

File No.: 04-1000-20-2017-100

April 13, 2017

s.22(1)

Dear s.22(1)

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

I am responding to your request of March 14, 2017 for:

All emails sent from Michael Flanigan at BC Housing to Sadhu Johnston from February 15, 2017 to March 10, 2017.

All responsive records are attached.

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, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2017-100); 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 if you have any questions.

Yours truly,



Barbara J. Van Fraassen, BA
Director, Access to Information

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4
Phone: 604.873.7999
Fax: 604.873.7419

Encl.

:cf

From: ["Michael Flanigan" <mflanigan@bchousing.org>](mailto:mflanigan@bchousing.org)

To: ["Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>](mailto:Sadhu.Johnston@vancouver.ca)
["Dan Maxwell" <DanMaxwell@bchousing.org>](mailto:DanMaxwell@bchousing.org)
["Armin Amrolia" <aamrolia@bchousing.org>](mailto:aamrolia@bchousing.org)

Date: 2/23/2017 1:56:00 PM

Subject: Meeting Request to discuss the New BC Housing Affordable Home Ownership program

Sadhu - we would like to invite you and key members of your team to attend a meeting to discuss our Affordable Home Ownership program as we put the finishing touches on what could be an amazing opportunity for first time buyers to enter home ownership in Vancouver and around the Province.

We would value your input and feedback to ensure our program is aligned with the City's thinking around Council's direction to create 300 units of AHO and that our program supports this progressive City initiative. We would also want to ensure clear communication with the Development Community to avoid confusion or mistaken assumptions.

Please let us know who should attend from your end, and we would be pleased to come to City Hall.

Thanks,

M

Sent from my iPhone

From: ["Michael Flanigan" <mflanigan@bchousing.org>](mailto:mflanigan@bchousing.org)

To: ["Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>](mailto:Sadhu.Johnston@vancouver.ca)

Date: 2/15/2017 7:08:26 PM

Subject: New Jubilee Project

Sadhu - I wanted to extend my congratulations on the completion of the New Jubilee and let you know that Brenhill has now fully satisfied their loan commitments to the Province. We have now received full repayment of the mortgage in the amount of \$38.9 million and our project accounting and verifications, QS review, and final reconciliations have been completed to our full satisfaction.

As you know, I have taken great pride in this project and partnership between the City, the Province, 127 Society, and Brenhill having started the project at the City and now finishing it at BC Housing. This is a project we can all be extremely proud of and we look forward to using it as a world-class, made-in-Vancouver model that we can replicate around the Province.

Thanks for your support in bringing this project to a successful close as I am painfully aware of the challenges we experienced in getting it over the goal line.

Please let me know if you have any questions or concerns before I close out the file.

Many thanks,

Michael

Sent from my iPhone

From: "[Michael Flanigan](mailto:mflanigan@bchousing.org)" <mflanigan@bchousing.org>

To: "[Pander, Sean](mailto:sean.pander@vancouver.ca)" <sean.pander@vancouver.ca>

Date: 3/6/2017 6:31:31 PM

Subject: RE: Passive MURB - builder/developer private tour?

Thanks Sean – that would be great and we would be very interested in attending. I have cc'd my team that is leading the Passive House initiative for BC Housing and I know they would be very excited and interested in joining the tour.

From: Pander, Sean [mailto:sean.pander@vancouver.ca]

Sent: March-06-17 12:46 PM

To: Michael Flanigan

Cc: Johnston, Sadhu; Kelley, Gil; Bill MacKinnon

Subject: Passive MURB - builder/developer private tour?

Michael,

Great little video – we'll see how we can use it in presentations/communications.

I wanted to follow-up on our discussions about Passive House and was wondering if you, Bill, and whoever is in charge of new facility planning for Vancouver would be **interested in joining Gil Kelly (our GM Planning, Urban Design, and Sustainability) on a private tour of the Heights Passive House (Hastings at Skeena)** with the developer (8th Avenue) and builder (Peak Construction) of what will be Canada's largest passive house when it is completed this summer. They've been very generous with sharing their time and insights including why they have begun to pursue Passive House as a sound business decision for rental MURBs not only for this project but numerous projects across the lower mainland.

Gil will be touring the Project at **4:30 on April 4**. If you are interested and available, perhaps we could sit down immediately afterwards at a coffee shop for 30 minutes to discuss next steps between the City and BC Housing in this regard (including additional BC Housing staff tours and/or educational ops as well as collaborating on Passive House research). Let me know and I'll add you and one or two others you feel would benefit from the tour and background on the business case to the invitation.

Sean Pander | Green Building Manager

Sustainability Group | City of Vancouver

City Hall, 7th Floor | 453 West 12th Ave, Vancouver, BC V5Y 1V4

T: 604.871.6542

From: Michael Flanigan [mailto:mflanigan@bchousing.org]

Sent: Monday, March 06, 2017 9:13 AM

To: Johnston, Sadhu

Cc: Pander, Sean

Subject: FW: Check out "Passive House Explained in 90 Seconds" from Hans-Jörn Eich on Vimeo

Great little video if anyone asks you to explain passive haus to them in a very clear and concise way....

Michael Flanigan

Development & Asset Strategies

778.452.6457

From: Bill MacKinnon

Sent: March-06-17 9:07 AM

To: _Development and Asset Strategies

Subject: Check out "Passive House Explained in 90 Seconds" from Hans-Jörn Eich on Vimeo

Hi everyone,

Check out "Passive House Explained in 90 Seconds" from Hans-Jörn Eich on Vimeo.

The video is available for your viewing pleasure at <https://vimeo.com/74294955>

Bill MacKinnon B.Sc., CEM, LEED AP(BD+C)

Manager, Energy Management

Development and Asset Strategies

P: 778-452-6421

C: 604-218-6904

e: bmackinnon@bchousing.org

BC Housing|1701-4555 Kingsway|Burnaby, BC|V5H 4V8

From: ["Michael Flanigan" <mflanigan@bchousing.org>](mailto:mflanigan@bchousing.org)

To: ["Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>](mailto:Sadhu.Johnston@vancouver.ca)

["Shayne Ramsay" <sramsay@bchousing.org>](mailto:sramsay@bchousing.org)

Date: 2/23/2017 11:25:36 AM

Subject: RE: Projects in CoV approved yesterday

Attachments: February 11 - Vancouver Projects (3).xlsx

Thanks Sadhu. Just out of interest, I am pleased to attach our current running inventory of project investment in Vancouver. It is an impressive list and we greatly value our partnership with the City. Please feel free to share this information with Council so they understand the strength of our partnership and ongoing investment in Vancouver.

Cheers,

Michael Flanigan
Development & Asset Strategies

778.452.6457

From: Johnston, Sadhu [mailto:Sadhu.Johnston@vancouver.ca]

Sent: February-23-17 9:43 AM

To: Shayne Ramsay

Cc: Quinlan, Kevin; Michael Flanigan

Subject: RE: Projects in CoV approved yesterday

Shayne-

Good chatting with you just now. Thanks for this update and for investing in even more housing in Vancouver. Good to see these projects moving forward.

s.

Sadhu Afochs Johnston | City Manager
City of Vancouver | 453 W 12th Avenue
Vancouver | BC V5Y 1V4
604.873.7627 | Sadhu.johnston@vancouver.ca
Twitter: [sadhuajohnston](https://twitter.com/sadhuajohnston)



From: Shayne Ramsay [mailto:sramsay@bchousing.org]

Sent: Thursday, February 23, 2017 9:23 AM

To: Johnston, Sadhu

Cc: Quinlan, Kevin; Michael Flanigan

Subject: Projects in CoV approved yesterday

Hi Sadhu...noticed some of Councillor Reimer's tweets from the forum last night suggesting the City is waiting on the Province. Wanted to let you know the following new projects in the CoV were approved by the Province just yesterday:

VNHS - 285 E 5th Avenue 81 units plus new Indigenous school \$46.8M

Red Door – 870 E 8th Avenue 51 units \$22.8M

Atira – 420 Hawks 21 units \$5.9M

None of these are on CoV owned land or have VAHA involvement.

These are in addition to the almost 900 units under construction, the approval of the CoV projects on East Fraser Land (SUCCESS), Fraser Street (Community Land Trust) and the redevelopment of the city-owned Roddan Lodge not to mention the Masonic Lodge on Broadway, the redevelopment of the Stanley New Fountain Hotel and the purchase of the New Marr at Pender and Dunlevy. The Chinatown Foundation was able to close on the May Wah hotel in the past couple of weeks because of a \$6 million interest and payment free loan from the Province (the May Wah was previously under contract to a private developer) and the complete renovation of the Asia Hotel on Pender.

I am also pleased to let you know that the last SRO (Tamura Hotel on Powell) has been completed under the Provincial investment of \$143M to fully renovate and restore 13 SRO hotels comprising almost 900 rooms...all rents at \$375.

These are just off the top of my head...I am sure Mike can add to the list. Please feel free to share with Councillor Reimer.

Shayne

Vancouver Projects* (April 1, 2016 - current)
 *note: some projects have not yet been announced

Project Name	Non-Profit	Number of Units	Grant	Financing	New/Renovation
Community Housing Land Trust	Vancouver Community Land Trust Foundation	358	\$4,500,000	\$90,263,949	new
33-41 East Hastings	Atira Women's Resource Society	198	\$9,028,264	\$11,068,264	new
New Jubilee House/ Brenhill Development	The 127 Society for Housing	162	\$0	\$39,000,000	new
May Wah Hotel (254 East Pender)	Vancouver Chinatown Foundation	123	\$0	\$6,000,000	new
3175 Riverwalk Ave	SUCCESS/Vancouver Affordable Housing Agency	109	\$9,000,000	\$15,380,500	new
Wall Project (288 E. Hastings St)	Atira Women's Resource Society	104	\$14,053,082	\$39,539,000	new
358 East Hastings (Replacement Shelter)	PHS Community Services Society	40	\$2,269,346	\$0	new
375 East Pender/485 Dunlevy Ave	Atira Women's Resource Society	32	\$6,000,000	\$0	new
YWCA Pacific Spirit Terrace (3090 East 54th Avenue)	YWCA	31	\$1,300,000	\$0	new
1723 Victoria Drive	CO: Here Foundation	26	\$3,497,542	\$1,148,341	new
124 Powell Street	MPA Society	21	\$3,700,000	\$645,807	new
Cause We Care (720 East Hastings)	YWCA	21	\$2,212,000	\$0	new
4349 Victoria Drive	Pacific Community Resources Society	6	\$8,000,000	\$1,086,424	new
424 North Kamloops Street - Purchase & renos of group home	Group Home sponsored by MCFD	5	\$1,480,000	\$0	new
Haro Park Centre (845 Bute St)	Haro Park Centre Society	218	\$558,000	\$0	reno
Haro Park Centre (1244 Haro St)	Haro Park Centre Society	218	\$510,000	\$0	reno
Mole Hill (Phase I & Phase II) (1120 Comox St)	Mole Hill Community Housing Society	170	\$540,000	\$0	reno
711 Millyard	False Creek Co-op Housing Ass'n	170	\$0	\$8,236,117	reno
Orchard Park (5701 Nanaimo St)	BC Housing	168	\$10,000	\$0	reno
MacLean Park (705 Jackson Ave)	BC Housing	158	\$165,000	\$0	reno
Grandview Terrace (1510 McLean Dr.)	BC Housing	154	\$9,969,167	\$0	reno
Marguerite Ford Apartments (215 2nd Ave W)	Sanford Housing Society	147	\$78,825	\$0	reno
Oppenheimer Lodge (450 Cordova St, E)	City of Vancouver	147	\$4,200,000	\$0	reno
Veterans Memorial Manor (310 Alexander St)	Veternas Memorial Housing Society	134	\$565,000	\$0	reno
First Place (188 1st Ave E)	The Lookout Emergency Aid Society	129	\$25,000	\$0	reno
The Hazelwood (342-346 Hastings St E)	Atira Women's Resource Society	110	\$50,000	\$0	reno
Murray Hotel (1119 Hornby)	Atira Women's Resource Society	105	\$250,000	\$0	reno

Vancouver Projects* (April 1, 2016 - current)
 *note: some projects have not yet been announced

Project Name	Non-Profit	Number of Units	Grant	Financing	New/Renovation
Killarney Gardens (6680 Elliot St)	BC Housing	101	\$54,980	\$0	reno
Champlain Place (3307 58th Ave E)	BC Housing	100	\$3,630,000	\$0	reno
The Biltmore (385 Kingsway)	RainCity Housing and Support Society	95	\$800,000	\$0	reno
Tellier Tower (16 Hastings St East)	PHS Community Services Society	90	\$1,100,000	\$0	reno
Jennie Pentland Place (540 Hastings St E)	First United Church Social Housing Society	86	\$2,000,000	\$0	reno
Portland Hotel (20 Hastings St W)	PHS Community Services Society	86	\$129,042	\$0	reno
Granville House (1515 Granville St)	Affordable Housing Charitable Association	84	\$700,000	\$0	reno
Chimo Terrace (2140 Wall St)	BC Housing	79	\$3,268,000	\$0	reno
Brookland Court (540 Helmcken St)	The 127 Society For Housing	78	\$1,407,002	\$0	reno
Antoinette Lodge (535 Cordova St East)	City of Vancouver	78	\$320,000	\$0	reno
Bill Hennessy Place (501 Hastings St E)	First United Church Social Housing Society	70	\$2,000,000	\$0	reno
Cordova House (368 Cordova St E)	The Bloom Group Community Services Society	66	\$6,000	\$0	reno
Princess Place (321 Princess Avenue)	Affordable Housing Charitable Association	61	\$550,000	\$0	reno
Fairview Manor (633 Bucketwheel)	Uptown Kiwanis Senior Citizens Housing Society	61	\$1,000,000	\$1,758,906	reno
Vancouver Project (951 8th Ave E)	Anavets Senior Citizens' Housing Society	60	\$225,000	\$0	reno
Arco Hotel (81-83 Pender St W)	Atira Women's Resource Society	59	\$25,000	\$0	reno
Shaldon Hotel (52 Hastings St E)	Raincity Housing and Support Society	52	\$128,285	\$0	reno
Coast Dunbar Apartments (3595 17th Ave W)	Coast Foundation Society (1974)	51	\$28,000	\$0	reno
Temporary Women's Shelter(ESP) (412 Cordova St E)	The Downtown Eastside Women's Centre Association	50	\$115,000	\$0	reno
Lutheran Manor (375 10th Ave W)	Lutheran Manor Society of Vancouver, B.C.	49	\$2,900,000	\$0	reno
Pennsylvania Hotel (412 Carrall St)	PHS Community Services Society	44	\$147,000	\$0	reno
Building 10 (Pender St E) (1809-1847 Pender St E)	Vancouver Native Housing Society	42	\$65,000	\$0	reno
Natalia Terrance	Entre Nous Femmes Hsg Society	40	\$5,000,000	\$0	reno
Rainier Hotel (309 Carrall St)	PHS Community Services Society	39	\$9,325	\$0	reno
Haley Place (1810 Georgia St E)	Mavis McMullen Housing Society	39	\$31,500	\$0	reno
HSLs Kingsway & Dumfries (3965 Dumfries St)	Helping Spirit Lodge Society	36	\$127,000	\$0	reno
WISHS Housing Co-operative (3360 Broadway W)	Wishs Housing Co-operative	36	\$331	\$0	reno
137 - 139 Pender Street	Mah Society	36	\$717,000	\$1,084,482	reno
Mavis McMullen Place (430 Cordova St E)	Mavis McMullen Housing Society	34	\$350,000	\$0	reno

Vancouver Projects* (April 1, 2016 - current)
 *note: some projects have not yet been announced

Project Name	Non-Profit	Number of Units	Grant	Financing	New/Renovation
Ledingham Place (2425 Brunswick)	First United Church Social Housing Society	33	\$3,000,000	\$0	reno
Franklin House Women's Residence (1721 Franklin St)	Vancouver Native Housing Society	32	\$740,200	\$0	reno
Helmcken House (649 Helmcken St)	McLaren Housing Society of British Columbia	32	\$182,000	\$0	reno
Marr Hotel (401-403 Powell St)	Atira Women's Resource Society	28	\$5,691	\$0	reno
Semlin Gardens (1975 12th Ave E)	Young Women's Christian Association	28	\$202,167	\$0	reno
Triage Emergency Shelter (707 Powell St)	Raincity Housing and Support Society	27	\$90,000	\$0	reno
Lesya Ukrainka Manor (827 Pender St E)	Lesya Ukrainka Housing Society	26	\$150,000	\$0	reno
Charleswood Court (1515 Charles St)	More Than a Roof Mennonite Housing Society	26	\$150,000	\$0	reno
(1885 McLean Dr)	Coast Foundation Society (1974)	25	\$50,000	\$0	reno
Kate Booth House (3225 Ash St)	Salvation Army	25	\$102,000	\$0	reno
Anita Lewis Housing Co-operative (5003 Boundary Rd)	Anita Lewis Housing Co-operative	23	\$125,572	\$0	reno
May MacLean Place (128 Nanaimo St N)	Kiwassa Housing Society	23	\$443,564	\$0	reno
Lions Argyle Manor (7008 Balmoral St)	South-Amherst Housing Society	21	\$215,592	\$0	reno
Stanley Noble Stronge Hse Coop (730 6th Ave W)	Stanley Noble Stronge Housing Co-op	21	\$63,000	\$0	reno
514 Alexander St (Ross Annex) (514 Alexander St)	The Lookout Emergency Aid Society	19	\$45,000	\$0	reno
East 16th Apartments (561 16th Ave E)	Sanford Housing Society	18	\$10,000	\$0	reno
Friendship Court (1600 8th Ave E)	The Kettle Friendship Society	17	\$125,000	\$0	reno
Aboriginal Mother Centre (transitional housing) (2019 Dundas St)	Aboriginal Mother Centre Society	16	\$75,000	\$0	reno
Wilson Heights Manor (1602 East 41st)	HFBC Housing Foundation	15	\$1,580,000	\$0	reno
Thompson Court (600 Vernon Dr)	Pacific Community Resources Society	15	\$90,000	\$0	reno
Spirit Way (1293 10th Ave E)	Helping Spirit Lodge Society	14	\$71,300	\$0	reno
Kidder Place (2184 Triumph)	MPA Society	11	\$350,000	\$0	reno
Camille House (7 15th Ave W)	BC Housing	10	\$92,000	\$0	reno
Safe Choice Second Stage (868 6th Ave E)	Act II Child and Family Services Society	10	\$440,000	\$0	reno
Helping Spirit Lodge Transition House (1783 47th Ave E)	Helping Spirit Lodge Society	10	\$120,000	\$0	reno
Springhouse Shelter (333-335 16th Ave E)	The Bloom Group Community Services Society	10	\$121,500	\$0	reno
Peggy's Place Transition House (5680 Rupert St)	The Kettle Friendship Society	10	\$86,000	\$0	reno
Vancouver Rape Relief & Women's Shelter (77 20th Ave E)	Vancouver Rape Relief Society	10	\$107,000	\$0	reno

Vancouver Projects* (April 1, 2016 - current)

*note: some projects have not yet been announced

Project Name	Non-Profit	Number of Units	Grant	Financing	New/Renovation
Munroe House (2426 2nd Ave W)	Young Women's Christian Association	10	\$427,000	\$0	reno
Cecilia House (315 Powell St)	The Bloom Group Community Services Society	8	\$75,000	\$0	reno
Bridge House (1435 19th Ave E)	Sanford Housing Society	7	\$20,000	\$0	reno
Shaw Place (488 41st Ave E)	Sanford Housing Society	7	\$6,713	\$0	reno
Banyan House (4134 Rupert St)	Sanford Housing Society	6	\$20,000	\$0	reno
Sophia House (4824 Sophia St)	BC Housing	6	\$20,000	\$0	reno
Magnolia House (755 19th Ave E)	Sanford Housing Society	6	\$50,000	\$0	reno
287 33rd Ave E (287 33rd Ave E)	BC Housing	4	\$7,000	\$0	reno
Powell Place Emergency Shelter (329 Powell St)	The Bloom Group Community Services Society	0	\$29,500	\$0	reno

				Total renovation	79
				Total new	14
Totals	5,675	\$118,282,490	\$215,211,790	Total projects	93