

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 14, 2015 3:55 PM
To: Public Hearing
Subject: FW: Reasoning 508 Helmcken

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


From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 14, 2015 3:56 PM
To: Public Hearing
Subject: FW: I oppose the rezoning of 508 Helmeken; we need public consultation; we need LOW COST social housing

From: Linda Lucier s.22(1) Personal and Confidential
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

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 14, 2015 3:57 PM
To: Public Hearing
Subject: FW: 508 Helmcken St

From: John McCabe s.22(1) Personal and Confidential
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.

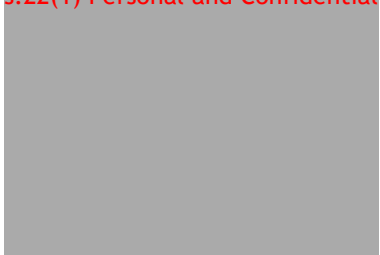
This development makes a mockery of so called City Planning and sadly those who will bear the burden will be those who have invested in the area.

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
s.22(1) Personal and Confidential



Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 14, 2015 3:57 PM
To: Public Hearing
Subject: FW: Vote NO on 508 Helmcken rezoning.

From: Alan Albert s.22(1) Personal and Confidential
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,

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 14, 2015 5:05 PM
To: Public Hearing
Subject: FW: Against 508 helmcken rezoning

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

From: corey cubric **s.22(1) Personal and Confidential**
Sent: Tuesday, April 14, 2015 4:44 PM
To: Correspondence Group, City Clerk's Office
Subject: Against 508 helmcken rezoning

I am against the rezoning of 508 helmcken as it is too dense for such a small property.

Sent from my iPhone

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 14, 2015 5:07 PM
To: Public Hearing
Subject: FW: Vote NO on 508 Helmcken Rezoning

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

From: Janis Green s.22(1) Personal and Confidential
Sent: Tuesday, April 14, 2015 5:01 PM
To: Correspondence Group, City Clerk's Office
Subject: Vote NO on 508 Helmcken Rezoning

This building is far too dense for such a small site. You should be expanding the park rather than building yet another tower. I urge you to vote NO on this Re-zoning Hearing.

Sent from my iPad

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 14, 2015 6:31 PM
To: Public Hearing
Subject: FW: I oppose the rezoning of 508 Helmcken

From: Doug Johnstone s.22(1) Personal and Confidential
Sent: Tuesday, April 14, 2015 6:15 PM
To: Correspondence Group, City Clerk's Office
Subject: I oppose the rezoning of 508 Helmcken

I'm tired of the way my city is being destroyed.

The "deal" the city entered into is poor and borders on infamy.

- 1) The density is obscene, especially with regards to its location next to Barnes park.
- 2) Social housing being provided- a lot of folks disagree with your definitions.
- 3) The court case the city lost, then appealed, should be able to run its course before you decide to run around it.
- 4) The city property swapped was undervalued by the city.
- 5) (Hopefully) the city will face yet another law suit.
- 6) Since when does the Director of Planning run the City; replace him!
- 7) How closely will you look at all those who claim to be for the proposal- employees/financially involved with the developers, related industries, or others who will gain from the development.

I sure wish we had a recall procedure to clean house and get transparency at city hall.

Regards (not a f***** NPA hack),

Doug

Doug Johnstone CA
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Tracey Moir s.22(1) Personal and Confidential
Sent: Tuesday, April 14, 2015 8:50 PM
To: Correspondence Group, City Clerk's Office
Cc: Tracey Moir
Subject: 508 Helmcken Street Rezoning

Dear Mayor & Councillors,

Please register my name in opposition to the rezoning of 508 Helmcken before you this evening.

My opposition is based on five factors.

- 1.) Why are 508 Helmcken & 1099 Richards not before the public and before you at the same time to allow determination of the combined impact? Was this not required by the recent BC Supreme Court ruling? And why are these items proceeding through City Hall processes when the appeal is so near in time?
- 2.) Low end of market rental is not social housing. Why are you falsely counting the rental units as social housing? The only rationale I can see is playing politics with statistics. I sincerely hope I am wrong in my concern that the new "social housing" definition opens the possibility of over-reporting the number of "social housing" units created by 2.333 times if one includes the 70% market rental units.
- 3.) The 30% social housing requirement has not been met if 508 & 1099 are considered together.
- 4.) Removing the need for Council scrutiny and the public's opportunity to share their concerns with their elected representatives and increasing the decision-making power of the un-elected DPB is wrong.
- 5.) Was the process to dispose of city land followed including a 75% approval vote by Council?
- 6.) This proposal is simply TOO BIG. The increase in height is almost 4.5 times and increase in FSR is almost 6 times the current zoning.

Thank you for considering my comments.

Best,
Tracey Moir