26 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposed to the development of 508 Helmcken Street

I am opposed to the development at 508 Helmcken Street.  
Frank Kelly

s.22(1) Personal and Confidential

Sent from my BlackBerry 10 smartphone on the Rogers network.

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 10:56 AM  
**To:** Public Hearing  
**Subject:** FW: I oppose the rezoning of 508 Helmcken

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**From:** Georgina Black **s.22(1) Personal and Confidential**  
**Sent:** Monday, April 13, 2015 10:30 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I oppose the rezoning of 508 Helmcken

To Whom it may Concern:

I am a resident of **s.22(1) Personal and Confidential**, and will be directly affected by the "mega building" that is currently being proposed for the 508 Helmcken Street address. I find it particularly upsetting that you are continuing to push this development along when the response against it has been so strong that the approved proposal has been brought before a court and overturned. The council has the audacity to present the exact same proposal again – and once again looking to push it through using alternate loopholes that you have recently created to allow for the density issues to be allowed in our neighborhood under the guise of providing social housing. 508 Helmcken also does not conform to numerous of the City's own Neighbourhood Guidelines, as confirmed by the City's own reports. To sell City land, the Vancouver Charter requires the vote of 75% of City Council. There has been no vote of 75% of council members authorizing the sale of 508 Helmcken, rendering the land swap illegal. Let's also not forget that the BC Supreme Court ruled that the public and city council must have the opportunity to evaluate the **combined** impact of 508 Helmcken and 1099 Richards together. All the notices I have received in regards to these address have been dealt with as separate proposals. There have been no open houses or any public discussion of the combination of the two buildings, in violation of the Supreme Court ruling.

I recognize that it is impossible to make everyone happy, but a super high density building on the edge of a very well used public park/greenspace is not the best planning for this neighborhood. We have said it once, and it infuriates me that we are having to say it again! "Vision Vancouver" appears to continually refuse to listen to the people of the neighborhoods these new large building are affecting, and seem to have lost the true vision of what could be done for this beautiful city.

Sincerely,  
Georgina Black

**s.22(1) Personal and Confidential**



**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 10:54 AM  
**To:** Public Hearing  
**Subject:** FW: rezoning of 508 Helmcken St

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

**From:** Danielle Steiner **s.22(1) Personal and Confidential**  
**Sent:** Monday, April 13, 2015 10:17 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** rezoning of 508 Helmcken St

I oppose the rezoning of 508 Helmcken St. This is clearly illegal and there is NO social housing as specified.

I find this to be an illegal atrocity for this city of Vancouver to approve, do know that this neighbourhood will fight to keep this from happening.

Danielle Steiner

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 10:54 AM  
**To:** Public Hearing  
**Subject:** FW: Shame to the Mayor!

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**From:** Steve Pelman s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 10:17 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Shame to the Mayor!

"I oppose the rezoning of 508 Helmcken.

The answer for Vancouver development is not strictly Sky train and Bombardier.

[www.Tramwaypods.ca](http://www.Tramwaypods.ca) it's here from NASA.

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 10:53 AM  
**To:** Public Hearing  
**Subject:** FW: Rezoning of 508 Helmcken Street

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**From:** Peter Ostafichuk s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 10:06 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Rezoning of 508 Helmcken Street

Dear Mayor and Councillors,

I am OPPOSED to the rezoning of 508 Helmcken Street. The proposal does not fit the neighbourhood and, as described by some of the most respected planners in the city, "is out of scale with its surroundings." The land swap that led to this development benefits the developer and the costs are borne by the residents of the neighbourhood. The process by which the city is systematically forcing through the parts of this project is deeply troubling. Finding a replacement home for the current residents of Jubilee House should not come at the expense of following the law, proper process, open and genuine consultation, and respect for the citizens of this city.

The ends do not justify the means.

Sincerely,  
Pete Ostafichuk

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 10:53 AM  
**To:** Public Hearing  
**Subject:** FW: Emery Barnes Park

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

**From:** Hans s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 10:02 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Emery Barnes Park

"I oppose the rezoning of 508 Helmcken."

Regards,  
Hans

Sent from my iPhone

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 10:38 AM  
**To:** Public Hearing  
**Subject:** FW: I oppose the rezoning of 508 Helmcken.

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**From:** Ben Dishart s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 9:38 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I oppose the rezoning of 508 Helmcken.

- 508 Helmcken far exceeds the density limits imposed by the Downtown Official Development Plan (DODP). The proposed density is more than 3 times the highest limit allowed for Social Housing in the neighbourhood.
- 508 Helmcken also does not conform to numerous of the City's own Neighbourhood Guidelines, as confirmed by the City's own reports.
- To sell City land, the Vancouver Charter requires the vote of 75% of City Council. There has been no vote of 75% of council members authorizing the sale of 508 Helmcken, rendering the land swap illegal.
- The recent DODP amendments redefining Social Housing are illegal, unreasonable, and are subject to a new legal challenge. This bogus definition should not be used until the legal challenge is settled in court.
- The 100% market-rate 508 Helmcken does not meet even the new definition of Social Housing — only the related development across the street at 1099 Richards does.
- 1099 Richards already received relaxed density and height limits imposed by the DODP, as well as numerous other relaxed interpretations of the Neighbourhood Guidelines, as that building was deemed to contain Social Housing under the new definition.
- 508 Helmcken can't then double-dip the same density bonus that 1099 Richards has already used up. The social housing at 1099 Richards can't be counted again to also allow massive density that's reserved for Social Housing in the 100% market rate 508 Helmcken.
- The BC Supreme Court ruled that the public and city council must have the opportunity to evaluate the combined impact of 508 Helmcken and 1099 Richards together. There have been no open houses, no shadow analyses, no physical models, no discussions of the tradeoffs or financial implications, or any public discussion of the combination of the two buildings, in violation of the Supreme Court ruling.
- Even if the City were to claim that 508 Helmcken and 1099 Richards are part of a single Social Housing development, this development still doesn't meet the new DODP's requirement that 30% of the total units be Social Housing in order for it to be considered a Social Housing development.
- The City will be trading away the just-rezoned property at 508 Helmcken based on its lower, pre-

rezoned value, essentially "gifting" \$40M to the developer. By undervaluing city land, the City is wasting taxpayer assets and not receiving as much money for future social housing as it should.

Ben Dishart

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 10:38 AM  
**To:** Public Hearing  
**Subject:** FW: I oppose the rezoning of 508 Helmcken

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**From:** Lavie Eran s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 9:36 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I oppose the rezoning of 508 Helmcken

Hello,

We oppose the rezoning of 508 Helmcken for the following reasons:

- 508 Helmcken far exceeds the density limits imposed by the Downtown Official Development Plan (DODP). The proposed density is more than 3 times the highest limit allowed for Social Housing in the neighborhood.
- 508 Helmcken also does not conform to numerous of the City's own Neighborhood Guidelines, as confirmed by the City's own reports.
- To sell City land, the Vancouver Charter requires the vote of 75% of City Council. There has been no vote of 75% of council members authorizing the sale of 508 Helmcken, rendering the land swap illegal.
- The recent DODP amendments redefining Social Housing are illegal, unreasonable, and are subject to a new legal challenge. This bogus definition should not be used until the legal challenge is settled in court.
- The 100% market-rate 508 Helmcken does not meet even the new definition of Social Housing — only the related development across the street at 1099 Richards does.
- 1099 Richards already received relaxed density and height limits imposed by the DODP, as well as numerous other relaxed interpretations of the Neighborhood Guidelines, as that building was deemed to contain Social Housing under the new definition.
- 508 Helmcken can't then double-dip the same density bonus that 1099 Richards has already used up. The social housing at 1099 Richards can't be counted again to also allow massive density that's reserved for Social Housing in the 100% market rate 508 Helmcken.
- The BC Supreme Court ruled that the public and city council must have the opportunity to evaluate the combined impact of 508 Helmcken and 1099 Richards together. There have been no open houses, no shadow analyses, no physical models, no discussions of the tradeoffs or financial implications, or any public discussion of the combination of the two buildings, in violation of the Supreme Court ruling.
- Even if the City were to claim that 508 Helmcken and 1099 Richards are part of a single Social Housing development, this development still doesn't meet the new DODP's requirement that 30% of the total units be Social Housing in order for it to be considered a Social Housing development.
- The City will be trading away the just-rezoned property at 508 Helmcken based on its lower, pre-rezoned value, essentially "gifting" \$40M to the developer. By undervaluing city land, the City is wasting taxpayer assets and not receiving as much money for future social housing as it should.
- Don't just take our word for it. Numerous respected urban planners and former City of Vancouver planners are very concerned about this proposed rezoning. See their attached letter for details.

Please save our city

Thank you  
Eran

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 10:37 AM  
**To:** Public Hearing  
**Subject:** FW: I oppose the rezoning of 508 Helmcken and 1099 Richards St

**From:** s.22(1) Personal and Confidential On Behalf Of Lau, Jason  
**Sent:** Monday, April 13, 2015 9:35 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I oppose the rezoning of 508 Helmcken and 1099 Richards St

Dear Mayor and Council,

508 Helmcken can't double-dip the same density bonus that 1099 Richards has already used up. The social housing at 1099 Richards can't be counted again to also allow massive density that's reserved for Social Housing in the 100% market rate 508 Helmcken

Regards,

Jason

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**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 10:33 AM  
**To:** Public Hearing  
**Subject:** FW: Proposed Rezoning of 508 Helmcken Street

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**From:** Brent Wagner **s.22(1) Personal and Confidential**  
**Sent:** Monday, April 13, 2015 9:31 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Proposed Rezoning of 508 Helmcken Street

Dear Mayor and Council:

I oppose the proposed rezoning of 508 Helmcken Street.

**==>508 Helmcken far exceeds the density limits** imposed by the Downtown Official Development Plan (DODP). The proposed density is more than 3 times the highest limit allowed for Social Housing in the neighbourhood. **508 Helmcken also does not conform to numerous of the City's own Neighbourhood Guidelines**, as confirmed by the City's own reports.

**==>Even if the City were to claim that 508 Helmcken and 1099 Richards are part of a single Social Housing development, this development still doesn't meet the new DODP's requirement that 30% of the total units be Social Housing** in order for it to be considered a Social Housing development.

Allowing this rezoning to go ahead would only cause intolerable congestion in an already very dense urban neighbourhood.

Respectfully,

Dr. Brent G. Wagner

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 10:29 AM  
**To:** Public Hearing  
**Subject:** FW: 508 Helmcken Rezoning Opposition

**Importance:** High

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**From:** Toni Scott s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 9:31 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Toni Scott  
**Subject:** 508 Helmcken Rezoning Opposition  
**Importance:** High

Dear Mayor and Council,

I oppose the rezoning of 508 Helmcken as:

1. the proposed development **far exceeds the density limits** imposed by the Downtown Official Development Plan (DODP). The proposed density is more than 3 times the highest limit allowed for Social Housing in the neighbourhood.
2. It **does not conform to numerous of the City's own Neighbourhood Guidelines**, as confirmed by the City's own reports.
3. the sale of City land, per the Vancouver Charter, requires the vote of 75% of City Council. There has been **no vote of 75% of council members authorizing the sale** of 508 Helmcken, rendering the land swap illegal.
4. the recent **DODP amendments redefining Social Housing are illegal, unreasonable, and are subject to a new legal challenge**. This bogus definition should not be used until the legal challenge is settled in court.
5. the 100% market-rate 508 Helmcken **does not meet even the new definition of Social Housing** — only the related development across the street at 1099 Richards does.
6. **1099 Richards already received relaxed density and height limits imposed by the DODP**, as well as numerous other relaxed interpretations of the Neighbourhood Guidelines, as that building was deemed to contain Social Housing under the new definition.
7. it **can't double-dip the same density bonus that 1099 Richards has already used up**. The social housing at 1099 Richards can't be counted again to also allow massive density that's reserved for Social Housing in the 100% market rate 508 Helmcken.

The BC Supreme Court ruled that the public and city council must have the opportunity to evaluate the *combined* impact of 508 Helmcken and 1099 Richards together. There have been no open houses, no shadow analyses, no physical models, no discussions of the tradeoffs or financial implications, or any public discussion of the combination of the two buildings, in violation of the Supreme Court ruling. Even if the City were to claim that 508 Helmcken and 1099 Richards are part of a single Social Housing development, this development still doesn't meet the new DODP's requirement that 30% of the total units be Social Housing in order for it to be considered a Social Housing development. The City will be trading away the just-rezoned property at 508 Helmcken based on its lower, pre-rezoned value, essentially "gifting" \$40M to the developer. By undervaluing city land, the City is wasting taxpayer assets and not receiving as much money for future social housing as it should.

Please submit my correspondence to be included in the **public hearing** on this matter on Tuesday, April 14 at City Hall.

Thank you,  
Toni Scott

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 10:25 AM  
**To:** Public Hearing  
**Subject:** FW: I oppose the rezoning of 508 Helmcken

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**From:** Sandra Murta **s.22(1) Personal and Confidential**  
**Sent:** Monday, April 13, 2015 9:27 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I oppose the rezoning of 508 Helmcken

- I oppose the rezoning of 508 Helmcken because:
- **508 Helmcken far exceeds the density limits** imposed by the Downtown Official Development Plan (DODP). The proposed density is more than 3 times the highest limit allowed for Social Housing in the neighbourhood.
- **508 Helmcken also does not conform to numerous of the City's own Neighbourhood Guidelines**, as confirmed by the City's own reports.
- **To sell City land, the Vancouver Charter requires the vote of 75% of City Council.** There has been no vote of 75% of council members authorizing the sale of 508 Helmcken, rendering the land swap illegal.
- **The recent DODP amendments redefining Social Housing are illegal**, unreasonable, and are subject to a new legal challenge. This bogus definition should not be used until the legal challenge is settled in court.
- **The 100% market-rate 508 Helmcken does not meet even the new definition of Social Housing** — only the related development across the street at 1099 Richards does.
- **1099 Richards already received relaxed density and height limits imposed by the DODP**, as well as numerous other relaxed interpretations of the Neighbourhood Guidelines, as that building was deemed to contain Social Housing under the new definition.
- **508 Helmcken can't then double-dip the same density bonus that 1099 Richards has already used up.** The social housing at 1099 Richards can't be counted again to also allow massive density that's reserved for Social Housing in the 100% market rate 508 Helmcken.
- **The BC Supreme Court ruled that the public and city council must have the opportunity to evaluate the combined impact of 508 Helmcken and 1099 Richards together.** There have been no open houses, no shadow analyses, no physical models, no discussions of the tradeoffs or financial implications, or any public discussion of the combination of the two buildings, in violation of the Supreme Court ruling.

- Even if the City were to claim that 508 Helmcken and 1099 Richards are part of a single Social Housing development, **this development still doesn't meet the new DODP's requirement that 30% of the total units be Social Housing** in order for it to be considered a Social Housing development.

Sent from my iPad

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 10:24 AM  
**To:** Public Hearing  
**Subject:** FW: 508 Helmcken St

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

**From:** Brad McRae s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 9:23 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken St

I oppose the rezoning of 508 Helmcken.  
Brad McRae

Sent from my iPhone

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 10:24 AM  
**To:** Public Hearing  
**Subject:** FW: 508 Helmcken

**From:** Michael Mizera s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 9:23 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken

I oppose the rezoning of 508 Helmcken.

- **508 Helmcken far exceeds the density limits** imposed by the Downtown Official Development Plan (DODP). The proposed density is more than 3 times the highest limit allowed for Social Housing in the neighbourhood.
- **508 Helmcken also does not conform to numerous of the City's own Neighbourhood Guidelines**, as confirmed by the City's own reports.

Please do not approve  
Michael Mizera

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 9:42 AM  
**To:** Public Hearing  
**Subject:** FW: 508 Helmcken Development

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**From:** Ashby House s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 9:13 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Development

Dear Mr. Mayor and Councillors,

I would like to add my voice to those concerned about the proposed development at 508 Helmcken.

I see a continuing trend of selling off our city lands at below market prices, and enabling developers to continuously push the boundaries of density in an area that has already seen unprecedented density increases. The fact this proposal will loom over Emery Barnes park is adding insult to injury.

I despair of the direction the Vision dominated council has taken on development, to the extent that I voted for the NPA for the first time ever last election. Next time I'll get out and campaign for them.

However did you go from a compassionate civic minded party to the overbearing, undemocratic, developer boosters you have become. Shame on you,

To those councillors, not Vision supporters, keep up the pressure. Our city could be wonderful, if it only listened to its citizens more.

Robin G. Richardson/ Mary Anne D. MacNeill

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 9:40 AM  
**To:** Public Hearing  
**Subject:** FW: rezoning of 508 Helmcken

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**From:** Brent Ash s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 8:02 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** rezoning of 508 Helmcken

Dear Mayor and Council,

I oppose the rezoning of 508 Helmcken.

It is an outrage that City staff are seeking approval for this huge tower by falsely labeling the building as "Social Housing." The recent DODP amendments redefining Social Housing are illegal, unreasonable, and are subject to a new legal challenge. This false definition should not be used until the legal challenge is settled in court.

Please do not approve this application for rezoning.

If you choose to approve this application I expect that you will write to me with your justification.

Sincerely,  
Brent Ash

--  
Brent Ash  
RED HOUSE



## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 9:36 AM  
**To:** Public Hearing  
**Subject:** FW: "I oppose the rezoning of 508 Helmcken."

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

**From:** Miss Judy ... s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 7:21 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** "I oppose the rezoning of 508 Helmcken."

It's never too late to be what you might have been...

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 9:36 AM  
**To:** Public Hearing  
**Subject:** FW: 508 Helmcken

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**From:** Linda Light **s.22(1) Personal and Confidential**  
**Sent:** Monday, April 13, 2015 7:20 PM  
**To:** Correspondence Group, City Clerk's Office; Robertson, Gregor; Carr, Adriane; Reimer, Andrea; geoff.meggs@gmail.com; Deal, Heather; Jang, Kerry; Affleck, George; Ball, Elizabeth  
**Subject:** 508 Helmcken

Dear Mayor and Council:

I am writing to say that I am strongly opposed to the proposed development at 508 Helmcken. I could list all the reasons for my opposition, but I must admit it gets pretty tiresome and pretty discouraging to spent time writing a thoughtful, detailed, well-researched letter when these letters are so routinely ignored.

However, I'm hoping that this time you will do the right thing and not approve this proposal.

Thank you.

Sincerely,

Linda Light

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 9:35 AM  
**To:** Public Hearing  
**Subject:** FW: Opposing 508 Helmcken Rezoning

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**From:** Eric Levy s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 7:08 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Opposing 508 Helmcken Rezoning

Dear Mayor and Council,

I oppose the rezoning of 508 Helmcken.

To Vision Vancouver members:

Why are you so determined to destroy the habitability of Vancouver? Is enrichment of real estate developers who donate vast sums of money to your party all that you care about?

After your party is gone, the ruin it inflicted on this city will remain. That will be your heritage and our grief.

Shame on you.

Sincerely,

Eric Levy

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 9:33 AM  
**To:** Public Hearing  
**Subject:** FW: 508 Helmcken Public Hearing

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**From:** Elizabeth Murphy 5.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 6:36 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Public Hearing

Dear Mayor Robertson and Councillors,

Re: 508 Helmcken Public Hearing

I am opposed to the proposed project at 508 Helmcken.

This project was struck down by a Supreme Court ruling. The application has not substantially changed since then. Most of the initial problems remain a concern.

- The project is far too large for the site and out of scale with its surroundings.
- The proposed land swap is not in the public interest and is not good value for public assets.
- The concerns raised by the courts for both process and product have not been resolved.
- The new definitions of "social housing" misrepresent what is being proposed, which is in fact market housing.
- The future of Emery Barns Park is negatively impacted in an already park deficient high density neighbourhood.
- The proposal ignores all of the long standing planning principles that gave the City of Vancouver its previously highly regarded reputation that is currently being dismantled.

Please do not approve this project. A better solution should be found to expand real social housing while protecting liveability.

Sincerely,  
Elizabeth Murphy

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 9:33 AM  
**To:** Public Hearing  
**Subject:** FW: Proposed rezoning of 508 Helmken

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**From:** N Jacobs or M A Code s.22(1) Personal and Confidential  
**Sent:** Monday, April 13, 2015 6:31 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Proposed rezoning of 508 Helmken

Dear Mayor Robertson, Councillors,

As a long-time advocate for genuine social housing, excellence in urban design and meaningful public involvement in decision making, I am writing to add my name to the growing number of concerned citizens and design professionals that oppose the rezoning of 508 Helmken as proposed. The reasons for rejecting this application are many, and others have already articulated very well the serious procedural and design flaws, so I won't unduly take up your time by repeating these in detail.

In short, I support each of the salient points and objections raised by the Community Association of New Yaletown and the very thoughtful yet critical letter sent to you today from notable Vancouver area urban planners and academics.

Further, Mr. Robertson, your acceptance that this proposal is simply too problem-riddled and bad-precedent setting to warrant approval would be an excellent start to demonstrating that your public apology in the days prior to the 2014 municipal election was sincere and meaningful.

Sincerely,

Ned Jacobs



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 2:26 PM  
**To:** Public Hearing  
**Subject:** FW: 508 Helmcken Rezoning

**From:** Michael McCarthy **s.22(1) Personal and Confidential**  
**Sent:** Tuesday, April 14, 2015 1:33 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Rezoning

I oppose the rezoning of 508 Helmcken:

\*To sell City land, the Vancouver Charter requires the vote of 75%  
of City Council. \*There has been no vote of 75% of council members  
authorizing the sale of 508 Helmcken, rendering the land swap illegal.

sincerely,

Michael McCarthy

## Ludwig, Nicole

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 2:24 PM  
**To:** Public Hearing  
**Subject:** FW: I oppose the rezoning of 508 Helmcken...

**From:** kasia dziurdziak **s.22(1) Personal and Confidential**  
**Sent:** Tuesday, April 14, 2015 1:29 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I oppose the rezoning of 508 Helmcken...

Attention: Vancouver Major & Council,

I've been following this case for a while now and I strongly oppose the rezoning of 508 Helmcken. It is absolutely ridiculous what the city and developer are doing with this project. What an embarrassment to council and the city.

Do the right thing and squash this project. Listen to your citizens and the BC Supreme Court and make some proper choices and changes for once.

Still hopeful our major and council can change for the better.

Regards,

Kasia

**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 2:28 PM  
**To:** Public Hearing  
**Subject:** FW: I oppose the rezoning of 508 Helmcken

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**From:** Matt Aitken s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 14, 2015 1:33 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** I oppose the rezoning of 508 Helmcken

Abuse of urban density is slowly suffocating downtown Vancouver. Overburdened parks and playgrounds make living downtown increasingly untenable.

Matthew Aitken

s.22(1) Personal and Confidential





**Ludwig, Nicole**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Tuesday, April 14, 2015 2:35 PM  
**To:** Public Hearing  
**Subject:** FW: 508 Helmcken so called "social housing"

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**From:** janice macdonald s.22(1) Personal and Confidential  
**Sent:** Tuesday, April 14, 2015 2:18 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken so called "social housing"

We are opposed to the rezoning of 508 Helmcken

The proposed density is more than 3 times the highest limit allowed for Social Housing in the neighbourhood.

AND

does not conform to numerous of the City's own Neighbourhood Guidelines, as confirmed by the City's own reports.

It appears all of you at City Hall (& others) are running this City for your own personal self interest

Even if the City were to claim that 508 Helmcken and 1099 Richards are part of a single Social Housing development, this

508 development  
still doesn't meet the new DODP's requirement that 30% of the total units be Social Housing in order for it to be considered a Social Housing development.

It appears to us that with a variety of misshapen mirrors we believe you are making us believe YOU are able to ensure (and will ensure) that owners/developpers et al will/are providing social housing balanced with regular housing...  
is this your honest aim? is this true??

and believe us we are not opposed to truly HONEST & accountable free enterprise for the benefit of ALL ...

so we strongly request that you do not allow this re-zoning to happen

It appears to us this land is being rezoned for the benefit of a mere 1%\* of Vancouverites\*...  
Affordable social housing must be made available for time eternity and what is/was supposed to have occurred concerning re-zoning of 1099 Richards has/is been broken

The City will be trading away the just-rezoned property at 508 Helmcken based on its lower, pre-rezoned value, essentially gifting" \$40M to the developer!?  
By undervaluing city land, the City is wasting taxpayer assets and not receiving as much money for future social housing as it should.

## Ludwig, Nicole

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**From:** Maureen Charron **s.22(1) Personal and Confidential**  
**Sent:** Tuesday, April 14, 2015 3:21 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Reasoning 508 Helmcken

Mayor and Councillors,

The following statements are very troubling. Please do not rush this rezoning. The consideration and approval should be postponed until all these issues can be addressed. I do not support the approval of this rezoning on April 14th. I already have a prior commitment else I would be there to speak.

Maureen Charron

We oppose the rezoning of 508 Helmcken because:

- **508 Helmcken far exceeds the density limits** imposed by the Downtown Official Development Plan (DODP). The proposed density is more than 3 times the highest limit allowed for Social Housing in the neighbourhood.
- **508 Helmcken also does not conform to numerous of the City's own Neighbourhood Guidelines**, as confirmed by the City's own reports.
- **To sell City land, the Vancouver Charter requires the vote of 75% of City Council.** There has been no vote of 75% of council members authorizing the sale of 508 Helmcken, rendering the land swap illegal.
- **The recent DODP amendments redefining Social Housing are illegal**, unreasonable, and are subject to a new legal challenge. This bogus definition should not be used until the legal challenge is settled in court.
- **The 100% market-rate 508 Helmcken does not meet even the new definition of Social Housing** — only the related development across the street at 1099 Richards does.
- **1099 Richards already received relaxed density and height limits imposed by the DODP**, as well as numerous other relaxed interpretations of the Neighbourhood Guidelines, as that building was deemed to contain Social Housing under the new definition.
- **508 Helmcken can't then double-dip the same density bonus that 1099 Richards has already used up.** The social housing at 1099 Richards can't be counted again to also allow massive density that's reserved for Social Housing in the 100% market rate 508 Helmcken.
- **The BC Supreme Court ruled that the public and city council must have the opportunity to evaluate the combined impact of 508 Helmcken and 1099 Richards together.** There have been no open houses, no shadow analyses, no physical models, no discussions of the tradeoffs or financial implications, or any public discussion of the combination of the two buildings, in violation of the Supreme Court ruling.

- Even if the City were to claim that 508 Helmcken and 1099 Richards are part of a single Social Housing development, **this development still doesn't meet the new DODP's requirement that 30% of the total units be Social Housing** in order for it to be considered a Social Housing development.
- **The City will be trading away the just-rezoned property at 508 Helmcken based on its lower, pre-rezoned value, essentially "gifting" \$40M to the developer.** By undervaluing city land, the City is wasting taxpayer assets and not receiving as much money for future social housing as it should.

**Ludwig, Nicole**

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**From:** Linda Lucier <linda\_lucier@hotmail.com>  
**Sent:** Tuesday, April 14, 2015 3:21 PM  
**To:** Correspondence Group, City Clerk's Office; Linda Lucier  
**Subject:** I oppose the rezoning of 508 Helmeken; we need public consultation; we need LOW COST social housing

I oppose the rezoning of 508 Helmeken; we need public consultation; we need LOW COST social housing.

Linda Lucier  
3885 W. 35th Ave.  
Vancouver  
V6N2N8  
604-315-4910

## Ludwig, Nicole

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**From:** John McCabe <c21mccabe@gmail.com>  
**Sent:** Tuesday, April 14, 2015 3:32 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken St

I am strongly opposed to to the proposed massing of this development. I have been living, working and selling property in the area for 15 years based upon the official development plan as set out by your predecessors and the Parks Board.

This development makes a mockery of so called City Planning and sadly those who will bear the burden will be those who have invested in the area.

Development is good but not at the price of throwing all the Public guidelines out of the window. This project is a disgrace and a disservice to ALL property tax payers and residents of New Yaletown and I am pretty sure you are all aware of that fact.

When Councillors vote as a block based upon party affiliation you are not serving the interests of the public. I urge you to have the courage to make a decision that puts the interests of ALL of your constituents above the the interests of a single political party.

Sincerely,

John McCabe  
Century 21 in Town Realty  
421 Pacific St  
Vancouver BC  
V6Z 2P5

Tel 604 785 9090  
[c21mccabe@gmail.com](mailto:c21mccabe@gmail.com)

## Ludwig, Nicole

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**From:** Alan Albert <aa@albertworks.com>  
**Sent:** Tuesday, April 14, 2015 3:38 PM  
**To:** Correspondence Group, City Clerk's Office  
**Cc:** Public Hearing  
**Subject:** Vote NO on 508 Helmcken rezoning.

Please vote NO on the proposed rezoning of 508 Helmcken.

I am in favour of more social housing in our neighbourhood. Unfortunately, this development does not achieve this goal. Sadly, no additional social housing is created by the developments at 508 Helmcken and 1099 Richards.

There are numerous reasons to oppose the rezoning:

**508 Helmcken is over 5.5 times the maximum density limits** imposed by the Downtown Official Development Plan (DODP).

**508 Helmcken is a 100% market rate building**, and does not meet even the relaxed new definition of Social Housing

**508 Helmcken is more than 3 times the maximum density for *Social Housing*** that's specified in the DODP.

**The recent DODP amendments redefining Social Housing are themselves illegal**, unreasonable, and subject to a new legal challenge.

**75 units at 1099 Richards that are to be rented at "below market average" are being falsely defined as "100% Social Housing."**

**1099 Richards already received relaxed density and height limits imposed by the DODP.**

**508 Helmcken can't then double-dip the same density bonus** that 1099 Richards has already used up.

Up to 70% of the units in a Social Housing building can be market rate to enable the remaining 30% of the units to be financially viable. **There is no economic justification for allowing *another* 433 unit 100% market rate building to be given an additional massive density bonus.**

**City policy using rezoning to achieve financial goals is explicitly counter to guidance from the BC Ministry of Community, Sport and Cultural Development.** The ministry says "It is vital that councils/regional boards NOT focus on rezoning as a revenue source and lose sight of long term planning. Councils/regional boards must avoid the perception that they are no longer planning but simply "selling zoning". **"Density bonus zoning works best when the density bonus is a modest increase, so that it does not change the character of a neighbourhood."** "Offering large bonus densities would likely undermine public confidence." They're right.

**To sell City land, the Vancouver Charter requires the vote of 75% of City Council.** There has been no vote of 75% of council members authorizing the sale of 508 Helmcken, rendering the land swap illegal.

**The BC Supreme Court ruled that the public and city council must have the opportunity to evaluate the *combined* impact of 508 Helmcken and 1099 Richards together.** There have been no open houses, no shadow analyses, no physical models, no discussions of the tradeoffs or financial implications, or any public discussion of the *combination* of the two buildings, in violation of the Supreme Court ruling.

On p.13 of the Staff Report the City explains that once 508 is rezoned it is no longer part of the DODP. **This is illegal and contrary to the Vancouver Charter** because it allows the City to amend the DODP without adopting a bylaw. This issue was not part of our initial petition, so the Court did not rule on this, but nonetheless volunteered that the City's approach was "not wholly convincing".

Even if the City were to claim that 508 Helmcken and 1099 Richards are part of a *single* Social Housing development, as suggested by the court ruling, **this development still doesn't meet the new DODP's requirement that 30% of the total units be Social Housing** in order for it to be considered a Social Housing development.

**The City will be trading away the just-rezoned property at 508 Helmcken based on its lower, pre-rezoned value, essentially "gifting" \$40M to the developer.** By undervaluing city land, the City is wasting taxpayer assets and not receiving as much money for future social housing as it should.

**Numerous respected urban planners and former City of Vancouver planners are very concerned about this proposed rezoning.** Their letter has been submitted to council.

**Members of the UDP report having been coerced to change their vote to support 508 Helmcken.** This serious charge is disheartening and illegal.

The public *will* support developments that:

- conform to the Downtown Official Development Plan;
- conform to the Downtown South Guidelines;
- create additional low cost and affordable social housing; and
- are approved through a fair and legal public process according to the City's by-laws and the Vancouver charter.

Please vote NO and send this back for true public consultation.

Thank you,  
Alan Albert