

Ludwig, Nicole

From: Leslie Adams s.22(1) Personal and Confidential
Sent: Tuesday, April 14, 2015 3:15 PM
To: Correspondence Group, City Clerk's Office
Subject: 508 Helmcken - the big picture

Dear Mayor and Council,

I have been a resident in Yaletown for over ten years and was pleased that Jubilee House was getting a new home. My understanding is that City of Vancouver policy is that 20 % of neighbourhoods be non-market housing. I believe this is a very good approach as I think diverse neighbourhoods are stronger and more interesting communities.

I hope people don't lose site of the benefits of mixed housing opportunities in downtown Vancouver over height and density concerns. If the towers are out of proportion for the immediate community then I hope that an appropriate scale can be decided on and if it is not quite economically viable for the developer, additional air or land density benefits be identified. A recent request for another review by the Urban Design Panel seems reasonable, particularly given the recent court decision and the current heated discussions.

If density and quality of life is the issue, I assume, as a couple of examples, there is some additional indoor communal meeting space as part of the new Jubilee House design and outdoors, Emery Barnes Park also provides a decent amount of recreational space for all residents. This is already a large downtown park and, particularly when done with an open process, replacing one building with another building seems fair enough to me.

As a long time board member at the Roundhouse, I was aware of the cultural and some socio-economic diversity in the neighbourhood which I believe contributes to the community. In another direction and also relatively near the proposed Helmcken expansion is the Hermitage Hotel block on Richards where there is also a social housing building. I regularly walk past this complex and would be hard pressed to notice any issues for neighbours or tourists. Housing diversity and scale in both these neighbourhoods seems to be working well. I hope a similar decision can be achieved for 508 Helmcken.

On a more specific level, What I believe would strengthen the Jubilee House neighbourhood for all residents is some actual programming in Emery Barnes Park – at the least in the summertime. A recreational and arts programmer could work in several downtown locations - enriching Emery Barnes Park as well as other community spaces.

Thank you for any work you are doing to achieve a reasonable, multi-faceted decision.

Leslie Adams

Ludwig, Nicole

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

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

From: Steven John Turner **s.22(1) Personal and Confidential**
Sent: Tuesday, April 14, 2015 6:29 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning of Helmken property

I think you don't care about the way this city is heading. Do you really think allowing developers to build another giant tower that is essentially unaffordable for regular Vancouverites is good for the city? I can't even recognize this town anymore. You (and I voted your this council, more or less, several times). Anyway, it's your decision, your legacy.

Sincerely,

Steve Turner

Disappearing middle class member

Sent from my iPad

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, April 14, 2015 9:39 AM
To: Public Hearing
Subject: FW: Building called "social housing" has zero social housing. Is this correct?

From: BRENDA Gershkovitch **s.22(1) Personal and Confidential**
Sent: Monday, April 13, 2015 7:57 PM
To: Correspondence Group, City Clerk's Office
Subject: Building called "social housing" has zero social housing. Is this correct?

Dear Mayor Robertson's staff

I received this note, below, today. I wonder, is it correct? is it possible to permit a structure that has no social housing units to be referred to as "social housing", and if so, why is that occurring? Something is off here - either this information that was sent out to all residents of kits point is incorrect, or there is an abuse at city hall that needs attention. Could you please comment on this email, below?

Thank you,
Brenda

City staff are seeking approval for this huge tower by improperly labeling the building as "Social Housing."

There will not be a single unit of social housing in the building. It is a 100% market rate tower. The proposed tower is over 5 times the legal density limit.

We must stop this abuse of the definition of Social Housing. If this precedent is set, people truly in need will be deprived access to true low cost housing. The City will continue this abuse of the definition of Social Housing to densify neighbourhoods across the city. **Your neighbourhood could be next.**

Even more reasons to oppose the development are below my signature.

Please speak up now to prevent this abuse of social housing.