

Report date range from: 4/14/2025 4:00:01 PM to: 4/15/2025 5:00:00 PM

**CD-1 Rezoning: 1551-1581 West 7th Avenue - Other**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-15	08:46	CD-1 Rezoning: 1551-1581 West 7th Avenue	Other	I currently reside in a building whose views will be obstructed by the new building at 1551-1581 West 7th. What is the process for acquiring an equivalent or better apartment in the new building? Will those affected by the new building have priority in applying for apartments?	Roger McNamee	Fairview	
2025-04-14	16:57	CD-1 Rezoning: 1551-1581 West 7th Avenue	Other	see attached letter	Pierre Rivard	Fairview	Appendix A

April 14, 2025

City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC  
V5Y 1V4

**Attention: City Council**

Dear City Council,

**Re: Public Hearing for the CD-1 rezoning application of 1551 - 1581 W 7th Ave (the "Rezoning Application"), legally described as PID: 002-512-785; Lot G Block 290 District Lot 526 Plan 20635 (the "Property")**

I am the president of the board of directors of the Centre Culturel Francophone de Vancouver (the "**Centre**") and I am writing this letter in respect of the Rezoning Application.

By way of background, Société Maison de la Francophonie de Vancouver (the "**General Partner**") is the registered owner of the Property and holds the Property in trust for the Maison de la Francophonie de Vancouver Société en Commandite (the "**Limited Partnership**"). The Centre is one of several limited partners in the Limited Partnership. The Limited Partnership was created for the sole purpose of acquiring, developing and operating the Property as a Francophone Community and Cultural Centre, for the use of French speaking residents of the Province of British Columbia and of Canada in general as well as the community at large.


However, a significant portion of the services, activities and programs of the Francophone Community and Cultural Centre in fact are provided by the Centre, effectively making the Centre the primary public interface and organization operating the Francophone Community and Cultural Centre. The Centre currently leases a portion of the Property from the Limited Partnership, and receives funding each year from the City of Vancouver, the Province and the Federal government, in order to provide such services, activities and programs. Additionally, the Centre has developed a business model by which up to 30% to 35% of its annual budget is comprised of revenues generated by activities mostly taking place within its premises.

Accordingly, the Centre is an indirect part-owner of the Property by virtue of its ownership stake in the Limited Partnership, is a key tenant of the Property, and is a key stakeholder in the proposed rezoning of the Property.

I sent a letter to Scott Erdman on April 2<sup>nd</sup>, 2024 (the "**Original Letter**") expressing the Centre's concerns regarding the Rezoning Application and its impact on the Centre's services and programs.

Since the date of the Original Letter, the Centre has participated in numerous meetings with the architecture firm hired by the Limited Partnership to design the redevelopment, in order to provide input in the design of the redevelopment and, accordingly, has been involved in the redevelopment process to a greater degree. However, many of the concerns expressed in the Original Letter regarding the impact of the Rezoning Application remain.

# Appendix A



Following are non-exhaustive details of what we regard as key impacts of the contemplated rezoning of the Property and the resultant threat to the Centre's ability to continue to provide the programs and services it provides:

1. Current plans of the redeveloped premises show a loss of one classroom compared to the space the Centre currently occupies. The Centre will have to arrange with the Limited Partnership for the use of meeting room space in other parts of the building outside of the space it will lease in order to continue offering its French-language classes for adults in the evening, which service is in high demand. This arrangement will likely cost the Centre amounts in addition to its rent payments.
2. Revenues of the restaurant that the Centre operates in the Property will be lost for the period that the Centre is required to relocate during construction. Such revenues form a substantial part of the Centre's yearly revenues required to fund its programs and services, and are used as an important point of leverage to raise government funding which require contribution from the applicant. The General Partner has not assured the Centre regarding any compensation for such lost revenues, and the Centre is eagerly looking forward to further discussions with the General Partner on this issue as the project progresses.
3. The Limited Partnership has not provided legal assurances to the Centre guaranteeing the Centre's continued operations during the relocation period and in the new premises.

Additionally, given the current economic environment, the Centre understands that construction is not anticipated to begin for some time, and accordingly, there remains some time for appropriate relocation spaces to be presented to the Centre. That being said, the Centre is a relatively unique establishment with relatively unique property requirements. If the Centre is not provided an appropriate relocation space:

- a. the Centre may be in default of funding agreements it has with various levels of government;
- b. the Centre's ability to receive grants will be diminished; and
- c. the Centre's earned revenues will decrease.

Given the impacts of the contemplated rezoning of the Property on the Centre and associated relocation (and potential impact if an appropriate relocation space is not provided to the Centre), the Centre continues to have reservations regarding the redevelopment project which may seem ancillary to the Rezoning Application, but such reservations remain relevant as the City is considering the different phases of feasibility of the redevelopment project. The Centre's goal is to continue to take a collaborative and constructive approach to make sure that its important concerns are addressed, which is linked to the Centre's strong desire to maintain or improve the high-quality services that it provides to the general population of Greater Vancouver.

If you have any questions about the above, please do not hesitate to contact me at s. 22(1) Personal and Confidential or at s. 22(1) Personal and Confidential or contact Pierre Rivard, the Centre's Executive and Artistic Director at s. 22(1) Personal and Confidential or at s. 22(1) Personal and Confidential



Sincerely,

Le Centre Culturel Francophone de Vancouver

s. 22(1) Personal and Confidential

Monique Thibault  
President (Director)