

File No. 04-1000-20-2013-377

May 6, 2014

Mr. Jon Green  
By email: jon\_green00@hotmail.com

Dear Mr. Green:

**Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request received on December 16, 2013 for:

**All email correspondence between Brian Jackson, Penny Ballem, Mike Magee, Michael Flannigan and Kent Munro with regards to the 508 Helmcken rezoning and/or the 1099 Richards rezoning from August 1, 2012 to December 13, 2013.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.12(3)(b); s.13(1); s.14; s.17(1); and s.22(1) of the Act. You can read or download these sections here:

[http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to:

Office of the Information & Privacy Commissioner,  
P.O. Box 9038, Stn. Prov. Govt.  
Victoria, B.C. V8W 9A4  
Tel. 250-387-5629; Fax 250-387-1696

If you request a review, please provide the Commissioner's office with:

- 1) the request number assigned to your request (#04-1000-20-2013-377);
- 2) a copy of this letter;
- 3) a copy of your original request for information sent to the City of Vancouver; and
- 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at [foi@vancouver.ca](mailto:foi@vancouver.ca) if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read 'Barbara J. Van Fraassen', with a stylized, flowing script.

Barbara J. Van Fraassen, BA  
Director, Access to Information  
*City Clerk's Department, City of Vancouver*  
Email: [Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
Telephone: 604.873.7999

Encl.

:kt

Date: May 6, 2014  
File No.: 04-1000-20-2013- 377  
To: Jon Green  
Re: Freedom of Information Request - Processing Fees

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## FINAL INVOICE

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DETAILS	AMOUNT
Searching and retrieving the records, compiling for review:	
Time required (Reduced fee - not reflective of Actual Time spent): 14 hours @\$7.50 per ¼ hour	\$ 420.00
Preparing records for disclosure:	
Time required: 12.0 hours @\$7.50 per ¼ hour	\$ 360.00
<b>Subtotal:</b>	<b>\$ 780.00</b>
First 3 hours free @7.50 per ¼ hour	(90.00)
Minus Initial 50% Fee Deposit Received January 10, 2013	(165.00)
<b>TOTAL AMOUNT NOW DUE (Canadian Funds):</b>	<b>\$ 525.00</b>

This is a FINAL INVOICE - it must be paid in full prior to record release.

Please include a copy of this INVOICE with your payment.

Note: The City Clerk's Office does not accept debit or credit cards; payment is by cheque or cash only. Please make the cheque payable to City of Vancouver.

Mail or bring to the following address:

Access to Information Office  
City Clerk's Department  
3<sup>rd</sup> Floor, Vancouver City Hall  
453 West 12<sup>th</sup> Avenue  
Vancouver, B.C. V5Y 1V4

**From:** "Aujla, Bill" <bill.aujla@vancouver.ca>

**To:** "Flanigan, Michael" <michael.flanigan@vancouver.ca>

**Date:** 9/19/2012 11:49:04 PM

**Subject:** Brenhill AH Project

Hi Michael,

Further to our discussion today RE Brenhill, I have spoken to Penny and we have authority to move this forward outside of MPSC due to lack of opportunity given current priorities at MPSC.

Penny suggested that we meet with relevant GMs/DCM as soon as possible, including:

- Patrice Impey
- David McLellan
- Brian Jackson
- Brenda Prosen
- Yvonne or Jean (Law Dept)

and walk them through the issues and deal terms. We should address their concerns and arrange a follow-up meeting with CM and these GMs/Law Rep.

In addition to the summary we discussed on std RE deal terms, info requested should include summary on unit sizes, potential tenant mix, cost per unit (which you have), additional leasehold mortgage income will support, etc.

Stacey can arrange these meetings based on your schedule RE time required to put summary info together. Please let Stacey know if you want others present at the first meeting; I believe that the second meeting with CM should be limited to GMs/Law Rep and us. I would appreciate the two of us going over the summary in advance of meetings.

Please also get RTS number for October 30 In Camera Council for this item ... we can pull report if necessary but let's target that date per our conversation with Brent/Patrick

Please let me know if any issues; Stacey or Michelle should be able to assist you in Holly's absence.

Hi Stacey,

Please try and arrange soon with Michael's input as CM time is limited. However, if you are having difficulty with CM Office finding time, I can help.

Thanks,  
Bill

**From:** "Flanigan, Michael" <michael.flanigan@vancouver.ca>

**To:** "Carr, Dennis" <Dennis.Carr@vancouver.ca>  
"Cheng, Grace" <grace.cheng@vancouver.ca>  
"Jackson, Brian" <Brian.Jackson@vancouver.ca>  
"McNaney, Kevin" <kevin.mcnaney@vancouver.ca>  
"Munro, Kent" <Kent.Munro@vancouver.ca>  
"Billing, Jean" <jean.billing@vancouver.ca>  
"Crawford, Stacey" <stacey.crawford@vancouver.ca>

**Date:** 9/20/2012 6:06:50 PM

**Subject:** Brenhill Development at 1077-1099 Richards Street and 508 Helmcken Street

**Dennis/Grace** – Bill has requested that I map out our milestone project schedule for the Brenhill Development over the coming months. Please also find attached the final Non-Market Housing design for Brenhill hot off the press, and looking good. Please note that it is critical that Housing/Finance address items 5, 6, and 7 below in order for REFM to meet the MPSC and Council deadlines we have targeted for the City Manager (see below).

Similarly, I would request that **Brian/Kevin** look into replacing Garry Papers as the Planning resource as I am not sure who in Planning will be taking over this review.

**Stacey** – thanks for attending to item 6.

Please note that our Project Schedule for the Brenhill Development is still being firmed up. The project team met with Legal Services and the Developer yesterday to map out our current work program and update the next steps as follows:

1. August 7: RES/Housing to meet with Brenhill and Project Architect to revise unit layouts to reflect current 127 Housing mix in Jubilee House. Stu Lyon to resubmit unit plans (smaller, more efficient, higher number +/- 172 units) (**task completed**);
2. September 11: RES to finalize Development and CAC Modeling (subject to MPSC and Council approval), and meet with Brenhill (**task completed**);
3. September 19: RES/Legal Services to meet with Brenhill/Legal Counsel to discuss approach and timelines for Omnibus Development Framework Agreement (Patrick Julian's term) and assign City resources (**task completed – Jean Billing from Law assigned**);
4. September 20: Brenhill to submit final Non-Market Housing plans (**task completed – see attached**);

5. Week of October 1 – 5: Deal Summary to be completed. RES to prepare master deal overview and Issues Summary List. Housing to prepare Operating Model and Budget for new Non-Market Housing project (based on attached design), and prepare recommendations and options for 127 Housing Society's on going involvement. (ie: should they get all 172 units, or just the 87 replacement units?). If Housing has any concerns with the design or unit mix, please flag them immediately.
6. Week of October 8: City Staff to meet with MPSC GM's to update them on status and approve Council Recommendations for final approval by City Manager. RES to draft Council Report (needs to be into City Clerk on October 16 (it will be a late report)). **Stacey** to set up this meeting.
7. Week of October 8: (after MPSC member discussion): City Staff and Brenhill/Architect to meet with 127 Housing Society to seek endorsement of new project design and confirm Lease Surrender and New Operating Agreement. Staff to include BC Housing in this discussion to confirm terms for transporting the mortgages. **Dennis** to coordinate meeting with 127 Housing Society, BC Housing, Developer and Architect.
8. October 16: Council Report (with concurrences) to be filed with City Clerk.
9. October 30: "In Camera" Council Presentation to seek authority for the Directors of Real Estate Services and Legal Services to proceed with land transaction and Development Agreement, as approved by the City Manager.
- 10 November/December: Assuming favorable Council direction, City/Brenhill to draft legal agreements, Brenhill to commence DP application for Non-Market Housing project and file rezoning application for 508 Helmcken. Planning to provide detailed Project Schedule for expedited Rezoning and Development Permit processing. In order to confirm we have no deal breakers, we will request that Planning (whoever is taking over for Garry Papers) to convene DRM session to capture Engineering, Development Services, Subdivision/ASP, and other staff comments to inform potential Rezoning/DE conditions.

Given the latest design (including Lane), park interface, and access and egress from Richards, I have recommended to Brenhill that City Engineering (Al Zacharias) needs to review the revised concept for the Jubilee property asap. Although I expect the consolidation of the Lane into the assembly should not be a problem, I have no idea if there are services, utilities, or other expensive City infrastructure in the Lanes that require relocation, or even if Engineering will support their ultimate stopping, closing, and sale, and it is critical to know that

ownership of the Lanes can be achieved at the outset. As I know you are aware, there is no budget in the proforma for major service work relocation, so it would be regrettable to discover some huge unbudgeted expense down the road.

Clearly, there will be many issues that arise as we proceed with this development, but this road map will serve to move us along in the immediate term with the required approvals and legal agreements underway. Please let me know if you have any issues or concerns.

Thanks to all,

Michael

Not responsive



Not responsive





**From:** ["Flanigan, Michael" <michael.flanigan@vancouver.ca>](mailto:michael.flanigan@vancouver.ca)  
**To:** ["Jackson, Brian \ \(PDS\\)" <brian.jackson@vancouver.ca>](mailto:brian.jackson@vancouver.ca)  
["Prosken, Brenda" <Brenda.Prosken@vancouver.ca>](mailto:Brenda.Prosken@vancouver.ca)

**Date:** 9/6/2013 10:02:00 AM  
**Subject:** RE: 1099 Richards DCL

Thanks

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

From: Jackson, Brian (PDS)  
Sent: Friday, September 06, 2013 10:33 AM  
To: Flanigan, Michael; Prosken, Brenda  
Subject: 1099 Richards DCL

Estimated at s.17(1)

Not responsive

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**From:** Flanigan, Michael

**Sent:** Friday, October 12, 2012 7:57 PM

**To:** Jackson, Brian; McNaney, Kevin; Billing, Jean; Liljefors, Yvonne; De Hoop, Jim; Cheng, Grace; Carr, Dennis; Crawford, Stacey; Zacharias, Alan; Fales, Holly; Djurkovic, Danica; Bradshaw, Garrick

**Cc:** Aujla, Bill; Ballem, Penny; McLellan, David; Prosken, Brenda; Impey, Patrice; Magnusson, Karyn; Judd, Peter; Flanigan, Michael; Evans, Jerry

**Subject:** RE: Brenhill Development at 1077-1099 Richards Street and 508 Helmcken Street

Colleagues – further to our MPSC meeting on Wednesday night, I am pleased to circulate the attached Council Report that we are targeting for “In Camera” on October 30 in order to meet the schedule set out below. I would be grateful to receive your comments/edits by next Wednesday so that we can submit the report to the City Clerk.

Please coordinate your changes through Holly so she can track version control on VanDocs. As always, please let me know if you have any questions or concerns.

(Holly – please take conduct of this document as the master Version and insert Al Zacharias’ revised Lane Appendix as attached).

Thanks to all and have a great weekend.

Michael

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**From:** Flanigan, Michael

**Sent:** Thursday, September 20, 2012 7:07 PM

**To:** Carr, Dennis; Cheng, Grace; Jackson, Brian; McNaney, Kevin; Munro, Kent; Billing, Jean; Crawford, Stacey

**Cc:** Aujla, Bill; Ballem, Penny; McLellan, David; De Hoop, Jim; Prosken, Brenda; Liljefors, Yvonne; Impey, Patrice; Zacharias, Alan; Flanigan, Michael

**Subject:** Brenhill Development at 1077-1099 Richards Street and 508 Helmcken Street

**Dennis/Grace** – Bill has requested that I map out our milestone project schedule for the Brenhill Development over the coming months. Please also find attached the final Non-Market Housing design for Brenhill hot off the press, and looking good. Please note that it is critical that Housing/Finance address items 5, 6, and 7 below in order for REFM to meet the MPSC and Council deadlines we have targeted for the City Manager (see below).

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Clearly, there will be many issues that arise as we proceed with this development, but this road map will serve to move us along in the immediate term with the required approvals and legal agreements underway. Please let me know if you have any issues or concerns.

Thanks to all,

Michael

Not responsive



**From:** ["Imai, Charlene" <charlene.imai@vancouver.ca>](mailto:charlene.imai@vancouver.ca)

**To:** ["Aujla, Bill" <bill.aujla@vancouver.ca>](mailto:bill.aujla@vancouver.ca)

["Flanigan, Michael" <michael.flanigan@vancouver.ca>](mailto:michael.flanigan@vancouver.ca)

["Fales, Holly" <holly.fales@vancouver.ca>](mailto:holly.fales@vancouver.ca)

["Impey, Patrice" <Patrice.Impey@vancouver.ca>](mailto:Patrice.Impey@vancouver.ca)

["Prosken, Brenda" <Brenda.Prosken@vancouver.ca>](mailto:Brenda.Prosken@vancouver.ca)

["Judd, Peter" <peter.judd@vancouver.ca>](mailto:peter.judd@vancouver.ca)

["Jackson, Brian \ \(CSG\\)" <Brian.Jackson@vancouver.ca>](mailto:Brian.Jackson@vancouver.ca)

["De Hoop, Jim" <Jim.DeHoop@vancouver.ca>](mailto:Jim.DeHoop@vancouver.ca)

["Oehlschlager, Kelly" <kelly.oehlschlager@vancouver.ca>](mailto:kelly.oehlschlager@vancouver.ca)

["Cheng, Grace" <grace.cheng@vancouver.ca>](mailto:grace.cheng@vancouver.ca)

**Date:** 4/10/2013 10:05:51 AM

s.12(3)(b) and s.17(1)





*Legislative Operations  
City Clerk's Department  
City of Vancouver  
Tel: 604.873.7657*

**From:** "Flanigan, Michael" <michael.flanigan@vancouver.ca>

**To:** "Ballem, Penny" <Penny.Ballem@vancouver.ca>  
"McLellan, David" <David.McLellan@vancouver.ca>

**Date:** 10/18/2012 8:59:58 PM

**Subject:** FW: Brenhill Development at 1077-1099 Richards Street and 508 Helmcken Street

Penny - Dave, Bill and I have discussed tonight  
s.13(1); s.14 and s.17(1)

Whatever decision you feel appropriate is fine, but we wanted to alert you to this potential issue with Brenhill. Dave is going to discuss this further with you tomorrow and then we can put the final touches on this report.

Thanks,

Michael

---

**From:** Flanigan, Michael

**Sent:** Thursday, October 18, 2012 9:48 PM

**To:** Jackson, Brian (CSG); McNaney, Kevin; Billing, Jean; Liljefors, Yvonne; De Hoop, Jim; Cheng, Grace; Carr, Dennis; Crawford, Stacey; Zacharias, Alan; Fales, Holly; Djurkovic, Danica; Bradshaw, Garrick

**Cc:** Aujla, Bill; Ballem, Penny; McLellan, David; Prosken, Brenda; Impey, Patrice; Magnusson, Karyn; Judd, Peter; Evans, Jerry; Flanigan, Michael

**Subject:** RE: Brenhill Development at 1077-1099 Richards Street and 508 Helmcken Street

Thank you all for taking the time this week to review, comment, and edit the attached report. I think this will be the final version, s.13(1); s.14 and s.17(1)

I would be grateful if you could all have one final review of the attached report and prepare to provide concurrences tomorrow.

Please accept my thanks for your time and attention, I know you are all very busy.

Michael

---

**From:** Flanigan, Michael

**Sent:** Friday, October 12, 2012 7:56 PM

**To:** Jackson, Brian; McNaney, Kevin; Billing, Jean; Liljefors, Yvonne; De Hoop, Jim; Cheng, Grace; Carr, Dennis; Crawford, Stacey; Zacharias, Alan; Fales, Holly; Djurkovic, Danica; Bradshaw, Garrick

**Cc:** Aujla, Bill; Ballem, Penny; McLellan, David; Prosken, Brenda; Impey, Patrice; Magnusson, Karyn; Judd, Peter; Flanigan, Michael

Michael; Evans, Jerry

**Subject:** RE: Brenhill Development at 1077-1099 Richards Street and 508 Helmcken Street

Colleagues ? further to our MPSC meeting on Wednesday night, I am pleased to circulate the attached Council Report that we are targeting for ?In Camera? on October 30 in order to meet the schedule set out below. I would be grateful to receive your comments/edits by next Wednesday so that we can submit the report to the City Clerk.

Please coordinate your changes through Holly so she can track version control on VanDocs. As always, please let me know if you have any questions or concerns.

(Holly ? please take conduct of this document as the master Version and insert Al Zacharias? revised Lane Appendix as attached).

Thanks to all and have a great weekend.

Michael

Repeat record

**From:** "Ballem, Penny" <Penny.Ballem@vancouver.ca>

**To:** "Flanigan, Michael" <michael.flanigan@vancouver.ca>  
"Cheng, Grace" <grace.cheng@vancouver.ca>  
"Luong, Linh" <Linh.Luong@vancouver.ca>  
"Carr, Dennis" <Dennis.Carr@vancouver.ca>  
"Hayward, Stephen" <Stephen.Hayward@vancouver.ca>  
"Billing, Jean" <jean.billing@vancouver.ca>  
"Bradshaw, Garrick" <Garrick.Bradshaw@vancouver.ca>  
"Fales, Holly" <holly.fales@vancouver.ca>  
"De Hoop, Jim" <Jim.DeHoop@vancouver.ca>  
"Zacharias, Alan" <alan.zacharias@vancouver.ca>

**Date:** 4/9/2013 1:20:39 PM

**Subject:** RE: Brenhill - Report Back to Council on Operating Agreement, Development Agreement, and New Lease Agreement (including Prepaid Lease amount)

Great work all!! Yahoooooo pb

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**From:** Flanigan, Michael

**Sent:** Tuesday, April 09, 2013 2:11 PM

**To:** Cheng, Grace; Luong, Linh; Carr, Dennis; Hayward, Stephen; Billing, Jean; Bradshaw, Garrick; Fales, Holly; De Hoop, Jim; Zacharias, Alan

**Cc:** Ballem, Penny; Aujla, Bill; Prosken, Brenda; Impey, Patrice; Judd, Peter; Liljefors, Yvonne; Connell, Francie; Jackson, Brian (CSG); Flanigan, Michael

**Subject:** RE: Brenhill - Report Back to Council on Operating Agreement, Development Agreement, and New Lease Agreement (including Prepaid Lease amount)

I wanted to let the team know that Council approved the Brenhill Report today on the Operating Agreement, Development Agreement, Lease Agreement, and Prepaid Rent Mortgage structure. I also wanted to pass along the thanks and appreciation that Council expressed for all of your hard work, creativity, diligence, and care that has gone into managing this project to date. We have come a long ways in framing up this innovative transaction, and the Council direction today to execute the legal agreements, subject to the rezoning, paves the way forward for the Public Hearing.

Please accept my thanks for all your help, assistance, and professional support to date. It is a wonderful outcome and we have a great project team. Please let me know if you have any questions.

Many thanks,

Michael

Repeat Email String

Repeat Email String



**From:** ["Jackson, Brian" <Brian.Jackson@vancouver.ca>](mailto:Brian.Jackson@vancouver.ca)

**To:** ["Flanigan, Michael" <michael.flanigan@vancouver.ca>](mailto:michael.flanigan@vancouver.ca)

**Date:** 10/15/2012 1:35:30 PM

**Subject:** RE: Brenhill Development at 1077-1099 Richards Street and 508 Helmcken Street

I tried and tried but couldn't find any flaws to this great report!

Repeat Email String

**From:** "McLellan, David" <David.McLellan@vancouver.ca>  
**To:** "Flanigan, Michael" <michael.flanigan@vancouver.ca>  
"Jackson, Brian \ (CSG\)" <Brian.Jackson@vancouver.ca>  
"McNaney, Kevin" <kevin.mcnaney@vancouver.ca>  
"Billing, Jean" <jean.billing@vancouver.ca>  
"Liljefors, Yvonne" <yvonne.liljefors@vancouver.ca>  
"De Hoop, Jim" <Jim.DeHoop@vancouver.ca>  
"Cheng, Grace" <grace.cheng@vancouver.ca>  
"Carr, Dennis" <Dennis.Carr@vancouver.ca>  
"Crawford, Stacey" <stacey.crawford@vancouver.ca>  
"Zacharias, Alan" <alan.zacharias@vancouver.ca>  
"Fales, Holly" <holly.fales@vancouver.ca>  
"Djurkovic, Danica" <Danica.Djurkovic@vancouver.ca>  
"Bradshaw, Garrick" <Garrick.Bradshaw@vancouver.ca>

**Date:** 10/16/2012 8:54:34 AM

**Subject:** RE: Brenhill Development at 1077-1099 Richards Street and 508 Helmcken Street

Looks good Michael, the only thing I would add is a table to explain the existing and proposed housing units expected with this deal over the two sites.

David McLellan  
Deputy City Manager  
City of Vancouver  
604-871-6939

Repeat Email String

**From:** "Flanigan, Michael" <michael.flanigan@vancouver.ca>

**To:** "Ballem, Penny" <Penny.Ballem@vancouver.ca>  
"McLellan, David" <David.McLellan@vancouver.ca>

**Date:** 10/19/2012 8:26:00 AM

**Subject:** RE: Brenhill Development at 1077-1099 Richards Street and 508 Helmcken Street

I am pleased to advise that Law and RES reached an accord on this matter this morning. All is good, and you do not need to spend any further time wrestling with this issue.

Many thanks,

Michael

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**From:** Flanigan, Michael

**Sent:** Thursday, October 18, 2012 10:00 PM

**To:** Ballem, Penny; McLellan, David

**Cc:** Aujla, Bill

**Subject:** FW: Brenhill Development at 1077-1099 Richards Street and 508 Helmcken Street

s.13(1); s.14 and s.17(1)

Whatever decision you feel appropriate is fine, but we wanted to alert you to this potential issue with Brenhill. Dave is going to discuss this further with you tomorrow and then we can put the final touches on this report.

Thanks,

Michael

Repeat record



**From:** Welman, Mairi  
**Sent:** Friday, November 09, 2012 3:21 PM  
**To:** Flanigan, Michael; Stewart, Wendy; Swanton, Sandy  
**Cc:** Aujla, Bill; Fales, Holly; Ballem, Penny  
**Subject:** RE: Meeting Forward Notification: Brenhill / 127 Housing (Richards/Helmcken site)

Thanks, Mike. Always appreciate an early warning!

I'm copyiny this to Sandy Swanton who is our new Comms Manager for the CSG and Planning groups, (she just started this week) for next steps.

MW

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**From:** Flanigan, Michael  
**Sent:** 09 November 2012 15:18  
**To:** Welman, Mairi; Stewart, Wendy  
**Cc:** Aujla, Bill; Fales, Holly; Ballem, Penny; McLellan, David; Flanigan, Michael  
**Subject:** RE: Meeting Forward Notification: Brenhill / 127 Housing (Richards/Helmcken site)

Mairi/Wendy - Bill and I wanted to reach out to you with an early "heads-up" to ensure you were made aware of a major new non-market housing project in the works.

s.13(1) and s.17(1)

s.13(1) and s.17(1)



Please let me know if you have any questions or concerns.

Thanks,

Michael

Not responsive



Not responsive

**From:** Flanigan, Michael

**Sent:** Thursday, February 07, 2013 06:24 PM

**To:** Aujla, Bill; Prosken, Brenda; De Hoop, Jim; Carr, Dennis; Hoese, Karen; McNaney, Kevin; Munro, Kent; Black, Sallen

**Cc:** Jackson, Brian (CSG); Ballem, Penny; Welman, Mairi; Swanton, Sandy; Eng, Nancy; Billing, Jean; Zacharias, Alan; Cheng, Grace; Flanigan, Michael

**Subject:** FW: Tenant Info Session - Jubilee

I wanted to advise that the Jubilee House tenant Open House went very well and the Brenhill development proposal is now in the public domain. Nancy/Sandy are working with Brenhill and 127 on the media messages. So far, all positive, but please keep your ears to the ground.

As a further update, I understand that the rezoning application will be in tomorrow or early next week. The project is on track and we should be executing the Land Exchange Contract by the end of the month. Staff are now framing up the report back to Council on the Development Agreement, tenant mix, operating model, and mortgage finance structure and this should be ready for late March or early April, well in advance of the milestone schedule date Brenhill is targeting for April 29.

Please let me know if you have any questions or concerns.

Michael

Not responsive

**From:** ["Fales, Holly" <holly.fales@vancouver.ca>](mailto:holly.fales@vancouver.ca)  
**To:** ["Flanigan, Michael" <michael.flanigan@vancouver.ca>](mailto:michael.flanigan@vancouver.ca)  
["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)  
["Black, Sainen" <sailen.black@vancouver.ca>](mailto:sailen.black@vancouver.ca)  
["Naylor, Michael" <michael.naylor@vancouver.ca>](mailto:michael.naylor@vancouver.ca)  
["Billing, Jean" <jean.billing@vancouver.ca>](mailto:jean.billing@vancouver.ca)  
["Cheng, Grace" <grace.cheng@vancouver.ca>](mailto:grace.cheng@vancouver.ca)  
["Zacharias, Alan" <alan.zacharias@vancouver.ca>](mailto:alan.zacharias@vancouver.ca)  
["Armin Amrolia" <aamrolia@bchousing.org>](mailto:aamrolia@bchousing.org)  
["Stu Lyon \ \(SLYON@GBL-ARCH.COM\)" <SLYON@GBL-ARCH.COM>](mailto:SLYON@GBL-ARCH.COM)  
["Brent Kerr @ Brenhill" s.22\(1\)](mailto:s.22(1)@brenhill.com)  
["Max Kerr @ Brenhill" <max@brenhill.com>](mailto:max@brenhill.com)  
[127joanne@shawbiz.ca](mailto:127joanne@shawbiz.ca)  
["Magnusson, Karyn" <karyn.magnusson@vancouver.ca>](mailto:karyn.magnusson@vancouver.ca)  
["Munro, Kent" <Kent.Munro@vancouver.ca>](mailto:Kent.Munro@vancouver.ca)  
["McLellan, David" <David.McLellan@vancouver.ca>](mailto:David.McLellan@vancouver.ca)  
["Liljefors, Yvonne" <yvonne.liljefors@vancouver.ca>](mailto:yvonne.liljefors@vancouver.ca)  
["Stuart Lyon \ \(GBL Architects\\)" <SLyon@gblarchitects.com>](mailto:SLyon@gblarchitects.com)  
["Schwark, Mark" <mark.schwark@vancouver.ca>](mailto:mark.schwark@vancouver.ca)  
**Date:** 11/27/2012 9:33:37 AM  
**Subject:** Brenhill / 127 Housing (Richards/Helmcken site) - meeting agenda

Attached is the agenda for the meeting taking place this Thursday, November 29<sup>th</sup> @ 9 am on the Brenhill/127 Housing subject. The meeting will take place in the City Hall Business Centre Meeting Room (2nd Flr) of City Hall (453 W 12th Avenue).

Holly Fales, Administrator  
Real Estate Services  
City of Vancouver  
tel: 604.873.7808  
fax: 604.873.7064  
[holly.fales@vancouver.ca](mailto:holly.fales@vancouver.ca)

**Site/Courier Address:** Suite 300 - 515 West 10th Avenue Vancouver, BC V5Z 4A8

**Mailing Address:** 453 W 12th Avenue, Vancouver, BC V5Y 1V4

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# MEETING AGENDA

***Brenhill Developments Ltd. – 127 Society for Housing – City of Vancouver  
Development Proposal for  
1077-1099 Richards Street and 508 Helmcken Street***

November 29, 2013  
City Hall Business Centre Meeting Room  
2<sup>nd</sup> Floor City Hall – 453 West 12<sup>th</sup> Avenue  
(9:00 – 10:30 am – Transaction Overview)  
(10:30 - 11:00 am – Rezoning Process)

1. Introductions (2 Min)
2. Purpose of the Meeting - (Roles and Responsibilities) (3 Min)
3. Presentation of Non Market Project Design by GBL (Stu Lyon) (15 Min)
4. Design/Development Discussion – Transaction Overview
  - i) Presentation of “Deal Memorandum” (15 Min)
    - Review of Required Contracts
    - Focus on First Contracts to Settle (sub-group)
      - Conditional Lease Surrender/New Lease
        - Identify Required Resources
        - Prepare Budget
      - Site Access License for Due Diligence
      - Contracts of Purchase and Sale (Land Exchange)
      - Development Agreement

- ii) Discussion of Operating Model (10 Min)
  - Unit Count
  - Unit Mix
  - Amenity Areas
  - Operating Budget (sub-group)
  
- iii) Detailed Design Discussions (15 Min)
  - Non-Market Housing Construction Specifications
  - Parking/Storage Requirements
  - Parking Utilization and Revenue Opportunity
  - Universal Design Standards for Accessibility
  - Lane Configuration, Engineering Requirements
  - Project Oversight, Change Order Process
  - Rezoning/Development Permit Conditions (sub-group)
  
- iv) Mortgage Finance Options (15 Min)
  - CMHC/BC Housing Consent Requirements
  - 2013 Renewal Options
  - City Mortgage Requirements (sub-group)
    - principal amount, term, amortization, guarantees
    - BC Housing - Preferred Rate of Interest (?)
    - preservation of ongoing CMHC subsidies
  
- v) Communications Strategy (10 Min)

- Media Relations Protocol
- Issues Identification and Management
- Project Spokesperson(s)
- Press Release Date
- Mayor's Office tie back

vi) Next Steps

(5 Min)

## 5. Rezoning Process – Schedule for 2013

### Project Milestone Schedule & Deliverables

(30 Min)

- Targeted Application Submission Date
- Open House Schedule
- Targeted Referral to Public Hearing Date of June, 2013
- Targeted Public Hearing Date of July 2013
- Construction Commencement for New NM Housing Fall/13
- Planning to provide “Regulator” Process Schedule



**From:** "Flanigan, Michael" <michael.flanigan@vancouver.ca>

**To:** "Jackson, Brian \\\(CSG\\)" <Brian.Jackson@vancouver.ca>  
"McNaney, Kevin" <kevin.mcnaney@vancouver.ca>

**Date:** 11/7/2012 7:43:33 PM

**Subject:** FW: Brenhill Plans Review - The 127 Society for Housing ("127 Housing")

Brian/Kevin;

s.13(1) and s.17(1)

RES/Housing/Finance will be convening regular project management meetings with 127 Housing and Brenhill starting in the coming week or so and I expect Planning will want to be fully engaged in this process. I will also be making a request for a project resource in Engineering. I expect that Brenhill will want to file a DP application for their property (1077-1099 Richards Street) together with a rezoning application (for the City property at 508 Helmcken) for a Public Hearing date in July 2013, meaning a Referral Date in June 2013.

s.13(1) and s.17(1)

Your continued support will be much appreciated as we move this innovative project forward on what is anticipated to be an expedited schedule. Once I know who our Planning resource will be, I will include him/her/Scot in our meeting schedule.

Please let me know if you have any questions or concerns.

Many thanks,

Michael

Not responsive

**From:** "Flanigan, Michael" <michael.flanigan@vancouver.ca>

**To:** "Aujla, Bill" <bill.aujla@vancouver.ca>

"Ballem, Penny" <Penny.Ballem@vancouver.ca>

**Date:** 2/21/2013 4:16:00 PM

**Subject:** FW: Brenhill/New Jubilee Operating/Financing Proposal

Bill/Penny – today's "Yahoo" moment;

I wanted to share some very good news on the Brenhill transaction that we received today and give you an update on where all the Brenhill contracts are at.

s.13(1); S.16(1) and s.17(1)

Thanks for any direction on how we want

to respond?

Thanks,

Michael

Not responsive

**From:** "Ballem, Penny" <Penny.Ballem@vancouver.ca>

**To:** "Flanigan, Michael" <michael.flanigan@vancouver.ca>  
"Aujla, Bill" <bill.aujla@vancouver.ca>

**Date:** 2/21/2013 4:25:23 PM

**Subject:** Re: Brenhill/New Jubilee Operating/Financing Proposal

Mike this is wonderful news - thks to all for the great work on this file/project! I am thrilled. s.13(1); S.16(1) and  
s.17(1)

Thks

pb

Repeat record

**From:** "Munro, Kent" <Kent.Munro@vancouver.ca>

**To:** "Flanigan, Michael" <michael.flanigan@vancouver.ca>

**Date:** 11/8/2012 3:59:42 PM

**Subject:** Brenhill Assignments

Hi Mike,

Brian asked me to review our resourcing/workloads and to figure out who can be assigned to the Brenhill file, recognizing that it will be on a high priority track. For a Rezoning Planner, Karen Hoeser will take this on, and for a Development Planner we'll be assigning Sallen Black.

For the initial start-up meeting, I think it would be helpful for myself and Michael Naylor to attend ... to this point he and I only have a vague understanding of what the development scenario is and so it would be good for us to sit in just to get a full understanding of the proposal, the timeline, the inter-dependencies, etc.

Both Karen and Sallen know about this now, so feel free to initiate contact with them and send invitations.

Cheers! Kent

Not responsive

**From:** "Munro, Kent" <Kent.Munro@vancouver.ca>  
**To:** "Flanigan, Michael" <michael.flanigan@vancouver.ca>  
**Date:** 11/29/2012 11:22:13 PM  
**Subject:** Re: RTS 9821 - Richards - Helmcken

Thx. This is very helpful - good for me to know the basics and "targets" so I can work to keep it unscathed through the review process! K

---

**From:** Flanigan, Michael  
**Sent:** Thursday, November 29, 2012 07:08 PM  
**To:** Munro, Kent  
**Cc:** Flanigan, Michael  
**Subject:** RE: RTS 9821 - Richards - Helmcken

Thanks Kent - I am very happy to have you at my side on this project as s.13(1) [REDACTED]  
[REDACTED] Yes - you are correct that the developer's CAC offering has been negotiated to be s.17(1) [REDACTED] (all directed to the construction of the Non-Market Housing , including s.17(1) [REDACTED] cash contribution), plus the delivery of 110 Secured Market Rental Housing ("SMR") units. This is all predicated on the developer securing s.17(1) [REDACTED] square feet in the rezoning, mostly residential density. If the developer exceeds this target, the City will expect an increase CAC offer. If the density is less, the number of SMR's will be reduced accordingly, but the construction budget will remain funded by the s.17(1) [REDACTED]

I can walk you through the proforma at your convenience if you are interested.

Thanks again,

Michael

---

**From:** Munro, Kent  
**Sent:** Thursday, November 29, 2012 6:51 PM  
**To:** Flanigan, Michael  
**Subject:** Re: RTS 9821 - Richards - Helmcken

Michael, good meeting today. I'm going to stay directly involved while this one incubates and the process is off the ground as we cannot afford any churn given the timelines.

I think I saw the answer to this but just so I'm clear, s.13(1) and s.17(1)

K

---

**From:** Flanigan, Michael  
**Sent:** Thursday, November 29, 2012 01:25 PM  
**To:** Munro, Kent; Black, Sallen; Hoese, Karen  
**Cc:** Zacharias, Alan; Schwark, Mark  
**Subject:** Fw: RTS 9821 - Richards - Helmcken

Thanks for attending today's project meeting on the 127 Housing/Brenhill project. s.13(1) and s.17(1)

Please let me know how I can assist you in moving this project along.

Thanks,

Michael

Not responsive

**From:** ["Jackson, Brian \PDS\" <Brian.Jackson@vancouver.ca>](#)

**To:** ["Flanigan, Michael" <michael.flanigan@vancouver.ca>](#)

["Prosken, Brenda" <Brenda.Prosken@vancouver.ca>](#)

**Date:** 9/6/2013 9:33:15 AM

**Subject:** 1099 Richards DCL

Estimated at s.17(1)

**From:** ["Jackson, Brian \CSG\" <Brian.Jackson@vancouver.ca>](#)

**To:** ["Flanigan, Michael" <michael.flanigan@vancouver.ca>](#)

**Date:** 12/12/2012 1:41:30 PM

**Subject:** Brenhill

Mike

When you get back from vacation, please give me a call about Brenhill. s.13(1); s.17(1) and s.21(1)

Someone will set the meeting up for your return.

Brian

**Brian J. Jackson, MCIP**

General Manager, Planning and Development Services

**CITY OF VANCOUVER** | [p] 604 873 7034

brian.jackson@vancouver.ca



**From:** "Jackson, Brian \CSG\" <Brian.Jackson@vancouver.ca>

**To:** "Flanigan, Michael" <michael.flanigan@vancouver.ca>

**Date:** 12/14/2012 9:05:03 AM

**Subject:** Fw: Follow Up

s.13(1) and s.17(1)

s.13(1); s.17(1) and s.21(1)



**From:** "Jackson, Brian \ (CSG\)" <Brian.Jackson@vancouver.ca>

**To:** "Flanigan, Michael" <michael.flanigan@vancouver.ca>

**Date:** 12/14/2012 9:28:27 AM

**Subject:** Re: Follow Up

s.13(1) and s.17(1)

**From:** Flanigan, Michael

**Sent:** Friday, December 14, 2012 09:21 AM

**To:** Jackson, Brian (CSG)

**Cc:** Aujla, Bill

**Subject:** Re: Follow Up

I will send you the note of record where the matter of density was addressed. There is no maximum or minimum set out in any negotiation that has occurred to date with RES.

s.13(1) and s.17(1)

When I am back in the office, I will send you this record note that clearly establishes this understanding with Brenhill.

Bill - if you have that note handy, please send to Brian today; otherwise I will send it out on Monday in advance of Tuesday's meeting.

Thanks,

Michael

Repeat Email String



**From:** "Jackson, Brian \CSG\" <Brian.Jackson@vancouver.ca>

**To:** "Flanigan, Michael" <michael.flanigan@vancouver.ca>

**Date:** 12/14/2012 10:26:11 AM

**Subject:** Re: Follow Up

s.13(1)

---

**From:** Flanigan, Michael

**Sent:** Friday, December 14, 2012 10:23 AM

**To:** Jackson, Brian (CSG)

**Cc:** Aujla, Bill

**Subject:** Re: Follow Up

Good to know. s.13(1)

Repeat Email String

Repeat Email String

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

From: Aujla, Bill

Sent: Monday, May 06, 2013 10:26 PM

To: Jackson, Brian (CSG)

Cc: Flanigan, Michael

Subject: LEED Certification

Need to clarify if we need LEED Gold certification or is it okay if architect verifies that building is designed to meet LEED Gold standard RE Brenhill built Affordable Housing building s.13(1) and s.17(1)

Please call me if you wish to discuss.

Thanks,  
Bill

**From:** [Flanigan, Michael](#)

**Sent:** Wednesday, May 15, 2013 5:20 PM

**To:** [s.22\(1\)](#); [Jim O'Dea](#); ['Paul Brown'](#)

**Cc:** [Aujla, Bill](#); [Bradshaw, Garrick](#); [Djurkovic, Danica](#); [Ballem, Penny](#); [Connell, Francie](#); [Billing, Jean](#); [Hayward, Stephen](#); [Impey, Patrice](#); [Cheng, Grace](#); [Luong, Linh](#); [Prosken, Brenda](#); [Carr, Dennis](#); [Judd, Peter](#); [Zacharias, Alan](#); [Fales, Holly](#); [Flanigan, Michael](#)

**Subject:** Execution of the New Jubilee Development Agreement

Joanne - I wanted to send you a quick note to thank you, Hilda, Jim, Paul, and your incredible team at 127 Society for Housing for your cooperation to date in helping the City advance the New Jubilee Project forward. I know the volume of legal agreements, schedules, Housing Guidelines, financial modeling, Operating Agreements, Leases, and other due diligence can be overwhelming and complex, but you guys have been a terrific partner and I wanted to express the City's sincere appreciation for assisting us to complete the Development Agreement today with Brenhill and BC Housing and making my job as Project Manager for the City a real pleasure.

Today's completion and execution of the Development Agreement is a major milestone for all the Project partners and we need to pause and celebrate the occasion and all the hard work that has gone into the Project thus far. The New Jubilee is going to be a terrific Project - one that our Mayor and City Council will be extremely proud of, and truly serves as an incredible example of how an innovative housing model in an expensive City like Vancouver can become a reality in these increasingly challenging economic times.

On behalf on my entire City team (all cc'd hereto), please accept our thanks and congratulations in achieving this major Project Milestone.



Best regards,  
Michael

## Munro, Kent

---

**From:** Munro, Kent  
**Sent:** Thursday, November 08, 2012 3:42 PM  
**To:** Jackson, Brian (CSG)  
**Cc:** McNaney, Kevin  
**Subject:** RE: Brenhill Plans Review - The 127 Society for Housing ("127 Housing")

Have followed up on this. I'd like to assign Karen Hoese as the RZ planner and Sailen Black as the Development Planner. K

---

**From:** Munro, Kent  
**Sent:** Thursday, November 08, 2012 9:26 AM  
**To:** Jackson, Brian (CSG); McNaney, Kevin  
**Subject:** RE: Brenhill Plans Review - The 127 Society for Housing ("127 Housing")

I'll need to check in with UDDPC to assess workload/individual assignments and see who can take this on (perhaps based on who has been involved) and can commit to the timelines. I'll do this today. K

---

**From:** Jackson, Brian (CSG)  
**Sent:** Thursday, November 08, 2012 9:20 AM  
**To:** McNaney, Kevin; Munro, Kent  
**Subject:** Re: Brenhill Plans Review - The 127 Society for Housing ("127 Housing")

So kent... Who is the planner you are going to assign to this? Please advise. Thx.

---

**From:** McNaney, Kevin  
**Sent:** Thursday, November 08, 2012 09:18 AM  
**To:** Jackson, Brian (CSG); Munro, Kent  
**Subject:** RE: Brenhill Plans Review - The 127 Society for Housing ("127 Housing")

I agree.

Although Scot does do development planning, this one would generally be handled by Anita's group. I'm guessing that the file has already been re-assigned following Garry's departure.

In addition, Garry already did significant design development work with the applicant so my understanding is that the substantial issues have been resolved.

Kevin McNaney

Assistant Director of Planning | CENTRAL AREA PLANNING  
CITY OF VANCOUVER | [p] 604 871 6851

---

**From:** Jackson, Brian (CSG)  
**Sent:** Thursday, November 08, 2012 6:09 AM  
**To:** McNaney, Kevin; Munro, Kent  
**Subject:** Fw: Brenhill Plans Review - The 127 Society for Housing ("127 Housing")

s.13(1)

Repeat Email String

Repeat Email String

## Munro, Kent

---

**From:** Munro, Kent  
**Sent:** Thursday, March 07, 2013 8:24 AM  
**To:** Jackson, Brian (CSG)  
**Cc:** Hoese, Karen; McNaney, Kevin  
**Subject:** RE: media call - 508 Helmcken

Hi Brian (just copying Kevin, FYI) ...

s.13(1) and s.17(1)



Kent

---

**From:** Jackson, Brian (CSG)  
**Sent:** Tuesday, March 05, 2013 5:49 PM  
**To:** Munro, Kent; Hoese, Karen  
**Subject:** Fw: media call - 508 Helmcken

Any ideas?

Not responsive



Not responsive

---

**From:** Munro, Kent  
**Sent:** Tuesday, March 05, 2013 4:55 PM  
**To:** Hoese, Karen; Jackson, Brian (CSG); Swanton, Sandy  
**Cc:** McNaney, Kevin  
**Subject:** RE: media call - 508 Helmcken

I sure like that. Sandy, over to you!

---

**From:** Hoese, Karen  
**Sent:** Tuesday, March 05, 2013 4:09 PM  
**To:** Jackson, Brian (CSG); Munro, Kent; Swanton, Sandy  
**Cc:** McNaney, Kevin  
**Subject:** RE: media call - 508 Helmcken

You can also add that there is a community open house on Wednesday March 13, from 5 to 8, at the Gathering Place.

---

**From:** Jackson, Brian (CSG)  
**Sent:** Tuesday, March 05, 2013 4:02 PM  
**To:** Munro, Kent; Swanton, Sandy; Hoese, Karen  
**Cc:** McNaney, Kevin  
**Subject:** Re: media call - 508 Helmcken

We have an application which in circulation. It would be premature to comment until staff have completed their evaluation.

How's that?

---

**From:** Munro, Kent  
**Sent:** Tuesday, March 05, 2013 03:59 PM  
**To:** Swanton, Sandy; Hoese, Karen  
**Cc:** McNaney, Kevin; Jackson, Brian (CSG)  
**Subject:** RE: media call - 508 Helmcken

I'm wondering how Brian wants to handle this? (ie does he want to take it?)

Not responsive

Not responsive

Sandy is not long, farmed, red

## Munro, Kent

---

**From:** Jackson, Brian (CSG)  
**Sent:** Friday, April 26, 2013 1:56 PM  
**To:** Munro, Kent  
**Subject:** Re: 508 Helmcken (Brenhill) Resourcing

Overtime is fine.

---

**From:** Munro, Kent  
**Sent:** Friday, April 26, 2013 01:05 PM  
**To:** Jackson, Brian (CSG)  
**Subject:** 508 Helmcken (Brenhill) Resourcing

Brian ...

The project team has alerted me that with the very short timelines and the redesign/resubmission of the project, staff will be taxed to meet the necessary deadlines (noting the applicant has not resubmitted their rezoning application yet and the deadline for staff to prepare comments is next week -- May 3). After that, it'll be any final trouble-shooting and then report writing for what will be a challenging staff report. The upshot is that there will be a significant time crunch and overtime will be necessary for this to come together. At this point, it's really difficult to quantify and predict, but both Karen and Sailen are indicating that they'll have to work on weekends and evenings to get this done.

Is that going to be ok? K

## Munro, Kent

---

**From:** Munro, Kent  
**Sent:** Monday, June 17, 2013 12:18 PM  
**To:** Jackson, Brian (CSG)  
**Subject:** FW: 508 Helmcken Street

Brian, it appears that you were not copied on this. FYI.

---

**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, June 17, 2013 9:23 AM  
**To:** s.22(1)  
**Subject:** RE: 508 Helmcken Street

Thank you for your email which has been circulated for information to the Mayor and Council and to the Assistant Director of Current Planning and to the the Planner and Planning Analyst of the Rezoning Centre.

*Correspondence Group  
City Clerk's Office  
City of Vancouver  
Email: [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca)*

---

**From:** s.22(1)  
**Sent:** Friday, June 14, 2013 4:30 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 508 Helmcken Street

Dear Mayor and Council:

I have been asked to comment on the suitability of the proposed development at 508 Helmcken Street. This letter accordingly sets out my views on the proposal and why I consider it to be a very significant addition to the downtown core and an even more significant precedent for creatively using the City's zoning and development powers to develop much needed social and market rental housing in the core. The proposed development offers a very large community benefit and if community benefits are going to be extracted from projects, especially where density can create value and thus scope for creating benefits, it seems appropriate that those benefits be targeted to social housing and market rental housing, two much needed housing forms in this city

In brief, I see this development providing six very valuable benefits to the City of Vancouver:

1. The development adds critically needed market and non-market rental housing along with market condominiums in a highly sought after and well served core location. The nearly 600 units add significantly to the stock of housing and especially rental housing and will reinforce the commercial viability and the vitality of the neighbourhood as a whole.
2. The current Jubilee House and its 87 units are in great need of renewal. The proposed 162 units of social housing in a new and purpose built Jubilee House at 1079 Richards Street will almost double the units available to Jubilee House residents. Additionally, these units will be built in close consultation with the 127 Society to uniquely meet the needs of its residents and will be available for occupancy before the existing Jubilee House is demolished.



3. The project offers a dense form of development, on a block that has virtually no other density, contributing to an urban form that promotes livability in an increasingly vibrant downtown neighbourhood where major transit access is just a 5 minute walk away and where all necessary retail and other services abound.
4. The site is near the centre of the downtown peninsula and is already surrounded by dense development with an excellent urban park, other recreational infrastructure, and transit and bus service adjacent or very nearby.
5. Urban land is in very short supply in Vancouver generally, and on the downtown peninsula in particular. Accordingly, making the best use of this very scarce resource is essential. Vancouverites have increasingly been voting with their feet in favour of dense active neighbourhoods. Coal Harbour is hugely successful and valued by the market and additional new dense buildings are accepted by residents. Both Coal Harbour and the West End are enormously successful and desired neighbourhoods with virtually zero vacancy rates and highly valued by their residents. The proposed development fills a void in its neighbourhood by providing high density AND affordable housing on two very underutilized sites, which today represent holes in the urban fabric that will be filled with the valued and diverse housing proposed in the development.
6. Finally, for the City of Vancouver to succeed going forward we need a diverse and robust economy that provides opportunities for the entire spectrum of professional, skilled and unskilled workers that are part of a varied, stable and prosperous urban and regional economy. Such a diverse workforce requires great diversity of housing types, tenures and costs. Without the proposed sort of rezoning and a parallel attentiveness to affordability we will not be able to attract and/or retain the people and the jobs needed for Vancouver to prosper well into the future. Richard Florida's ideas here are certainly relevant and further support the need for diversity in housing types, tenures and costs to attract and retain his knowledge workers, but beyond this highly talented pool we also need to attract other less skilled and lower paid workers who are vitally important not just to a vibrant diversified economy but equally important to a vibrant diverse society.

The foregoing set out the major benefits that I see flowing from the proposed development at 508 Helmcken Street and the related social housing development at 1079 Richards Street. They form the basis for my strong support of the proposed development and for the creativity shown by the City of Vancouver in helping to create and obtain these benefits for the City and its residents.

I will be happy to elaborate on any or all of these of these benefit as needed.

Sincerely,

s.22(1)



## Munro, Kent

---

**From:** Jackson, Brian (CSG)  
**Sent:** Thursday, July 11, 2013 9:47 PM  
**To:** Munro, Kent; MacKenzie, Janice; Hoese, Karen; Liljefors, Yvonne  
**Subject:** Re: 508 Helmcken St - Notification Postcard - Addendum (PH 2013-07-16) 2013-07-12

s.13(1) and s.14

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

**From:** Munro, Kent  
**Sent:** Thursday, July 11, 2013 06:58 PM  
**To:** MacKenzie, Janice; Hoese, Karen; Liljefors, Yvonne  
**Cc:** Jackson, Brian (CSG)  
**Subject:** Re: 508 Helmcken St - Notification Postcard - Addendum (PH 2013-07-16) 2013-07-12

s.13(1) and s.14

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

**From:** MacKenzie, Janice  
**Sent:** Thursday, July 11, 2013 06:56 PM Pacific Standard Time  
**To:** Munro, Kent; Hoese, Karen; Liljefors, Yvonne  
**Cc:** Jackson, Brian (CSG)  
**Subject:** Re: 508 Helmcken St - Notification Postcard - Addendum (PH 2013-07-16) 2013-07-12

s.13(1) and s.14

Janice

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

**From:** Munro, Kent  
**Sent:** Thursday, July 11, 2013 05:37 PM  
**To:** Hoese, Karen; Liljefors, Yvonne; MacKenzie, Janice  
**Cc:** Jackson, Brian (CSG)  
**Subject:** Re: 508 Helmcken St - Notification Postcard - Addendum (PH 2013-07-16) 2013-07-12

s.13(1) and s.14

Not responsive

## Munro, Kent

---


**From:** Munro, Kent  
**Sent:** Thursday, July 11, 2013 5:00 PM  
**To:** Jackson, Brian (CSG)  
**Subject:** Notification Postcard issue - 508 Helmcken

**Importance:** High

Hi Brian ...

Today, a citizen wrote in to draw our attention to an error on the Notification Postcards sent out in advance of the Public Hearing for 508 Helmcken. On the revised (second) card, all the application was correct, however, somehow the standard footer info along the bottom omitted the specifics about how people can submit written comments.

s.13(1) and s.14



Kent

# **\*ADDENDUM\* NOTICE OF PUBLIC HEARING - 508 Helmcken Street**

July 12, 2013

Vancouver City Council will hold a Public Hearing:

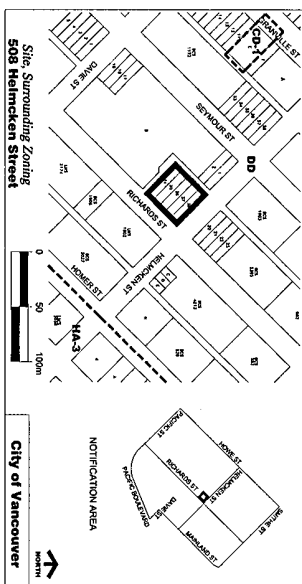
**Tuesday, July 16, 2013, at 6 pm  
COUNCIL CHAMBER, THIRD FLOOR  
CITY HALL, 453 WEST 12TH AVENUE**

The June 27, 2013 revised postcard omitted information on how to submit written comments on this application. Please note that you may submit your comments by:

e-mail: [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca)  
mail: City of Vancouver  
City Clerk's Office

453 West 12th Avenue, Third Floor  
Vancouver, BC V5Y 1V4

The period for receipt of written comments by the City will be extended until 5pm, Monday July 22, 2013. A Council decision on this application will not be made until after this date, when all written comments have been received



Copies of the draft by-laws may be seen on and after July 5, 2013 at the City Clerk's Department in City Hall, 453 West 12th Avenue, Third Floor, or in the Planning Department, East Wing of City Hall, Third Floor, Monday to Friday, from 8:30 am to 4:30 pm.

All meetings of Council are webcast live at [vancouver.ca/council/video](http://vancouver.ca/council/video), and minutes of Public Hearings are available at [vancouver.ca/council/meetings](http://vancouver.ca/council/meetings) (minutes are posted approximately two business days after a meeting).

Anyone who considers themselves affected by the proposed by-law amendments may speak at the Public Hearing. Please register individually before 5 pm on July 16, 2013, by:

e-mail: [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)  
phone: 604.879.4238

in-person: 5:30 to 6 pm on day of Public Hearing  
For more information on Public Hearings and registering to speak, please visit:  
[vancouver.ca/publichearings](http://vancouver.ca/publichearings).

You may submit your comments by:  
e-mail: [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca)  
mail: City of Vancouver  
City Clerk's Office

453 West 12th Avenue, Third Floor  
Vancouver, BC V5Y 1V4

All submitted comments will be distributed to Council and posted on the City's website. For more information regarding this proposal, visit: [vancouver.ca/rezapps](http://vancouver.ca/rezapps); or contact Karen Hoese at 604.871.6403

## Munro, Kent

---

**From:** Jackson, Brian (CSG)  
**Sent:** Tuesday, July 16, 2013 7:07 PM  
**To:** Munro, Kent  
**Subject:** Fw: LATE DISTRIBUTION: Public Hearing - July 16, 2013  
**Attachments:** phea1memo2.pdf

Just in time delivery...

---

**From:** Isfeld, Lori  
**Sent:** Tuesday, July 16, 2013 07:05 PM  
**To:** Robertson, G; Councillors - DL  
**Cc:** CC Meeting Coordinators - DL; Hoese, Karen; Molaro, Anita; Carr, Dennis; Storer, Paul; Jackson, Brian (CSG)  
**Subject:** LATE DISTRIBUTION: Public Hearing - July 16, 2013

Attached is a memorandum dated July 16, 2013 from the Assistant Director of Planning regarding 508 Helmcken Street – CD-1 Rezoning.

<<phea1memo2.pdf>>

*Lori Isfeld  
Meeting Coordinator  
Legislative Operations*

*City Clerk's Office  
T: 604-871-6355*

[lori.isfeld@vancouver.ca](mailto:lori.isfeld@vancouver.ca)

Refers Item No. 1  
Public Hearing of July 16, 2013

## MEMORANDUM

July 16, 2013

TO: Mayor and Council

CC: Penny Ballem, City Manager  
Sadhu Johnston, Deputy City Manager  
Brian Jackson, General Manager, Planning and Development Services  
Brenda Prosken, General Manager, Community Services  
Michael Flanigan, Director, Real Estate Services  
Janice MacKenzie, City Clerk  
Mairi Welman, Director of Communications  
Peter Judd, General Manager, Engineering  
Kevin McNaney, Assistant Director of Planning, Central Area Planning  
Anita Molaro, Assistant Director of Planning, Urban Design and Development  
Planning Centre

FROM: Kent Munro, Assistant Director of Planning

SUBJECT: 508 Helmcken Street - CD-1 Rezoning

This memorandum provides revised loading requirements for the above application.

### RECOMMENDATION

THAT Appendix C, Draft Amendments to the Parking By-Law No. 6059, of the Policy Report dated June 11, 2013, titled "CD-1 Rezoning – 508 Helmcken Street" be amended to replace the Class A loading requirements with:

"Class A loading must be provided at a minimum rate of 0.01 space per dwelling unit up to 300 dwelling units, and at a minimum rate of 0.008 space per dwelling unit for 300 or more units."



Kent Munro  
Assistant Director of Planning  
Current Planning Division

## Munro, Kent

---

**From:** Munro, Kent  
**Sent:** Monday, July 22, 2013 6:45 PM  
**To:** Jackson, Brian (CSG)  
**Subject:** FW: 508 Helmcken St - Yellow Memo - Response to Council Questions.docx  
**Attachments:** 508 Helmcken St - Yellow Memo - Response to Council Questions.docx  
**Importance:** High

Brian,

Here's the memo re Brenhill. s.13(1)  
s.13(1)

Not responsive

MEMORANDUM

July 22, 2013

TO: Mayor and Council

CC: Penny Ballem, City Manager  
Sadhu Johnston, Deputy City Manager  
Janice Mackenzie, City Clerk  
Mairi Welman, Director of Communications  
Brian Jackson, General Manager of Planning and Development Services  
Michael Flanigan, Director of Real Estate Services  
Peter Judd, General Manager of Engineering Services  
Michael Magee, Chief of Staff, Mayor's Office  
Kevin Quinlan, Director of Policy and Communications, Mayor's Office  
Jim de Hoop, Managing Director of Social Development  
Anita Molaro, Assistant Director of Planning, Urban Design  
Karen Hoese, Senior Rezoning Planner

FROM: Kent Munro  
Assistant Director of Planning

SUBJECT: Responses to Council Questions at Public Hearing: CD-1 Rezoning – 508  
Helmcken Street

This memorandum brings forward staff responses to questions asked by Council during the public hearing proceedings relating to the rezoning application at 508 Helmcken Street. Questions have been grouped together under themes for convenience.

## 1. Parking and Transportation

### *Amount of on-site parking*

The rezoning application proposes a total of 439 parking spaces for the 448 proposed residential units, plus 13 parking spaces for use by the pre-school/kindergarten and the retail unit. The City's Parking By-law establishes minimum parking requirements but it does not set a maximum for residential parking in the downtown. Under the Parking By-law, 234 residential parking spaces would be required.



The amount of residential parking proposed in this application - about one parking space per unit - is consistent with what other applicants propose and what residential developers indicate as being a desirable number from a sales and marketing perspective. An average of about one vehicle per residential unit is consistent with current vehicle ownership in the City's downtown. The applicant has indicated to staff that they are willing to reconsider and potentially reduce the amount of residential parking during the Development Permit phase.

*Assessment of traffic impacts of 448 units of housing as well as pre-school student drop off*

In terms of the traffic generation in the City's downtown, most trips taken by residents are made by walking or transit. Hence, downtown residential developments have very low rates of vehicle use. It is expected that this development would generate about 100 vehicle trips in the afternoon rush hour, which equates to less than two vehicles per minute. Helmcken Street, the lane, and the nearby intersections of Richards/Helmcken and Seymour/Helmcken all have more than enough capacity to handle this increase in traffic.

Staff note that the projected traffic impact on the nearby intersections are considered to be extremely conservative given that they do not take into account that many of the trips to and from the site will displace driving trips made from further away in the region. Traffic counts over the last ten years at the nearby intersections show reductions in traffic despite significant amounts of new residential density nearby. In part this is because of improvements in transit, walking, and cycling infrastructure, but to a large extent it is due to residents being able to live closer to work, shopping, and recreation. For example, the peak afternoon traffic volumes between 2000 and 2011 at the Richards/Helmcken intersection have fallen from approximately 1600 to 1150 vehicles per hour and between 1998 and 2011 volumes at the Seymour/Helmcken intersection have fallen from approximately 1650 to 1500 vehicles per hour.

In terms of pick-up and drop-off for the pre-school use, a condition of rezoning requires that the development meet the standards of the Childcare guidelines, including spaces dedicated for pick-up/drop-off and the submission of an operational plan. Staff believe that with proper management the pick-up and drop-off can function well on the site. With respect to the concern of children crossing the driving path of vehicles, the pre-school/kindergarten faces onto Emery Barnes Park. The application proposes the closing of the portion of lane for vehicular traffic between the building and the park (allowing for Park Board maintenance vehicles only), so no conflicts between the pre-school children and vehicles accessing the site are expected.

*Assessment of potential impacts on the Comox-Helmcken Greenway*

Transportation 2040 policy states is "to minimize the length and number of new driveways that intersect bike routes". At present, two access points serve the Helmcken site -- a lane off Helmcken Street and a driveway off Richards Street. Should this proposed development proceed, the Richards Street site access would be eliminated, thereby reducing the number of site access points to one. The existing Helmcken lane would provide access to parking, loading and pre-school pick-up/drop-off for the proposed development, to HandyDart access for Brookland Court, and for Parks Board maintenance vehicles servicing Emery Barnes Park.

Phase 1 of the Comox-Helmcken Greenway (Stanley Park to Hornby Street) was recently completed and work on Phase 2, which would connect Hornby to the False Creek Seawall, is

underway. Helmcken Street is proposed as a primary walking route; it is currently unknown whether the cycling connection will be on Helmcken Street or Drake Street. If a cycling facility is established on Helmcken, it could be located on either side of the street. If located on the north side, there would be no conflicts with access to the proposed development. The potential conflict point on the south side of Helmcken is a laneway, in the standard pattern for the downtown, and this will not necessarily conflict with the bikeway depending on the final design. Any laneway/bikeway interface issues at the lane entry would be managed with green paint and other measures, similar to all other lane crossings along the route.

## 2. Housing

### *The Downtown South Plan and the anticipated housing mix (market and low-income)*

When adopted by Council in 1991, the Downtown South Plan sought to maintain the number of low-income housing units in the area while increasing the amount of market housing units. The Downtown South Plan did not establish a housing mix target but rather it set the goal of maintaining the number of low income housing units at the 1990 level which was 1,603 units. As of 2010, 1607 units of low-income housing exist in Downtown South.

### *Amount of social housing along Helmcken Street*

On the four blocks which abut Helmcken between Granville and Richards (assuming all previously approved applications are constructed and this application proceeds -), a total of 461 non-market residential units in five buildings would exist. This is 20% of the total number of units in the area (as there are 1891 market units). There are blocks in many parts of the City with individual blocks that have a much higher proportion of non-market housing; examples include the Downtown Eastside, False Creek South, and parts of southeast Vancouver, including several full blocks that are 100% non-market Housing.

### *Implications of social housing in an area*

Vancouver has a higher proportion of renters than many North American cities and a lower median income than Metro Vancouver. Levels of household income or tenure are not measures or an indication of problem behavior or dysfunctional communities. Encouraging a housing mix across all neighbourhoods in Vancouver and improving housing diversity and choice for individuals and families on lower incomes are an important part of the City's Housing Strategy.

### *Secured market rental housing in this application*

The applicant is offering to secure 110 market rental units as part of this application at 508 Helmcken Street. The applicant is not seeking incentives to deliver this housing, other than the density that would result from this rezoning. The proposed rental units would be secured for the life of the building through a housing agreement on title. Rents would be at prevailing market rental rates.

## 3. Sale of City Lands

### *Protocol and application process for selling City land*

City policy is that City property is to be sold through a public tender process, however, the policy provides for the direct sale of City lands without a public tendering process in certain key circumstances, most notably:

- the sale of a small City-owned site to an adjoining owner, subject to consolidation, as close to fair market value as possible, bearing in mind the advantages to the City of the sale;
- where certain social purposes can be achieved, such as non-market housing; or
- where City-owned lands are essential to an assembly or expansion project, whereby an attempt is made to obtain a price above market value based upon value to the purchaser noting that worthwhile developments provide benefits to the City.

It is staff's opinion that the direct sale of the City lands to the applicant is consistent with Council policy for achieving non-market housing. The unique and innovative nature of this proposal would allow the City to capture a significant public benefit in the form of new non-market housing funded through a financial mechanism that would not otherwise be available to the City until sometime after 2046 which is the current expiry date of the existing Jubilee House ground lease.

In considering this rezoning application, Council must balance the ability to bring certainty to the financial return that would be achieved through a publicly tendered sale of the subject lands and the total financial and other benefits that will be achieved through the proposed sole sourced sale. It is the opinion of staff that this measure has been achieved in this case.

#### **4. Emery Barnes Park**

##### *Potential expansion of Emery Barnes Park*

There are currently two sites within the block that are not part of Emery Barnes Park: Jubilee House at 508 Helmcken Street and Brookland Court at 540 Helmcken Street, both of which are non-market housing sites. When land assembly for the park began in the early 1990s, the Park Board did conceptually envision a full block park. However, the lease on Jubilee House does not expire for some time and the Brookland Court property is owned by BC Housing and it is listed in the "B" evaluation category on the Vancouver Heritage Register (noting it is not designated). Accordingly, there would be challenges to the future development of these two sites for park use -- Council would need to reconcile the competing objectives of heritage preservation, social housing, and creation of park space. The current Emery Barnes Park is very successful and is meeting the needs of the residents.

#### **5. Relationship between policy and rezoning**

The land use and development of property in the City of Vancouver is regulated through zoning. The City is divided up into many zoning districts. Each district has its own set of by-laws and schedules which dictate the City's objective for the district, land use regulations (e.g. maximum heights, setbacks, floor areas), and other aspects of development for the zone. The property at 508 Helmcken Street is located in the Downtown District. Under this

zoning the site could be developed at a density of 3.0 FSR and a maximum height of 70 feet or, if being developed for social housing, at 5.0 FSR and 120 feet.

Some districts have accompanying Council-approved land use and development policies and guidelines. These provide general guidance and direction for staff, the Director of Planning, the Development Permit Board, and Council to use in assessing a development proposal. In this area, the Downtown South Guidelines apply and their general intent is to assist in the creation of a distinct urban character for the area, to ensure a high standard of livability, and to ensure high quality development.

Anyone who wants to develop a property in a way that does not comply with the regulations for the zone where that property is located may apply for rezoning of the site. Council makes rezoning decisions after a Public Hearing. An application is typically considered in the context of all City-wide and local planning objectives, policies and guidelines and public input. In this particular case, relevant policies that could be considered for a rezoning in Downtown South include the "Potential Benefit Capacity in Downtown", which allows consideration of site-specific rezonings up to the height limits imposed by the City's approved view corridors and the City's "Housing and Homelessness Strategy" which strives to enhance housing affordability and choice in the City.

## 6. Urban Design

### *Maximum height, floor plate, FSR for this lot size under current zoning*

Under current zoning this site qualifies for one of two options:

- Option 1 - market development
  - a maximum height of 70 ft.
  - a maximum density of 3.3 FSR
  - there is no maximum floor plate for buildings under 70 ft. in height
- Option 2 - secured low cost housing
  - a maximum height of 120 ft.
  - a maximum density of 5.5 FSR
  - a maximum floor plate of 6500 sq. ft. above 70 ft. in height

Under rezoning, heights up to the underside of the view cone which is 320 ft. can be considered.

### *View impacts to Freesia Building (18-storeys)*

- Option 1 - market development
  - The lower floors (levels 2 - 7 below 70 ft. height) the long distant views (80 ft. or more) would be impacted.
- Option 2 - secured low cost housing
  - The upper floors, (levels 8 -13 between 70 and 120 ft. height) long distant views (80 ft. or more) would be impacted.

Long distant views (80 ft. or more) will impacted but the 80 ft. tower separation has been achieved.

*300 ft. or higher buildings are the in the area*

Within the New Yaletown sub-area of Downtown South:

- Under zoning - ten towers that are approximately 300 ft. high
- Under rezoning - four towers including this proposal (320 ft.) that exceed 300 ft. to the underside of view cones (approximately 400 ft.)

#### *Regulations/guidelines for protecting private views and access to light and air*

There are no regulations for protecting private views and access to light and air but there are livability, building shaping and siting objectives and parameters (setbacks and floorplates sizes) within Downtown South Guidelines.

#### **Guideline Private Views:**

- Views are an asset that should be shared between buildings.
- Objective is for the massing to be configured and situated so that significant distant views can be shared between the proposed, existing and future developments on surrounding sites.
- Slim towers that maximize views between buildings rather than wide towers and where possible offset from existing and/or future towers.

#### **Guideline Access to Light and Air:**

- Access to light and air are important attributes contributing to livability
- Combination of guideline recommended building setbacks, tower separation to achieved recommended minimum 80 ft. setback between buildings

#### **Guideline Setbacks:**

- 12 ft. from front (street) property line(s)  
(to accommodate Downtown South public realm treatment including double row of trees)
- 30 ft. from the rear (lane) property line  
(for portions of building over 70 ft. high to achieve tower separation of 80 ft. for when two towers developed across the lane from each other)
- 40 ft. from interior adjacent property line  
(for portions of building over 70 ft. high to achieve tower separation of 80 ft. for when two towers developed on the same block face)

#### *Shadowing impacts on Emery Barnes Park for a 70 ft. high building (Equinox 10 AM)*

The shadow impact analysis illustrates that the shadow generated from a building of this height would still reach the across the park to the Seymour Street property line between 10 AM and 12 PM.

#### *Shadow impacts on Emery Barnes Park for the proposal between sunrise to 10 am. (Equinox)*

The shadow impact analysis illustrates that proposed tower width would trace across the park from sunrise to 10 AM.

#### *Urban Design Panel and process*

The Urban Design Panel is an advisory group comprised of 13 professionals including 6 architects, 2 landscape architects, 2 engineers and one representative each from the Vancouver Planning Commission, development community and a practicing professional artist.

The Urban Design Panel (UDP) advises City Council and staff about development proposals or policies, including major development applications, rezoning applications, and other projects of public interest. The panel also helps the Planning Department and City Council create urban design policy, including the design and interrelationship of all physical components of the City. The panel reviews all civic building projects, including bridges, roads, parks, beautification projects, transit systems, civic buildings, and design competitions.

The UDP does not approve or refuse projects or make policy decisions.

Staff encourage applicants to achieve support through the Urban Design Panel as their commentary is a highly valued input for City Council and the Director of Planning and staff. However, it is at the discretion of the Director of Planning to determine whether an application, whether rezoning or development application, can proceed without the support of the Urban Design Panel.

The Panel members provide independent professional advice. In keeping with typical practice and procedures, the Panel voted in support of this rezoning application (5-3 support). The Chair did not vote.

Kent Munro  
Assistant Director of Planning  
*tel:* 604.873.7135  
*fax:* 604.873.7060  
*kent.munro@vancouver.ca*

KH/KM

## Munro, Kent

---

**From:** Jackson, Brian (CSG)  
**Sent:** Tuesday, July 30, 2013 7:29 AM  
**To:** McNaney, Kevin; Shillito, Matt; Munro, Kent  
**Subject:** FW: Some pats on the back

Someone likes us! s.22(1)

**From:** s.22(1)  
**Sent:** Monday, July 29, 2013 10:02 PM  
**To:** Jackson, Brian (CSG)  
**Subject:** Some pats on the back

Dear Brian:

I read with great enthusiasm the plans for the Broadway-Commercial Transit Hub and think they are terrific and a long overdue step in the right direction. I also read about the 508 Helmcken rezoning and the Rize redesign. In all three cases you and your colleagues are providing strong support for innovative ways to incorporate the significantly greater and also sensitive density that we simply must have in Vancouver if we are to provide anything approximating affordable housing and diversity of choices and take full advantage of the \$7 billion and counting in rapid transit investment provided to us by the people of this province.

I also noted with distress but not surprise, that there was immediate and quite vitriolic press on the three above projects. I don't know what I can do to help you and your colleagues and your Council to counter the density-phobes and fear (and often hate) mongers but if something does occur to you please let me know. This is a real watershed moment for the city and region and we must take advantage of the sorts of ideas that developers and your department are putting forward to accommodate more people in diverse ways in our city. I support and congratulate your efforts here and hope that there might be ways to lend my voice (aside from just Council appearances and e-mails) to pitch in.

s.22(1)

All the best,

s.22(1)

## Munro, Kent

---

**From:** Munro, Kent  
**Sent:** Friday, September 06, 2013 5:04 PM  
**To:** Jackson, Brian (PDS)  
**Cc:** Potter, Vicki  
**Subject:** For passing on to Mayor and Council ...

Hi Councillor ...

At the Public Hearing of the 508 Helmcken rezoning application, Council approved the rezoning for the Helmcken site and, as a condition of rezoning approval, required that the applicant for 508 Helmcken deliver a building of 89,965 square feet containing 162 units of social housing on the 1099 Richards Street site.

The Richards Street building is being developed under that site's exiting zoning (i.e. no rezoning required) and the applicable zoning on the Richards Street site allows the DP Board to approve development up to 5.0 FSR; anything above that requires Council approval of the density increase. The 89,965 square feet of development that Council directed the Helmcken applicant to build equates to 7.04 FSR.

The 1099 Richards Street development application recently went to the DP Board and was approved subject to conditions. Prior to Development Permit *issuance* for the Richards Street site, staff will be bringing forward a report to Council seeking approval of a Housing Agreement as well as confirmation of the additional density required to build a 89,965 square foot building on the Richards Street site. Thereafter, staff would be in a position to issue the Development Permit (of course assuming that all other conditions were met) on the Richards Street building.

Not responsive





## Munro, Kent

---

**From:** Jackson, Brian (PDS)  
**Sent:** Thursday, September 19, 2013 3:45 PM  
**To:** Potter, Vicki  
**Cc:** Munro, Kent; Naylor, Michael  
**Subject:** RE: Request for Information re Helmcken 508 Rezoning

I'm going to leave this for Kent to sort out upon his return next week. He worked with Law on a response and I don't want to jump in at this point.

Thanks!

---

**From:** Potter, Vicki  
**Sent:** Thursday, September 19, 2013 3:31 PM  
**To:** Jackson, Brian (PDS)  
**Cc:** Munro, Kent; Naylor, Michael  
**Subject:** RE: Request for Information re Helmcken 508 Rezoning

Brian – <sup>s.14</sup>

A large rectangular area of the email body is redacted with a solid grey background.

Vicki

Not responsive

A very large rectangular area of the email body is redacted with a solid grey background, covering the majority of the lower half of the page.

Not responsive

**From:** Jackson, Brian (PDS)  
**Sent:** Thursday, September 19, 2013 3:06 PM  
**To:** Stewart, Wendy; Potter, Vicki  
**Cc:** Munro, Kent; Naylor, Michael  
**Subject:** RE: Request for Information re Helmcken 508 Rezoning

s.13(1) and s.14

Brian

Not responsive

## Munro, Kent

---

**From:** Jackson, Brian (PDS)  
**Sent:** Thursday, September 19, 2013 3:46 PM  
**To:** Naylor, Michael  
**Cc:** Munro, Kent  
**Subject:** RE: 1099 Richards

Thanks Michael! I am cc'ing Kent because I'm going to ask him to finalize the response in view of Penny's comments upon his return

Brian

---

**From:** Naylor, Michael  
**Sent:** Thursday, September 19, 2013 3:40 PM  
**To:** Jackson, Brian (PDS)  
**Cc:** Potter, Vicki; Hoese, Karen  
**Subject:** 1099 Richards

The provision in the Downtown ODP for increasing density for "low cost housing" is section 13 on page 19. In the first paragraph it states that it is "subject to prior approval by City Council". For 1099 Richards, an increase in density above 5.00 FSR for low cost housing, would have to happen under section 13.

s.13(1) and s.17(1)

-Michael

Repeat Email String

## Munro, Kent

---

**From:** Jackson, Brian (PDS)  
**Sent:** Friday, September 20, 2013 1:26 PM  
**To:** Munro, Kent  
**Subject:** FW: 1099 Richards

This information would be useful in rewriting the proposed response to George Affleck. Did I forward this already? LOL  
. Yes, it has been THAT kind of week....

---

**From:** Naylor, Michael  
**Sent:** Thursday, September 19, 2013 3:40 PM  
**To:** Jackson, Brian (PDS)  
**Cc:** Potter, Vicki; Hoese, Karen  
**Subject:** 1099 Richards

The provision in the Downtown ODP for increasing density for "low cost housing" is section 13 on page 19. In the first paragraph it states that it is "subject to prior approval by City Council". For 1099 Richards, an increase in density above 5.00 FSR for low cost housing, would have to happen under section 13.

s.13(1) and s.17(1)



-Michael

Repeat Email String



## Munro, Kent

---

**From:** Munro, Kent  
**Sent:** Monday, November 04, 2013 2:38 PM  
**To:** Greer, John; Stewart, Wendy; Jackson, Brian (PDS); Potter, Vicki  
**Cc:** Sage, Barbara  
**Subject:** RE: Request for Information re Helmcken 508 Rezoning

Believe it or not, it has taken all this time to settle on an answer. Just today I got confirmation on Law's agreed-upon approach so I will finalize the memo with that info now. I will get it to Brian for his review prior to going to the CM for distribution to Council. K

Not responsive



## Munro, Kent


---

**From:** Munro, Kent  
**Sent:** Monday, November 18, 2013 4:11 PM  
**To:** Jackson, Brian (PDS)  
**Subject:** Draft Memo re Helmcken/Richards

Hi Brian ...

I left a hard copy of this in your mail slot.

At long last, this is the draft of a memo to Council explaining the processes for Helmcken and Richards, and what's still to do. Law has reviewed this and is fine with it. Andrea Gillman in Social Planning will be drafting the report for the Housing Agreement and I have offered to write a section about the density matter and to draft the recommendation re density approval. s.13(1)



Kent

s.12(3)(a)





## Munro, Kent

---

**From:** Munro, Kent  
**Sent:** Tuesday, November 26, 2013 2:35 PM  
**To:** Jackson, Brian (PDS)  
**Subject:** Memo re Approvals Process for 1099 Richards Street Social Housing Project

Hi Brian ...

This is a follow up to our review and discussion about this memo last week. I promised to resend it, with your final edits incorporated, so that you could run it by Penny and then hopefully on to Council. Housing is now beginning to draft the Council report re the Housing Agreement and I will be inserting some text into it. We wanted this to get to Council soon and certainly before they see the report, so that they understand the larger context.

Kent

s.12(3)(a)





## Munro, Kent

---

**From:** Munro, Kent  
**Sent:** Friday, December 06, 2013 9:34 AM  
**To:** Jackson, Brian (PDS)  
**Subject:** RE: Memo re Approvals Process for 1099 Richards Street Social Housing Project

Housing is targeting the Feb 4 Council meeting which is fine for me to add in our part. But maybe we should say "February 2014". I've added this in red in the text below ...

---

**From:** Jackson, Brian (PDS)  
**Sent:** Friday, December 06, 2013 9:19 AM  
**To:** Munro, Kent  
**Subject:** FW: Memo re Approvals Process for 1099 Richards Street Social Housing Project

Do you have a date scheduled for the report?

---

**From:** Ballem, Penny  
**Sent:** Thursday, December 05, 2013 9:01 PM  
**To:** Jackson, Brian (PDS)  
**Cc:** Graves, Lynda; Sebastian, Lorraine  
**Subject:** Re: Memo re Approvals Process for 1099 Richards Street Social Housing Project

Brian I am fine with this memo - please have lorraine or lynda send out tomorrow after formatting - do you have an approximate time line for the report to council - if so we should say that. Thks pb (not sure if lorriaine is away tomorrow.

---

**From:** Jackson, Brian (PDS)  
**Sent:** Tuesday, November 26, 2013 03:30 PM  
**To:** Ballem, Penny  
**Subject:** FW: Memo re Approvals Process for 1099 Richards Street Social Housing Project

Penny

This is the long overdue draft memo to Council that relates to councilor Affleck's question on Brenhill. Law, Clerks have both concurred on its content. Once you review, I could send it or you?

Brian

s.12(3)(a)



**Munro, Kent**

---

**From:** Ballem, Penny  
**Sent:** Friday, December 06, 2013 11:27 AM  
**To:** Direct to Mayor and Council - DL  
**Cc:** City Manager's Correspondence Group - DL; Jackson, Brian (PDS); Munro, Kent; Connell, Francie  
**Subject:** Approvals process for 1099 Richards Street - Social Housing Project  
**Attachments:** Memo - Approvals Process for 1099 Richards Street - Social Housing Proj....pdf

Dear Mayor and Council,

Please see the attached PDF Memo from Brian Jackson, General Manager, Planning and Development re: Approvals process for 1099 Richards Street for your information.

If you have questions please contact Brian Jackson at 604.873.7034 or Kent Munro 604.873.7135.

Regards,

Penny Ballem  
**City Manager**  
Tel: 604.873.7626

## MEMORANDUM

December 06, 2013

TO: Mayor and Council

CC: Penny Ballem, City Manager  
Sadhu Johnston, Deputy City Manager  
Janice MacKenzie, City Clerk  
Kevin Quinlan, Director, Policy and Communication, Mayor's Office  
Lynda Graves, Manager, Administration Services, City Manager's Office  
Mike Magee, Chief of Staff, Mayor's Office  
Rena Kendall-Craden, Director, Communications  
Francie Connell, Director, Legal Services  
Kent Munro, Assistant Director, Current Planning, PDS

FROM: Brian Jackson, General Manager, Planning & Development Services

SUBJECT: Approvals Process for 1099 Richards Street - Social Housing Project

Dear Mayor and Council:

Subsequent to the July 16-23, 2013 Public Hearing for the rezoning application for 508 Helmcken Street, staff received requests for clarification around the processes for development approvals for both the site at 508 Helmcken and for an associated site at 1099 Richards Street. The 508 Helmcken site required Council approval of a rezoning for market and rental housing while approvals for the proposed development for social housing on the 1099 Richards site were through a Development Permit as that site already has appropriate existing zoning.

A Public Hearing for the rezoning of the 508 Helmcken site was held on July 16, 2013 and a Council decision on the matter was reached on July 23, 2013. At the Public Hearing's conclusion the rezoning of the Helmcken site was approved in principle by Council, subject to certain conditions. One of these conditions is to deliver an in-kind CAC consisting of a stand-alone building at 1099 Richards Street containing 162 units of social housing and a total floor area of 8358 m<sup>2</sup> (89,965 sq. ft.). Although it was not within Council's purview at the Public Hearing for the 508 Helmcken site to consider, nor to approve, the development proposed on the 1099 Richards Street site, the rezoning referral report for the Helmcken site explained the overall concept - that one of the conditions of Council's approval of the Helmcken

rezoning would result in a development proposal for the Richards site in the form of a building for social housing consisting of 89,965 square feet (equivalent to 7.04 FSR on the Richards site).

Regarding the Richards Street site, development approval would be granted through the Development Permit process under the site's existing DD zoning. Under the site's zoning provisions as detailed in the Downtown Official Development Plan (ODP), density on a site may be increased beyond the allowable 5.0 FSR for "low cost housing"; this is set out in Section 3(13) (page 19) where it indicates that the Development Permit Board may permit an increase beyond 5.0 FSR "subject to prior approval by City Council". Section 3(13) also sets out factors to be considered by the Development Permit Board in granting such an increase in FSR. On August 12, 2013 the Development Permit Board granted conditional approval to develop the Richards Street site with a density of 7.04 FSR meaning that approval is *subject* to a number of "prior to" conditions and that a Development Permit will only be issued once all conditions have been satisfied.

Council's endorsement of the additional density that the Development Permit Board granted for the proposed development on the Richards site will be sought in an upcoming report to Council (expected in February 2014). There is another condition of approval that requires Council's authorization to enter into a Housing Agreement for the 1099 Richards site and the two matters will be dealt with in the same report. In the end, a Development Permit for the Richards site will - in accordance with the Downtown ODP -- only be issued when and if Council has approved the additional density on the 1099 Richards site.

Regards,



Brian Jackson, MCIP  
General Manager, Planning & Development Services  
tel: 604.873.7034