

File No.: 04-1000-20-2018-060

May 25, 2018

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 January 26, 2018 for:

**All communications records of former City of Vancouver Planner, Brian Jackson that occurred from April 1, 2013 to May 1, 2013.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1), s.14, s.17(1), s.21(1), and s.22(1) of the Act. You can read or download this section 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, [info@oipc.bc.ca](mailto: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 (#04-1000-20-2018-060); 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,



**Barbara J. Van Fraassen, BA**  
**Director, Access to Information & Privacy**

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

Encl.

:cf

From: ["De Hoop, Jim"](#)

To: ["Prosken, Brenda" <Brenda.Prosken@vancouver.ca>](#)  
["Jackson, Brian \ \(CSG\\)" <Brian.Jackson@vancouver.ca>](#)

Date: 4/22/2013 9:02:02 AM

Subject: FW: 1107 Seymour Rezoning

Attachments: 1107 Seymour001.pdf

Further information here. I'll pull together my notes on this for tomorrow's hearing and be in attendance.

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

From: Morris, Vickie

Sent: Monday, April 22, 2013 9:35 AM

To: Hoese, Karen

Cc: Sears, Brian; Carr, Dennis; De Hoop, Jim

Subject: RE: 1107 Seymour Rezoning

s.13(1), s.17(1)

Thanks,  
Vickie  
local 6229

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

From: Hoese, Karen

Sent: Friday, April 19, 2013 4:08 PM

To: Morris, Vickie

Cc: Sears, Brian

Subject: FW: 1107 Seymour Rezoning

s.13(1), s.17(1)

Karen

Karen Hoese | Rezoning Planner  
Planning and Development Services  
City of Vancouver  
604.871.6403 | [karen.hoese@vancouver.ca](mailto:karen.hoese@vancouver.ca)

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

From: Katy Papadopoulos [<mailto:kpapadopoulos@wallcentre.com>]

Sent: Friday, April 19, 2013 2:54 PM

To: Hoese, Karen; Sears, Brian

Cc: Bruno Wall

Subject: 1107 Seymour Rezoning

Hello Karen, Brian,

Please see the attached memo from Bruno.

Sincerely,

Katy Papadopoulos  
Assistant to the President  
Wall Financial Corporation  
Suite 3502, 1088 Burrard Street  
Vancouver, BC V6Z 2R9  
604.893.7147  
[kpapadopoulos@wallcentre.com](mailto:kpapadopoulos@wallcentre.com)



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## MEMORANDUM

**TO:** City of Vancouver: **VIA EMAIL**  
Karen Hoes, Brian Sears

**FROM:** Bruno Wall, President **DATE:** April 19, 2013

**SUBJECT:** 1107 SEYMOUR STREET REZONING (RTS 9952)

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Thank you for preparing this comprehensive rezoning report; a couple of comments:

1. I expect (know) that the Positive Living Society of BC will aggressively lobby for lower (i.e., nil) lease rates; I hope we can keep this to a dull roar on the 15<sup>th</sup> as I explained to them that the actual lease rate and terms will be negotiated post-public hearing.
2. The financial analysis indicates that DCLs will apply to the social service space in the amount of \$410,640. I assumed, perhaps erroneously, that DCLs would not apply to City-owned space and all of the budgets I prepared included a line item for "City fees" consisting of Building Permit, Metro Vancouver, and Public Art fees totalling \$500,000. As public art fees do not apply, we have some room in the budget but not enough to cover the unanticipated DCLs in the amount of \$410,640. Let me know how you think we should handle this.

BW

/kp  
BW/CITY OF VANCOUVER-KH-2013-04-19-1107 SEYMOUR REZONING

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W A L L • F I N A N C I A L • C O R P O R A T I O N

---

3502 - 1088 BURNARD STREET, VANCOUVER, B.C. V6Z 2R9 PHONE (604) 893-7131 FAX (604) 893-7179

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**Community Amenity Contribution (CAC)** – In the context of Financing Growth Policy, the City anticipates an offer of a Community Amenity Contribution (CAC) from the owner of a rezoning site to address the impacts of rezoning. Contributions are negotiated and evaluated by staff in light of the increase in land value expected to result from rezoning approval. Real Estate Services staff have reviewed the applicant's development proforma. The review concluded that after factoring in the costs associated with the provision of the land, social housing units and social service centre space, there was no increase in the land value generated by this rezoning, and therefore no CAC is being offered.

***Implications/Related Issues/Risk (if applicable)***

***Financial***

The site is subject to the City-wide DCLs. It is anticipated that the applicant will pay \$410,640 in DCLs on the social service space. The social housing units are subject to DCL exemption which is estimated at \$1,009,490.

As noted in the Public Benefits section, there are no CACs and public art contributions associated with this rezoning.

**Social Housing:** The cost of land and the building, including 81 units of turn-key social housing and 2,230 m<sup>2</sup> (24,000 sq. ft.) of social service space, are estimated at \$28,284,000. The source of funding would be \$23,643,750 CAC from the rezoning at 1300-1320 Richards Street (subject to Council approval of the rezoning application) and \$4,640,250 Downtown South DCLs for housing. Upon completion, the land and the building would be transferred to the City. The social housing would be operated by a non-profit operator. Following a competitive RFP process, staff would return to Council to seek approval to appoint the non-profit operator of the social housing units and to enter into a lease with that operator.

Consistent with Council policies, the social housing project is expected to be self-sustaining and does not require further operating subsidies, property tax exemptions, and/or financial guarantees from the City. To achieve a balance between operational viability and long-term financial sustainability while targeting the population most in need of social housing, staff will negotiate an operating agreement with the future operator requiring that up to 50 percent of the social housing units be affordable to those on social assistance, and the remaining 50 percent be targeted to low end of market and rent geared to income levels based on need. Staff at Positive Living BC and AIDS Vancouver have also received the City's support for seeking an operator willing and experienced in housing for HIV-positive seniors.

The final unit and tenant mix would be established to ensure that the rental income would be adequate to offset operating and capital maintenance costs over the life of the building. If this application is approved, staff will report back to Council recommending a prepaid lease for operation of the housing units, and lease terms for the social service facility, that ensure achievement of Council's affordability targets.

**Social Service Centre:** The two existing tenants in the building at 1107 Seymour Street, namely Positive Living BC (its sub-tenant AIDS Vancouver) are providing essential services to the HIV and AIDS communities in the area. These non-profit groups have indicated that, upon completion of the proposed building, they would like to return to the site as tenants, which would allow them to remain close to their clients, including the St. Paul's BC Centre for

## 1107 REDEVELOPMENT PROPOSAL

February 26, 2013

### Rezoning Application/Form of Development

- 12 storeys, approximately 120'.
- Ground floor lobby and retail.
- Four floors for social service centre use (approximately 24,000 sq. ft.).
- Eleven floors of affordable housing (81 units, approximately 56,000 sq. ft.).

### Density Analysis

- Site area of 9,000 sq. ft.
- FSR of 3.0
- Density bonus 56,000 sq. ft.
- Total density 83,000 sq. ft.

### COSTS AND DENSITY TRANSFER

Land and closing at cost

\$

Hard Construction:

Commercial space: 21,696 sq. ft. @ \$170 per sq. ft.

Commercial space: 21,696 sq. ft. FF&E @ \$100 per sq. ft.

Residential space: 61,304 sq. ft. @ \$200 per sq. ft.

Premium for hot water baseboard heat: (81 x \$5,000 per unit)

City fees (BP, Metro, and Public Art)

Insurance, Taxes, Warranty, Miscellaneous

Consultants

Finance fees and Interest

Management fee @ 3.0%

Cost/Value \$

\$21(1)

### Notes:

- (1) Both components to meet the LEED Gold standard.
- (2) Parking relaxed to 22 stalls in total.
- (3) City insists on hot water baseboard heat instead of electric.
- (4) Commercial space fit out increased to reflect costs at Moosaic (Boundary & Vanness) at approximately \$100 per sq. ft.
- (5) Construction costs and FF&E assume standard office furniture & exclude all specialty items

From: ["Lalonde, Nicole"](#)

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

Date: 4/30/2013 8:35:40 AM

Subject: FW: Attached files - updated estimate + FAQs for April 29

Attachments: PDS Re Org Change Management FAQs v3 FINAL.pdf  
PDS Re Org Change Management FAQs v3 FINAL.docx  
2013 04 28 COV Work Estimate v2.pdf

Hi Brian;

s.13(1), s.17(1)

It may mean, depending on what you want from Eric, that some will come from the department. Anything over \$5,000 would also have to go through procurement, so we need to touch base very soon.

There are a few options to consider.

s.13(1), s.17(1)

N

**From:** Eric Tung [mailto:eric.tung@proleptisconsulting.com]

**Sent:** Monday, April 29, 2013 9:54 AM

**To:** Lalonde, Nicole

**Subject:** Attached files - updated estimate + FAQs for April 29

Hi Nicole,

As discussed, I've attached the following files:

- updated work estimate
- FAQs that will be sent sometime after today's meeting

Cheers,

eric t

604 715 0579

April 29, 2013

## **Planning & Development Services – *A New Way Forward***

### **Frequently Asked Questions (FAQs)**

This is a first in a series of regular updates on the planned changes for Planning & Development Services. If you have any questions, please contact your Deputy Director or Assistant Director.

#### **Q. What are the upcoming changes?**

There are two key changes:

1. We're changing the organizational structure of the Planning Department.
2. We're moving to a new location: VanCity.

### **Organizational Changes**

#### **Q. Why do we need to change our structure?**

There is a need for us to improve how we do business and serve the public. As you know, the way we operate today isn't always clear for citizens, and we've heard this feedback from you, the applicants, and the public. The Planning Department's structure has existed in its current state for decades now, with piecemeal additions and changes made throughout the years to address various issues. This reorganization provides an opportunity to correct this piecemeal organizational structure and construct a more cohesive group, which will help us to work more effectively in the long term.

In addition, as part of the upcoming changes with the Permits & Licensing (PRISM replacement) project, we need a structure that responds both to those changes and to a more integrated relationship between the planning side and the development services side of the new Planning and Development Services Department.

#### **Q. Will there be any job loss as a result of this change?**

No, we are not expecting to see any reductions as a result of this reorganization.

#### **Q. What are the key changes?**

The major change is that we will be structured by geography, and not solely by functionality. Planning will consist of five main groups, two of which provide service to the three other groups who are arranged by geography. They are:

- **Urban Design Division**, headed up by Anita Molaro
- **City wide and Regional/Long range Policy**, headed up by Jane Pickering



The three divisions, organized geographically, with both policy and rezoning handled in each of the divisions:

- **Vancouver - Downtown**, headed up by Kevin McNaney
- **Vancouver - Midtown**, headed up by Kent Munro
- **Vancouver - South**, headed up by Matt Shillito

**Q. Does my job description change?**

We are not planning to change job descriptions.

**Q. Where do I fit in? Whom do I report to? What's the timeframe for the organization change?**

We are still working out the key details to determine the reporting structure. We're also looking at all current projects and their timelines to completion to determine the best time for the transition. We're aiming to do all this with minimal disruption, though we recognize that any organizational change results in impacts on your work. We're currently at the early stages of our planning, so we ask for your patience during this change.

We're aiming to have the changes implemented over the next few months; as we work out the timeline details, we will share this information with you.

**Q. What about Development Services? Any changes there?**

Development Services will continue to operate functionally, as they do today. That said, there will be significant changes to the way work is processed, through new online channels and a consolidated, interdepartmental customer service counter on the ground floor at VanCity. As we work through the impact of these changes, we will be mindful of opportunities to group branches together more strategically and to ensure good information sharing among all work groups in Planning and Development Services.

**Office Move**

**Q. Why are we moving?**

East Wing is not seismically sound, and does not meet our needs.

**Q. Where are we moving to?**

All of Planning & Development Services will move to the VanCity building and will occupy floors 1 to 4. The ground floor will be the new consolidated, interdepartmental customer service counter, which combines the existing Inspections, Licences, Enquiry Centre, Rezoning, and Subdivision counters, as well as some Engineering functions. The makeup of the other 3 floors is currently under review and consideration by representatives of P&DS and Facilities.

**Q. What's the timeframe for all this?**

Our plan is for everyone to have moved to VanCity by December 2013. Should there be any changes to the timing, we will be sure to let you know.

**Q. Where will I be sitting?**

We're still working out move details with Facilities, as we're currently early in the move planning process.

April 29, 2013

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PROLEPSIS

## Prolepsis Consulting

(0930501 B.C. LTD. DBA Prolepsis Consulting)  
Phone 604-715-0579

## Work Estimate

DATE: April 28, 2013

**To:**

Christina Medland  
Manager, Innovation & Learning  
Human Resources, City of Vancouver  
604-873-7659

**For:**

Change Management and Communications Consulting  
Services for the Planning & Development Services (P&DS)  
Division at the City of Vancouver

DESCRIPTION	ESTIMATED HOURS	COV RATE	ESTIMATED AMOUNT
<b>HR and Change Management Strategy</b> - strategy tailored for the P&DS project that details the CM scope and goals, stakeholders, risks (+ mitigation) and opportunities, high-level activities, and key messages/communications approach - research, planning sessions, drafts, revisions, review, etc.	25 (13 for re-org; 12 for move)	s.21(1)	s.21(1)
<b>HR and Change Management Activities Plan</b> - detailed XLS outlining all deliverables, aligned with the strategy document—master activities for P&DS to follow - review, revisions, changes to timeline, updates based on project detail shifts	30 (20 for re-org; 10 for move)		
<b>April-early May Approach + All Supporting Collateral</b> - immediate short-term support, including CM and Comm materials for staff announcements and follow-up, support for GM, Ads, and other managers, messages from GM and ADs, manager's toolkits, one-pagers, timelines, etc.	20 (14 for re-org support; 6 for move support)		
<b>June-Dec CM support</b> - TBD	TBD		
<b>GST/HST Registration # - 83074 9487 RT0001</b>			
Est. Total (not inc. GST)			8,250.00

This is a work estimate only, and is not an invoice or a contract. This estimate is for completing the deliverables above, based on an initial assessment of the work requested and required. Invoice(s) will be based on tracked hours of work and may differ from the estimates above. Changes to scope, revisions required, number of deliverables, and/or any other factors will alter the final number of hours billed.

**THANK YOU FOR YOUR BUSINESS!**



From: "[Pearson, Tricia](#)"

To: "[Jackson, Brian \ \(CSG\) <brian.jackson@vancouver.ca>](#)"

Date: 4/29/2013 12:47:02 PM

Subject: FW: request for meeting with Mayor Gregor Robertson - JCC (950 W 41st Ave.)

Re Jewish Community Centre - Michael Naylor is lead and here are latest developments on that site:

- Site was rezoned 1992 from RS-1 & RT-1 to CD-1 to allow expansion of community centre, up to 0.75 FSR.
- They are apparently currently developed to 0.35 FSR.
- In 2011, we had an enquiry under STIR program to develop the east side of the site (currently surface parking) with 3 residential blocks on podium with 8, 9 and 7 storey maximum heights (95 ft.) - 2.0 FSR (across whole site including existing community centre) or 4.0 FSR on just the development site. 100% rental housing with retail at grade. DRM did not support proposed height or density and instead recommended sticking to the 1.44 FSR and 45 feet in the Oakridge Langara Policy Statement.

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**From:** Ko, Rita

**Sent:** Friday, April 26, 2013 03:17 PM

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

**Subject:** FW: request for meeting with Mayor Gregor Robertson

Hi Brian,

Prior to scheduling this a meeting with Arnold Silber and Brett Sandler, can you please send me the details on what the centre is proposing? If I schedule the meeting, I will ensure to invite yourself or the lead planner on this project.

Thank you,

---

**Rita Ko**

**Director, Operations**

**Office of the Mayor, City of Vancouver**

T: 604.873.7661

Twitter [@VanMayorsOffice](#)

Facebook: <http://www.facebook.com/VancouverMayorsOffice>

Website: <http://www.mayorofvancouver.ca/>

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**From:** Tory Ross [<mailto:tory@valueindustries.com>]

**Sent:** Wednesday, April 24, 2013 1:03 PM

**To:** Ko, Rita

**Subject:** request for meeting with Mayor Gregor Robertson

Rita,

Good afternoon – I trust you are well.

I would like to set up a meeting for Arnold Silber and Brett Sandler to meet with Mayor Robertson regarding the expansion of the Jewish Community Centre.

We were hoping for a meeting in early June, if possible.

Thank you for your consideration of this request. I look forward to your reply.

Kind regards,

**Tory Ross**

**Executive Assistant**

**The Value Group of Companies**

**#400 - 1245 West Broadway**

**Vancouver, BC V6H 1G7**

**Phone: 604-606-7076**

**Fax: 604-606-7075**

**Email: [tory@valueindustries.com](mailto:tory@valueindustries.com)**

**[www.valuegroupproperties.com](http://www.valuegroupproperties.com)**

From: ["McNaney, Kevin" <kevin.mcnaney@vancouver.ca>](mailto:kevin.mcnaney@vancouver.ca)

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

Date: 4/29/2013 6:54:03 AM

Subject: s.17(1)

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**From:** Bucher, Genevieve

**Sent:** Friday, April 26, 2013 06:43 PM

**To:** bsavage@amacon.com <bsavage@amacon.com>

**Cc:** McNaney, Kevin; Miller, Grant; Bond, Abigail

**Subject:** s.17(1)

Barry,

s.17(1)



Best,  
Genevieve

**Genevieve Bucher, M. Urb**

Senior Planner, Social Infrastructure

City of Vancouver

604.829.4259

From: ["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)

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

Date: 4/22/2013 1:23:07 PM

Subject: FW: Stopping of Laneway Coach-House Construction

Hi Brian – Could you please check into this? My concern is both with a supposed building of a home without permit, plus potentially, now, a coach-house.

Thanks,  
Adriane

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**Councillor Adriane Carr**

*City of Vancouver*

*City Hall: 453 West 12th Ave.*

*Office: 604-873-7245*

*Cell: 604-653-9053*

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**From:** Doreen Braverman [mailto:dbraverman@shaw.ca]

**Sent:** Monday, April 22, 2013 11:57 AM

**To:** Carr, Adriane

**Subject:** FW: Stopping of Laneway Coach-House Construction

Hello, Adriane

Could you please shed some light on this e-mail I received from a resident in Arbutus Ridge. Apparently the townhouse is no being constructed.

Doreen Braverman  
ARCA President

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**From:** s.22(1)

**Sent:** April-18-13 Thursday 1:11 PM

**To:** [dbraverman@shaw.ca](mailto:dbraverman@shaw.ca)

**Subject:** Stopping of Laneway Coach-House Construction

Good afternoon, Ms Braverman,

I have reason to believe a laneway coach-house project is about to be built on a property located at **2838 West 18th Avenue**, where reconstruction of an existing house has been proceeding for the past six months, without any city approved permits.

I checked with Vancouver City Hall about this and they apparently sent out an Inspector last month, in response to an anonymous neighbourhood complaint, who immediately shut down all exterior additions and "improvements" to this building.

As another concerned local neighbour, I find these renovations to be way over-the-top in their enormity and extremely ugly, diminishing the neighbourhood's ambience and flavour.

The further addition of an ugly laneway coach-house on this property will be ruinous to the area community. An avarice-propelled Eco-Density inspired thin edge-of-the-wedge that will prove to be difficult, if not impossible to prevent creeping into the entire area.

Surely, there is some way of stopping, or at the very least slowing down the process for this construction site and others in this Arbutus Area.

City Hall recommended I try to reach out through the local Community Association(s), for assistance; hence the reason I am writing you today.

Any help you can provide in this matter will be very-much appreciated. Perhaps you, or one of your staff, would care to drive by this property for a first-hand look and then make the appropriate inquiries, as I've hit a "dead end" in this regard.

Thanking you in advance for your time, Doreen,

Yours,

A concerned Arbutus Area citizen,

s.22(1)





From: ["Jackson, Brian \\(\CSG\\)"](#)

To: ["Ballem, Penny" <Penny.Ballem@vancouver.ca>](#)

Date: 4/2/2013 4:28:33 PM

Subject: Memo to Mayor and Council re Strathcona Resident Concerns over Prior/Venables and the Viaducts Concept Plan

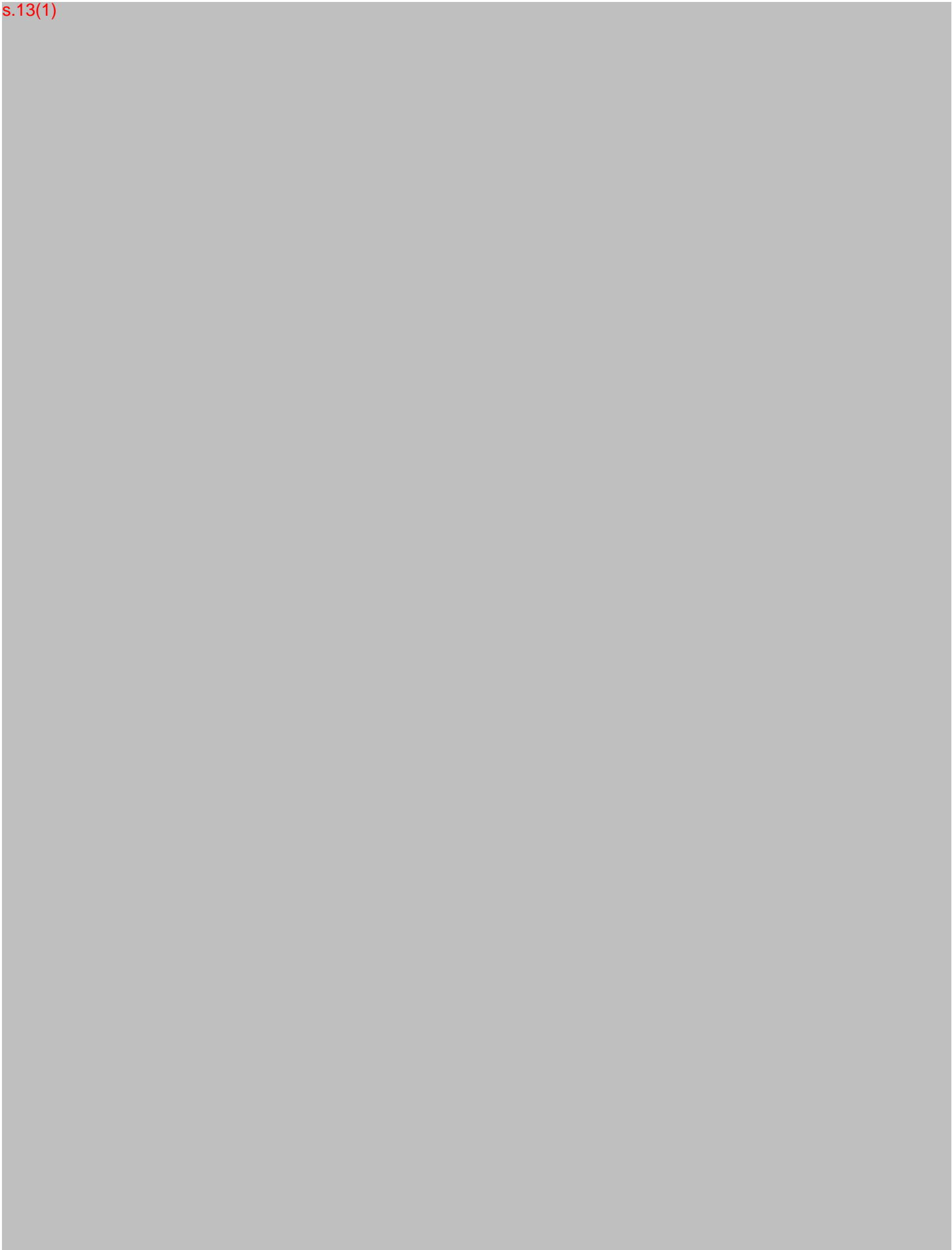
Attachments: Council Memo Re Strathcona Resident Concerns March 2013.docx

For your review:

s.13(1)









s.13(1)



s.13(1)



From: ["Garrison, Dan" <Dan.Garrison@vancouver.ca>](mailto:Dan.Garrison@vancouver.ca)

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

Date: 4/4/2013 11:29:33 AM

Subject: RE: Affordable ownership model

The Interim Rezoning Policy requires that there be some mechanism to maintain the 20% below market threshold over time, but we haven't been specific about what that mechanism is. We have referred people to models that we will consider, mostly to the 60 West Cordova model where a non-profit manages the resale process to ensure ongoing affordability. Since we have already accepted that model, there's a high degree of certainty that we would again. Metro Vancouver has profiled the project here:

<http://www.metrovancouver.org/planning/development/housingdiversity/WhatWorksDocs/60WCordova.pdf>

We have had inquiries and proposals for a few models through the IRP, but they have all basically included the developer holding a second mortgage and/or managing the resale process. We don't know of any affordable homeownership models that don't involve either government or non-profit agencies holding part of the equity and/or managing the resale process (Whistler, SFU, multiple American examples such as San Fran and Boston, even the City of Langford on Vancouver Island).

s.13(1), s.17(1)

This is an issue that we need to clarify so that we can be clear with potential applicants about what models we will consider. Abi and I are meeting with Doug at 2 today on the public consultation and Council report. We can discuss this issue as well.

---

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

**Sent:** Thursday, April 04, 2013 11:27 AM

**To:** Bond, Abigail; Garrison, Dan

**Subject:** Affordable ownership model

s.13(1)

They just want to make sure that they don't duplicate our thinking, if, indeed we have been thinking about it...

Brian

**Brian J. Jackson, MCIP**

General Manager, Planning and Development Services

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

[brian.jackson@vancouver.ca](mailto:brian.jackson@vancouver.ca)

From: ["Swanton, Sandy"](#)

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

Date: 4/19/2013 12:43:16 PM

Subject: RE: Media call - costs of development in Vancouver

Hi Brian

Specific questions just through:

I'm looking at numbers provided to me by the Urban Development Institute comparing the costs of development in Vancouver, Burnaby and Surrey. I want to ask Brian some questions about these numbers, specifically:

- What is the timeline for getting a rezoning development permit in Vancouver? Is anything being done to streamline this process or make it faster?
- Is there any movement towards a set formula for Community Amenity Charges? What is the rationale for negotiating these charges with each development separately?
- In 2011, there was \$49 million in CACs that remained unallocated at the end of the year, according to a city report. Has this money been spent? What was it spent on? Are there unallocated funds from 2012? What are the plans for this money, if so?
- CACs are quite a bit higher in Vancouver than in Burnaby or Surrey. What is the reason for this?
- Is it true that all new residential construction in Vancouver has to be LEED Gold certified? Why are other cities not requiring this?
- Development cost charges are also quite a bit higher in Vancouver than in Burnaby or Surrey. Is there a reason for this?
- Would or could reducing any of these costs do anything to improve housing affordability in Vancouver?

I'd like to suggest we look at this for 4pm Tuesday rather than any of the earlier slots Tricia has identified, unless you are comfortable speaking to these earlier.

Thanks,  
Sandy

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

**Sent:** Friday, April 19, 2013 1:27 PM

**To:** Swanton, Sandy

**Subject:** Re: Media call - costs of development in Vancouver

Next week please.

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**From:** Swanton, Sandy

**Sent:** Friday, April 19, 2013 01:18 PM

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

**Cc:** Pearson, Tricia

**Subject:** Media call - costs of development in Vancouver

Hi Brian – are you able to do this today? I'm about to follow up with the reporter to get some parameters around the broad heading.

Thanks,  
Sandy

**Tracy Sherlock - Vancouver Sun - costs of development in Vancouver**

**604.605.2685** [tsherlock@vancouver.sun.com](mailto:tsherlock@vancouver.sun.com)

I'm writing a news story about the costs of development in Vancouver as compared to other cities in the Lower Mainland. I am hoping to speak to Brian Jackson about this. I am free either today or else we could set up a time for next week.

**Deadline: today, if possible, or early next week**

**Sandy Swanton | Communications Manager**

Corporate Communications & Engagement | City of Vancouver

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From: ["Jackson, Brian \\(\CSG\\)\"](#)

To: ["CityHallWatch \\(\MetroVanWatch\\)\"](#) <[citizenyvr@gmail.com](mailto:citizenyvr@gmail.com)>

Date: 4/15/2013 12:39:08 PM

Subject: RE: Requesting City participation APRIL 20 meeting: Regional Context Statement and Planning

Randy

We welcome opportunities for public consultation on the Regional Context Statement and, following referral, the City will be setting up opportunities for the public to comment on the draft Statement. Unfortunately, due to the short notice, staff are not available to attend your meeting on Saturday. If you would like to meet with Jane Pickering to discuss the Regional Context Statement before Tuesday, please contact her at [jane.pickering@vancouver.ca](mailto:jane.pickering@vancouver.ca)

Regards

Brian

**From:** CityHallWatch (MetroVanWatch) [<mailto:citizenyvr@gmail.com>]

**Sent:** Monday, April 15, 2013 12:30 PM

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

**Cc:** Bailey, Jim; Pickering, Jane

**Subject:** Re: Requesting City participation APRIL 20 meeting: Regional Context Statement and Planning

(RESENDING with modified message header, for the record)

15 April 2013

Mr. Brian Jackson  
General Manager of Planning and Development  
City of Vancouver

Dear Brian,

Having learned on Friday that Vancouver's Regional Context Statement is, for the moment, scheduled to go to City Council on April 23 for referral to Public Hearing, without any prior public consultation on the draft, through *CityHallWatch*, I am writing to formally request City of Vancouver participation in a public meeting on Saturday, April 20, 2013, on the topics of the "Vancouver's Regional Context Statement and City Planning." (I am starting a new message string, for this revised request.)

It is our understanding that under the requirements of Metro Vancouver's "Regional Growth Strategy" (RGS), the City of Vancouver must adopt a detailed "Regional Context Statement" (RCS) on or before July 28 this year (although we have learned in the past two days that Vancouver could request an extension, and may go past the July 28 deadline with no penalty). Considering their scope of influence and time window of thirty years, they could be described as the most important land use policy documents ever created at the regional and municipal levels, respectively. The public has a right and a need to know more, and we believe that to fulfill the CoV Code of Conduct, the CoV has an ethical obligation to provide more information to citizens, in layperson's terms, on both the RGS and RCS – in a timely way, and in a meaningful format.

We also request that the City of Vancouver to change its sequence and timing of plans, to consult the public properly BEFORE the RCS goes to City Council for referral to Public Hearing.

Since there are, as of today, no plans by the CoV to consult the public before referral to Public Hearing, *CityHallWatch* is proposing a public information meeting on Saturday, April 20, 2013 regarding the RGS, RCS, and related planning topics.

This letter is a formal invitation and request for the City to participate and cooperate by providing personnel to make a presentation and ensure that the public receives correct and timely information on these topics. The proposed meeting flow, subject to further discussion, is as follows:

1. CoV staff presentation on RGS, RCS, and related policies/initiatives (e.g., Interim Rezoning Policy, status/comparison of four current community planning processes, etc.) – including context, process, current status, content, prospects – whatever you deem to be important information about the RCS now being drafted. More than one CoV presenter is welcome. About 40 minutes
2. Commentary or small panel – Land use policy experts to provide independent perspective. About 20 minutes
3. Q&A session, moderated discussion. About 90 minutes

Due to the short lead time, this will likely be a smaller meeting of 30 to 50 people. To ensure that timing constraints do not preclude CoV involvement, we leave it open to the CoV to propose its preferred starting time for the meeting, should you be willing and able to cooperate. Once a time has been agreed upon, CityHallWatch will secure a venue and make all arrangements at our own cost.

Neither CoV nor Metro Vancouver held a single public meeting in Vancouver on the actual text, content, and implications of the Regional Growth Strategy before Vancouver City Council ratified it in March 2011. A search today on Google News for "Regional Context Statement" turns up only two hits, neither related to Vancouver. A search on the City's website, Vancouver.ca, turns up only eight hits, all of them with only tangential reference to the RCS. I feel quite confident in saying that most citizens of Vancouver have had virtually no opportunity to learn about the RCS.

CoV participation in the proposed *CityHallWatch* event would be a great service to the public, and would, we hope, enhance public understanding of and faith in our municipal system. We are committed to making this an informative, respectful public discussion on planning and the future of Vancouver, and are certain that it would enhance communication on all sides.

We look forward to your reply at your earliest convenience, including willingness to participate, and preferred time, as well as any other matters you wish to clarify. To allow time for organizing, we would appreciate an early response, but it would be helpful to have a time settled by noon on Tuesday, April 16, as well as your designation of a contact person for more detailed coordination matters.

Sincerely,

Randy Helten

Coordinator, *CityHallWatch*

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[citizenYVR@gmail.com](mailto:citizenYVR@gmail.com)

[CityHallWatch.ca](http://CityHallWatch.ca). *Tools for engagement in Vancouver City decisions. Creating our future.*

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From: ["Jackson, Brian \ \(CSG\\)"](#)

To: ["Ballem, Penny" <Penny.Ballem@vancouver.ca>](#)

Date: 4/3/2013 8:46:46 AM

Subject: Viaducts Council Memo Timing of Report Mar 2013

Attachments: Viaducts Council Memo Timing of Report Mar 2013 (2).docx

For your review:

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