

File No.: 04-1000-20-2019-075

March 7, 2019

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 February 5, 2019 for:

Copies of all correspondence between the Tenants and the Project Facilitator related to Development Application Number DP-2018-00621 for 1770 Davie Street, from October 1, 2018 to February 5, 2019.

All responsive records are attached. Some information in the records has been severed, (blacked out), under 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

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request 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 (#04-1000-20-2019-075); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,



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

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:pm

From: s.22(1)
To: info@kennedystewart.ca
Cc: [Freeman, John](#); [Kuhlmann, Thor](#); [Bond, Abigail](#); [Gillman, Andrea](#); s.22(1); tenantsunion.yvr@gmail.com; berkeleytower tenants@gmail.com
Subject: "Renoviction" 1770 davie street
Date: Tuesday, October 30, 2018 3:06:19 PM

To Mr. John Freeman,

Dear Sir ,

s.22(1) Vancouver, BC. This is in reference to the development application s.22(1) by Reliance properties.

s.22(1)
Simply to provide further "luxury" renovations to this property and to assuage a desire for more profit and higher revenues, benefitting the landlord developer and even perhaps the City. s.22(1)

If the City allows the development plan of Berkeley Towers to proceed, by evicting all current tenants of s.22(1) the sick, the old and who have children, may become homeless, or forced to live in social housing or God forbid, on the street!.

The Vancouver Rental Market crisis has reached an all time high. I believe that it has finally come to a head and some serious changes in attitude by our civic leaders, to the disaster faced by myself and so many others, must happen and NOW! The election that just passed proves just that! That Vancouverites are screaming for humanitarian change and for a new people friendly municipal body to come to power! Vancouverites are now awakened to this horror and are even a little more hopeful, that a new council will finally bring about much needed changes! The lack of affordable housing in Vancouver is at a crisis point! Stronger tenant protections are now required and the TRP guidelines in place need to be amended to include real security for existing tenants. The City has to recognize their role in this *rental crisis* and start to maintain existing affordable homes, rather than overdevelop a city which only benefits the apparently affluent!

Also, I would like to point out that the development application for 1770 Davie Street has some flaws; it decreases the number of suites from 58 to 52. It is ludicrous that the City would even consider allowing a developer to reduce the number of units, when our City has such a low vacancy rate. Also, it is removing the existing 20 plus parking spots and leaving behind

only 7 spots that are intended for only commercial tenants. Parking is another issue that the city needs to address

Through the response to this project you can send a clear message to the people and the developers such as Reliance that our council and our City leaders understand the real needs of tenants in Vancouver. I sincerely hope that you will consider my email and those of other renters and decline Reliance's development application in its current form!.

Sincerely,

s.22(1)

A large grey rectangular box redacting the signature and name of the sender.

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From: s.22(1)
To: Freeman, John; BerkeleyTowerTenants@gmail.com
Subject: 1770 Davie st
Date: Friday, October 26, 2018 1:06:48 PM

Dear Mr. Freeman,

s.22(1) and I am writing you regarding the development application for 1770 Davie Street.

s.22(1)

We have built a wonderful community here where I know majority of my neighbors, which is rare.

I write to you today because you are wanting to upgrade every suite and then evict us so you may raise the rent for these luxury suites. No one is trying to stop the developer from renovating - you have the right to renovate. Our building could use some renos but we do not need to be evicted for them. We are willing to accommodate but please do not remove us from our homes. This application will destroy 58 affordable housing units and replace them with 52 unaffordable homes.

You have every right to do all the renovations you would like but not to force us all out. Money does not replace the memories and bonds we have built here at 1770 Davie, we are a family.

Thank you for your time,

s.22(1)

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From: s.22(1)
To: Freeman, John
Cc: berkeleytower tenants@gmail.com
Subject: 1770 Davie Street - DB-2018-00621
Date: Sunday, October 28, 2018 4:57:16 PM

Dear Mr. Freeman,

s.22(1) and I am writing you regarding the development application for Berkeley Towers at 1770 Davie Street. This Development Application (DP-2018-00621) indicates in the design rationale that levels 15 & 16 will be turned into 3 two level penthouses. The Scope of Work indicates that levels 3 to 16 are typical floors with four suites per floor. Which is it?

s.22(1) notified that Reliance Properties intended to evict all residential tenants in the building. Residents were offered initial bribes to end their tenancies in which Reliance claimed they had offered twice the required compensation.

s.22(1)

Reliance has the right to renovate, not to evict. The tenants of 1770 Davie Street have said they would temporarily move out so the renovations can be completed. So far Reliance has refused to discuss this option as their end goal is very clearly to raise rents. Permits should be withheld until the developer agrees to explore the necessity of the evictions.

Reliance Properties' intention is to replace the 58 affordable rental units with 52 luxury units. This application destroys affordable housing units. Protecting our existing affordable housing rental stock should be crucial to the City of Vancouver. Please reject this application and prove that affordability is top priority during this housing crisis.

Please keep me informed of further developments on this project.

Regards,

s.22(1)

From: s.22(1)
To: [Freeman, John](#)
Cc: BerkeleyTowerTenants@gmail.com
Subject: 1770 Davie Street - DP - 2018 - 00621
Date: Monday, November 5, 2018 6:18:39 PM
Attachments: s.22(1)

Please see the attached letter from s.22(1) Vancouver, BC
V6G 1W4.



Virus-free. www.avast.com

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November 5, 2018

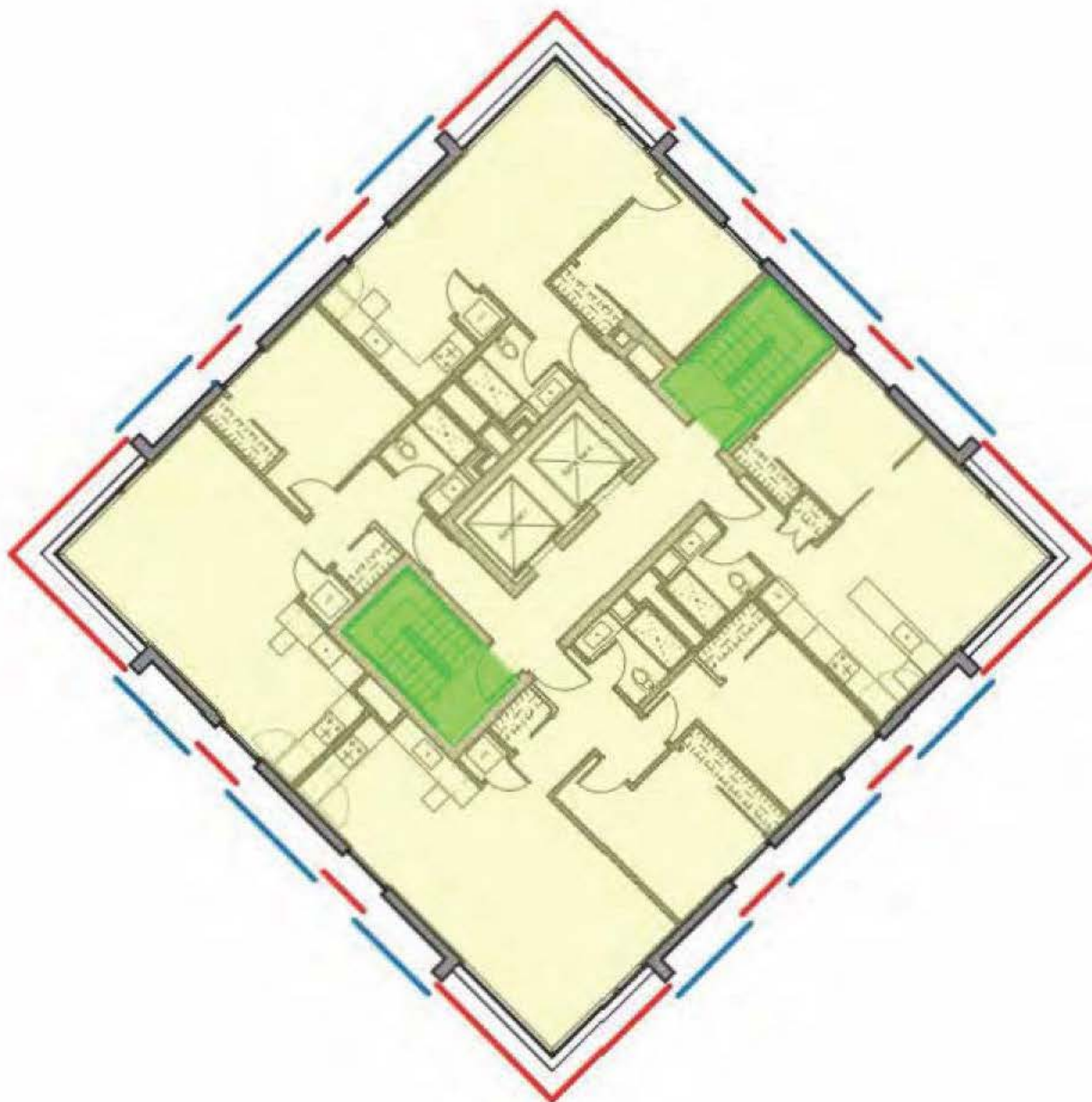
From s.22(1)

To John Freeman

Dear John : s.22(1)

Everything that I have heard and read emanating from interested and/or involved sources since as early as May, 2018 does not come close to explaining let alone justifying one legitimate and justifiable objective reason advanced by a professional, ~~XXXXXXXXXXXX~~ who is both independent and impartial, that states for whatever verifiable reason(s) that the work to be performed necessitates vacant possession of all units from the start to the finish. As against this glaring and inexplicable void, the landlord continues to insist that he requires unequivocally to evict all tenants permanently. In my founded judgement that claim is neither valid nor fair by any measure or standard. If it were and if Reliance acted in good faith with full transparency, it would have as is common practice by open and honest business organizations, incorporated a clause in its agreement to purchase that required the vendor to deliver vacant possession of the property. Consistent with this significant observation, s.22(1)

Moreover and without appropriate due process it tried to evict the previous real building manager from the unit she inhabited before and during her management tenure. In this particular case neither their action nor argument prevailed in the arbitration that followed. My foremost concern is that the remaining tenants not be evicted based on and in accordance with the reasons tendered to date by Reliance. I repeat that I have read everything that has so far committed to writing on the subject matter pertaining to the application filed with the city of Vancouver June 28, 2018. It is disturbing and inexplicable to me that the large street sign placed in front of the building was erected September 12, 2018. The Vancouver Sun featured an article November 2, 2018. In that article John Stovell claims that "36% of the tenants have opted to take the package" offered by Reliance. In reality the percentage is closer to 18%. He goes on to state that the "building rents for 70% of what the Canada Housing Mortgage Corporation says was the average rent for 2017 in the area." I fully expect that he availed himself with this information at the time that he purchased the Berkely Tower. It follows that he must have intended to pursue evictions which he did not disclose at the time of tendering the purchase agreement. A better and more honest approach based on the noted "fact" would have been offering less money for the purchase or more honesty and transparency in the conditions of the purchase. ie as stated earlier a subject to vacant possession. I really possess very limited respect for the ways in which Reliance has conducted their business with the tenants of the Berkely Tower. They probably relied on outfoxing the vendor, the tenants, the Residential Tenancy Branch, the City of Vancouver and others. I definitely condemn what they are doing because there is a serious absence of good faith, honesty transparency and consideration accompanied by empathy. I am asking the city of Vancouver and their designated agent, John Freeman to factor into the granting of the Development Application the observations stated herein. Thank you.



From: s.22(1)
To: Freeman, John
Cc: berkeleytower tenants@gmail.com
Subject: 1770 Davie Street - DP-2018-00621
Date: Monday, October 29, 2018 2:44:23 PM

Dear Mr. Freeman,

Re: 1770 Davie Street - DP-2018-00621

As previously noted in my earlier email the information provided in the Development Permit Application submitted by Reliance Properties for 1770 Davie Street has inconsistencies with the 15 & 16 floors.

The online application ([Development Application Information, 1770 Davie Street - DP-2018-00621](#)) indicates that submitted plans may be viewed at

the Project Facilitator's Office at 515 West 10th Ave. While at the office today to view the documents I was told that the public cannot view any of the Application documents and that I needed authorization of the building owner to view any documents. Is this the correct information? Why would the City say documents can be viewed without mentioning that I would have to s.22(1)

Please confirm the correct information as I would like clarification on the inconsistencies in the application documents.

Regards,

s.22(1)



Development Application Information, 1770 Davie Street - DP-2018-00621

The City of Vancouver Development Services administers a variety of land development, building, and building tra...

From: s.22(1)
To: [Freeman, John](#)
Cc: BerkeleyTowerTenants@gmail.com
Subject: 1770 Davie Street - Please stop Development Permit - & please help Berkeley Tower Tenants
Date: Sunday, October 28, 2018 8:33:20 PM

Dear Mr. Freeman,

s.22(1)

I am writing to you regarding the development application for 1770 Davie Street.

This application will eliminate 58 affordable homes and create 52 expensive rental units. This City is already challenged with affordable housing. Approving this development application will definitely burden it further.

I am distressed that my landlord is evicting me and ALL my neighbors to renovate and supposedly upgrade the property. To my dismay, the landlord has rejected our proposal to accommodate the renovations while we live here.

Please withhold these development permits until the landlord agrees to explore with us tenants of Berkeley Tower, to avoid these unnecessary evictions.

s.22(1) and this whole situation of eviction, s.22(1)

s.22(1)

I have lived in the west end most of my s.22(1) and love the uniqueness of the West End. The huge number of new developments is robbing us of its unique character. The City has been talking about addressing the housing crisis and I feel that this an opportunity for the City to help us out.

I look forward to hearing from you with a positive outcome that resolves not only the Berkeley Tower tenants but also the whole housing crises in Vancouver.

Sincerely,

s.22(1)

A large grey rectangular box redacting the signature of the sender.

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From: s.22(1)
To: [Freeman, John](#)
Subject: 1770 Davie Street application for renovation
Date: Monday, October 29, 2018 3:13:54 PM
Importance: High

Hello Mr. Freeman,

s.22(1) I am writing you regarding the proposed development application for 1770 Davie Street.

The attempt by Reliance properties to evict s.22(1) is nothing more than an attempt to substantially increase the unit rental returns. I agree that maintenance should be done in the building. This is overdue. Wholesale eviction of the tenants is not at all required. I have lived in a much larger building that had had all pressurized supply water replaced. Water was not available for some days but evictions were certainly not done or required. Again, I see this attempted eviction for what it really is.

This action would also remove 58 semi affordable housing units and replace them with less 52 overpriced units. This is yet more terrible math. It is also the very opposite of what Vancouver needs to be any kind of livable and sustainable city for those who try to earn an honest living here.

The removal of the small parking lot for a commercial space could be useful, as it would help prevent current bar drunks, drug users and dealers using, urinating and defecating at the building. However. If this commercial space involves yet another liquor license. This would only increase the prior mentioned problems in the neighborhood. As it is now you can see 6 licensed establishments from the corner of Denman and Davie street. Two of the three buildings commercial spaces are already licensed and one is a personal safety problem to the building tenants.

With the recent Provincial and Civic elections and the substantial political talk of action for renters. I hope Vancouver City Hall is now prepared and equipped to take a stand for contributing Vancouver citizens that merely want a semi affordable home to come home to.

Thank you for your time

s.22(1)

From: s.22(1)
To: [Freeman, John](#)
Subject: 1770 Davie Street Application Submission
Date: Monday, November 5, 2018 5:58:09 AM
Attachments: s.22(1)

To John,

Please find attached my letter of submission for the development project at 1770 Davie Street
s.22(1)

Please feel free to contact me if you have any questions and I look forward to hearing updates on this matter.

Thank you

s.22(1)

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November 3, 2018

RE: DP-2018-00621

Dear Mr. Freeman and City of Vancouver Planning Department,

s.22(1)

and I would like the opportunity to provide a submission on the development application made by Reliance Properties for this building, which includes the eviction of all residential tenants.

I would like to outline to the City of Vancouver the s.22(1)

hope by outlining the behavior demonstrated by this landlord it should be deemed inappropriate to allow to precede with this development in the current form. There must be greater consideration for the residents in this building in both the nature of this development but also by the disrespectful and unacceptable behaviour by Reliance, as I will outline, cannot be deemed acceptable by the City of Vancouver's ethical standards.

s.22(1)

It has the most amazing sense of a community with many residents having a deep rooted history and bond to the building and the people in it. It s.22(1)

About 2 years ago when the building was bought by Reliance things immediately changed under the new ownership. The building became less maintained, it was not cleaned as often or cared for as previously, the holiday decorations stopped and the elevator problems got worse. Breakages weren't fixed and the maintenance of the building as a whole just went down, ask any resident and they would likely agree.

There was always speculation about what Reliance would do to the building after they bought it. Eventually when envelopes were slid under our doors with the news of the owners of the building were planning to evict all tenants, for the excuse of renovations, it was not a big surprise. The difference though, is that is not your average building.

Reliance portrayed their monetary offer as a generous, "double the legal payout", in a cheaper and easier way to get rid of everyone without having to follow necessary regulations. As we were expected to be handed a small payout and sign over all our legal rights which then catapults everyone into a completely un-affordable rental market. The West End, which has been everyone's homes and neighborhoods with schools, services and communities was also at risk. Suddenly residents were at risk not to lose just their homes, but also their communities, the places people had spent the last 30 or 40 plus years.

s.22(1)

s.22(1)

Reliance have shown an extreme and sometimes troublesome lack of empathy for tenants and have shown poor professional behaviour in an ongoing manner. It is unacceptable to me a proud citizen of City of Vancouver, the Province of British Columbia and the Federation of Canada that I am dealt with in such poor standards. All Canadian companies must maintain a level of decency and respect when dealing with such matters and even more so when it directly impacts the lives and livelihoods of over one hundred Canadians. This is just plans, and emails and money for Reliance, but these are the real lives of Vancouverites who risk losing everything, their communities, social networks and livelihoods and have contributed deeply to this city for decades in countless of ways. s.22(1)

and I know that of others that of the stress and the manner in which this has been handled. The City must not allow for this behavior of large landlords bullying and harassing tenants, through lack of services and deliberate slow service, taking away their property manager and just being disrespectful in their communication. s.22(1)

it is shameful.

To rub salt into the wound, Reliance then decided to send out a press release about how they are dealing with the eviction of tenants. Showcasing what great and generous behaviour they are showing tenants by kicking them out of their homes by paying them out. They made this public domain by trying to show their humility and public service. This Press release was nothing more than completely false propaganda made by Reliance to make them look good, no tenants were consulted or notified. s.22(1)

The news release and the preceding articles failed to show the reality of the situation. The developer was so comfortable with the fact they would just walkover the tenants and get away with it, but worse, they were praising themselves for their actions.

Reliance then held a meeting in a PR attempt to 'communicate' with residents. This was a public show and was very one sided. When the tough questions came they could not be answered satisfactorily. When dealing with Reliance by email, they are slow to respond, don't answer questions or found some ridiculous excuse. Most of the time they are just didn't respond. So when they took away the building manager, there was never anyone to sort out the ongoing elevator problems s.22(1)

Reliance failed to respond to elevator issues on a consistent basis over months and months.

Nobody in the building is denying the right for Reliance to make renovations to the building but there must be greater ability for tenants to move back in after any renovations and accommodate those renovations without their rent tripling or quadrupling, essentially becoming completely unaffordable.

Also there must be some codes of conduct for developers to adhere to as to the treatment of tenants and the City must enforce these. There have been blatant violations of ethics here in many ways s.22(1)

s.22(1)

s.22(1)

One more example I will use to show the disgraceful behaviour by this landlord to the safety and security of tenants in Berkeley Towers, s.22(1). The Celebration of Light is the largest gathering of people in the West End over the festivals 3 nights. The building on English Bay being in an ideal position to view these fireworks, often residents have fireworks parties to take advantage of the great view points in the building. So during these times there are many more people in the building. The risks increase overall of an incident requiring emergency services. There are tens of thousands of people in the neighborhood with all roads closed around 1770 Davie. In front of the main entrance to the building, there is a strict no parking zone and written in yellow clearly says "Fire Lane" there is also signage stating that it is "24/7 No Parking Zone" as it is for emergency vehicle access ONLY. Residents have been towed for parking here as it states clearly on the signage and this is respected by residents. During the second night of the fireworks this year in 2018, Reliance sold parking spots along the emergency only vehicle areas. This completely blocked off the entrance to the building. s.22(1)

The landlord was making money on the busiest nights of the year when risks are greater and through offering parking by directly endangering the residents of the building and their guests. s.22(1)

s.22(1)

Extra conditions need to be made to ensure tenants are treated with dignity and respect. Surely the City of Vancouver will only grant permits to those companies who obey all health and safety rules and regulations, who treat their tenants fairly and ethically and do not bully or intimate them, while always showing professionalism without showing bias and favoritism. Failure to do any one of these should surely be sound reasons to reject any application. I hope the City gives this careful consideration when deciding on this application.

Vancouver also has to decide what kind of city it wants to become. One that just supports multimillion dollar developers and the few wealthy people who can afford to live in these developments, or if it is going to be a city where it supports its hardworking citizens who also have rights to live and stay in the communities they call home? Is the City of Vancouver, with all its talk about being an inclusive and respectful city for all, actually going to live up to that promise, or is this just false marketing? Is the City fine to tear away the communities of both long term and short term residents who have contributed to it in countless ways? Whatever decision is made, myself and the tenants of this building will ensure that the City will be fully liable for that decision.

I am happy to answer any specific questions about anything here and back up all that is on this document s.22(1) I hope the City considers this application very seriously as this battle will go public and the City will need to be accountable for their decisions and actions in regards to the knowledge they now have about this developer. I too will be holding the City accountable for this decision and its implications.

I look forward to hearing your feedback from this letter and the City's decision regarding this development application.

Kind regards,

s.22(1)

From: s.22(1)
To: Freeman, John
Cc: berkeleytower tenants@gmail.com
Subject: 1770 Davie Street Development application: petition expressing opposition
Date: Monday, November 5, 2018 4:06:55 PM

Hello John,

Today I delivered to your office 89 pages of a petition to oppose the development application at 1770 Davie St.

Please confirm that they were received.

Thank you,

s.22(1)

SAVE OUR HOMES

Reliance Properties Ltd. is threatening to use renovations to enter every lot at 1770 Davie Street. The City of Vancouver can stop the fight happening by restricting or withholding development permits. This petition is to pressure the City to intervene.

Berkeley Tower was completed in 1958. Reliance purchased it in 2015. Just two years later, they are threatening to demolish the building and rebuild it. They wish to renovate most of the units, and reconfigure and destroy so units. For these developments, Reliance needs permits from the City.

We, the signatories of this petition, call upon the City of Vancouver 1770 Davie Street until they agree to:

- 1) Engage with the tenants of 1770 Davie Street to determine if any existing units are necessary, and
- 2) Amend their development application so no units are destroyed.

PRINT NAME	SIGNATURE	ADDRESS
s.22(1)		

MAIL FOR

TO: John Freeman
Recipient's Name

FROM: Tenants of Berkeley Tower
(ANNEKA WIRTH)

PHONE #: 778 861 1267

PROJECT ADDRESS: 1770 DAVIE ST

PERMIT NO: DP 2018-00621

Drawings/Documents Submitted: 89 Pages of a petition to oppose development application

RECEIVED
CITY OF VANCOUVER
NOV 05 2018
COMMUNITY SERVICES
PLANNING & DEVELOPMENT DIVISION

From: s.22(1)
To: [Bond, Abigail](#); [Gillman, Andrea](#); [Law, Andrea](#); [Kelley, Gil](#); [City Engineer](#); [Mochrie, Paul](#); [Au, Michelle](#); [Nelms, Cheryl](#); [Singh, Sandra](#); [Molaro, Anita](#); [Affleck, George](#); [Ball, Elizabeth](#); [Bremner, Hector](#); [Carr, Adriane](#); [De Genova, Melissa](#); [Deal, Heather](#); [Jang, Kerry](#); [Louie, Raymond](#); [Reimer, Andrea](#); [Stevenson, Tim](#); [info@shaunaformayor.ca](#); [info@kennedystewart.ca](#); [ken.sim@npavancouver.ca](#); [BerkeleyTowerTenants@gmail.com](#); [Kuhlmann, Thor](#); [john.freeman@vancouver.com](#); [Freeman, John](#)
Subject: 1770 Davie Street
Date: Wednesday, October 24, 2018 10:05:43 PM

Dear Mr. Freeman,

s.22(1)

at Berkeley Tower are facing a mass renovation by Reliance Properties and we need support from the City of Vancouver to withhold approval of permits in order for us to engage in discussions to find an alternative to losing our homes. There is a housing shortage in Vancouver, especially affordable rentals, and the proposed renovation at Berkeley Tower could happen to anyone living in Vancouver and we are asking our government to do more to protect tenants now and in the future.

The residents at Berkeley Tower collectively submitted a letter to Reliance Properties proposing alternative options that would avoid eviction and we were unfortunately denied the opportunity to discuss. While we appreciate developers are entitled to renovate their properties, it is our understanding that they do not have the right to evict under these circumstances and we need the City of Vancouver to intervene and deny their permit application in order to allow us the ability to further engage in discussions with Reliance Properties.

Having lived and worked in the West End for nearly 3 decades, I have seen the demise of affordable housing and the impact it has had with my neighbours and local businesses as this area becomes too expensive to live. I am asking the City of Vancouver to protect renters and I hope you will reject the Reliance Properties permit application until they can show good faith that they are willing to work with me and the residents at Berkeley Tower and avoid unnecessary evictions.

Please keep me informed about the decision to approve permits for this project.

Thank you for your support,

s.22(1)

From: s.22(1)
To: [Freeman, John](#)
Cc: BerkeleyTowerTenants@gmail.com
Subject: 1770 Davie Street
Date: Sunday, October 28, 2018 5:15:15 PM

Dear Mr. Freeman,

s.22(1)

We have built our life around our home!

s.22(1)

s.22(1)

I need to be close to her more than ever.

If you allow Reliance Properties to obtain permits to renovate 58 units into 52 luxury apartments you will compromise the morale of the entire city.

On October 20th, Vancouver voted for affordable housing.

If you pass the Berkeley Tower development permit you will undermine the electoral system and rob the people of their voice.

Reliance should renovate for the safety of the building not luxury and greed.

I ask you to withhold permits until all facts have been reviewed in depth.

Sincerely,

s.22(1)

From: s.22(1)
To: [Freeman, John](#)
Cc: BerkeleyTowerTenants@gmail.com
Subject: 1770 Davie Street
Date: Monday, October 29, 2018 10:25:03 AM

Dear Mr. Freeman,

s.22(1)

We know our neighbours and have a community here.
It's our home!

Upon receiving the notice of eviction from Reliance Properties, s.22(1)

At this point we knew that Reliance
had no intention of helping us. They simply wanted us to take the money and disappear.

We are fighting this eviction on behalf of our senior neighbours on fixed incomes and anyone else who may find themselves in this situation.

In 2018, 58 apartment buildings were purchased in Vancouver. I feel all tenants will be facing our predicament in the near future and for this reason a fair process around renovations must be put in place.

s.22(1)

We both are devastated that costs
have pushed our friends away and may do the same to us.

Please stop Reliance Properties development permits. Do not allow the renovations of our HOMES into fewer luxury suites.

Stay true to our recent election. The people are asking for affordable housing. Passing this permit undermines the electoral system and the voice of the people of Vancouver.

Sincerely,

s.22(1)

From: s.22(1)
To: [Freeman, John](#)
Subject: 1770 Davie Street
Date: Sunday, November 4, 2018 11:15:25 AM

Hello Mr. Freeman,

s.22(1) I am writing you regarding the development application for 1770 Davie Street.

s.22(1) We have been active members of the West End community and family.

It is UNNECESSARY to EVICT all of the buildings tenants in order to do renovations. We will gladly accommodate renovations while we are living in the unit. s.22(1)

Thank you for your consideration,

s.22(1)

From: s.22(1)
To: [Freeman, John](#)
Subject: 1770 Davie Street
Date: Sunday, November 4, 2018 10:59:38 AM

Dear Mr. Freeman,

s.22(1) I am writing you regarding the development application for 1770 Davie Street.

s.22(1) It is important to note that we will accommodate renovations while we are living here, there is no reason to evict us during this process.

We have yet to hear any alternative options for housing from Reliance and we find this unacceptable. We are being FORCIBLY removed from our homes over renovations that they can easily do while we live here.

s.22(1) If this was planned correctly and efficiently there would be no need for renovations.

Berkley Towers is a building full of families, seniors and friends. We are together and will remain as one to fight against this Renoviction.

Thank you very much for your consideration. The urbanization of Vancouver requires modernization but does not require displacement.

Thank you,

s.22(1)

From: s.22(1)
To: Freeman, John; BerkeleyTowerTenants@gmail.com
Subject: 1770 Davie Street
Date: Monday, November 5, 2018 9:17:48 PM

Mr. Freeman –

I'm writing you with regard to the development application for 1770 Davie Street.

There are 58 affordable homes in this building slated to be replaced with 52 luxury units. That's 58 lives that will be displaced to make way for investments for the rich. These are not standard repairs, these are renovictions – a term I'm certain you're familiar with. It is a travesty that this practice – evicting tenants on the grounds of 'repairs', only to jack up rents to line the pockets of landlords – is legal, and even encouraged by bodies like LandlordBC. Mr. Freeman – you must not let this application go through.

You and I both know it would be unconscionable for the City to approve this application. We are amidst a catastrophic housing crisis; things will only get worse if the City continues to blindly follow the commands of the real estate market.

This message is as much an appeal to the City as it is warning. If you allow these renovictions to continue, if you allow hundreds of homes to be bulldozed for the obscene profit of the rich, the poor and working tenants of this city will have no choice but to escalate their tactics in the fight to protect their lives.

John Freeman – which side are you on? Do you stand with the ordinary tenants of Vancouver? Or do you serve the landlords and developers?

Sincerely

s.22(1)



From: s.22(1) [REDACTED]
To: [Freeman, John](#)
Cc: berkleytower tenants@gmail.com
Subject: s.22(1) [REDACTED]
Date: Monday, November 5, 2018 8:31:08 AM
Attachments: s.22(1) [REDACTED]

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To Mr. Freeman,

s.22(1)

Vancouver, BC. I am writing you in regards to the development application for 1770 Davie Street.

s.22(1)

However the one constant has always been my home in which I love and have made many friendships within. Berkeley Towers is truly a community and I am extremely saddened that this one consistent may come to an end.

The Vancouver Rental Market has plummeted into the void of zero rentals. The process in which a development or rezoning application is approved remains a puzzle and I am certain that if the City continues to approve permits which includes the one in question, future Vancouverites cannot and will not be able to sustain the high market rents which leaves the rental market as a playground for affluent. The City has to recognize their hand in the *rental crisis* and start to maintain existing affordable homes rather than over develop a city which only benefits the wealthy.

Also, I would like to point out that the development application for 1770 Davie Street has one very large flaw; it decreases the number of suites from 58 to 52. It is ludicrous that the City would even consider allowing a developer to reduce the number of units, when our City has such a low vacancy rate.

Through the response to this project you will send a clear message to the people about whether or not the City understands the needs of renters in Vancouver. I sincerely hope that you will consider my email and those of other renters and decline this development application.

Regards,

s.22(1)

From: s.22(1)
To: Freeman, John; BerkeleyTowerTenants@gmail.com
Subject: Berkeley Tower
Date: Sunday, November 4, 2018 4:37:38 PM

Mr Freeman,

s.22(1)

We had no intention of leaving. We are being told that we must leave our home and enter a non liveable rental market. This can't be looked at by the city as an option for it's citizens. The city should protect the renters that are willing to vacate their apartment while the renovations are being done, then be allowed to return. There is no reason the tenancy contract needs to be terminated.

'Renovictions' encourage non affordable living. Any of the proposed options or solutions provided in the Tenant Relocation Protection are not plausible. With the ability to increase rent at the 'owners discretion', the rental units will be priced well out of our range negating any first right of refusal. If I were still a tenant on the first floor I wouldn't have my first right of refusal because the proposed development suggest they would turn my apartment into a gym or communal area. That's not right and it shouldn't be encouraged by the city.

Also, there will be no way to fulfill the tenancy relocation plan as there are no rentals available that reflect what tenants of the Berkeley currently pay. They won't be in this community which many of the tenants of Berkeley have been supporting for decades. Now we are being forced out with no viable options. The Berkeley is just one example of a bigger problem.

Encouraging 'renoviction' will continue to contribute to the growing homeless crisis in the city. This is an issue that the city must championing to fix, not providing opportunities to make it worse. All of BC is in a affordable housing crisis, Vancouver has an opportunity to do what's right for it's community and provide an example for the rest of the province by protecting current affordable apartment rentals and not end the tenancies of the Berkeley Towers residents.

Thank you,

s.22(1)

From: s.22(1)
To: Freeman, John; BerkeleyTowerTenants@gmail.com
Subject: Berkeley Towers - stop the renovations
Date: Monday, October 22, 2018 7:20:31 PM

Dear Mr. Freeman,

s.22(1) I am writing you regarding the development application for this building.

This developer (Reliance Properties Ltd) already has many luxury buildings in Vancouver including one up the street from us. This application gets rid of some of the limited affordable housing available left in the West End. We need more affordable housing not less.

As for the argument of landlords should be allowed to charge what the market will bare... the huge run up in the market in the last 5 years has a lot to do with the actions of past city authorities. If more fair regulations were in place to protect renters in the first place the market price John Stovill and his company paid of \$43 million for this building would have been less. That way he would still be able to make a profit without having to resort to the extreme tactics he has been using with us. Who knows, maybe he would anyway because of the kind of person he is. Either way Vancouverites have proven with the recent election they want help dealing with this issue.

Please say 'no' this application and enforce the new by-laws that protect renters rights.

Thank you for your consideration in this important matter.

s.22(1)

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From: s.22(1)
To: [Freeman, John](#)
Cc: [Kuhlmann, Thor](#); [Bond, Abigail](#); [Gillman, Andrea](#)
Subject: Development application #DP-2018-00621 for 1770 Davie Street
Date: Wednesday, October 17, 2018 7:17:46 PM

John Freeman, Project Facilitator

Please be advised of my impact statement to this proposed development application

Dear Sir,

s.22(1) . First and foremost,
I want to express my concerns about potentially being evicted from my home. s.22(1)

I am not initiating this eviction, my landlord is, therefore, I want to make it clear, that I do not want to leave my home because my landlord wants to triple the rent, break my lease, so he can do the "high end upgrades in the units to rent to the elite". I am a civil servant, I am not a politician nor am I a bureaucrat earning sufficient wages that such a situation as this would not be an issue s.22(1)

There are so few affordable rental spaces available in the west end, why would the city willingly approve this proposed development at this site to reduce the affordable housing units and reduce the units available. Yes work needs to be done to the building/units, but, not at the expense of loosing affordable housing. It appears that the first floor units are being eliminated to accommodate the businesses requests for roof top patio decks which in turn will undoubtedly increase the noise level incurred by clientele visiting these establishments. The top two floors have been eliminated to accommodate only three two storey units which again is to serve the landlords desire to substantially increase the rent for the "elites" renters. Eliminating four units plus one penthouse suite that house six people should not be acceptable. That is not structural issues that's evicting affordable housing to increase rental revenues. We as long term tenants have informed the landlord that we are willing to accommodate the landlord around the renovations that are required and we are currently enduring those renovations while the landlord is repairing part of our essential services namely the elevators. We have no on site manager, therefore, we have experienced shortages of heating service which is again another essential service that we are accommodating the landlord while work is being done. I have lived through complete plumbing work done through out the building and was not evicted, I have seen buildings in the neighbourhood that have replaced windows and have not evicted tenants while work was being done.

Why then would this current landlord claim to not be able to work around us if not for the primary reason of evicting us by way of breaking our leases and to double, triple or quadruple the rents that are being generated from the rental units in this building.

The city has always claimed to have affordable housing as one of its primary concerns, if you should approve these permits, you are then agreeing with this landlord and enabling him to eliminate crucial affordable rental units that are in demand and in a crisis situation.

This building is a "Landmark building", changing the look of the building should not be acceptable, removing the driveway in order to accommodate more ground level stores again is questionable. However, it's not my building and who am I to question the future plans for this building, but, what I do question is the validity of the reason to evict tenants that are more than willing to accommodate a landlord that is clearly acting in bad faith.

Please reconsider approving these permits and help us save our affordable housing, there are so few left in the city. Our landlord is building a brand new building up the street with multiple units that will help him provide housing for the elite and of course can allow him to charge as much as he wants. Please help us save our homes.

Sincerely

s.22(1)

A grey rectangular box redacting the signature of the sender.

Sent from my iPad

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From: s.22(1)
To: [Freeman, John](#)
Cc: berkeleytower tenants@gmail.com
Subject: Development application: 1770 Davie Street
Date: Saturday, November 3, 2018 5:28:08 PM

Dear Mr. Freeman,

s.22(1) and I am writing you regarding the development application for 1770 Davie Street.

Berkeley Towers is a unique building and community that is in need of major repairs to ensure its ongoing viability. The extent of the repairs required means that some tenant disruption is required. These renovations can occur without evicting all the tenants and the repairs can be approved while allowing the leases to remain intact. The existing application will convert 58 units of affordable housing into 52 units of substantially less affordable housing. If the City cares about affordability, it will say 'no' to this permit application, so long as the application results in evictions. Can a compromise be reached that preserves the building while ensuring that the rights of the existing tenants are respected?

The city has an ambitious plan to build new affordable rental housing as a solution to the affordability crisis. Safeguarding the existing affordable rental stock must also be part of the strategy of ensuring affordability in Vancouver with a diversity of residents and housing options. A renovation of this scope is comparable to building a new building. With a new build a developer would be required to include a specified percentage of affordable rental units. It appears that no such conditions are required when an existing building is upcycled into luxury units. Please take into consideration the RTA rights of tenants to maintain their existing tenancy provided they are all willing to accommodate the renovations.

Yours truly,

s.22(1)

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From: s.22(1)
To: [Freeman, John](#)
Subject: Development Application: 1770 Davie Street
Date: Monday, November 5, 2018 11:37:38 AM

Dear Mr. Freeman,

I am writing in regards to the development application for 1770 Davie Street.

I am shocked and angered that the city is considering the application s.22(1) to make way for luxury apartments. I am further shocked that the city's planning department is considering making Vancouver, already the most unaffordable city in North America, even more unaffordable by destroying one of the last affordable rental towers in the West End.

I know by now you have read the stories of many of my neighbours. I would like to share mine as well. s.22(1)

Paying affordable rent has s.22(1) sadly excluded from so many of our peers. s.22(1)

It is now ten years later and rental rates across the city and Lower Mainland have almost doubled, while our salaries have not. Thanks to this proposed eviction we are now faced with the prospect of having to find an additional \$1,000 each month (or an increase of 200%) to afford a similar rental unit. Although CMHC rates indicate the average rate for a similar unit in Vancouver is much less than \$2,100/month, this is in fact the current average rental rate for a comparable one bedroom unit in Vancouver.

s.22(1)

I am now faced with the prospect of becoming homeless and in need of affordable housing.

I fail to understand how the proposed development of 1770 Davie Street supports the city's [Housing Vancouver](#) strategy which mandates:

"An affordable and varied housing stock is an important foundation for supporting a growing population and ensuring a diverse, vibrant city. In Vancouver, rising housing prices have far outpaced local incomes, creating a crisis situation across the spectrum of incomes and households. Homelessness continues to rise in the city and region, with seniors, Indigenous households, lone-parent households, and youth at disproportionate risk of homelessness. Low and moderate-income households, including younger households and families, are also increasingly pressured to find and maintain secure housing in the city, facing the difficult choice of whether and how to stay in Vancouver long-term..."

The re-development of 1770 Davie and the eviction of the building's tenants should not be approved

as it fails to support the city's affordable housing strategy. The proposed development will;

- **Destroy 58 affordable housing units** and replace them with 52 unaffordable, luxury units;
- **Remove 6 affordable rental units** from the market;
- Force seniors, lone-parent households, persons with disabilities, and low to moderate-income households into homelessness and into an already overburdened system of social services;
- Further burden the Vancouver housing crisis;
- Reduce diversity within the West End of Vancouver;
- Isolate and marginalize vulnerable seniors; and
- Further support the destruction of similar rental buildings by allowing developers to use a loophole in the city's planning department which allows them to evict renters for profit.

I hope when you are considering the fate of this building you will remember that you are removing affordable rental units from a market in desperate need of additional units. I also hope that you will remember that you are dealing with so much more than a development permit. **Your decision affects the lives of human beings, many of whom are the most vulnerable members of our community. Many are seniors on fixed retirement or disability incomes. The city's mandate is to build more affordable housing, should it not also protect affordable rental buildings that already exist?**

I am also frustrated by the lack of transparency around the development process and the city's failure to provide tenants with, at minimum, adequate information on the eviction process. Enacting a development permit billboard in front of our building only two weeks before the consultation process ends does not provide residents with an adequate time frame to properly respond. The city needs to understand that in this volatile climate, many renters distrust the developers who are demanding their eviction. As such the information we have received from Reliance has been in their interest. The city needs to be impartial and give the same time and consideration to tenants as they do developers. I'm sure developers receive constant communication regarding their application, why are tenants not treated the same?

s.22(1) that finally explains the Renter Protection and Development Permit process. It is unconscionable that this information has not been provided to us earlier, instead of three days prior to the consultation process ending.

In the letter the city outlines the TRP process. Yet I fail to understand how the TRP can actually be put into place by Reliance given that the plan actively contradicts the current reality of the rental market in Vancouver. I am specifically referring to Part 3 in your letter, which states:

3) Reliance proposes to provide you with three housing options (two of which must be in the West End) that: a) meet your principal living needs (e.g. wheelchair accessible, pet-friendly); and b) are at rates no more than CMHC average rents in the area.

s.22(1)

according to the 2017 CMHC report). I have been searching rental websites, and I have found a total of 3 available rental units that fit these criteria in all of Vancouver. Considering also that the current vacancy rate in Vancouver is less than 1%, **I seriously question how my TRP will be protected and carried out when its guidelines seem impossible to meet for myself, let alone the additional 40+ units and tenants at 1770 Davie.**

Our tenancies need to be protected. Reliance should be able to upgrade and repair 1770 Davie without the need to evict. This happens regularly and should be done in this instance. I fail to see how the businesses in the building are allowed to keep their tenancies during the renovation process, however our residential tenancies cannot be upheld.

As tenant, we have agreed to accommodate the renovation. Why is it necessary to evict us if we can accommodate? **Reliance is not accepting our proposal to accommodate the renovation because they want to end our tenancies to increase profit. They are using a loophole in the city's development process which allows for this.**

We are in a housing crisis. Accepting this development permit and the eviction of tenants at 1770 Davie will have direct consequences for its residence and further destroy the diverse community in the West End.

For all of the reasons stated above I am requesting that this application be upgraded from Minor to Major and that a public hearing be held. This development will have significant impact on its surroundings and is a highly contentious issue in the community.

The vibrancy, livability and culture of our neighbourhood is being destroyed by luxury apartments and empty storefronts. You and the city have the power to change this.

Sincerely,

s.22(1)

From: s.22(1)
To: [Freeman, John](#); [Kuhlmann, Thor](#)
Subject: Development permit application for 1770 Davie Street
Date: Saturday, November 3, 2018 11:20:04 AM

Re DP-2018-00621

Dear Mr. Freeman and Director of planning,

Further to my October 17, 2018 email to you, I would like to add to my comments.

The following are posted statements from the bio of our current landlord, Reliance Properties:

The second-largest property owner in Gastown, with a portfolio of 50 properties worth in excess of \$600 million, Reliance Properties Ltd.

"The effort to develop properties that connect people with the urban streetscape stems from a deep concern over the city's evolution. Born in 1959, Stovell grew up here and has seen Vancouver evolve into a cosmopolitan city ranked among the best in the world for its quality of life.

But the fact that it's come at the price of affordable housing troubles him.

I learned you really need to tap into and participate in the development and monitoring of policy in the city in order to understand and perfect your practice, he explained. A lot of the things that people complain about, and the change that people complain about, is very much from a selfish perspective.

Overcoming that selfishness is important if anyone – from developers to ordinary citizens – want to build a better city.

We all have an obligation to contribute to the health of our community, not just our own fortune," he said.

This last sentence really gets me, and this landlord has stated that "he is troubled at the fact that it comes at the price of affordable housing". Since he apparently owns so many buildings and amassed a good legacy for his children, that maybe, he could see the merits of working with the tenants when affordable housing is at a crisis situation.

In my opinion he obviously sees affordable housing not his priority rather his own fortune is his priority, why else would he be actively pursuing to redevelop this "landmark building" as "luxury homes/units" if not to cater to his "own fortune" and the one percent of the population. No one forced him to spend 42 million for this building, he had many inspections done to units/ building before he signed on the dotted line. He knew the condition of the building, made very little attempts at renovations in the past two years, mostly wanting people to move out so he can renovate the individual units as they became available and charge a substantially elevated rental rate for the newly renovated units. One such unit is 1101 which he took three months to renovate, does that mean that unit and any other units that he has already renovated also will be "evicted", I doubt that. s.22(1)

he landlord delayed renewing our agreements last year because he wanted to maximize the increase in rent (and hoped to generate fear with the tenants so that we would move out "en mass"), but was any improvements done to the units to warrant the increases..no.

We are not lacking luxury suites in this city, we are lacking "affordable housing". This landlord claims to want to improve and build a better city, I'm all for it, but not at the cost of losing my affordable housing. Many buildings in the west end have undergone renovations, landlords working with tenants from small repairs to replacing windows and or balconies and none of them were given an eviction notice. Most people/tenants will work with a landlord to accommodate while the work is being done, why is this landlord not willing to even discuss that option if not for wanting to increase his own fortune by breaking the Tenancy agreement in order to triple the rent. Why is there not a rent control in individual units. No wonder people are spending more than half of their incomes for rent and never getting ahead. The city has the power to stop this by refusing the permits and force the landlords to work with the tenants at reaching an agreeable outcome that is safe for all without ending tenancies.

The proposed development application would reduce the number of affordable units from 58 to 52 luxury suites, increase the noise level in the area by accommodating the business with more square footage by way of patio decks on our lower roof and eliminating four affordable rental units on the first floor. Double glazed windows will not decrease noise levels in an area that has the potential for more opportunities to increase the noise levels. Furthermore, another clear point of the landlord not caring to work with us is the fact that he could have repaired the heating system and changed the windows in the summer, as for plumbing that again could have been done as it has been done before with our previous landlord. Instead he claims that the work needs to be done while the tenants are no longer here and paving the way for an increased rental unit rate.

The city states in its November 2nd, 2018 door drop on Renter Protection and Development Permit input that "this is a challenging time for the residents of 1770 Davie street - The Berkeley Tower building". Understatement in my opinion.

Why is it that the landlord does not reach out to us and talk with us about our needs, why is it that we need to contact them. Are they not the ones initiating this event? Should you continue to support a landlord that is clearly acting in "bad faith". Adding insult to injury the first of the proposed eviction notices will be issued around Christmas time...oh Merry Christmas to you and yours...bah humbug is more like it.

PLEASE DO NOT ALLOW THIS TO BE APPROVED. Save our affordable homes. Be accountable to your position and duty to the City residents. Set a precedence and force the landlord to work with us. Make all other developers that want to make a killing on the backs of its citizens rethink their position and proposed developments by making them accountable for their plans and actions.

Sincerely

s.22(1)

Sent from my iPad

From: s.22(1)
To: [Freeman, John](#)
Cc: BerkeleyTowerTenants@gmail.com
Subject: Development Permit Application for 1770 Davie St
Date: Monday, November 5, 2018 2:05:29 PM

Dear Mr Freeman,

s.22(1)

I hope that you will take into consideration the requests of the tenants before approving this Development Permit. The majority of us are more than willing to accommodate the renovations. Renovations are already under way. For example, the elevator is currently under repair, and we put up with it cheerfully. We are law-abiding citizens, and as I understand it, the landlord does not have the right to evict if tenants are willing to accommodate necessary repairs. The City, in the permitting phase has the ability to get an assurance from the Reliance that good-faith discussions will take place so the tenants can plan the schedule of accommodation.

We, the tenants of Berkeley Tower, are a diverse and respectful group. We contribute positively to the West End community and we also contribute to the safety of our neighbourhood. We look out for each other. We feed the hungry and homeless who are sometimes outside. We care about this building, and about our neighbours.

We have many seniors and vulnerable people in our building who would be negatively impacted by displacement and isolation from their community. Everything they need is very close to Berkeley Tower - grocery stores, pharmacy, clinic, etc. The seniors here are cared for by the younger folk. It would be heartbreaking for the City to allow our community to be shattered and destroyed.

Respectfully,

s.22(1)

From: s.22(1)
To: Freeman, John
Subject: Expressed Concern: 1770 Davie proposed development
Date: Sunday, November 4, 2018 9:58:34 AM

Good Morning,

This email is written to express concern over the plan to renovate & evict the entire group of tenants from 1770 Davie Street by Reliance Properties, and ask that the process be halted & reconsidered (with suggestions noted below).

s.22(1)

I am writing this for them.

I know the tenants in the building, and most fall in the following categories;

- 1) identify as LGBTQ2S+ and the West End has been a historical safe haven for them
- 2) are seniors on fixed incomes, some who are over 75 years of age
- 3) persons with lived experience of violence & exploitation
- 4) persons with disabilities and serious mental wellness diagnoses that they are coping & living with, including youth
- 5) single parents
- 6) have lived in the building 30+ years, and their community, culture, and life is in the west end

Trust me when I say, some of the tenants are significantly vulnerable, and would not be able to remain in Vancouver or the West End at new market rates. I am highly concerned that Reliance made no consideration for this group. I estimate it's at least 35% of the tenants.

Yes, they can move back at market rental rates, but at over \$2,000 a month minimum, this will be impossible on fixed incomes/disability/income assistance. This building has PROTECTED vulnerable people from homelessness, discrimination, and violence. After all, the West End is a special & inclusive community.

How we treat our most vulnerable in Vancouver is a measure of our ethics and values. Allowing renovictions is absolutely contrary to our Vancouver ending homelessness strategy. I can affirm to you, as a member of the social services direct service sector, that some of the tenants will end up homeless. Renovictions like this will only increase our DTES population & demand for services. This loophole must stop.

I do agree the building needs it- it is falling apart. Many of us have lived with it for years. Our low rents are due to faulty & flooding laundry, cracked walls, unclean drinking water, and windows with no insulation. s.22(1)

There is no disability accommodations. The toilets/tubs/sinks are from the early 60's, and even Reliance didn't see fit to replace them. We do not have a gym, an amenities room, or even 1 spot of guest parking. Yes we paid lower, but compared to amenities offered elsewhere, our building has been incomparable. They are right that it needs to be renovated. But the low rents are not the "steal" it sounds like. Most tenants do not have an ocean view, and those of us who do pay a LOT more s.22(1)

But I believe Reliance's approach was financially focused, without considering the social capital that also should be invested in.

I propose the following;

- 1) that a provision be made for those who make less than \$40,000 a year combined household income to move back

in at a rate close to their previous rate, with an approved provincial rental increase.

2) that the renovations be re-evaluated as part of the West End plan, and have much larger community consultation attached to them, including maintaining the culture & heritage of the community

3) or that those willing to relocate can go back to their suites post-renovation at an increase only as per the approved rental increase.

As a community- we NEVER go wrong in caring for and protecting our most vulnerable. It shows our character, our bravery, and is the pinnacle of our government when we take care of our own.

Thank you for your consideration,

Sincerely,

s.22(1)

A large grey rectangular box redacting the signature of the sender.

From: s.22(1)
To: [Freeman, John](#)
Cc: BerkeleyTowerTenants@gmail.com
Subject: Feedback on Development Application for 1770 Davie Street
Date: Monday, November 5, 2018 6:32:12 PM

Dear Mr. Freeman,

s.22(1) I am writing to you regarding the development application for 1770 Davie Street.

I urge you to decline the development application as it stands today, for the many reasons you will have read in others' letters, but mainly because the landlord refuses to continue our tenancies through the renovation when it is required by the RTA. Worse, he has not even shared which parts of the renovation he believes will be disruptive enough that we need to get out, even temporarily. It seems that he is more interested in clearing out the building, perhaps to re-sell it (at an even higher price since it would be empty), or, as a consolation prize, to perform some meagre upgrades so he can call it "luxury" and charge exorbitant rents.

There is no benefit to the city in displacing 58 existing tenants for whom it will be a challenge to find new homes they can afford to live in without moving farther out of the city, for 52 theoretical tenants who, based on the landlord's promise of charging "market rents", could afford to live *anywhere* they choose. It is inconsistent with the city's Greenest City goals to turn us into commuters who need to move farther from our jobs in order to find new homes we can afford. It is also plainly immoral to kick people out of their homes for no reason beyond private profit.

s.22(1)

to live here, by a voracious landlord who respects the market when it serves him well, but not the tenants who have helped him to thrive in it.

Having reviewed the scant and incomplete documentation made available to the public on the city planning web site, the planned renovations seem to have been set at a scale that is *just* great enough to be disruptive, without actually transforming these humble suites into anything that would pass for "luxury" in any other location in the city. I have seen firsthand what Reliance believes to qualify as a renovation and upgrade, and it consists of cheap laminate flooring, sloppily-applied paint and undersized appliances, at double the rent.

Would a luxury apartment have in-suite laundry...in its *living room*?

Would a luxury apartment's tenants tolerate a popular bar patio right under its bedrooms?

Would a luxury apartment's tenants tolerate the constant sound of exhaust fans and the smell of deep-frying fish and chips? The late-night dumping of glass and garbage? The early-morning deliveries, garbage collection and start of construction/trade work that the C5 zoning allows?

s.22(1) we waged an aggressive campaign against the City and

Milestone's Restaurant over their kitchen's exhaust chimney, which was filling our apartment with greasy smoke all day long. s.22(1), and we still believed we were entitled to breathe mostly-ungreasy air through our window. Do you think that people paying \$3000/month will be as understanding about Hook's fishy exhaust fan? We know we're lucky to live here. We actually appreciate Hook's fishy fan because it's a sign of a thriving business and in a normal rental market, the landlord would just be happy to have every space occupied without lusting for more. People who have been sold a Luxury Experience will demand that on every level. I foresee an increase in compliance calls to the City from future "pedigreed" tenants.

In this block of Davie Street, on our side of the street, there are already four vacant retail spaces. The 2 spaces that were a grocery store have been empty for well over a year, and its ownership turned over twice prior to ultimately closing. The space at the Bidwell end of the block sat vacant for years after its building was completed until a pizza restaurant moved in, but they are rarely busy even in summer and I (sadly) don't expect them to last much longer. Of all things, Tim Horton's closed at the end of the last month. Cactus Club wastes a storefront for offsite storage. Except for the bike shops this is a retail black hole and there is no justification for adding another "prestige retail opportunity" to just sit empty, at the expense of parking for tenants and existing businesses, or as part of a strategy to remove all current tenants from the tower.

While on the subject of the businesses in the base of the Berkeley: even though the renderings show that they will be having their exterior walls completely replaced, thus exposing their entire interior space to the elements, they will not be required to vacate during the renovations, presumably because the landlord knows how difficult it would be to replace them, and how costly for them to sit empty. No shortage of desperate residential tenants in Vancouver to force to pay more than they can afford though!

I keep reading in the news that the landlord is working with us to provide new housing. This is not true. The landlord made a buyout offer that looks great in our developer-advertising-supported press but works out to only a couple of months' rent at today's market rates. He should not even have made that offer until the permits were in place, but this bullying must have worked for him in the past – he has been allowed to get away with it and I expect it is the city who encourages it by turning a blind eye.

I accept that landlords must maintain their buildings and make renovations from time to time. I accept that Berkeley Tower requires some work, but I do not accept that it *needs* the degree of renovation that would require vacant possession. And in the absence of any specifics about the work that would require us to vacate, I can only conclude that the landlord knows he doesn't have a leg to stand on, so is relying on intimidation to get us out. Jon Stovell was specifically asked at Reliance's tenants' meeting to share with us which part of the plans would require us to get out, and he did not answer the question, he just repeated his claim of "all of it". Bullshit!

Finally, the development application for 1770 Davie Street, though considered "minor" because

of the C-5 zoning, qualifies to be upgraded to "major" because it is "contentious in the community" as laid out in the Glossary of Terms: Brief Explanation of Zoning and Development Permits in Vancouver on the City of Vancouver's website:

https://development.vancouver.ca/documents/GlossaryofTermsBriefExplanationofZDPermits.pdf?fbclid=IwAR1yL83VOYycsjRLj3lcY1h8y9psiJyyKkjAeqO7bbQPh1B_guyUItcCTHY. This needs to go

to a public hearing, it is well outside the definition of a routine decision to be made by staff, who I am genuinely sad to say do not have the best record for fairly representing the interests of the half of the Vancouver's population that rents.

Thank you for reading,

s.22(1)



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From: s.22(1)
To: Freeman, John
Cc: berkeleytower tenants@gmail.com
Subject: Feedback on Development Application for 1770 Davie Street
Date: Sunday, November 4, 2018 8:36:01 PM

Attention: John Freeman,

s.22(1) I am writing you today to call the City to reject the development application by Reliance Properties Ltd. ("Reliance") to renovate unless the conditions outlined below are met.

To approve this application in its current form would allow a large developer with a property portfolio in excess of \$600 million to displace vulnerable tenants in the midst of a *very real housing crisis*. This is not only unconscionable, but also unethical and flies directly in the face of the public interest.

Thus far, this public consultation has been a joke with tenants spending excessive amounts of time and energy in the attempt to get the City staff to answer to simple questions only to receive contradictory or incomplete information.

Public Hearing

Although this application, because of its prescribed C-5 zoning, is considered to be technically simple, it is socially complicated due to the number of tenants it proposes to displace in the midst of a housing crisis. For this reason, a public hearing is needed to fully understand the scope of the impact the application's approval would have on the West End community.

Lack of Transparency.

On the City's website for the development application of 1770 Davie, the following is written: "The submitted plans may be viewed at the Project Facilitator's office, Development and Building Services Centre, 1st Floor at 515 West 10th Avenue between 8:30a.m. and 4:30p.m., Monday through Friday."

However, when one of our tenants went to the office to view the plans, he was told by city staff that he was not allowed to see them unless granted permission from the developer. Upon further email communication he was then told he could see the plans, but would have to make an appointment. By the time this information was given to him the public consultation was mostly over.

A proper public consultation cannot possibly be carried out if the public is not permitted to easily access (or access at all) the documents upon which they are requested to give feedback.

The public consultation period should be reset to the date that the submitted plans are available for public viewing as it is said they would be on the city's website.

Renovation Do Not Justify Eviction.

On April 6th, 2018, the Supreme Court of British Columbia stated the following in regards to evicting tenants so renovations can be completed (*Baumann v. Aarti Investments Ltd.*, 2018 BCSC 636):

“As held in Berry and Kloet, the rationale behind s. 49(6) of the Act is to ensure that landlords can carry out renovations. It is inconsistent with this underlying principle to permanently end a tenancy where the tenant is agreeable to vacating the premises for the duration of the repairs. Termination of the tenancy must be the only manner in which to effect the repairs: Berry and Kloet at paras. 22– 23.” (p.31)

In May of 2018, the Province of British Columbia published a [Residential Tenancy Act policy guideline](#). The guideline provides:

Section 49 (6) does not allow a landlord to end a tenancy for the purpose of renovations or repairs if any of the following circumstances apply:

- the landlord does not have all necessary permits and approvals required by law;
- the landlord is not acting in good faith;
- the renovations or repairs do not require the unit to be empty (regardless of whether it would be easier or more economical to conduct the renovations or repairs if the unit were empty); or
- it is possible to carry out the renovations or repairs without ending the tenancy (i.e. if the tenant is willing to temporarily empty and vacate the unit during the renovations or repairs, and then move back in once they are complete).

On August 7th, 2018, the tenants collectively wrote to Reliance indicating a willingness to accommodate their renovations, including temporarily moving out, so the renovations could be completely without ending tenancies. Jon Stovell, President of Reliance has refused to the tenant's offer calling it “impractical.”

Considering the information above I call upon you to deny this application until Reliance agrees to engage with the tenants of 1770 Davie Street to determine if evictions are necessary to complete their renovations and commit to not evicting unless necessary.

To do this is within the City's, as well as the Province's best interest as it prevents a lot of time, energy, and resources from being wasted in going to arbitration and potentially supreme court to litigate tenants right to maintain their leases, something that the Supreme Court and the TRA Guidelines have already deemed to be correct anyway.

To be clear, I am not against a landlord renovating their property, but the evictions are not required.

Architecture

Berkeley Tower was the first high rise constructed in the West End. It's prominent location gives it a unique position in this historic area.

The proposed glass frontage for the retail stores is both unimaginative and does not consider the mid-century aesthetic for which the West End is known and loved. One of the components which makes a city livable and interesting is diversity in architecture as expressed in the specific character of each neighbourhood. Too often we are seeing the approval of homogenous glass towers contributing to the urban "Stepfordification" of the Vancouver skyline.

Already, the Davie, Denman, and Robson corridors are all dotted with empty and closing store fronts due to skyrocketing commercial rents which are impossible for many small local businesses to afford. To put it in the words of Derek Thompson: "Their dark windows serve as daytime mirrors for rich pedestrians."

Just as the city rejected the development application for 105 Keefer Street, as it did not meet the unique design requirements of the historic neighbourhood, so should the city reject Reliance's application for 1770 Davie as it does nothing to contribute to the specific character of the West End.

Protecting Existing Affordable Rental Stock

If the City wishes to do anything other than pay lip-service to solving the affordable housing crisis, it is a natural conclusion to, where possible, protect existing affordable rental stock. Converting 58 affordable units into 52 luxury in the middle of a housing crisis flies directly in the face of the City's stated goals.

I call upon the City to deny this application until Reliance agrees to amend their application so no units are destroyed where those units are occupied.

The Right to Make Money

Stovell's unwillingness to engage with tenants to accommodate his renovation points to his true agenda which is to use renovations as a means to justify evictions in order to bring in new tenants who will pay substantially higher prices.

I would like to bring your attention to a quote from an article in the [Vancouver Star](#) reporting on the situation at Berkeley Tower:

"The building is currently unprofitable, Stovell said, because the previous landlord had owned the building for decades, did little maintenance on the building and didn't always increase rents at the maximum allowable increase."

To this I say businesses are allowed to fail. That is simply a risk anyone takes when going into business. There is no right or need for a business to profit. In Vancouver we seem to have collectively bought into the alligator tears of developers who have convinced us that their profits, even at the expense of vulnerable or everyday people

is somehow an acceptable paradigm within which to operate.

Community

Having Berkeley Tower as my home has literally (in the true sense of the word) changed my life. s.22(1) where I have formed intimate friendships and discovered the true meaning of community. Vancouver is often considered a lonely city. s.22(1) I know for myself as well as for many other tenants, the thought of losing this community is nothing short of heart breaking.

s.22(1) have created a hub for connection, arts, and culture to share with friends and neighbours alike. Vancouver needs places like this. Places to create and appreciate art. Places to connect. Places to call home.

Through your actions on this project you will send a clear message about whether or not you understand the needs of renters in Vancouver. Please keep me informed of future developments on this project.

Sincerely,

s.22(1)

From: s.22(1)
To: [Freeman, John](#)
Subject: Feedback response letter regarding the 1770 Davie Street Development Permit Application.
Date: Monday, November 5, 2018 12:36:31 PM

Dear Mr. Freedman – Project Facilitator,

I am writing you regarding the development application for 1770 Davie Street. I appreciate the recent letter from the City of Vancouver (dated November 2, 2018) containing more information on the TRP plan and the invitation to provide input and feedback on the Development Permit application.

s.22(1) I am writing to voice my opposition to the proposed renoviction of the 60+ tenants from this building. I am aware that this older building is in need of extensive exterior and interior repairs however I question the necessity to evict tenants in order for Reliance to conduct the required renovations. Reliance's proposed 'phasing' of evictions based on floors and the fact that the commercial retail units at grade are not being forced to leave, suggests that the work can be carried out without having to kick tenants out of their homes permanently. Tenants are willing to accommodate Reliance and move out temporarily for the renovations with their lease remaining intact. I am asking that the City support further review of the renovations proposed and encourage Reliance to further engage with the residents of 1770 Davie and see what flexibility and opportunity exists to allow tenants to keep their homes.

The proposal to renovate and reduce the overall number of residential units and evict current tenants to trigger rent increases does not support the City's goal of protecting and creating more affordable housing in Vancouver. The development permit proposal will essentially remove 58 affordable rental housing units with 52 unaffordable luxury suites. I understand that the building falls under the C-5 zoning which currently does not allow for First Right of Refusal at 20% off market rent. This policy should be revisited and include First Right of Refusal for all zoning categories. In the case of The Berkeley Tower however even if tenants were eligible for First Right of Refusal at a 20% discount off market rent, many tenants would still not be able to afford to come back to the building if Reliance gets to determine whatever they want to charge as market rent. The City and the Province need to implement stronger protections for renters when a building owner chooses to renovate a property. Evicting people out of their homes so developers can trigger rent increases does not support renters and often destroys the sense of place and community that many residents have established in these buildings for years. I am asking the City to help residents, not only in the The Berkeley Tower but all rental housing buildings in Vancouver under the threat of renoviction to revisit the development permit applications currently under review for renovation and support the retention of existing affordable housing options for people in the City.

Sincerely,

s.22(1)

From: .
To: [Freeman, John](#)
Cc: BerkeleyTowerTenants@gmail.com
Subject: FW: 1770 Davie Street - DP-2018-00621
Date: Wednesday, November 7, 2018 11:04:39 AM

Please confirm your receipt of my letter on Monday, November 5.

Thank you.

From: s.22(1)
Sent: November-05-18 4:55 PM
To: 'john.freeman@vancouver.ca'
Cc: 'BerkeleyTowerTenants@gmail.com'
Subject: 1770 Davie Street - DP-2018-00621

Dear Mr Freeman:

s.22(1) Please withhold permits until the developer agrees to explore with the tenants of Berkeley Tower the necessity of evictions. I am fully prepared to accommodate the renovations, and even to vacate at my own expense in order to continue living here afterwards, but the landlord developer wants vacant possession so that he can triple the rent or resell the building at a huge profit, or turn the building into condos. The building needs some maintenance but it's a good solid concrete building. We have already lived through the replacement of water pipes here and I doubt anything could be as loud as drilling 5" cores out of 8" concrete for a month. Elevator guide beams were replaced over the course of a month this year, suites have been merged and reconfigured, and in the 90's they chiseled a 2' solid concrete walk-in bank vault out of the main floor with the biggest jackhammer on wheels I'd ever seen. Our previous landlord would never have thought of evicting us for maintenance or renovation. I don't know how many other buildings and lives Jon Stovell has ruined because of his greed. Certainly, he has practice. As an Assistant Director in the film business since the '80s I can see scripted staging when it exists. The bullying and intimidation started as soon as he bought the place two years ago. Even the sales brochure bragged that the tower was in a commercial zone and that there was great potential to increase rents to luxury levels. When Jon Stovell speaks of viability of the building he's talking about his passion: end rent control, triple everyone's rent, no matter what cost to whom including increased homelessness and livability for the entire city. His plan, which the City planners have endorsed, has us living through the entire renovation anyway, paying rent and being evicted in groups. The ground floor restaurants and retail will continue to operate the whole time. Although I am willing and able to accommodate the renovations, it is clear to me that the goal is to empty the building of tenants and nothing else. Since you all have one job and it's based on saving affordable housing, I will not pretend that you aren't fully aware of what's really going on. Still, it feels like this is my only chance to be heard.

The whole permit application and everything it involves is terrible beyond belief. I'm still astounded that the City has presented these plans straight out of Stovell's script and it's up to us to fight our eviction. The Affordable Housing planners are acting as if there is nothing wrong with any of this. It seems as though nobody ever tells Stovell "No" and you don't want to start now. I have been awakened to the fact that ours is just one little building out of hundreds that are undergoing the same trauma right now or have been through it in the last few years. The city voted roughly 66-33 against the politicians who were seen as bowing to developers. If we had more time and resources, we could get every normal citizen to write a letter against this awful plan s.22(1) and West End neighbours are rightly angry, fearful and frustrated about unbridled renovations. It's bad enough that every rental tower being built new is unaffordable but now the developers are raiding long-established affordable rentals this way. Even people who own their homes can see the difference between right and wrong. People who own businesses can see that their staff and family members need homes. Salaries aren't going up, why would the city systematically allow this megalomaniacal plan to triple everyone's rent?

After communicating with our planner through many email threads it's easy to see who they work for, and it's not the tenants. When asked, City Affordable Housing Planner Andrea Gillman said we could go to First United Church for support; there's no help for tenants at City Hall. In a press statement during his campaign, Mayor Kennedy Stewart confirmed that there are no advocates for us at City Hall and that what the tenants of The Berkeley are going through with the City is a nightmare. City planners have backed up the landlord's script, including that he generously offered tenants twice the compensation of both levels of government. Reliance has never offered relocation options, the most valuable part of the TRP (and what the R stands for). It has been incredibly frustrating to get confirmation of what the TRP provides even now. The landlord has never contacted us for anything other than his private deal. The permit application says that the TRP is complete but the City Affordable Housing Planners have not come through with the answers we need. At our meeting with Abigail Bond on Oct 5, we heard our rights. She agreed it's not fair for each of us to negotiate the TRP with the landlord individually and that we need to know what we are due. She said it's Reliance's job to engage with us not the other way around. We drafted a letter with important questions the tenants desperately need answers to, and she promised to send it back on city letterhead. On Friday, Nov 2, we got nothing but the same ambiguous answers that we already pulled out of Thor Kuhlmann back in July! "Reliance proposes to work with you" instead of what we needed: "It's Reliance's responsibility to provide all terms of the TRP in detail, listed here". We waited four weeks for so many answers and didn't get a single one in writing. I won't get into the twenty questions here, you have them. Most important though, is the confirmation that the TRP will cover relocation to three similar places per our current tenancy agreement, at CMHC rates. s.22(1)

I think so but per Abigail Bond, it's not my job to negotiate the TRP as an individual with the landlord. CMHC rates by the way have been driven up so high

due to City mismanagement of developer greed. Even CMHC rates would come close to doubling my current rent, even more if the other material terms in my tenancy agreement aren't met. But that's still better than what Padmapper shows, triple my rent for this place as-is. We need to know what qualifies a person as vulnerable considering nobody here can afford to pay double, even if we have jobs. Thor's Nov 2 letter, one day before the public consultation deadline, again neglects to confirm TRP housing options within 10% of current rent for vulnerable tenants. It's outrageous that the City planners have hinted that it's their responsibility to do this dirty work for Stovell. That if he can't find affordable places to relocate tenants for his great benefit, the City will work to find other developments for *subsidized* living. Stovell has 60 buildings but his ideology is to kill rent control. He stated in public that he will not settle for less than \$1,500 for 500 square feet here, but he will get much more.

He will probably not offer to *subsidize* (our planner's words) our rent to CMHC rates or within 10% for the vulnerable even in his own buildings. Therefore, it seems City planners are threatening that my 70-year-old friends who have been here for forty years and on fixed incomes are going to be sent to social housing or worse, a DTES SRO on the City's dime and Stovell's behalf! What do you think poverty activists have to say about that? They have no resources as it is. It's not a good idea to take a crowd of safe people and add them to the horrible poverty there. Please don't do this for purely developer gain. His plans mean nothing to improve our corner, just ruin our lives. As Owner, it's his civic duty to maintain his building. Don't hold us all hostage just so the landlord will paint the outside like he should have years ago.

If we can't afford inflated CMHC rates, where will we go? Chilliwack? We live and work here! Where will the sick and financially vulnerable go, a box under a bridge or a dorm where they have to high pay rent elsewhere just for storage of their belongings?

We need a public hearing for this application due to the social complexity of the displacement of tenants. We need an extension on the public consultation process because the TRP is nowhere near sorted.

As I mentioned to you in our letter thread last week about the actual development permit, we need an extension on the public consultation due to lack of information that is meant to be considered. There are so many holes in the permit application that it can only be seen as being done on purpose. The DP letter says there are 7 added parking spots but in fact there is a CRU infill on 22 parking spots that will not be replaced. Also the 7 parking spots under that are for commercial tenants not for residential tenants. Net loss of 22 parking spots for tenants at Denman and Davie. There must be a bylaw against that but maybe erroneous commercial zoning is to blame.

The landlord's idea that the 58 families who live here would not demand to be seen as people in a 15 storey apartment building is ludicrous. Yet our City planner, Thor seems to revel in the

loopholes on his behalf. Again, he plays right into Stovell's script. Commercial zoning is meant for a suite above a store. Maybe it makes sense on a small scale that the right to return at minus 20% doesn't count. If a store is redeveloped chances are the suite will not exist as it did. Another terrible loophole here, and Thor agrees, is that any number of suites can be dissolved, against city housing bylaws, because we are in a commercial zone - not a tower filled with families, not a community of folks living in affordable housing. Surely, this is another reason why Jon Stovell jumped at the chance to buy this building. He's the one with the guts to ram through this injustice. C zoning means that he can turn the first floor into a gym and game room and negate provincial RTA law that says everyone has the right to move back at market rents too. C zoning probably gives him a right to make an open air bar on the roof just outside of the first floor suites. So there will be a full time alcohol-fuelled party outside of half the building's bedrooms and livingrooms, another bad idea for whoever lives here. Worst of all, C zoning means he can squeeze a store on top of the parking lot without going to city council to ask for the right. The property should be seen as holding the residential tower that it is and the landlord should be required to sell this terrible idea instead of ramming it through loopholes. If this tacky-looking luxury store (that doesn't suit the iconic tower) gets built, it will be the FIFTH empty luxury storefront on our side of the block, now that even Tim Hortons has closed their doors. How does that even make sense? Well of course it does when you remember the script. A development permit application being granted for a store next door means all of the tenants on the lot will be evicted. City and developer bullying tactics have already scared off some tenants, the next step to the RTB will scare off many more and final step of BC Supreme Court will just leave a few standing but we will win because of BC Law. Still, once we are beyond the City permits, we move into the realm where the corporate monsters thrive. They will evict us again two weeks after we won the first time because they have the City's permits. They will appeal Supreme Court decisions because they have everything to win and the money to attack us until we crack. I think the City has been enabling this practice for years, but please consider how all you have to do is give the tenants a modicum of justice now and we can work together to get our City back from the grasp of psychopaths like Jon Stovell.

The TRP is meant to augment the BC Residential Tenancy Act. The City planners have confirmed this on pretty much all but one point. They are afraid to stand up to Jon Stovell and say BC RTA guidelines demand that renovation is not cause for eviction. The Vancouver TRP requires BC RTA guidelines are met. It's clear that a tenant doesn't need to be evicted for renovation if they are willing to go along with the work. Also, per the RTA the landlord isn't allowed to schedule work in a way that causes eviction just because it would be cheaper or easier to do it that way.

As far as the residential tower goes, I have found the plans to be suspiciously undefined. There is nothing in the drawings to show that any of the work Stovell told us about will actually be done. There are no drawings for the top two floors being merged, in fact the only diagram having to do with the tower shows changing some closets to accommodate washers and

dryers in each suite, including the top two floors as if their floor plans will match the rest of the floors'! This is another bad idea by the way, a washer and dryer in our livingroom? What incredible luxury! The only other work noted for the tower is replacement of 1950's windows. Renovation is not due cause for eviction, especially not replacement of windows which can be done in one day.

Mr. Freeman, s.22(1) that the plans for the top two floors are confidential for some reason and that I could only come see them in person. One of my neighbours had the same idea and went to your office on Friday the 2nd. He was told that he was not allowed to look at the plans unless he had permission from the developer! How is anybody supposed to provide feedback on documents that they can't see? We need to have this information released and an extension to the public consultation stage for this reason too. Both the development plans and the TRP details have been unavailable to us or anyone else as of today, November 5, the end of the three-week public consultation stage.

There is bad faith all over this development permit application. This is not a minor application where a much-needed store is being added to the block and tenants aren't being evicted for no reason. This is as about as contentious a situation that I'd ever wish to be in. We need the Mayor and City Council to intervene. We need a public hearing. This decision cannot be left to one nameless person behind a closed door. I can live with anything Jon Stovell wants to do except for ejecting me from my home just to triple the rent.

Sincerely,

s.22(1)

A large grey rectangular box redacting the signature of the sender.

From: s.22(1)
To: s.22(1)
Cc: s.22(1) Freeman, John
Subject: Fwd: Berkeley Tower residents article
Date: Friday, November 2, 2018 12:28:52 PM

From: s.22(1)
To: jlee-young@postmedia.com
Cc: berkeley-tower-group@googlegroups.com, "s.22(1)" "berkeleytower"
<berkeleytower@relianceproperties.ca>
Sent: Friday, November 2, 2018 12:24:41 PM
Subject: Berkeley Tower residents article

Dear Ms Young,

I read with interest your article on the current tenants of the above property. I am making contact in the hope that you will revisit this "story" and more fully report on the plight of so many of the tenants, s.22(1)

s.22(1)

WHY? s.22(1)

regardless of the state of affairs within the property during the planned reno period', which is set to begin in April 2019..... but quite honestly has already begun! Current work has and is already disrupting my life and ability to live in a peaceful environment! It is no secret that the prior management neglected this property for most of the last 15 years s.22(1)

No offer from Reliance can replace the love I have put into my home. Nor can they ever replace the environment which attracted me to this little spot by 'the bay'. Where do I go from here?

The problem here seems to be a general lack of understanding, just what this eviction process by Reliance is doing to 'human beings' such as myself. I repeat, 'Where do I go? I agree with Mr Stovell that signs are there for developers to 'build' rental properties, but I do not agree with Mr Stovell that this was his motivation for 'purchasing' Berkeley! Pure greed appears more likely his cause in this regard! After all this property is already BUILT! Structurally this is and has been acclaimed as such, one of the most secure buildings in the west end. What renovations are really needed and can possibly change that fact?

I trust you will revisit this issue and produce a more complete picture of the damage this is doing to the residents of this property and how this system of renovation threatens the image of an entire city as a desirable place to live and raise children and yes spend one's final years in peace!

s.22(1)

From: s.22(1)
To: Freeman, John; BerkeleyTowerTenants@gmail.com
Subject: Homes Before Profits-Stop Renovictions
Date: Tuesday, October 23, 2018 7:50:07 PM

Homes Before Profits-Stop Renovictions

Dear Mr.Freeman,

s.22(1) I am writing to protest the development application for 1770 Davie st. Berkeley Towers. Vancouver does not need any more luxury suites. Vancouver is in a housing crisis and needs more affordable rental units for the average income earner. This permit application will destroy 58 affordable units turning them into 52 luxury units and minimize rental stock availability in the West end Vancouver. This development plan by Reliance intends on making 2 floors, the Penthouse and 14th floor, s.22(1)

s.22(1) We are in a housing crisis for both availability and affordability of rental units. This development plan does not align with what Vancouver and our West End community needs. This development will also cause the devastating eviction of ALL tenants of the 58 suites, many of which have lived here for decades. Reliance has not produced a comprehensive tenant relocation plan nor engaged us in sufficient dialogue to show they will protect the renters. This has been an extremely distressing time for all of our tenants who have lived here for decades to think they will lose their homes. A most basic human right.

Reliance has not maintained the regular building maintenance and minor renovations sufficiently for the 2 years Reliance has owned it, while we all still have had rent and parking price increases, and now Reliance wants to use these renovations as a ruse to evict us and raise their rent roll. They do not have the right to evict for cosmetic renovations and all other renovations can be done without evicting tenants. This gross abuse of power by Reliance, and capitalist mindset must stop. Please consider what we want our city to be, what we need our city to be, for all people to flourish, feel safe, and to live affordably. The city MUST protect us from these renovictions.

Say NO to this permit application.

Best regards,
s.22(1)

From: s.22(1)
To: [Freeman, John](#)
Cc: berkeleytower tenants@gmail.com
Subject: Homes Not Profit: Stop Reno-Victions at 1770 Davie Street
Date: Thursday, October 25, 2018 8:24:25 AM

Dear Mr. Freeman,

s.22(1) and I am writing you regarding the development application for Berkeley Towers at 1770 Davie Street. Berkeley towers has been my home for more than 17 years and on June 12 I was notified that Reliance Properties intended to evict all the tenants in the building. The tenants of 1770 Davie street have said they would temporarily move out so the renovations can be completed. So far Reliance Properties has refused to discuss this option. Please consider withholding permits until the developer agrees to explore the necessity of the evictions.

Reliance Properties' intention is to replace the 58 affordable rental units with 52 unaffordable units. Protecting our existing affordable housing rental stock is crucial for the city of Vancouver. This application destroys affordable housing units, reduces the total number of units and replaces them with unaffordable units. Please reject this application and show that the city cares about affordability and its constituents. I want to live in a city where my municipal government protects my home. Please be that government and stop these unnecessary renovations by rejecting their application until it is amended so that no evictions are necessary.

Sincerely,

s.22(1)

From: s.22(1)
To: Freeman, John
Subject: In addition to the previous email here is the addition
Date: Friday, November 16, 2018 8:48:22 PM

Hello John Freeman,

Since my email to you about 3 weeks ago, s.22(1) There are a lot of the points I wrote that I should have written in during my first communication to "veto" this development application. Instead I was so eager to send out a "NO" to the application, I short changed the email to you the first time.

Having a little more wind on my wings, s.22(1) to you now, since it is relevant still and I know that even though publically the comment time is closed; your department is still accepting letters. I will be providing a links that you can read (if you haven't already) with comments for the piece and as well as sending you links to rebuttal reply from Jon Stovell on Twitter.

https://www.straight.com/news/1162706/melody-ma-no-time-silence-berkeley-tower-renoviction?fb_comment_id=2005526476160470_2009297382450046&comment_id=2009294465783671&reply_comment_id=2009297382450046

(above is the piece by Melody Ma, look at the comments posted below article)

<https://twitter.com/JonStovell/status/1061828293224128513>

(above link is the twitter tweet from Jon Stovell, Melody Ma and another fellow tenant)

Cheers,

s.22(1)

Please look below:

Hello Jon Stovell:

Although there was some truth in the comment that you made about the previous owners; the only one valid point that rang true was that they did not do as much upgrades as they could have. But in their defense, they approached and encountered every repair(s) quickly and efficiently and all issues were resolved within a timely fashion. Often repairs would be upgraded to prevent future foreseeable problems. s.22(1) and for you to blame the previous owners for the dire state the building currently is in, is just an easy way out.

Reliance Properties have owned the building now for over 2 years and the building has never looked bleaker. Many of the repairs and maintenance could have begun immediately, like the sealing of the exterior of the building with paint, caulking and protective sealant and renovating and upgrading empty suites that have come up during your time as owners. Instead the fact that Berkeley Towers has no dedicated residential manager speaks volumes of how important the Berkeley tenants are to you. We do not even have a fundamental point of contact for when we require assistance. If something went wrong in the building, tenants were left to fend for themselves during black outs, suite lock outs, locks outs from the gated and improperly coded underground parking area, the inability to tow an unauthorized vehicle parked in a tenant's spot since we were and are not authorized to do our own, when both elevators were down or worse when an entrapment occurred on the elevator(s).

Another indication of neglect on Reliance's part was the lack of real care and maintenance as far as even basic cleaning for the building; both internally and externally, the absence of follow up with repairs in terms of damages to a tenants' suite or a common area, the complete lack of disregard of the garbage and recycling area where recycling bins actually disappeared and there were physically not enough bins for the capacity of building tenants, insufficient communication to the tenants with regards to repairs/upgrades that actually do not go through like the hydro pole exchange and many tenants were forced to throw out all fridge and freezer contents, the lack of pest control pursuant throughout the building causing infestations throughout the building presently and the very sad state of our barely working elevators. Before you blame the previous owners for lack of elevator maintenance, the maintenance was done on time every time, monthly in the earlier years, then weekly or as needed and upgrades were performed with proper written notification to the tenants weeks in advance. s.22(1) for those past repairs, maintenance scheduling and servicing.

As for your remark on crucial upgrades in order to keep BC's rental housing stock in good condition; for the record, we the tenants agree with your comment. No tenant from this building ever argued the fact against renovations. We knew that this building needed upgrades; this building was built in 1958. After 60 years, it wasn't without surprise that improvements were required. Our argument was that these mandatory repairs could be done with our tenancies intact. Reliance Properties does not need to lose good tenants that have proven themselves to be invaluable since we have maintained our suites over the years and are in good standings by the

evidence of our length of tenancies ranging from 10, 20, 30 and 41 years.

The reasons that you do not need to evict your tenants are listed below:

- The elevators would need to be updated and it should not have been unpredictable even from the beginning at the pre-sale of the building. One elevator upgrade could be done at a time with minimal interruptions to the tenants
- The same goes for the mandatory life-safety systems which pertain to fire exits, hand railings, stairwells. These could be modernized without much or any inconvenience to the tenants since those particulars do not exist inside a tenants' suite
- Window replacements could be performed with existing tenants. For example: take the building next to us - 1255 Bidwell Street "Imperial Towers Apartment". No eviction mandate was issued to their tenants
- As for the mentioned end of life of energy and water drainage, all electricity, water lines and drains were and are connected to the building. Electricity and water upgrades could be in fact performed floor to floor; shut off valves and or electrical breakers could be turned off strategically.

Reliance Properties chose to not engage with tenants on repair plans and or ask tenants to accommodate necessary repairs. Instead they have rejected our request to have a serious discussion. Reliance has sent to each tenant, various compensation package(s) depending on the suite, floor and length of tenancy that lead to just over a year's worth of staggered timeline evictions. This was a contradiction since it has been stated in our information meeting as well as various media that the repairs would be very dangerous, unsafe and enormous to the degree that would require the landlord to terminate tenancies in order for vacant possession of the building. If that was truly the case, there should be no way any tenant could or should remain in the building at all during these renovations. Instead, during this very, supposedly, perilous time, the remaining tenants that would be evicted at a later timeline are required to stay in their suite, accommodate the repairs while the suites above or below them would be upgraded. Not to mention the glaring discrepancy that the commercial tenants on the ground level sharing THOSE VERY SAME end of life energy, drainage and water line amenities NEVER lose their tenancy. So to reiterate, the same commercial tenants remain as tenants throughout the entire process of renovations when the building was supposed to be plunged in darkness, exposed to natural, treacherous elements and be without running water or electricity!

It is true, Reliance did not serve eviction notices. An eviction notice issuance at this early stage without permits in place would be regarded as an illegal act. Alternatively, by giving ample notice which would in turn make the landlord look sympathetic was a very, good strategy. This act also ensured that at the provincial level with the Residential Tenancy Board, Reliance Properties would not run the risk of being fined a year's worth of rent for each tenant since sufficient notice was provided. Reliance's offer which wasn't an official eviction notice but was in fact an eviction compensation package since an eviction would be the end game and there were written, real, actual eviction dates even if it was just a suggested one. In your interpretation of Reliance Properties' generous tender to the tenants in my opinion was very misleading. The fact that you remarked that Reliance Properties was more than doubling the government regulations was also a stretch. The provided offer included the provincial mandated free month's rent and there were and are stipulations on when a tenant(s) can even walk away with Reliance's current compensation package as some of the ex-tenants that have signed have informed us; their interactions with your staff encountered much red tape.

If your concern was to just truly perform crucial upgrades in order to keep BC's rental housing stock in good condition, your development application was in direct negation to what you cited (Selina Robinson's quote) on Twitter and in this response to Melody Ma's article. Keeping rental housing stock in good condition would mean not decreasing the suite numbers from 58 to 52 but rather keeping the number of suites as is and only upgrade and repair what was needed. Currently, the development plans listed the following:

- a) The removal of the suites of the first floor which would decrease the first floor by 4 suites in order to install an amenities room, a fully equipped gym and a tenant accessible lower green roof
- b) The enlargement of certain windows within each suite for a better view
- c) The removal of 20 plus parking spots in order to put in additional commercial space
- d) The combining of floors 14 and 15 to create three mega-luxury 2-leveled penthouse suites; removal of 4 suites on the 14th floor

Again, I must reiterate, the list above COULD NOT BE CONSTRUED AS CRUCIAL REPAIRS and it is in direct opposition of keeping BC's rental stock intact.

I strongly disagree with your numbers that 40% of tenants have taken the voluntary end-of tenancy; when in fact, you have included suites that were already vacant prior to the June offer, included tenants that are family member(s) or friend(s) and or included new tenants that were not protected by the TRP since their rental contract was drafted in such a way. I would like to add that Reliance Properties to date have not properly communicated with the Berkeley tenants about the TRP. Apart from sending out the initial "compensation offer" which mentioned the TRP vaguely and extended the deadline 3 times of the very, same offer, there had been no further contact from the landlord other than that weak attempt at the information meeting held last August 9, 2018 when at least 20% of tenants could not make it.

Please, Jon Stovell, do not make Reliance Properties sound like they are a knight in shining honour and a company beyond reproach. In my opinion and with our own intimate and direct past experience with Reliance Properties, your media representation that Reliance was and is an upfront, above board and beyond company is an inaccurate portrayal. **s.22(1)**

Ultimately I leave you with this thought. You mentioned the loss of money, the inability to gain from this investment and the fact that you can't make money without these necessary upgrades. With your latest comment on the piece from Melody Ma, you went further and stated that the tenants of Berkeley pay on average 40 percent less than the comparable CMHC rates. I would like to say just one thing...that Reliance Properties knew what the Berkeley rent rolls were prior to the sale of the building so if this 40 percent

below CMHC rates was going to be a sore factor of contention...there was one very obvious solution, SIMPLY YOU DID NOT NEED TO BUY THE BUILDING!!

Thank you,

s.22(1)

From: s.22(1)
To: [Freeman, John](#)
Cc: BerkeleyTowerTenants@gmail.com
Subject: In Response to 1770 Davie Street Development Application
Date: Wednesday, October 24, 2018 10:31:24 PM

Dear Mr. Freeman,

s.22(1)

am writing to you today in regards to the development application for 1770 Davie Street (Berkeley Towers).

s.22(1)

home. Some of my best friends are those that I made at 1770 Davie Street. Berkeley Towers is not just an amazing place for its' obvious location but for the people that occupy the space. Unlike many of the other buildings in other areas, it really is a community! We take care of each other, share holidays, dinners, stories of laughter and tears and I will forever cherish these memories for a lifetime.

The notion of not being able to continue creating more memories alongside of the thought of us all being thrown out and having our beloved homes ripped away from us takes my breath away. How can a landlord so unsympathetically evict tenants; good tenants like my family and those that have lived here for as long as 41 years? The Berkeley Towers Tenants have even offered to accommodate the landlord's renovations in order to keep their tenancies intact; but the landlords have refused to even have a discussion on the matter. At this stage we ask the City to step in, the City has the power to stop these evictions by not granting and approving their application and here are some obvious reasons:

- Vancouver is in the middle of a rental housing crisis. It is crucial that we maintain and protect what is left of affordable housing.
- This application reduces the number of rental units; development or rezoning applications should increase the number of suites not decrease them. This is the opposite solution to our lack of rental units.
- This development application will take away 58 affordable housing units and replace them with unaffordable, un-rentable (at least not local Vancouverites or not without renting with a few virtual strangers/roommates) and turn them into rental luxury units.
- We the tenants of 1770 Davie Street have informed the landlord, Reliance Properties that they would temporarily move out so the renovations could be completed and then move back in when renovations are completed. Eviction is unnecessary.

I have included two links that are part of our story:

s.22(1)

Please consider my heartfelt letter, those of my treasured neighbors and the desperate cries of

Vancouver tenants everywhere and help SAVE our homes!

Warmest regards,

s.22(1)



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From: s.22(1)
To: [Freeman, John](#)
Cc: BerkeleyTowerTenants@gmail.com
Subject: Project @ 1770 Davie St.
Date: Thursday, October 25, 2018 7:25:53 PM

Dear Mr. Freeman,

s.22(1) and I am writing you regarding the development application for this building.

If this project goes ahead, it will destroy 58 affordable housing units and replace them with 52 luxury units. If the city of Vancouver truly cares about affordability for ordinary citizens, it will say 'NO' to this application as the proposed changes will lead to me and my neighbours being 'renovicted'.

The city has an opportunity to protect the existing 58 affordable units by rejecting the application that Reliance Property Ltd. has submitted and honouring the needs of tenants in Vancouver.

Please keep me informed about future developments of this project. Thank you for your consideration, as I remain,

Yours sincerely,

s.22(1)

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From: s.22(1)
To: [Freeman, John](#)
Cc: BerkeleyTowerTenants@gmail.com
Subject: Project at 1770 Davie St.
Date: Thursday, October 25, 2018 7:54:23 PM

Dear Mr. Freeman,

I am writing to you about the development application for Berkeley Tower at 1770 Davie St.,
s.22(1)

I understand that Reliance Properties Ltd. intends to renovate the suites and that they will be turned into luxury units. While renovations are acceptable, it is unacceptable that any tenant be

'renovicted' for this to happen. In fact, s.22(1)

It was John Stovell, himself, s.22(1)

This contradicts earlier statements that all renovations were designed to improve structural and plumbing issues in the building.

I urge the city to withhold any permits for Reliance until their representatives have explored all possible options with us, the tenants of Berkeley Tower, to accommodate any renovations they plan to undertake.

If the city wants to support affordable housing, they should not allow available, affordable units to be transformed into fitness and storage spaces.

Thank you in advance for your consideration.

Yours sincerely,

s.22(1)

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From: s.22(1)
To: [Freeman, John](#)
Cc: [Berkeley Tower](#)
Subject: Public Response to Development Application for 1770 Davie Street
Date: Thursday, October 25, 2018 3:26:55 PM

Dear Mr. John Freeman,

s.22(1) and am writing this in regards to the development application for 1770 Davie Street.

I disagree with the development proposal. At the most basic level, I strongly oppose the eviction of all tenants for the purposes of renovations ... for if followed through with, these actions will displace and upend a community of tenants, some of whom have called 1770 Davie Street home for up to s.22(1). As a resident of this building, I am heartbroken at the thought of having to leave a place I have forged so many memories in and developed so many great connections within the community of tenants. It is so rare to find such a sense of community within an apartment building in the city, let alone 15 stories worth of meaningful reliable friendships.

Personal connections aside, there are many reasons that I and the public should be actively protesting this unethical development application, for example:

- 1) Vancouver is currently in the midst of a complex and severe housing/rental/affordability crisis – so severe that the recent municipal election pretty much focused solely on that as a campaign issue. While some developers and companies are working with the city to create more housing or social housing to ease the burden on society, Reliance Properties is planning to do the direct opposite with their proposed renovations to Berkeley Tower by reducing the number of units from 58 affordable units to 52 luxury units. It is absolutely unconscionable to reduce the number of units available when vacancy rates in Vancouver are such a pressing issue. If the City is at all interested in addressing this issue this development application shouldn't even be considered.
- 2) While it is fully within the rights of Reliance to perform necessary upgrades, repairs and renovations on the building, it is NOT within their rights to mass evict all tenants on such grounds. The tenants of Berkeley Tower have expressed on multiple occasions and on written record that they are willing to accommodate the renovations in any way necessary as long as they are able to return to their leases. Please consider withholding the permits until the developer agrees to engage with the tenants to explore their legal options.

Please, please consider my voice and all other public opinions when making the final call on this development. Consider too the palpable sense of frustration and anger over a lack of affordable housing in this city. For too long the people of Vancouver suffered the consequences of greedy developers, renovictions, demolitions and uncontrolled rent increases... Think twice before supporting a development application that does absolutely NOTHING to address this problem, instead will make it worse by evicting a group of people with affordable rents and leaving them at the mercy of a horrible vacancy rate with ever climbing rental prices. Be part of the solution, don't encourage the problem.

Through your actions on this project you will send a clear message about whether or not you understand the needs of renters in Vancouver. Please keep me informed of future developments on this project.

Thank You,

s.22(1)

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From: s.22(1)
To: [Freeman, John](#)
Subject: Re: 1770 Davie St DP-2018-00621 notification of a decision
Date: Monday, January 21, 2019 12:34:39 PM

Received with thanks and appreciate the update, Mr. Freeman.

Best
s.22(1)

Sent from my iPhone s.22(1)

On Jan 21, 2019, at 11:30 AM, Freeman, John <John.Freeman@vancouver.ca> wrote:

Good Morning,

**RE: 1770 Davie Street
Development Application Number DP-2018-00621**

Please refer to my postcard of October 12th 2018 regarding the application to retain and alter this existing 17-storey, mixed-use building.

As an interested party, please be advised that this application has been approved by the Director of Planning, subject to a number of conditions. A Development Permit will be issued, once the applicant has fully satisfied all of these conditions. For your information, our letter outlining the conditions to be met can be found at the following link here: <https://development.vancouver.ca/1770davie/index.htm>

Yours truly,

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing
(604) 871-6076
john.freeman@vancouver.ca

Unceded xʷməθkʷəy̓əm (Musqueam), Skwə̣ẉu7mesh (Squamish), an S əlɪlwətaʔ (Tsleil-Waututh) Territories
(Vancouver)

From: s.22(1)
To: [Freeman, John](#)
Subject: Re: 1770 Davie St DP-2018-00621 notification of a decision
Date: Monday, January 21, 2019 1:24:41 PM

It might be a long road for them to get their permits in place on time?

s.22(1)

Sent from my iPad

On Jan 21, 2019, at 11:30 AM, Freeman, John <John.Freeman@vancouver.ca> wrote:

Good Morning,

**RE: 1770 Davie Street
Development Application Number DP-2018-00621**

Please refer to my postcard of October 12th 2018 regarding the application to retain and alter this existing 17-storey, mixed-use building.

As an interested party, please be advised that this application has been approved by the Director of Planning, subject to a number of conditions. A Development Permit will be issued, once the applicant has fully satisfied all of these conditions. For your information, our letter outlining the conditions to be met can be found at the following link here: <https://development.vancouver.ca/1770davie/index.htm>

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(Vancouver)

From: s.22(1)
To: [Freeman, John](#)
Subject: Re: 1770 Davie St DP-2018-00621 notification of a decision
Date: Monday, January 21, 2019 1:42:47 PM

Hi Mr. Freeman,

I skimmed the linked list of conditions, and I see in section 1.15-1.18 there is reference made to tenant relocation. I do not see any specific plan as to the action plan following, other than to build a list of each tenant along with their unit information. What is the course of action proposed to address the loss of housing this renovation presents?

Thank you,

s.22(1)

On Mon, Jan 21, 2019 at 11:30 AM Freeman, John <John.Freeman@vancouver.ca> wrote:

Good Morning,

RE: 1770 Davie Street

Development Application Number DP-2018-00621

Please refer to my postcard of October 12th 2018 regarding the application to retain and alter this existing 17-storey, mixed-use building.

As an interested party, please be advised that this application has been approved by the Director of Planning, subject to a number of conditions. A Development Permit will be issued, once the applicant has fully satisfied all of these conditions. For your information, our letter outlining the conditions to be met can be found at the following link here:
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Yours truly,

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From: s.22(1)
To: [Freeman, John](#)
Subject: Re: 1770 Davie St DP-2018-00621 notification of a decision
Date: Monday, January 21, 2019 4:33:42 PM

Where can I find an explanation Mr. Freeman. It looked to me the neighbourhood in general wasn't favourable to this application.

Best, s.22(1)

On Tue, Jan 22, 2019, 3:30 AM Freeman, John <John.Freeman@vancouver.ca> wrote:

Good Morning,

RE: 1770 Davie Street

Development Application Number DP-2018-00621

Please refer to my postcard of October 12th 2018 regarding the application to retain and alter this existing 17-storey, mixed-use building.

As an interested party, please be advised that this application has been approved by the Director of Planning, subject to a number of conditions. A Development Permit will be issued, once the applicant has fully satisfied all of these conditions. For your information, our letter outlining the conditions to be met can be found at the following link here:
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Unceded x^wməθkwəyəm (Musqueam), Skw̓w̓mesh (Squamish), and əlilwətaʔ (Tseil-Waututh) Territories (Vancouver)

From: s.22(1)
To: [Freeman, John](#)
Subject: Re: 1770 Davie St DP-2018-00621 notification of a decision
Date: Monday, January 21, 2019 7:42:42 PM

Dear Mr Freeman,

What ever plans you are moving forward on have to give current renters the priority. I do not in any way support renovictions. Renters deserve to have their living spaces upgraded, fixed and improved without sending them out on the street. I do not approve any sell-out to rich contractors or new owners who want to cash in on our somehow very sought-after neighbourhood. I expect you as project manager to protect the people and the neighbourhood from the breakdown that is rampantly taking over a very established community with serious and disrespectful for-profit only-renovations. Make this a home for the neighbourhood people who have worked to make this an amazing place to live. I expect that you will hold yourself and the rest of the team that you pull together on this to follow a higher standard of kind and sustainable rentals in the future.

Please take a good look into your heart no matter what you do or decide to do and make sure you are in harmony with the connecting forces that bind us together on this planet. You can make a positive difference. By taking on the role and the power position that you have attained, we expect you to be wise and thoughtful in this matter.

Be good to the world and the people around you. You will sleep better at night,

Sincerely,
s.22(1)

On Mon, Jan 21, 2019 at 11:30 AM Freeman, John <John.Freeman@vancouver.ca> wrote:

Good Morning,

RE: 1770 Davie Street

Development Application Number DP-2018-00621

Please refer to my postcard of October 12th 2018 regarding the application to retain and alter this existing 17-storey, mixed-use building.

As an interested party, please be advised that this application has been approved by the Director of Planning, subject to a number of conditions. A Development Permit will be issued, once the applicant has fully satisfied all of these conditions. For your information, our letter outlining the conditions to be met can be found at the following link here:

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Yours truly,

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John.freeman@vancouver.ca

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From: s.22(1)
To: [Freeman, John](#)
Subject: Re: 1770 Davie St DP-2018-00621 notification of a decision
Date: Monday, January 21, 2019 6:28:51 PM

Shame.
Why do we vote?
Nothing changes.
The developers are running this city.

From: "john freeman" <John.Freeman@vancouver.ca>
To: "BerkeleyTowerTenants" <berkeleytower tenants@gmail.com>
Sent: Monday, 21 January, 2019 11:30:09
Subject: 1770 Davie St DP-2018-00621 notification of a decision

Good Morning,

**RE: 1770 Davie Street
Development Application Number DP-2018-00621**

Please refer to my postcard of October 12th 2018 regarding the application to retain and alter this existing 17-storey, mixed-use building.

As an interested party, please be advised that this application has been approved by the Director of Planning, subject to a number of conditions. A Development Permit will be issued, once the applicant has fully satisfied all of these conditions. For your information, our letter outlining the conditions to be met can be found at the following link here:
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Yours truly,

John Freeman - Project Facilitator

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John.freeman@vancouver.ca

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From: s.22(1)
To: Freeman, John
Subject: Re: 1770 Davie St DP-2018-00621 notification of a decision
Date: Monday, January 21, 2019 5:34:15 PM

Thank you for this heads up. Death by a thousand small cuts? s.22(1)

From: Freeman, John
Sent: Monday, January 21, 2019 11:30 AM
To: Berkeley Tower
Subject: 1770 Davie St DP-2018-00621 notification of a decision

Good Morning,

**RE: 1770 Davie Street
Development Application Number DP-2018-00621**

Please refer to my postcard of October 12th 2018 regarding the application to retain and alter this existing 17-storey, mixed-use building.

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From: Berkeley Tower
To: [Freeman, John](#)
Subject: Re: 1770 Davie St DP-2018-00621 notification of a decision
Date: Thursday, January 24, 2019 5:18:19 PM

Hello John,

Thank you for letting me know about the approval of the application.

Within the "prior to" letter the following is stated:

Minimizing unit reconfiguration on the upper floors is also highly encouraged and would help achieve community objectives to preserve rental housing.

Would you be able to clarify what exactly this means as there are no specific parameters suggested within this recommendation.

Thank you,

On Mon, Jan 21, 2019 at 1:30 PM Freeman, John <John.Freeman@vancouver.ca> wrote:

Good Morning,

RE: 1770 Davie Street

Development Application Number DP-2018-00621

Please refer to my postcard of October 12th 2018 regarding the application to retain and alter this existing 17-storey, mixed-use building.

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Yours truly,

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--

[Berkeley Tower Tenants Website](#)

[Berkeley Tower Tenants Facebook Page](#)

From: Berkeley Tower
To: [Freeman, John](#)
Subject: Re: 1770 Davie St DP-2018-00621 notification of a decision
Date: Sunday, January 27, 2019 7:59:46 PM

Hello John,

s.22(1)

There's a few questions we have so far:

1. "Reconfiguration" - what does that mean?
2. "Encouraged" - what does that mean? Is there a points system or some equivalent wherein if they do a bunch of things which are not encouraged, then it'll be sent back for review?

I look forward to your response.

s.22(1)

On Fri, Jan 25, 2019 at 5:08 PM Freeman, John <John.Freeman@vancouver.ca> wrote:

Hi there,

I would be happy to discuss the details of the Letter. Please let me know who I am talking to. I can also be reached at the phone number below.

The whole condition reads:

1.1 retention of the existing dwelling units on the second floor;

(Note to Applicant: Minimizing unit reconfiguration on the upper floors is also highly encouraged and would help achieve community objectives to preserve rental housing.)

The intent here is to not lose the 2nd floor units but also to add an amenity for tenants on the roof deck with condition :

1.5 consideration of an outdoor amenity space on the second floor rooftop;

So the Director of Planning would prefer not to lose those 2nd floor units even for an interior amenity space. Retention of rental units is the priority.

Hope this helps, J

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing

(604) 871-6076

John.freeman@vancouver.ca

Unceded xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), an S əlilwətaʔ (Tsleil-Waututh) Territories (Vancouver)

From: Berkeley Tower [mailto:berkeleytowertenants@gmail.com]

Sent: Thursday, January 24, 2019 5:18 PM

To: Freeman, John

Subject: Re: 1770 Davie St DP-2018-00621 notification of a decision

Hello John,

Thank you for letting me know about the approval of the application.

Within the "prior to" letter the following is stated:

Minimizing unit reconfiguration on the upper floors is also highly encouraged and would help achieve community objectives to preserve rental housing.

Would you be able to clarify what exactly this means as there are no specific parameters suggested within this recommendation.

Thank you,

On Mon, Jan 21, 2019 at 1:30 PM Freeman, John <John.Freeman@vancouver.ca> wrote:

Good Morning,

RE: 1770 Davie Street

Development Application Number DP-2018-00621

Please refer to my postcard of October 12th 2018 regarding the application to retain and alter this existing 17-storey, mixed-use building.

As an interested party, please be advised that this application has been approved by the Director of Planning, subject to a number of conditions. A Development Permit will be issued, once the applicant has fully satisfied all of these conditions. For your information, our letter outlining the conditions to be met can be found at the following link here: <https://development.vancouver.ca/1770davie/index.htm>

Yours truly,

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(Vancouver)

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[Berkeley Tower Tenants Website](#)

[Berkeley Tower Tenants Facebook Page](#)

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Berkeley Tower Tenants Website
Berkeley Tower Tenants Facebook Page

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[Berkeley Tower Tenants Website](#)
[Berkeley Tower Tenants Facebook Page](#)

From: s.22(1)
To: [Freeman, John](#)
Subject: Re: 1770 Davie St DP-2018-00621 notification of a decision
Date: Monday, January 21, 2019 11:44:53 AM

Thanks for this information John.

Is the tenant relocation plan available anywhere? Do we know what the proposed new rental cost will be once the renovations have been completed?

Thanks.

s.22(1)

On Mon, Jan 21, 2019, 11:30 AM Freeman, John <John.Freeman@vancouver.ca> wrote:

Good Morning,

RE: 1770 Davie Street

Development Application Number DP-2018-00621

Please refer to my postcard of October 12th 2018 regarding the application to retain and alter this existing 17-storey, mixed-use building.

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Yours truly,

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing

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Unceded xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and Səlilwətaʔ (Tsleil-Waututh) Territories (Vancouver)

From: s.22(1)
To: Freeman, John
Cc: berkeley-tower-group@googlegroups.com
Subject: Re: 1770 Davie St DP-2018-00621 notification responses
Date: Monday, November 5, 2018 5:39:57 PM

Thank you for your reply

Furthermore, please upgrade this application as a "major development application", and am demanding a public hearing!

The development application for 1770 Davie Street, though considered "minor" because of the C-5 zoning, qualifies to be upgraded to "major" because it is "contentious in the community" as laid out in the Glossary of Terms: Brief Explanation of Zoning and Development Permits in Vancouver on the City of Vancouver's website:

Minor Applications: A minor application is for a development that is already “outright” under the existing zoning, or is not considered to be contentious.

Major Applications: A major application is for a development that may have a significant impact on its surroundings, or may be contentious in the community.

Sincerely

s.22(1)

Sent from my iPad

On Nov 5, 2018, at 4:50 PM, Freeman, John <John.Freeman@vancouver.ca> wrote:

Good Afternoon,

Thank you for your thoughtful comments regarding this application, DP-2018-00621, at 1770 Davie St. Your letter will become part of the official file for this Development Application. We have extended the comments period for an additional week. If you have responded within the comments period ending **November 5th, 2018**, you will receive an update when the Application has arrived at a Decision by the Director of Planning however, all comments received before the date of decision will be considered. Your feedback is important and will help shape City policy and decision making.

Social Policy and Housing groups and others at the City are reviewing this application. A Tenant Relocation Plan (TRP) has been submitted as a part of this application. Discussions with the Building Review Branch, Engineering and Planning are also underway. The **Director of Planning** will pay particular attention to comments from neighbours and residents of the area before making a decision on this application. The Director of Planning has authority over projects that are allowed under the existing zoning and are of a less complicated nature like this one. Some zoning districts require

the Development Permit Board authority. During each process stream the public has an opportunity to comment on the application in writing. All notification responses are reviewed by the Director of Planning and senior staff throughout our process. The public always has a strong voice in our processes.

Please consider the applicable C-5 zoning and West End Community Plan when you compose your letter regarding this application. You can find more details at the following link: <https://development.vancouver.ca/1770davie/index.htm>

Your email will only be used to communicate with you about this Development Application. Please note that all comments and responses to this application are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information).

Regards,

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing

(604) 871-6076

john.freeman@vancouver.ca

Unceded x^wməθkwəy̓əm (Musqueam), Skwx̱wú7mesh (Squamish), an S ə́lɪlwətaʔ (Tsleil-Waututh) Territories (Vancouver)

From: s.22(1)
To: Freeman, John
Subject: Re: 1770 Davie St DP-2018-00621 notification responses
Date: Wednesday, November 7, 2018 7:27:21 AM

Thank you!

s.22(1)

On Mon, Nov 5, 2018 at 8:21 PM Freeman, John <John.Freeman@vancouver.ca> wrote:

Good Evening,

Thank you for your thoughtful comments regarding this application, DP-2018-00621, at 1770 Davie St. Your letter will become part of the official file for this Development Application. We have extended the comments period for an additional week. If you have responded within the comments period ending **November 5th, 2018**, you will receive an update when the Application has arrived at a Decision by the Director of Planning however, all comments received before the date of decision will be considered. Your feedback is important and will help shape City policy and decision making.

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Unceded xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), an S əlilwətaʔ (Tsleil-Waututh) Territories (Vancouver)

From: s.22(1)
To: Freeman, John
Subject: Re: 1770 Davie St DP-2018-00621 notification responses
Date: Tuesday, November 6, 2018 7:44:44 AM

Thank you for this reply. Do you mean the comment period is extended to Nov.12th?

On Mon, Nov 5, 2018 at 5:21 PM Freeman, John <John.Freeman@vancouver.ca> wrote:

Good Evening,

Thank you for your thoughtful comments regarding this application, DP-2018-00621, at 1770 Davie St. Your letter will become part of the official file for this Development Application. We have extended the comments period for an additional week. If you have responded within the comments period ending **November 5th, 2018**, you will receive an update when the Application has arrived at a Decision by the Director of Planning however, all comments received before the date of decision will be considered. Your feedback is important and will help shape City policy and decision making.

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From: s.22(1)
To: [Freeman, John](#)
Subject: Re: 1770 Davie St.
Date: Tuesday, October 16, 2018 4:49:46 PM

John can the tenants and the public see what the tenant relocation plan is ? Thanks

Sent from my iPhone

On 2018-10-16, at 3:26 PM, "Freeman, John" <John.Freeman@vancouver.ca> wrote:

Good afternoon s.22(1)

Thank you for your comments regarding this application, **DP-2018-00621**, at 1770 Davie St. Your letter will become part of the official file for this Development Application. If you have responded within the comments period ending October 29th, 2018, you will receive an update when the Application has arrived at a Decision by the Director of Planning however, all comments received before the date of decision will be considered. Your feedback is important and will help shape City policy and decision making.

Social Policy and Housing groups at the City are reviewing this application. A Tenant Relocation Plan (TRP) has been submitted as a part of this application and is being reviewed by our Housing Planners. Discussions with the Building Review Branch, Engineering and Planning are also underway. The Director of Planning will pay particular attention to comments from neighbours and residents of the area before making a decision on this application.

Development Permit (DP) notification for 1770 Davie St wraps up on Oct 29th. City staff will complete reviews mid-November and tentatively get to a decision before the end of November. If approved there will be a number of conditions (from various City groups such as Planning, Engineering and Landscape) to meet before issuance of a permit. A building permit may be applied for before the DP is issued however, a Building Permit will not be issued until the Housing Planner is satisfied with the implementation of the TRP and all other conditions are met. The timing of a final DP reviews is largely dependent on the speed of response from the applicant team but City reviews typically take 3-4 months following acceptable re-submission of drawings and documents to respond to the conditions of approval. Please see our webpage for further details on the DP process.

<https://development.vancouver.ca/documents/GlossaryofTermsBriefExplanationofZDPermits.pdf>

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I hope this is helpful. Please let me know if you have any further questions or comments.

Kind Regards,

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing

(604) 871-6076

John.freeman@vancouver.ca

Unceded x^wməθkwəyəm (Musqueam), Skw̓w̓7mesh (Squamish), an S əlɪlwəʔ (Tsleil-Waututh) Territories
(Vancouver)

From: s.22(1)

Sent: Sunday, October 14, 2018 8:48 PM

To: Freeman, John

Subject: 1770 Davie St.

I urge you to deny the development permit application for Berkeley Tower at 1770 Davie St. UNLESS:

- All current tenants are guaranteed a nice place to live in a location of their choice at their current rent or below while the renovations take place;
- And, all current tenants are given moving expenses by their landlord to their new location;
- And, all current tenants are guaranteed that they can return to the building when it is renovated, AT THEIR CURRENT RENTS.

Please let me know what the next steps are in the process of approving or denying this permit. Thank you. s.22(1)

<~WRD000.jpg>--

s.22(1)

From: s.22(1)
To: Freeman, John
Subject: Re: 1770 Davie Street - DP-2018-00621 - Questions
Date: Friday, November 2, 2018 3:05 04 PM

Thank you John. There is tremendous detail for the ground and 2nd floor. I can't find the drawings for the top two floors. Could you send me the link? Surely there must be a drawing of stairs and other construction to merge four suites on one floor and one giant penthouse all into three two-level suites? That's what I'm after and by what you said, it seems I just don't see it?
As I showed you, all I can find is the drawing that shows floors 3 -16 to be the same layout.

From "Freeman, John" <John.Freeman@vancouver.ca>
To s.22(1)
Sent Friday, November 2, 2018 2:12:11 PM
Subject RE: 1770 Davie Street - DP-2018-00621 - Questions

Hi again s.22(1)

We don't typically publish floor plans for the interior of proposals for privacy reasons. The rationale below is coordinated with the drawings showing three suites on floors 15 and 16. The application requires floor plans of each floor. The application for all intents and purposes is complete. Floors 3-14 are identical layouts. The second floor has one suite. The Development Permit if approved will come with a list of conditions which will be made public on the webpage: <https://development.vancouver.ca/1770davie/index.htm>

Regarding parking the chart below illustrates how they are proposing to meet the Parking By-law requirements. Engineering and Planning will decide if they have met the requirements for both residential and commercial uses. The statement in quotes is from the applicant's report authored by the consultant Bunt and Associates. As I stated several time in my email all the calculations and technical information provided by the applicant has not been verified by City staff. The results of staff reviews become a part of the decision making process by the Director of Planning.

John Freeman
City of Vancouver
(604) 871-6076

From s.22(1)
Sent: Friday, November 2, 2018 12:23 PM
To: Freeman, John
Subject: Re: 1770 Davie Street - DP-2018-00621 - Questions

Dear John:

My question on the top two floors was why are there no plans for this? Every other change is complete with images of pool tables and specific names of bushes but about the biggest job beyond the CRU there are no drawings. Are you actually going to approve such a thing without plans? We're in the public and city consultation stage, if there are drawings why aren't they part of the DP online yet? Please acknowledge that the floor plan for floors 3-16 all look the same. There is a discrepancy between the architects vision statement and the actual plans. My question is why does the DP stand with such a glaring error? I have my interpretation too but shouldn't it match the DP application plans? Is this a mistake or is it intentional? Is the Owner is not really asking for permit to do this now? What is the current DP application actually for? Will there be separate building permits required for other work later?

All bylaws and complicated charts aside, there are 20 parking spots existing inside and at least 22 outside. That makes 42 currently. If the infill CRU takes roughly 22 spots outside there are still 20 left inside. The 20 inside cannot be considered added parking. If the new CRU space holds 7 spots underground for commercial tenants, the residents have no gain of parking spots on the property of 1770 Davie Street, just a loss of 22 spots outside. Currently, the Berkeley Tower has 42 parking spots, after development there will only be the current interior 20 for tenants plus 7 in the CRU underground which are not for tenants. Will you please acknowledge the simplicity of this equation or tell me how putting a CRU on 22 parking spots will not result in a net loss of parking for 1770 Davie St? That's all I'm getting around to because the permit application key points says 7 added spots not 22 demised spots for residents. Also please explain your statement since we only have 20 spots allocated to tenants: "The resulting equivalent bylaw supply provision is 38 stalls, taking car share and disabled discount ratios into account - one more than the bylaw requirement."

I'm grateful that you have confirmed the City Housing planners will be in touch with each tenant to confirm Reliance's TRP information. Jon Stovell has only been in touch with us in writing about his private offer in mid June and he has never admitted to his responsibility per the TRP to find new homes for everyone at CMHC rates and within 10% of current rent for the many vulnerable folks who live here.

I thank you again for clarification on my first two questions.

s.22(1)

From "Freeman, John" <John.Freeman@vancouver.ca>
To s.22(1)
Sent Friday, November 2, 2018 11:06:35 AM
Subject RE: 1770 Davie Street - DP-2018-00621 - Questions

Hi s.22(1)

Parking calculations

These numbers for existing and proposed parking have not been yet confirmed by City staff. A technical report has been provided and is being reviewed by City staff.

VEHICLE PARKING	Existing Required	Existing Provided	Proposed Required	Proposed Provided	Proposed By-law Equivalent	Notes
Residential						
Total Stalls	32	41	30	20	31	
Regular Stalls	26	40	24	15	15	20% EV charging
Disabled Stalls	3	1	3	3	6	Counted as 2 spaces each
Car Share Stalls	0	0	0	2	10	Counted as 5 spaces each
Non-Residential						
Total Stalls	4	0	7	6	7	Non-Res + Non-Res Patio
Regular Stalls	2	0	5	5	5	
Disabled Stalls	1	0	1	1	2	Counted as 2 spaces each

Note: See Parking Study Report by Burt & Associates for detailed parking rationale.

The applicant is proposing:

26 physical parking stalls, of which 20 will be regular stalls, 4 will be disabled and two car share stalls. Twenty stalls will be allocated to residential uses including the two car share vehicles and 6 stalls will be allocated to the commercial uses.

The resulting equivalent bylaw supply provision is 38 stalls, taking car share and disabled discount ratios into account - one more than the bylaw requirement.

Design Rational – Interior (excerpt)

"All rental units and common areas will be completely renovated including new fixtures, finishes, partitions and appliances. Demising partition assemblies will be improved for fire and acoustical performance. The Interior scope of work includes the renovation and reconfiguration of the ground floor interior lobby space in addition to all exit stairs and corridor spaces. A new tenant amenity space will be provided at level 2 with complementary new outdoor space on the roof deck. There will be a total of 52 rental suites, comprised primarily of 4 types, distributed over 14 floors. Levels 15 and 16 will consist of three two-level penthouse suites, creatively addressing an existing condition in which the elevators do not stop at level 16...."

Regarding the proposed changes to the area the applicant is reducing the residential floor area by 2692 square feet and increasing the commercial floor area by 2728 sqft. These numbers have not been yet confirmed by City staff.

FLOOR AREA + FSR	Permitted (sf)	Permitted (sm)	Existing (sf)	Existing (sm)	Proposed (sf)	Proposed (sm)
FSR	2.20	2.20	3.15	3.15	3.15	3.15
Total Floor Area	38,008	3,531.0	54,368	5,051.0	54,404	5,054.3
Residential Floor Area	n/a	n/a	48,282	4,485.6	45,590	4,235.5
Non-Residential Floor Area	n/a	n/a	6,086	565.4	8,814	818.8
Non-Residential Patio Area	n/a	n/a	659	61.3	1,611	149.6

Note: Proposed FSR not to exceed existing FSR. Non-Residential Patio Area not included in Total Floor Area but used when calculating Non-Residential parking requirements.

My understanding of the reconfiguration of the floors are as follows:

2nd floor changes to residential from 4 units to accommodate new amenity space for tenants with one remaining dwelling unit (net loss of 3 units)

15th floor 4 units (2x1 bedroom, 1x studio and 1x 2 bedroom) combine with 16th floor 1 unit (3 bedroom unit) to 3 units total (a loss of 2 units). Another unit is being absorbed in the floors 3-14 re-configuration for a net loss of 6 units from 58 to 52.

The draft Tenant Relocation Plan submitted at the time of application is being reviewed by City staff (Social Planning). TRPs are not typically posted publicly but the Planning team from Social Policy will be reaching out to the tenants to discuss the details of the plan and next steps.

The proposed commercial space is supportable under the West End Community Plan but is subject to review by the Director of Planning. It is contingent on the larger context of the proposal and is being reviewed by several groups of City staff such as Engineering, Planning and Affordable Housing.

I hope this is helpful. Regards,

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing

(604) 871-6076

John.freeman@vancouver.ca

Unceded xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), an Səlilwətaʔ (Tsleil-Waututh) Territories (Vancouver)

From: **s.22(1)**
 Sent: Wednesday, October 31, 2018 2:38 PM
 To: Freeman, John
 Subject: 1770 Davie Street - DP-2018-00621 - Questions

Dear Mr Freeman:

Please help me to understand some serious holes I've found in this DP application for public review.

The permit application wants permission to reduce units from 58 to 52 but there is no clue in the plans on how this will be achieved. The *Design Rationale* states that Levels 15 and 16 will consist of three two-level penthouse suites, which doesn't match the plans. There are no drawings/plans to show this, in fact, the opposite is stated in the 'Scope of Work Levels 3 -16' plan attached. Are permits not required for this work of turning four suites on one floor and one giant penthouse all into 3 two-level units? Are drawings not required as part of a such a huge reconstruction in a permit application? Perhaps Reliance isn't asking for a permit for this part now? Is there another round of permits that will be required later? If so, what would they be for?

The permit application states that there will be seven parking spots added (to the development) as if it's a benefit, yet 25 residential spots are being obliterated by the CRU. Is there a way you can represent the truth in the permit application? The residents of the tower will lose 25 parking spots because of the infill CRU and the *Design Rationale* states that the seven new underground parking is only for new commercial tenants.

Whatever commercial zone rules are for redevelopment, they are based on 1-4 dwellings above a store. Is there a way for the DP application to acknowledge that the Berkeley Tower houses 58 families rather than pretending we don't exist as part of a commercial zone?

Lastly, the *Design Rationale* states that the TRP is in place. This makes no sense since Reliance has had no communication with the tenants about their relocation needs. As of yet the City housing planners have not confirmed the tenants' rights under the TRP in writing either. Should this not really be in place for the public review? It would seem so since the *Design Rationale* takes the time to mention it as being done.

I look forward to your response. Thanks for your work on this!

Sincerely,

s.22(1)

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From: s.22(1)
To: Freeman, John
Subject: Re: 1770 Davie Street - DP-2018-00621 - Questions
Date: Friday, November 2, 2018 4:25:18 PM

Hi again John: In terms of the owner doing what he promises in the permit application where is the proof that he is asking for a permit to convert the top two floors? Again, the only reference to those floors in the plans are all the same 3-16. With respect to your confidentiality issue, every floor shows a detailed layout except those two. Shouldn't we be allowed to know exactly what the DP is for including the top two floors if so? Would you please acknowledge the mistake in the only drawing for floors 3-16?

From: "Freeman, John" <John.Freeman@vancouver.ca>
To: s.22(1)
Sent: Friday, November 2, 2018 3:54:17 PM
Subject: RE: 1770 Davie Street - DP-2018-00621 - Questions

Hi s.22(1),

I can't share the interior layouts with you by email but if you would like to see them in person I can book an appointment for you. Our policy is not to publish private interior spaces on our DP webpage. I can tell you that you are right that there are stairs that lead from the 15th floor to the 16th within each suite. The former penthouse (2800 sqft) is to be subdivided into three units over two floors.

Regards,

John Freeman

City of Vancouver
(604) 871-6076

From: s.22(1)
Sent: Friday, November 2, 2018 3:05 PM
To: Freeman, John
Subject: Re: 1770 Davie Street - DP-2018-00621 - Questions

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Sent: Wednesday, October 31, 2018 2:38 PM
To: Freeman, John
Subject: 1770 Davie Street - DP-2018-00621 - Questions

From: s.22(1)
To: [Freeman, John](#)
Subject: Re: 1770 Davie Street - DP-2018-00621
Date: Wednesday, November 7, 2018 9:19:10 AM

Thanks John, I will be there at 10 am today.

Sent from my iPhone

On Nov 7, 2018, at 9:03 AM, Freeman, John <John.Freeman@vancouver.ca> wrote:

Sounds good s.22(1) Please see below for meeting info. Let me know what time you will arrive. J

Please check in with the concierge at the Enquiry Desk a few minutes prior to our meeting. They will let me know you have arrived. You will need a security badge from the officer at the elevator lobby as well. I will come down to meet you in the elevator lobby just before our scheduled meeting time.

Location and mailing address

Development and Building Services Centre
Ground floor
515 West 10th Avenue
Vancouver, BC V5Z 4A8

Free 2-hour parking

West 10th Ave parking lot,
between Cambie and Yukon

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing
(604) 871-6076
email
john.freeman@vancouver.ca

Unceded x^wməθkwəy̓əm (Musqueam), Skwxwú7mesh (Squamish), an S əlɪlwətaʔ (Tsleil-Waututh) Territories (Vancouver)

From: s.22(1)
Sent: Tuesday, November 6, 2018 7:40 PM
To: Freeman, John
Subject: Re: 1770 Davie Street - DP-2018-00621

Hi John,

Thanks for the response. I will aim to be there tomorrow (Wednesday) at 10am.

Sent from my iPad

On Nov 6, 2018, at 4:42 PM, Freeman, John <John.Freeman@vancouver.ca> wrote:

Hi s.22(1)

Although the comments period has ended there is still time to make an appointment and come in to view the drawings you are interested in. A tentative time for decision by the Director of Planning has been scheduled for Nov 29th. Reliance has indicated that the 16th floor would be combined with the 15ths into three suites.

I am available later this week on Wednesday or Thursday mornings from 9-11. Please let me know if you want to set up a time.

Regards,

John Freeman - Project Facilitator

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John.freeman@vancouver.ca

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From: s.22(1)

Sent: Sunday, November 4, 2018 4:46 PM

To: Freeman, John

Cc: Kuhlmann, Thor; Bond, Abigail; Berkeley Tower

Subject: Re: 1770 Davie Street - DP-2018-00621

Thanks again for your response John. As you are aware, the online Development Application does not identify the requirement to make an appointment to view drawings. This news coming in at the 11th hour does not give adequate time to view drawings and to clarify the inconsistencies in the Application regarding the Scope of Work of the 15 & 16 floors. You have indicated that the intent of Reliance is to consolidate the two floors into three suites but this does not answer the fact that there are inconsistencies in their Application.

The Development Application feedback deadline should be extended to give the residents of Berkeley Tower adequate time to review the documents. Please advise on when you are available to allow me to view the drawings.

Regards,

s.22(1)

On Thursday, November 1, 2018, 3:50:46 p.m. PDT, Freeman, John <John.Freeman@vancouver.ca> wrote:

Hi s.22(1)

Apologies for not answering the earlier questions from your email of Sunday Oct 28th. I'm also sorry that I wasn't available to show drawings from DP applications. I can do that with an appointment if you are still interested. In the meantime here are some tables and submission details for you to review.

Parking calculations

These numbers for existing and proposed parking have not been yet confirmed by City staff. A technical report has been provided and is being reviewed by City staff.

<image001.jpg>

The applicant is proposing:

26 physical parking stalls, of which 20 will be regular stalls, 4 will be disabled and two car share stalls. Twenty stalls will be allocated to residential uses including the two car share vehicles and 6 stalls will be allocated to the commercial uses.

The resulting equivalent bylaw supply provision is 38 stalls, taking car share and disabled discount ratios into account - one more than the bylaw requirement.

Design Rational – Interior (excerpt)

“All rental units and common areas will be completely renovated including new fixtures, finishes, partitions and appliances. Demising

partition assemblies will be improved for fire and acoustical performance. The Interior scope of work includes the renovation and

reconfiguration of the ground floor interior lobby space in addition to all exit stairs and corridor spaces. A new tenant amenity space will be provided at level 2 with complementary new outdoor space on the roof deck. There will be a total of 52 rental suites, comprised primarily of 4 types, distributed over 14 floors. Levels 15 and 16 will consist of three two-level penthouse suites, creatively addressing an existing condition in which the elevators do not stop at level 16....”

Regarding the proposed changes to the area the applicant is reducing the residential floor area by 2692 square feet and increasing the commercial floor area by 2728 sqft. These numbers have not been yet confirmed by City staff.

<image002.jpg>

My understanding of the reconfiguration of the floors are as follows:

2nd floor changes to residential from 4 units to accommodate new amenity space for tenants with one remaining dwelling unit (net loss of 3 units)

15th floor 4 units (2x1 bedroom, 1x studio and 1x 2 bedroom) combine with 16th floor 1 unit (3 bedroom unit) to 3 units total (a loss of 2 units). Another unit is being absorbed in the floors 3-14 re-configuration for a net loss of 6 units from 58 to 52.

I hope this is helpful. Regards,

John Freeman - Project Facilitator

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From: s.22(1)
Sent: Thursday, November 1, 2018 8:45 AM
To: Freeman, John; Kuhlmann, Thor
Cc: Gillman, Andrea; Berkeley Tower
Subject: Re: 1770 Davie Street - DP-2018-00621

Hi Thor,

Thanks for the quick response!

Those are the correct questions. I have also noticed that reliance has indicated 7 additional underground parking spaces but has neglected to mention the loss of all above ground parking spaces?

s.22(1)

Thanks,

s.22(1)

On Thursday, November 1, 2018, 8:34:06 a.m. PDT, Kuhlmann, Thor
<thor.kuhlmann@vancouver.ca> wrote:

s.22(1)

Thanks for your message. I'd like to make sure you get answers to your questions, which are:

1. In the Development Application will levels 15 & 16 be turned into 3 two-level penthouses or will they be typical floors with four suites per floor?
2. Can you view the application documents without first obtaining the applicant's permission?

I am including John Freeman, Project Facilitator, in this message as these are questions he can help you with. Please advise if I missed any other questions that you want answered.

Also I noticed that you mentioned that s.22(1)

Can you advise me of: your tenancy start date and rent amount? I have the Tenant Relocation Plan application from Reliance and will compare to make it's accurate. Thanks, Thor

From: s.22(1)
Sent: Thursday, November 1, 2018 8:16 AM
To: Kuhlmann, Thor
Cc: berkeleytower tenants@gmail.com
Subject: Fw: 1770 Davie Street - DP-2018-00621

----- Forwarded Message -----

From: s.22(1)
To: andrea.gillman@vancouver.ca <andrea.gillman@vancouver.ca>; thor.kuhlman@vancouver.ca <thor.kuhlman@vancouver.ca>
Cc: John Freeman <john.freeman@vancouver.ca>
Sent: Thursday, November 1, 2018, 8:11:39 a.m. PDT
Subject: Fw: 1770 Davie Street - DP-2018-00621

Andrea and Thor,

I have sent the following emails to the Project Facilitator, John Freeman, only to get a generic auto reply message.

My concerns with the DP Application as noted below, are the inconsistencies with the documents regarding the 15 & 16 floors.

I have also gone to the Project Facilitators Office to view the drawings as indicated on the online Application only to be turned away. The public should be able to view the correct information being proposed! Please advise how we can view this information prior to the end of the comments period of November 5, 2018.

Thanks,

s.22(1)

----- Forwarded Message -----

From: Freeman, John <John.Freeman@vancouver.ca>

To: s.22(1)

Sent: Monday, October 29, 2018, 4:37:15 p.m. PDT

Subject: RE: 1770 Davie Street - DP-2018-00621

Good Afternoon s.22(1)

Thank you for your thoughtful comments regarding this application, DP-2018-00621, at 1770 Davie St. Your letter will become part of the official file for this Development Application. We have extended the comments period for an additional week. If you have responded within the comments period ending **November 5th, 2018**, you will receive an update when the Application has arrived at a Decision by the Director of Planning however, all comments received before the date of decision will be considered. Your feedback is important

and will help shape City policy and decision making.

Social Policy and Housing groups and others at the City are reviewing this application. A Tenant Relocation Plan (TRP) has been submitted as a part of this application. Discussions with the Building Review Branch, Engineering and Planning are also underway. The **Director of Planning** will pay particular attention to comments from neighbours and residents of the area before making a decision on this application. The Director of Planning has authority over projects that are allowed under the existing zoning and are of a less complicated nature like this one. Some zoning districts require the Development Permit Board authority. During each process stream the public has an opportunity to comment on the application in writing. All notification responses are reviewed by the Director of Planning and senior staff throughout our process. The public always has a strong voice in our processes.

Please consider the applicable C-5 zoning and West End Community Plan when you compose your letter regarding this application. You can find more details at the following link:
<https://development.vancouver.ca/1770davie/index.htm>

Your email will only be used to communicate with you about this Development Application. Please note that all comments and responses to this application are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information).

Regards,

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing

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John.freeman@vancouver.ca

Unceded xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), an S əílwətaʔ (Tsleil-Waututh) Territories (Vancouver)

From: s.22(1)
Sent: Monday, October 29, 2018 2:43 PM
To: Freeman, John
Cc: berkeleytowntenants@gmail.com
Subject: 1770 Davie Street - DP-2018-00621

Dear Mr. Freeman,

Re: 1770 Davie Street - DP-2018-00621

As previously noted in my earlier email the information provided in the Development Permit Application submitted by Reliance Properties for 1770 Davie Street has inconsistencies with the 15 & 16 floors.

The online application ([Development Application Information, 1770 Davie Street - DP-2018-00621](#)) indicates that submitted plans may be viewed at

the Project Facilitator's Office at 515 West 10th Ave. While at the office today to view the documents I was told that the public cannot view any of the Application documents and that I needed authorization of the building owner to view any documents. Is this the correct information? Why would the City say documents can be viewed without mentioning that I would have to s.22(1)

Please confirm the correct information as I would like clarification on the inconsistencies in the application documents.

Regards,

s.22(1)

s.22(1)

• **From:** s.22(1)
Sent: Sunday, October 28, 2018 4:57 PM
To: Freeman, John
Cc: berkeleytower tenants@gmail.com
Subject: 1770 Davie Street - DB-2018-00621

Dear Mr. Freeman,

s.22(1) I am writing you regarding the development application for Berkeley Towers at 1770 Davie Street. This Development Application (DP-2018-00621) indicates in the design rationale that levels 15 & 16 will be turned into 3 two level penthouses. The Scope of Work indicates that levels 3 to 16 are typical floors with four suites per floor. Which is it?

s.22(1) notified that Reliance Properties intended to evict all residential tenants in the building. Residents were offered initial bribes to end their tenancies in which Reliance claimed they had offered twice the required compensation. s.22(1)

Reliance has the right to renovate, not to evict. The tenants of 1770 Davie Street have said they would temporarily move out so the renovations can be completed. So far Reliance has refused to discuss this option as their end goal is very clearly to raise rents. Permits should be withheld until the developer agrees to explore the necessity of the evictions.

Reliance Properties' intention is to replace the 58 affordable rental units with 52 luxury units. This application destroys affordable housing units. Protecting our existing affordable housing rental stock should be crucial to the City of Vancouver. Please reject this application and prove that affordability is top priority during this housing crisis.

Please keep me informed of further developments on this project.

Regards,

s.22(1)

From: s.22(1)
To: [Bond, Abigail](#); [Gillman, Andrea](#); [Law, Andrea](#); [Kelley, Gil](#); [City Engineer](#); [Mochrie, Paul](#); [Au, Michelle](#); [Nelms, Cheryl](#); [Singh, Sandra](#); [Molaro, Anita](#); [Affleck, George](#); [Ball, Elizabeth](#); [Bremner, Hector](#); [Carr, Adriane](#); [De Genova, Melissa](#); [Deal, Heather](#); [Jang, Kerry](#); [Louie, Raymond](#); [Reimer, Andrea](#); [Stevenson, Tim](#); [info@shaunaformayor.ca](#); [info@kennedystewart.ca](#); [ken.sim@npavancouver.ca](#); [BerkeleyTowerTenants@gmail.com](#); [Kuhlmann, Thor](#); [john.freeman@vancouver.com](#); [Freeman, John](#)
Subject: Re: 1770 Davie Street
Date: Saturday, October 27, 2018 8:41:21 AM

FYI

On Wed, Oct 24, 2018, 9:46 PM s.22(1) wrote:

Dear Mr. Freeman,

s.22(1) My neighbours and I at Berkeley Tower are facing a mass renoviction by Reliance Properties and we need support from the City of Vancouver to withhold approval of permits in order for us to engage in discussions to find an alternative to losing our homes. There is a housing shortage in Vancouver, especially affordable rentals, and the proposed renoviction at Berkeley Tower could happen to anyone living in Vancouver and we are asking our government to do more to protect tenants now and in the future.

The residents at Berkeley Tower collectively submitted a letter to Reliance Properties proposing alternative options that would avoid eviction and we were unfortunately denied the opportunity to discuss. While we appreciate developers are entitled to renovate their properties, it is our understanding that they do not have the right to evict under these circumstances and we need the City of Vancouver to intervene and deny their permit application in order to allow us the ability to further engage in discussions with Reliance Properties.

Having lived and worked in the West End for nearly 3 decades, I have seen the demise of affordable housing and the impact it has had with my neighbours and local businesses as this area becomes too expensive to live. I am asking the City of Vancouver to protect renters and I hope you will reject the Reliance Properties permit application until they can show good faith that they are willing to work with me and the residents at Berkeley Tower and avoid unnecessary evictions.

Please keep me informed about the decision to approve permits for this project.

Thank you for your support,

s.22(1)

From: s.22(1)
To: Freeman, John
Cc: Kuhlmann, Thor; Bond, Abigail; Berkeley Tower
Subject: Re: 1770 Davie Street - DP-2018-00621
Date: Sunday, November 4, 2018 4:45:44 PM

Thanks again for your response John. As you are aware, the online Development Application does not identify the requirement to make an appointment to view drawings. This news coming in at the 11th hour does not give adequate time to view drawings and to clarify the inconsistencies in the Application regarding the Scope of Work of the 15 & 16 floors. You have indicated that the intent of Reliance is to consolidate the two floors into three suites but this does not answer the fact that there are inconsistencies in their Application.

The Development Application feedback deadline should be extended to give the residents of Berkeley Tower adequate time to review the documents. Please advise on when you are available to allow me to view the drawings.

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s.22(1)

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Parking calculations

These numbers for existing and proposed parking have not been yet confirmed by City staff. A technical report has been provided and is being reviewed by City staff.

VEHICLE PARKING	Existing Required	Existing Provided	Proposed Required	Proposed Provided	Proposed By-law Equivalent	Notes
Residential						
Total Stalls	32	41	30	20	31	
Regular Stalls	26	40	24	15	15	20% EV charging
Disabled Stalls	3	1	3	3	6	Counted as 2 spaces each
Car Share Stalls	0	0	0	2	10	Counted as 5 spaces each
Non-Residential						
Total Stalls	4	0	7	6	7	Non-Res + Non-Res Patio
Regular Stalls	2	0	5	5	5	
Disabled Stalls	1	0	1	1	2	Counted as 2 spaces each

Note: See Parking Study Report by Burt & Associates for detailed parking rationale.

The applicant is proposing:

26 physical parking stalls, of which 20 will be regular stalls, 4 will be disabled and two car share stalls. Twenty stalls will be allocated to residential uses including the two car share vehicles and 6 stalls will be allocated to the commercial uses.

The resulting equivalent bylaw supply provision is 38 stalls, taking car share and disabled discount ratios into account - one more than the bylaw requirement.

Design Rational – Interior (excerpt)

“All rental units and common areas will be completely renovated including new fixtures, finishes, partitions and appliances. Demising

partition assemblies will be improved for fire and acoustical performance. The Interior scope of work includes the renovation and

reconfiguration of the ground floor interior lobby space in addition to all exit stairs and corridor spaces. A new tenant amenity space

will be provided at level 2 with complementary new outdoor space on the roof deck. There will be a total of 52 rental suites,

comprised primarily of 4 types, distributed over 14 floors. Levels 15 and 16 will consist of three two-level penthouse suites, creatively

addressing an existing condition in which the elevators do not stop at level 16....”

Regarding the proposed changes to the area the applicant is reducing the residential floor area by 2692 square feet and increasing the commercial floor area by 2728 sqft. These numbers have not been yet confirmed by City staff.

FLOOR AREA + FSR	Permitted (sf)	Permitted (sm)	Existing (sf)	Existing (sm)	Proposed (sf)	Proposed (sm)
FSR	2.20	2.20	3.15	3.15	3.15	3.15
Total Floor Area	38,008	3,531.0	54,368	5,051.0	54,404	5,054.3
Residential Floor Area	n/a	n/a	48,282	4,485.6	45,590	4,235.5
Non-Residential Floor Area	n/a	n/a	6,086	565.4	8,814	818.8
Non-Residential Patio Area	n/a	n/a	659	61.3	1,611	149.8

Note: Proposed FSR not to exceed existing FSR. Non-Residential Patio Area not included in Total Floor Area but used when calculating Non-Residential parking requirements.

My understanding of the reconfiguration of the floors are as follows:

2nd floor changes to residential from 4 units to accommodate new amenity space for tenants with one remaining dwelling unit (net loss of 3 units)

15th floor 4 units (2x1 bedroom, 1x studio and 1x 2 bedroom) combine with 16th floor 1 unit

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Cc: Gillman, Andrea; Berkeley Tower
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To: Kuhlmann, Thor
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Subject: Fw: 1770 Davie Street - DP-2018-00621

----- Forwarded Message -----

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To: andrea.gillman@vancouver.ca <andrea.gillman@vancouver.ca>; thor.kuhlman@vancouver.ca <thor.kuhlman@vancouver.ca>
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Subject: Fw: 1770 Davie Street - DP-2018-00621

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To: s.22(1)

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Please keep me informed of further developments on this project.

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s.22(1)



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Settings

John Freeman

John.Freeman@vancouver.ca

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From: s.22(1)
To: [Bond, Abigail](#); [Gillman, Andrea](#); [Law, Andrea](#); [Kelley, Gil](#); [City Engineer](#); [Mochrie, Paul](#); [Au, Michelle](#); [Nelms, Cheryl](#); [Singh, Sandra](#); [Molaro, Anita](#); [Affleck, George](#); [Ball, Elizabeth](#); [Bremner, Hector](#); [Carr, Adriane](#); [De Genova, Melissa](#); [Deal, Heather](#); [Jang, Kerry](#); [Louie, Raymond](#); [Reimer, Andrea](#); [Stevenson, Tim](#); [info@shaunaformayor.ca](#); [info@kennedystewart.ca](#); [ken.sim@npavancouver.ca](#); [BerkeleyTowerTenants@gmail.com](#); [Kuhlmann, Thor](#); [john.freeman@vancouver.com](#); [Freeman, John](#)
Subject: Re: 1770 Davie Street
Date: Saturday, October 27, 2018 12:53:12 PM

On Wed, Oct 24, 2018, 9:46 PM s.22(1) wrote:

Dear Mr. Freeman,

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Please keep me informed about the decision to approve permits for this project.

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From: Berkeley Tower
To: [Freeman, John](#)
Subject: Re: Application for 1770 Davie: Social Policy and Housing Groups
Date: Wednesday, November 7, 2018 7:31:33 PM

Thank you John.

On Tue, Nov 6, 2018 at 1:08 PM Freeman, John <John.Freeman@vancouver.ca> wrote:

Social Policy and Affordable Housing review the Tenant Relocation Plan and are generally responsible for rental policy and tenant rights.

John Freeman

City of Vancouver

(604) 871-6076

From: Berkeley Tower [mailto:berkeleytowertenants@gmail.com]
Sent: Tuesday, November 6, 2018 12:44 PM
To: Freeman, John
Subject: Re: Application for 1770 Davie: Social Policy and Housing Groups

Thank you again for your prompt response.

Having taken a look at the list, while I understand that it is not exhaustive, I am wondering if there is any review group involved in this process which is primarily involved with tenant advocacy?

On Tue, Nov 6, 2018 at 12:22 PM Freeman, John <John.Freeman@vancouver.ca> wrote:

Hi there,

Social Policy and Affordable Housing fall under the Arts, Culture and Community Services division of City services. Their planners are reviewing this application with regard to applicable

policies and particularly the Tenant Relocation Plan. Here is a short list* of some of the “other” review groups and typical areas of responsibility:

Municipal Addressing – clarify and organize unit addresses during permit processes

Urban Design – relating to district schedule (C-5) and other policy compliance (West End Community Plan)

Development Review Branch – reviews of technical issues like floor area, height, Parking By-laws etc

Engineering – survey, utilities, parking, loading, street trees and public realm implications

Landscape Planning – tree retention, urban agriculture and exterior amenity spaces

*Please note this is not an exhaustive list

I hope this is helpful.

Regards,

John Freeman

City of Vancouver

(604) 871-6076

From: Berkeley Tower [mailto:berkeleytowertenants@gmail.com]
Sent: Tuesday, November 6, 2018 11:59 AM
To: Freeman, John
Subject: Application for 1770 Davie: Social Policy and Housing Groups

Hello John,

In the automated response from you to some of the tenant's feedback email for this development application it says "*Social Policy and Housing groups and others at the City are reviewing this application.*"

Would you be able to clarify for me which Social Policy, Housing groups and other at the city are reviewing?

I look forward to hearing from you,

[Berkeley Tower Tenants Website](#)

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[Berkeley Tower Tenants Facebook Page](#)

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[Berkeley Tower Tenants Website](#)

[Berkeley Tower Tenants Facebook Page](#)

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From: Berkeley Tower
To: [Freeman, John](#)
Subject: Re: Application for 1770 Davie: Social Policy and Housing Groups
Date: Tuesday, November 6, 2018 12:24:09 PM

Thank you John for your prompt response. I will have a look.

On Tue, Nov 6, 2018 at 12:22 PM Freeman, John <John.Freeman@vancouver.ca> wrote:

Hi there,

Social Policy and Affordable Housing fall under the Arts, Culture and Community Services division of City services. Their planners are reviewing this application with regard to applicable policies and particularly the Tenant Relocation Plan. Here is a short list* of some of the “other” review groups and typical areas of responsibility:

Municipal Addressing – clarify and organize unit addresses during permit processes

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*Please note this is not an exhaustive list

I hope this is helpful.

Regards,

John Freeman

City of Vancouver

(604) 871-6076

From: Berkeley Tower [mailto:berkeleytowertenants@gmail.com]

Sent: Tuesday, November 6, 2018 11:59 AM
To: Freeman, John
Subject: Application for 1770 Davie: Social Policy and Housing Groups

Hello John,

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Would you be able to clarify for me which Social Policy, Housing groups and other at the city are reviewing?

I look forward to hearing from you,

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From: Berkeley Tower
To: [Kuhlmann, Thor](#)
Cc: [Freeman, John](#); [Gillman, Andrea](#); [Puzio, Chris](#)
Subject: Re: FW: Protect existing affordable housing
Date: Monday, November 19, 2018 7:16:07 PM

Hello Thor,

Thank you for your reply. Does the following from you last email mean that the TRP is currently in a redesign?

Your comments (e.g. liaison with tenants about retaining tenancy) are helpful in designing a TRP that best addresses renters' interests.

I look forward to hearing from you,

s.22(1)

On Wed, Nov 14, 2018 at 10:56 AM Kuhlmann, Thor <thor.kuhlmann@vancouver.ca> wrote:

Dear s.22(1)

First of all, thank you for taking the time to send us your feedback on this application. I am in Affordable Housing and responsible for considering the tenant-impact associated aspects of the Development Permit (DP) application for 1770 Davie Street. To this end, my job is to review the Tenant Relocation Plan (TRP) that we require of applications of this nature. To be clear, the role of a TRP is to mitigate the impacts of displacement on renters as a result of a DP. Your comments (e.g. liaison with tenants about retaining tenancy) are helpful in designing a TRP that best addresses renters' interests.

I am cc-ing John Freeman, the Project Facilitator, to ensure that your comments about the issuance of the DP (e.g. retaining existing units) are also taken into consideration.

If you have any further questions or comments, please get in touch. Thor

Thor Kuhlmann

Housing Planner | City of Vancouver | 604.871.6844 |

From: Housing Vancouver
Sent: Tuesday, November 13, 2018 10:29 AM
To: Puzio, Chris; Hales, Jennifer
Subject: FW: Protect existing affordable housing

Can one of you reply to this inquiry ?

Thanks,

From: Berkeley Tower [mailto:berkeleytower tenants@gmail.com]
Sent: Friday, November 9, 2018 11:31 AM
To: Housing Vancouver
Subject: Protect existing affordable housing

To whom it may concern,

I have been in communication with John Freeman project facilitator for the development application for 1770 Davie Street (DP-2018-00621). In response to my email raising concerns over this application he stated that Social Policy and Affordable Housing branches of the city are being consulted in the review of this application. This is why I'm reaching out to your department.

I wish to raise the concern that if approved, this application will displace approximately 70 middle income people, reduce the total number of units from 58 affordable to 52 luxury, and fly directly in the face of the City's proclaimed housing goals as stated below:

Upon landing on the "[Housing](#)" section of the City's website one is greeted with this bold heading:

"Communities need people and people need homes."

On a related page "[Housing Vancouver](#)" it says this:

Vancouver should be a place where:

- Neighbourhoods are full of families
- Young people can afford to buy a home
- People of all incomes and backgrounds can participate in their communities

further:

The focus of our 10-year housing strategy

...

- Addressing and limiting the over-inflated cost of land that is driving up housing prices

...

- **Protecting and renewing existing affordable rental housing across Vancouver**

further:

We need the right housing for families, key workers, young residents, seniors, and our most vulnerable residents:

- Rental housing for single-person households earning less than \$50,000
- Rental housing for families earning less than \$80,000

We, the tenants at Berkeley Tower as well as our West End community in general are greatly concerned that because of the supposed technical simplicity of this application under the existing C-5 zoning, that social consequences on the West End community in general will be brushed aside in favour of rubber stamping an application by a large developer who's clear goal it is to use these renovations as mechanism to evict all tenants in order to substantially raise rents.

Our goal is not to try to stop the developer from renovating outright, rather it is to petition you, as departments who are called upon to consult on this application to recognize that the application in its current state does not serve Vancouver or it's people.

We call upon you to advise the against the approval of this application and to withhold from Reliance Properties Ltd. their permits to develop 1770 Davie Street until they agree to:

1.) Engage with the tenants of 1770 Davie Street to determine if evictions are necessary to complete their renovations and commit to not evicting unless necessary;

and

2.) Amend their development application so no units are destroyed where those units are occupied. (despite that the C-5 zoning seems to exempt them from the 1 to 1 replacement policy).

It's not clear to me if you're the part of the departments listed about who are reviewing this matter, but if you aren't would you be able to put me in touch with the person who is?

The matter is of a time sensitive nature as the director of planning is set to make a decision on this application by the end of this month.

I look forward to hearing from you at your earliest convenience,

s.22(1)



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[Berkeley Tower Tenants Website](#)

[Berkeley Tower Tenants Facebook Page](#)

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From: s.22(1)
To: [Freeman, John](#)
Cc: berkeleytower tenants@gmail.com
Subject: Re: The Renovictions at Berkeley Towers
Date: Monday, November 5, 2018 12:37:51 AM

Dear Mr. Freeman:

I would like to add to my original comments on the development application for 1770 Davie Street. Though considered "minor" because of the C-5 zoning. The application qualifies for a public hearing because it is "considered to be contentious" as laid out in the Glossary of Terms: Brief Explanation of Zoning and Development Permits in Vancouver on the City of Vancouver's website: "Minor Applications: A minor application is for a development that is already "outright" under the existing zoning, or is not considered to be contentious."

Regards,

s.22(1)

On Fri, Oct 26, 2018 at 11:15 AM s.22(1) wrote:

Dear Mr. Freeman:

s.22(1), the location of Berkeley Towers.

s.22(1) there are residents who have lived here for nearly ten times that length. The eclectic and vibrant people here have formed a tight knit community over the decades and are in the very real danger of possibly being homeless soon. If we are to be honest, there is no way some of them can afford to remain in Vancouver should they lose the affordable units they have been living in for, quite literally, a generation.

For all their talk about affordable housing and "going the extra mile" for evicted tenants, Reliance Properties is really just doing this to convert affordable homes to luxury units for higher profits. I understand that a corporation's motivation is to maximize profits, but it should be the city's job to balance that with the needs of the people and communities that reside within it. That balance has been so skewed towards one direction that it has affected Vancouver in a profound and disturbing fashion.

The renovations needs to be done. We are not questioning that. But it cannot be used as an excuse to end tenancies just so they can raise rents. We need to maintain affordable housing in Vancouver.

Thank you for your time.

Kind regards,

s.22(1)

From: s.22(1)
To: [Freeman, John](#)
Subject: Regarding 1770 Davie Street
Date: Tuesday, November 13, 2018 9:08:17 PM
Attachments: s.22(1)

Please accept our letter regarding 1770 Davie Street and count this as two votes towards halting the actions of Reliance Properties from renovicting the tenants of the property.

Thank you.

s.22(1)

November 13, 2018

Attention: John Freeman,

s.22(1)

A large rectangular area of the document has been redacted with a solid gray box. The redaction covers several lines of text, starting from the 's.22(1)' label and extending across the width of the page.

It has to be said that except for the fact that we had three really wonderful human beings as building managers in our time living here, the former owners of the property never did do their best to fix anything and much was left to us tenants to care for our suite. For example we have to clean our own outside windows all these years and we can all tell you, it is dangerous to do so.

This building is home to many long time friends and a real community in spirit and family lives in the building. Since the intimidating first letter of the new owners intentions, or the "shaking of the tree" by Reliance to see if anyone would get scared or take the bait of a buy out, there has not been any clear indication from the property owners and especially a lack of care for the challenges many here face, in looking for a new place, or any clear options provided for places to live, as we understand in this instance Reliance are supposed to provide.

Frankly where this leaves us is all of us feeling Reliance has an uncaring tact of intimidation, bullying and a "like or lump it" attitude towards all the tenants, the same fellow citizens of Vancouver and the same good people and good neighbours Reliance profess they create living spaces for.

This company practices such an obvious contradiction of what they profess their business model is. They market themselves as a caring, humanitarian socially and community conscious company which is a bad joke. One can only hope that someone at The Vancouver City Hall and/or the Province of British Columbia would see through this ruse and recognize their actual practice is in fact morally bankrupt.

Of course, and it is so obvious for all to see, a cosy gray area exists where the City of Vancouver can blame the Province of British Columbia and vice-versa for each others inability to preserve the dignity of our citizens to have secure housing and protect tenants.

A scenario has been created where it is all to convenient for company's such as Reliance to make money by essentially kicking out good tenants with no need to be held accountable for their actions. What happened to the regulations put in place to ensure those applying for development and building permits had to prove their company and project fulfilled a responsibility to contribute to a better City, Province and for the benefit of, and in this case also protection of, it's citizens? The approval of a license a developer is applying for are granted by the City after close scrutiny one would hope. These and other developers are building and shaping our City after all, so they should be made to prove ALL things in their application are correct and for the common good. And they have not done so here.

For many, especially our senior and fixed income residents, finding a place to live nearby at a similar rent is paramount to them affording to live a normal life and no options for comparable living arrangements has been presented by the owners to them

and any of us. Simply put, there has not been affordable options presented to individuals.

The owner has approached every one in the building as a “mass of tenants” rather than individuals, who pay them rent by the way. Some may or may not have their own individual special needs. Some others simply need a clear solution and help to move on in their life even if that does include moving out to a new place. In any case, there has been a total lack of respect and total disregard for us tenants and no one, not from the City, The Province or the building ownership are addressing the big question, the elephant in the room, which is...

“Are people so disposable in our communities now here in Vancouver that an existing scenario whereby the almighty dollar rules, where the gridlock politics between City of Vancouver and Provincial tenants associations creates an excuse for both parties to do nothing and blame each other, where elected politicians simply need to use this scenario as an opportunity to pose in the media as “being concerned for tenants rights” (which became a played out buzz phrase used by MLA and councillor electorates to try to get more votes in our recent civic election), to show (disingenuous) concern in order to grab their comfy seat as an MLA or as a councillor, or a seat on any number of tenancy association boards who are totally ineffective because of this gridlock gray area, where our City and Provincial elected leaders are simply just addicts of the lure of more and more property tax revenue.

It should also be noted that s.22(1) there has been many apartments fixed up and renovated in one way or another, with new appliances, floors, toilets etc. so having us move out is ridiculous. It is a cosmetic fix the owners wish to do so they can charge more money. Those of us that see through this ruse about moving out have said we would temporarily re-locate and move back in to our suite after Reliance’s renovations for the same rent.

So what is the City going to do? I can assure you nothing, unless some one has the guts to stand up and help save any dignity a citizen should have to live here in Vancouver, break this gridlock and abhorrent disregard of our citizens right to a safe protected home and acknowledges the psychological, and therefore psychical stressful torture this City has created, for our good citizens of Vancouver to being kicked to the curb for the sake of a buck.

This apartment building is referred to often as being “iconic”, for it’s location and colour on English Bay. What better occasion and building for the City and the Province to use a reminder that this is where this slippery slide of dumping off middle-income housing stopped, a visual testament and landmark of where you made things right for yes our tenants, but also for all renters and citizens of Vancouver. An example has to be made now, so make this scenario the statement for where the madness ended.

Do your job. Protect your citizens.

Sincerely,

s.22(1)

From: s.22(1)
To: [Freeman, John](#)
Subject: Regarding Berkeley Tower
Date: Monday, November 5, 2018 6:32:34 PM

Dear Sir :After thought full consideration I do not understand how it is that 1770 Davie Street is singularly categorized as C5 it does not make sense . I demand that a full public inquiry be made into this issue especially in light of the rental crisis this city is in not to mention the current change that voters have made fundamentally due to just this issue. If this classification is due to the fact that the ground floor is commercial then there are several other Hi rises that should fall into this category but apparently do not. Yes it is time for a change.This C5 classification for this address is completely unacceptable and out of order . I appeal to your sense of just and balanced reason to consider denying John Stovalls avaricious submission. Please

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From: s.22(1)
To: [Freeman, John](#)
Subject: Renovictions
Date: Sunday, November 4, 2018 11:12:19 PM

Dear Mr. Freeman,

s.22(1) and I'm writing you regarding the building application at the same address.

By this point I'm sure you're already aware of the many objections and key arguments against the proposed alterations of Berkley tower by it's new owner. So I'll simply add that since Reliance Properties purchased this building 2 years ago, almost immediately, we've been living in a construction zone. From morning to night banging and pounding. Much of it seeming more like psychological warfare than repairs or upgrades. It's never been a question of if we were willing to live through the renovations, we already are! And not by choice. The question that stands out to me is why is it NOT possible NOW to be here during renovations??

I get it 'you cant stop progress', but we should make them pay. And if they want us out they should pay handsomely. After all, this is of course is a capitalistic society, and Reliance has the right to go for theirs. And will make heaps of money in this tower, as well as in their many other properties.

How does the saying go... You have to spend it to make it.

Reliance needs to work with us or take care of us. Plain and simple!

A deceptively written offer sheet slipped under our doors that doesn't actually deliver what it seems to offer cannot be acceptable. Homes and livelihoods are one the line.

DO the right thing.

Yours truly,

s.22(1)

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From: s.22(1)
To: Freeman, John; BerkeleyTowerTenants@gmail.com
Subject: Repairs to Berkeley Tower
Date: Monday, November 5, 2018 2:38:19 PM

Dear Mr. Freeman,

s.22(1)

[REDACTED]

[REDACTED] we moved into Berkeley
Tower s.22(1)
[REDACTED]

I would be glad to accommodate any renovations to my apartment. I can temporarily relocate, and stay with s.22(1). I would like to continue my tenancy, and move back in after the renovations have been completed. However, I can't afford to move back in if the rent is hiked beyond the yearly allowable increase. I hope you take this into consideration.

Sincerely,

s.22(1)

[REDACTED]

From: s.22(1)
To: Freeman, John; BerkeleyTowerTenants@gmail.com
Subject: STOP RENO-VICTIONS AT 1770 DAVIE STREET #DP-2018-00621
Date: Tuesday, October 23, 2018 3:39:05 PM

Dear Mr. John Freeman:

s.22(1)

I have seen Reliance Properties' outrageous, inappropriate and underhanded conduct once again. It should be plain that the primary reason for these plans is solely for the purpose of getting rid of established tenants to increase rents. It is on record that Jon Stovell himself has said exactly that.

I am confident logic will prevail and you will see these propositions for what they are, untenable in the extreme. Please do not allow passage of Stovell's Reliance proposals.

Thank you.

Sincerely,

s.22(1)

From: s.22(1)
Sent: October 17, 2018 7:17 PM
To: john.freeman@vancouver.ca
Cc: thor.kuhlmann@vancouver.ca; abigail.Bond@vancouver.ca; andrea.gillman@vancouver.ca
Subject: [berkeley-tower-group] Development application #DP-2018-00621 for 1770 Davie Street

John Freeman, Project Facilitator

Please be advised of my impact statement to this proposed development application

Dear Sir,

s.22(1)

First and foremost, I want to express my concerns about potentially being evicted from my home. s.22(1)

I am not initiating this eviction, my landlord is, therefore, I want to make it clear, that I do not want to leave my home because my landlord wants to triple the rent, break my lease, so he can do the "high end upgrades in the units to rent to the elite". I am a civil servant, I am not a politician nor am I a bureaucrat earning sufficient

wages that such a situation as this would not be an issue, s.22(1)

There are so few affordable rental spaces available in the west end, why would the city willingly approve this proposed development at this site to reduce the affordable housing units and reduce the units available. Yes work needs to be done to the building/units, but, not at the expense of losing affordable housing. It appears that the first floor units are being eliminated to accommodate the businesses requests for roof top patio decks which in turn will undoubtedly increase the noise level incurred by clientele visiting these establishments. The top two floors have been eliminated to accommodate only three two storey units which again is to serve the landlords desire to substantially increase the rent for the "elites" renters. Eliminating four units plus one penthouse suite that house six people should not be acceptable. That is not structural issues that's evicting affordable housing to increase rental revenues. We as long term tenants have informed the landlord that we are willing to accommodate the landlord around the renovations that are required and we are currently enduring those renovations while the landlord is repairing part of our essential services namely the elevators. We have no on site manager, therefore, we have experienced shortages of heating service which is again another essential service that we are accommodating the landlord while work is being done. I have lived through complete plumbing work done through out the building and was not evicted, I have seen buildings in the neighbourhood that have replaced windows and have not evicted tenants while work was being done.

Why then would this current landlord claim to not be able to work around us if not for the primary reason of evicting us by way of breaking our leases and to double, triple or quadruple the rents that are being generated from the rental units in this building.

The city has always claimed to have affordable housing as one of its primary concerns, if you should approve these permits, you are then agreeing with this landlord and enabling him to eliminate crucial affordable rental units that are in demand and in a crisis situation.

This building is a "Landmark building", changing the look of the building should not be acceptable, removing the driveway in order to accommodate more ground level stores again is questionable. However, it's not my building and who am I to question the future plans for this building, but, what I do question is the validity of the reason to evict tenants that are more than willing to accommodate a landlord that is clearly acting in bad faith.

Please reconsider approving these permits and help us save our affordable housing, there are so few left in the city. Our landlord is building a brand new building up the street with multiple units that will help him provide housing for the elite and of course can allow him to charge as much as he wants. Please help us save our homes.

Sincerely

s.22(1)

From: s.22(1) [REDACTED]
To: [Freeman, John](#)
Subject: Tenant Response - Development Application 1770 Davie
Date: Thursday, November 1, 2018 11:39:32 PM
Attachments: s.22(1) [REDACTED]

To: John Freeman

Please see attachment, thank you.

Sincerely,

s.22(1) [REDACTED]

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November 1, 2018

Dear: Mr. Freeman,

s.22(1) Vancouver BC. Today I am writing to you today in regards to the development application for 1770 Davie Street, Vancouver, BC.

s.22(1)

For various reasons stated below, I am hesitant to agree with the approval and *necessity* of the 1770 Davie Street Development Application:

- From the start the landlords had acted in bad faith; s.22(1) on three different instances from the pre-sale of the building, two times post-sale and then eventually the fourth time an application for s.22(1)
- Subsequently, Jon Stovell, president of Reliance Properties appears to be disingenuous and contradictory. What he preaches and what he actually puts into action clash with his ideologies. Here are a couple of examples:

a) <https://www.vancouverrealestatepodcast.com/podcast/burrard-place-developer-reliance-properties-president-jon-stovell-talks-future-vancouver-real-estate/> *Jon's comments on the article: Increase supply. It's astounding how much time we spend arguing about the market share of foreign buyers, but they are not driving most of the market and only account for a small proportion. The real issue is the lack of housing inventory. They say you need six months of unsold listings to represent a balanced market, but in new home pre-sales there are 0 months of unsold inventory. It takes three to seven years to get a permit for a major project in Vancouver. Plus, there is not enough land that's zoned and ready to go. Even in the Cambie corridor, every single building is a re-zone (despite the fact they know what the buildings will look like). The process is too long and too risky.* The conflict here is that the design of the development decreases the number of suites from 58 to 52 as well as lowering the number of residential parking stalls. This is the opposite of **"increasing supply"**

b) <https://biv.com/article/2015/06/profile-jon-stovell-president-reliance-properties> *Jon's comments on this article: I'm really keenly interested, as a citizen of Vancouver who grew up here, in offering the broadest array of housing options for people," he said. "I find it quite sad, actually, that the city has become so expensive, and I don't think the regulators in the city, and our industry, work hard enough to try to make sure people have a really good range of options."* The quarrel in this statement is that development application design is to create luxury suites thereby **increasing rent** within the building. The landlord could just do the necessary upgrades and maintenance that would still keep the building's existing tenants.

- The City speaks of their concern for the lack of affordable housing. How is the City going to resolve this issue? Words are just empty promises if the City does not find a solution that can fix the increasing rental crisis. I know that I am not formally well-educated but I have seen opposing media coverage of the lack of City support for the landlord. The hardship *certain* landlords/developers have to endure through the development process application has often backed the landlords into a corner and due to those reasons the landlord becomes financially burdened. Rather than jumping through those hoops the landlord's strategy is to take a blanket approach by vacating all tenancy which will then allow a landlord to increase rent from \$800 to \$2500 for a bachelor suite in the West End.
- The lack of definability of market rent is a problem. There is no "cap" on market rent, the landlord is allowed to introduce any amount of rent that they think the market will pay up to. The City has to come up with formula or cap to put a halt to these large rent hikes otherwise the CMHC rates will continue to rise. This ever mounting market rent also applies to retail space; the rents are so high there is no sustainability, the business shuts down and numerous commercial spaces stay vacant.
- The lack of affordable rental accommodation has decreased the amount of needed labourers in all job fronts. Especially with the "every day job" or minimum wage jobs; commuting takes more than an hour to travel to and from so many do not want to work in the West End due to the commute time. For the existing working employee in the area, the job description becomes heavier due to lack of employees to do the job. Each staff member now has to increase their job tasks to make up for the lack of staff.

In short, Reliance Properties has acted in bad faith, both landlords and the City have made promises to *fix* the affordable housing crisis and there is conflict between the City vs Landlords vs Tenants. These are the reasons as to which why I am hesitant and suspicious of the *necessity* of the renovation/development application. Perhaps the City decides it does not need the trust or support of its people, but I am unable to foresee how this will be sustainable (mainly in regards to local, minimum wage-type labour).

Sincerely,

s.22(1)



From: s.22(1)
To: [Freeman, John](#)
Subject: The Renovictions at Berkeley Towers
Date: Friday, October 26, 2018 11:15:59 AM

Dear Mr. Freeman:

s.22(1) the location of Berkeley Towers.

s.22(1) there are residents who have lived here for nearly ten times that length. The eclectic and vibrant people here have formed a tight knit community over the decades and are in the very real danger of possibly being homeless soon. If we are to be honest, there is no way some of them can afford to remain in Vancouver should they lose the affordable units they have been living in for, quite literally, a generation.

For all their talk about affordable housing and "going the extra mile" for evicted tenants, Reliance Properties is really just doing this to convert affordable homes to luxury units for higher profits. I understand that a corporation's motivation is to maximize profits, but it should be the city's job to balance that with the needs of the people and communities that reside within it. That balance has been so skewed towards one direction that it has affected Vancouver in a profound and disturbing fashion.

The renovations needs to be done. We are not questioning that. But it cannot be used as an excuse to end tenancies just so they can raise rents. We need to maintain affordable housing in Vancouver.

Thank you for your time.

Kind regards,

s.22(1)

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From: "Freeman, John" <John.Freeman@vancouver.ca>
To: "Berkeley Tower" <berkeleytowertenants@gmail.com>
Date: 1/28/2019 11:08:37 AM
Subject: RE: 1770 Davie St DP-2018-00621 notification of a decision

Hi s.22(1)

1. Reconfigure in development and building lexicon refers to the removal and replacement of walls specifically interior walls.
2. We can ask or encourage the applicant to do things but technically have no By-law to require the applicant to comply with this condition. The conditions in some cases are interrelated. The wording is hierarchical to indicate that if the applicant chooses not to do something that is "highly encouraged" it would impact the discretionary powers of the Director of Planning. See section 3 of the CoV Zoning and Development Bylaw: <https://bylaws.vancouver.ca/zoning/Sec03.pdf>

The "note to applicant" is clarifying the condition to retain the 2nd floor suites by further encouraging the retention of the upper floor suite configuration. The City doesn't want to lose the number of suites so we are looking for a balance of retain and minimal reconfiguration. The City doesn't have authority to demand no net loss of units from the applicant in this case.

Regards,

John Freeman

City of Vancouver
(604) 871-6076

From: Berkeley Tower [mailto:berkeleytowertenants@gmail.com]
Sent: Sunday, January 27, 2019 8:00 PM
To: Freeman, John
Subject: Re: 1770 Davie St DP-2018-00621 notification of a decision

Hello John,

s.22(1)

There's a few questions we have so far:

1. "Reconfiguration" - what does that mean?
2. "Encouraged" - what does that mean? Is there a points system or some equivalent wherein if they do a bunch of things which are not **encouraged**, then it'll be sent back for review?

I look forward to your response.

s.22(1)

On Fri, Jan 25, 2019 at 5:08 PM Freeman, John <John.Freeman@vancouver.ca> wrote:

Hi there,

I would be happy to discuss the details of the Letter. Please let me know who I am talking to. I can also be reached at the phone number below.

The whole condition reads:

- 1.1 retention of the existing dwelling units on the second floor;

(Note to Applicant: Minimizing unit reconfiguration on the upper floors is also highly encouraged and would help achieve community objectives to preserve rental housing.)

The intent here is to not lose the 2nd floor units but also to add an amenity for tenants on the roof deck with condition :

1.5 consideration of an outdoor amenity space on the second floor rooftop;

So the Director of Planning would prefer not to lose those 2nd floor units even for an interior amenity space. Retention of rental units is the priority.

Hope this helps, J

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing

(604) 871-6076

John.freeman@vancouver.ca

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ta\u0066 ? (Tsleil-Waututh) Territories (Vancouver)

From: Berkeley Tower [mailto:berkeleytower tenants@gmail.com]

Sent: Thursday, January 24, 2019 5:18 PM

To: Freeman, John

Subject: Re: 1770 Davie St DP-2018-00621 notification of a decision

Hello John,

Thank you for letting me know about the approval of the application.

Within the "prior to" letter the following is stated:

Minimizing unit reconfiguration on the upper floors is also highly encouraged and would help achieve community objectives to preserve rental housing.

Would you be able to clarify what exactly this means as there are no specific parameters suggested within this recommendation.

Thank you,

On Mon, Jan 21, 2019 at 1:30 PM Freeman, John <John.Freeman@vancouver.ca> wrote:

Good Morning,

RE: 1770 Davie Street

Development Application Number DP-2018-00621

Please refer to my postcard of October 12th 2018 regarding the application to retain and alter this existing 17-storey, mixed-use building.

As an interested party, please be advised that this application has been approved by the Director of Planning, subject to a number of conditions. A Development Permit will be issued, once the applicant has fully satisfied all of these conditions. For your information, our letter outlining the conditions to be met can be found at the following link here:

<https://development.vancouver.ca/1770davie/index.htm>

Yours truly,

John Freeman - Project Facilitator

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(604) 871-6076

John.freeman@vancouver.ca

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[Berkeley Tower Tenants Website](#)

[Berkeley Tower Tenants Facebook Page](#)

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[Berkeley Tower Tenants Website](#)

[Berkeley Tower Tenants Facebook Page](#)

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[Berkeley Tower Tenants Website](#)

[Berkeley Tower Tenants Facebook Page](#)

From: "Freeman, John" <John.Freeman@vancouver.ca>
To: s.22(1)
Date: 1/30/2019 12:44:45 PM
Subject: RE: 1770 Davie St DP-2018-00621 notification of a decision

Hi s.22(1)

Thank you for your follow up question regarding 1770 Davie.

We are working with the applicant to finalize a few more details on the Tenant relocation Plan (TRP), and are aware they have offered additional incentives directly to tenants in late November. As this final review takes place, we are waiting to see how the applicant intends to respond to the conditions set out in the prior-to letter.

The City will meet with the applicant to discuss the responses to Conditions of Approval. When there is a conclusion reached with the applicant the City will be in touch with tenants and neighbours to let them know next steps.

Cheers,

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing

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John.freeman@vancouver.ca

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From: s.22(1)
Sent: Monday, January 21, 2019 1:43 PM
To: Freeman, John
Subject: Re: 1770 Davie St DP-2018-00621 notification of a decision

Hi Mr. Freeman,

I skimmed the linked list of conditions, and I see in section 1.15-1.18 there is reference made to tenant relocation. I do not see any specific plan as to the action plan following, other than to build a list of each tenant along with their unit information. What is the course of action proposed to address the loss of housing this renovation presents?

Thank you,

s.22(1)

On Mon, Jan 21, 2019 at 11:30 AM Freeman, John <John.Freeman@vancouver.ca> wrote:

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From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 11/14/2018 10:55:10 AM

Subject: RE: 1770 Davie Street, further comments on public hearing

Hi s.22(1)

I know this is frustrating and difficult for residents. It is a terrible feeling to be vulnerable in this incredibly expensive housing market. The City has undertaken many measures (empty home tax, laneway housing, secondary suite, mandatory Social Housing in re-zoned developments, duplex zoning etc) to try to address the affordability issue and it sounds like it is finally reaching senior levels of government for action. I hope we will see new measures at the Provincial and Federal levels to re-start building affordable housing.

The By-laws that are applicable to the application at 1770 Davie bind decision making powers by City officials. It is a unique situation in many ways. If the building was a few blocks away in RM-5A for example it would be subject to this policy: <https://bylaws.vancouver.ca/ODP/RHS.pdf> There are significant legal liabilities to working outside of those By-laws. I wish I could be more helpful.

Kind Regards,

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing

(604) 871-6076

John.freeman@vancouver.ca

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Upcoming out of office: Nov 19th

From: s.22(1)

Sent: Tuesday, November 13, 2018 7:01 PM

To: Freeman, John

Cc: s.22(1)

Subject: Re: 1770 Davie Street, further comments on public hearing

Thank you John,

My next question would be where do we go from here? Of course you can see we're trying to prevent an unnecessary mass-evict, so in your view, where would our efforts best be focused?

I understand that you did not create the system within which you're working, but if the contentiousness of the issue doesn't really have any weight on whether a permit will be issued or not, then it seems to me that the whole exercise of a public consultation in my view seems to have limited use.

Thanks again,

s.22(1)

On Tue, Nov 13, 2018 at 4:48 PM Freeman, John <John.Freeman@vancouver.ca> wrote:

Hi s.22(1)

The short answer is no. Neither the Director nor the Board have that authority when the applicant is applying for permission to alter the building in the way they have. It is considered a renovation not subject to the "Rate of Change" as defined by our By-laws. There is some conditionality in the application but not

much. Building Code will have an impact on the scope of the renovation but that will not stop the Development Permit from being decided.

I wish I had other answers for you and other residents of the Berkeley. I understand that senior staff and City Council are in discussions as we speak so hopefully there will be progress on this difficult and emotional issue soon.

All the best,

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From: s.22(1)
Sent: Friday, November 9, 2018 12:07 AM
To: Freeman, John
Cc: s.22(1)
Subject: Re: 1770 Davie Street, further comments on public hearing

Thank you John,

I suppose my next question is does the director of planning alone have the authority to deny an application based on the negative impact it's approval would have in the community and that it-- although allowable by the zoning--goes directly against the City's wider affordable housing goals? (See below affordable housing goals which I have pulled directly from the City's website).

As you have probably gathered our concern here is, because the zoning is deemed to be so straightforward that if this application doesn't get a public hearing, approval is likely therefore triggering official eviction notices to the tenants.

City of Vancouver Housing goal references:

Upon landing on the "[Housing](#)" section of the City's website one is greeted with this bold heading:

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- People of all incomes and backgrounds can participate in their communities

further:

The focus of our 10-year housing strategy

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We need the right housing for families, key workers, young residents, seniors, and our most vulnerable residents:

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- Rental housing for families earning less than \$80,000

On Thu, Nov 8, 2018 at 09:41 Freeman, John <John.Freeman@vancouver.ca> wrote:

Hi s.22(1)

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Regards,

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From: s.22(1)

Sent: Thursday, November 8, 2018 8:37 AM

To: Freeman, John

Subject: Re: [1770 Davie](#) Street, further comments on public hearing

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What is the specific criteria with which the chair of the board will use to assess whether an application merits a public hearing?

On Tue, Nov 6, 2018 at 17:01 Freeman, John <John.Freeman@vancouver.ca> wrote:

Hi s.22(1)

To clarify the application is a full Development Permit which we identify as "major". However, the difference between a decision by the Director of Planning or by the DP Board is not that it is major or minor. Some decisions are very complicated and/or a DP Board decision is required by the zoning. In

C-5 and because of scope of the application this falls under the authority of the Director of Planning. Notification periods, reviews and protocols are the same.

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Contentiousness can cause an application to go to the Board but that decision falls to the discretion of the Chair of the Board unless it is mandated by the zoning.

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From: s.22(1)

Sent: Monday, November 5, 2018 8:32 AM

To: Freeman, John

Cc: berkeleytower tenants@gmail.com

Subject: Re: [1770 Davie Street](#), further comments on public hearing

I would further like to add that this application, by definition, qualifies to be upgraded to "major" as as stated in the [Glossary of Terms: Brief Explanation of Zoning and Development Permits in Vancouver](#) on the City of Vancouver's website:

Major Applications: A major application is for a development that may have a significant impact on its surroundings, or may be **contentious in the community**.

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s.22(1)

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s.22(1)



From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

CC: s.22(1)

Date: 11/13/2018 4:48:42 PM

Subject: RE: 1770 Davie Street, further comments on public hearing

Hi s.22(1)

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From: s.22(1)

Sent: Friday, November 9, 2018 12:07 AM

To: Freeman, John

Cc: s.22(1)

Subject: Re: 1770 Davie Street, further comments on public hearing

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From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 12/12/2018 3:47:41 PM

Subject: RE: 1770 Davie Street, further comments on public hearing

Hi s.22(1)

No decision so far. I suspect it will be the end of the year or perhaps early January before we have one. I will be sending out re-notification to all the folks that wrote in once it is official. Typically there is a week or two between decisions and sending out notifications to respondents.

All the best, John

John Freeman - Project Facilitator

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As you can see these are highly complicated projects that have many aspects, documents and reviews. 1770 Davie is a very straightforward application that, while controversial, is not complex. The Chair would have a discussion with other senior staff to get a sense of the scope of the project and the level of controversy before deciding whether or not it should be decided by the Board. There is not a set criteria, apart from zoning that requires the Board, to determine authority.

Regards,

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing

(604) 871-6076

John.freeman@vancouver.ca

Unceded x\u0069695 ?m\u0069601 ?\u0069601 ?y\u00787 ?\u0069601 ?m (Musqueam), Sk\u00817 ?wx\u00817 ?w\u0077mesh (Squamish), an S\u0069601 ?\u00787 ?\u0069601 ?\u0069600 ? (Tsleil-Waututh) Territories (Vancouver)

From: s.22(1)

Sent: Thursday, November 8, 2018 8:37 AM

To: Freeman, John

Subject: Re: [1770 Davie](#) Street, further comments on public hearing

Thank you again John for your prompt reply.

What is the specific criteria with which the chair of the board will use to assess whether an application merits a public hearing?

On Tue, Nov 6, 2018 at 17:01 Freeman, John <John.Freeman@vancouver.ca> wrote:

Hi s.22(1)

To clarify the application is a full Development Permit which we identify as "major". However, the difference between a decision by the Director of Planning or by the DP Board is not that it is major or minor. Some decisions are very complicated and/or a DP Board decision is required by the zoning. In C-5 and because of scope of the application this falls under the authority of the Director of Planning. Notification periods, reviews and protocols are the same.

Even if this was an application following rezoning it might fall to the DP Board or might not.

Contentiousness can cause an application to go to the Board but that decision falls to the discretion of the Chair of the Board unless it is mandated by the zoning.

Regards,

John Freeman - Project Facilitator

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John.freeman@vancouver.ca

Unceded x\u00695 ?m\u0069 ?\u0069 ?\u0069 ?\u0069 ?\u0069 (Musqueam), Sk\u0069 ?\u0069 ?\u0069 ?\u0069 (Squamish), an Slu\u0069 ?\u0069 ?
ilw\u0069 ?\u0069 ?\u0069 (Tsleil-Waututh) Territories (Vancouver)

From: s.22(1)
Sent: Monday, November 5, 2018 8:32 AM
To: Freeman, John
Cc: berkeleytower tenants@gmail.com
Subject: Re: [1770 Davie Street](#), further comments on public hearing

I would further like to add that this application, by definition, qualifies to be upgraded to "major" as as stated in the [Glossary of Terms: Brief Explanation of Zoning and Development Permits in Vancouver](#) on the City of Vancouver's website:

Major Applications: A major application is for a development that may have a significant impact on its surroundings, or may be **contentious in the community**.

I look forward to your reply on this matter,

s.22(1)

On Sun, Nov 4, 2018 at 11:52 PM s.22(1) wrote:

Attention John Freeman,

I am adding to my previous comments as the need for a public hearing is not only dire, but also applicable in this case as stated in the [Glossary of Terms: Brief Explanation of Zoning and Development Permits in Vancouver](#) on the City of Vancouver's website:

Minor Applications: A minor application is for a development that is already "outright" under the existing zoning, or is not considered to be contentious.

If there is any Development application that is considered contentious, it's Berkeley Tower. Please refer to the select media coverage Berkeley has received in the links below:

[The Star Vancouver](#)
[The Georgia Straight](#)
[The Vancouver Sun](#)
[The Lynda Steele Show](#)
[On the Coast with Gloria Macarenko](#)

I look forward to your response on this matter,

s.22(1)

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 11/7/2018 2:37:31 PM

Subject: RE: 1770 Davie Street - DP-2018-00621

Good Afternoon s.22(1) – I did get your letter below on Nov 5th. J

Thank you for your thoughtful comments regarding this application, DP-2018-00621, at 1770 Davie St. Your letter will become part of the official file for this Development Application. We have extended the comments period for an additional week. If you have responded within the comments period ending November 5th, 2018, you will receive an update when the Application has arrived at a Decision by the Director of Planning however, all comments received before the date of decision will be considered. Your feedback is important and will help shape City policy and decision making.

Social Policy and Housing groups and others at the City are reviewing this application. A Tenant Relocation Plan (TRP) has been submitted as a part of this application. Discussions with the Building Review Branch, Engineering and Planning are also underway. The Director of Planning will pay particular attention to comments from neighbours and residents of the area before making a decision on this application. The Director of Planning has authority over projects that are allowed under the existing zoning and are of a less complicated nature like this one. Some zoning districts require the Development Permit Board authority. During each process stream the public has an opportunity to comment on the application in writing. All notification responses are reviewed by the Director of Planning and senior staff throughout our process. The public always has a strong voice in our processes.

Please consider the applicable C-5 zoning and West End Community Plan when you compose your letter regarding this application. You can find more details at the following link:
<https://development.vancouver.ca/1770davie/index.htm>

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Regards,

John Freeman - Project Facilitator
City of Vancouver | Development, Buildings & Licensing
(604) 871-6076
John.freeman@vancouver.ca

Unceded xʷməθkʷəy̓ ə m(Musqueam), Skwxwú7mesh (Squamish), an ᑭᐢᐱᐅᐱᐅ (Tsé-l-Wut) Nations (Vancouver)

From: . s.22(1)
Sent: Wednesday, November 7, 2018 11:05 AM
To: Freeman, John
Cc: BerkeleyTowerTenants@gmail.com
Subject: FW: 1770 Davie Street - DP-2018-00621

Please confirm your receipt of my letter on Monday, November 5.
Thank you.

From: s.22(1)
Sent: November-05-18 4:55 PM
To: 'john.freeman@vancouver.ca'
Cc: 'BerkeleyTowerTenants@gmail.com'
Subject: 1770 Davie Street - DP-2018-00621

Dear Mr Freeman:

s.22(1) Please withhold permits until the developer agrees to explore with the tenants of Berkeley Tower the necessity of evictions. I am fully prepared to accommodate the renovations, and even to vacate at my own expense in order to continue living here afterwards, but the landlord developer wants vacant possession so that he can triple the rent or resell the building at a huge profit, or turn the building into condos. The building needs some maintenance but it's a good solid concrete building. We have already lived through the replacement of water pipes here and I doubt anything could be as loud as drilling 5" cores out of 8" concrete for a month. Elevator guide beams were replaced over the course of a month this year, suites have been merged and reconfigured, and in the 90's they chiseled a 2' solid concrete walk-in bank vault out of the main floor with the biggest jackhammer on wheels I'd ever seen. Our previous landlord would never have thought of evicting us for maintenance or renovation. I don't know how many other buildings and lives Jon Stovell has ruined because of his greed. Certainly, he has practice. As an Assistant Director in the film business since the '80s I can see scripted staging when it exists. The bullying and intimidation started as soon as he bought the place two years ago. Even the sales brochure bragged that the tower was in a commercial zone and that there was great potential to increase rents to luxury levels. When Jon Stovell speaks of viability of the building he's talking about his passion: end rent control, triple everyone's rent, no matter what cost to whom including increased homelessness and livability for the entire city. His plan, which the City planners have endorsed, has us living through the entire renovation anyway, paying rent and being evicted in groups. The ground floor restaurants and retail will continue to operate the whole time. Although I am willing and able to accommodate the renovations, it is clear to me that the goal is to empty the building of tenants and nothing else. Since you all have one job and it's based on saving affordable housing, I will not pretend that you aren't fully aware of what's really going on. Still, it feels like this is my only chance to be heard.

The whole permit application and everything it involves is terrible beyond belief. I'm still astounded that the City has presented these plans straight out of Stovell's script and it's up to us to fight our eviction. The Affordable Housing planners are acting as if there is nothing wrong with any of this. It seems as though nobody ever tells Stovell "No" and you don't want to start now. I have been awakened to the fact that ours is just one little building out of hundreds that are undergoing the

same trauma right now or have been through it in the last few years. The city voted roughly 66-33 against the politicians who were seen as bowing to developers. If we had more time and resources, we could get every normal citizen to write a letter against this awful plan. s.22(1)

, and West End neighbours are rightly angry, fearful and frustrated about unbridled renovictions. It's bad enough that every rental tower being built new is unaffordable but now the developers are raiding long-established affordable rentals this way. Even people who own their homes can see the difference between right and wrong. People who own businesses can see that their staff and family members need homes. Salaries aren't going up, why would the city systematically allow this megalomaniacal plan to triple everyone's rent?

After communicating with our planner through many email threads it's easy to see who they work for, and it's not the tenants. When asked, City Affordable Housing Planner Andrea Gillman said we could go to First United Church for support; there's no help for tenants at City Hall. In a press statement during his campaign, Mayor Kennedy Stewart confirmed that there are no advocates for us at City Hall and that what the tenants of The Berkeley are going through with the City is a nightmare. City planners have backed up the landlord's script, including that he generously offered tenants twice the compensation of both levels of government. Reliance has never offered relocation options, the most valuable part of the TRP (and what the R stands for). It has been incredibly frustrating to get confirmation of what the TRP provides even now. The landlord has never contacted us for anything other than his private deal. The permit application says that the TRP is complete but the City Affordable Housing Planners have not come through with the answers we need. At our meeting with Abigail Bond on Oct 5, we heard our rights. She agreed it's not fair for each of us to negotiate the TRP with the landlord individually and that we need to know what we are due. She said it's Reliance's job to engage with us not the other way around. We drafted a letter with important questions the tenants desperately need answers to, and she promised to send it back on city letterhead. On Friday, Nov 2, we got nothing but the same ambiguous answers that we already pulled out of Thor Kuhlmann back in July! "Reliance proposes to work with you" instead of what we needed: "It's Reliance's responsibility to provide all terms of the TRP in detail, listed here". We waited four weeks for so many answers and didn't get a single one in writing. I won't get into the twenty questions here, you have them. Most important though, is the confirmation that the TRP will cover relocation to three similar places per our current tenancy agreement, at CMHC rates. s.22(1)

I think so but per Abigail Bond, it's not my job to negotiate the TRP as an individual with the landlord. CMHC rates by the way have been driven up so high due to City mismanagement of developer greed. Even CMHC rates would come close to doubling my current rent, even more if the other material terms in my tenancy agreement aren't met. But that's still better than what Padmapper shows, triple my rent for this place as-is. We need to know what qualifies a person as vulnerable considering nobody here can afford to pay double, even if we have jobs. Thor's Nov 2 letter, one day before the public consultation deadline, again neglects to confirm TRP housing options within 10% of current rent for vulnerable tenants. It's outrageous that the City planners have hinted that it's their responsibility to do this dirty work for Stovell. That if he can't find affordable places to relocate tenants for his great benefit, the City will work to find other developments for subsidized living. Stovell has 60 buildings but his ideology is to kill rent control. He stated in public that he will not settle for less than \$1,500 for 500 square feet here, but he will get much more.

He will probably not offer to subsidize (our planner's words) our rent to CMHC rates or within 10% for the vulnerable even in his own buildings. Therefore, it seems City planners are threatening that my 70-year-old friends who have been here for forty years and on fixed incomes are going to be sent to social housing or worse, a DTES SRO on the City's dime and Stovell's behalf! What do you

think poverty activists have to say about that? They have no resources as it is. It's not a good idea to take a crowd of safe people and add them to the horrible poverty there. Please don't do this for purely developer gain. His plans mean nothing to improve our corner, just ruin our lives. As Owner, it's his civic duty to maintain his building. Don't hold us all hostage just so the landlord will paint the outside like he should have years ago.

If we can't afford inflated CMHC rates, where will we go? Chilliwack? We live and work here! Where will the sick and financially vulnerable go, a box under a bridge or a dorm where they have to high pay rent elsewhere just for storage of their belongings?

We need a public hearing for this application due to the social complexity of the displacement of tenants. We need an extension on the public consultation process because the TRP is nowhere near sorted.

As I mentioned to you in our letter thread last week about the actual development permit, we need an extension on the public consultation due to lack of information that is meant to be considered. There are so many holes in the permit application that it can only be seen as being done on purpose. The DP letter says there are 7 added parking spots but in fact there is a CRU infill on 22 parking spots that will not be replaced. Also the 7 parking spots under that are for commercial tenants not for residential tenants. Net loss of 22 parking spots for tenants at Denman and Davie. There must be a bylaw against that but maybe erroneous commercial zoning is to blame.

The landlord's idea that the 58 families who live here would not demand to be seen as people in a 15 storey apartment building is ludicrous. Yet our City planner, Thor seems to revel in the loopholes on his behalf. Again, he plays right into Stovell's script. Commercial zoning is meant for a suite above a store. Maybe it makes sense on a small scale that the right to return at minus 20% doesn't count. If a store is redeveloped chances are the suite will not exist as it did. Another terrible loophole here, and Thor agrees, is that any number of suites can be dissolved, against city housing bylaws, because we are in a commercial zone - not a tower filled with families, not a community of folks living in affordable housing. Surely, this is another reason why Jon Stovell jumped at the chance to buy this building. He's the one with the guts to ram through this injustice. C zoning means that he can turn the first floor into an gym and game room and negate provincial RTA law that says everyone has the right to move back at market rents too. C zoning probably gives him a right to make an open air bar on the roof just outside of the first floor suites. So there will be a full time alcohol-fuelled party outside of half the building's bedrooms and livingrooms, another bad idea for whoever lives here. Worst of all, C zoning means he can squeeze a store on top of the parking lot without going to city council to ask for the right. The property should be seen as holding the residential tower that it is and the landlord should be required to sell this terrible idea instead of ramming it through loopholes. If this tacky-looking luxury store (that doesn't suit the iconic tower) gets built, it will be the FIFTH empty luxury storefront on our side of the block, now that even Tim Hortons has closed their doors. How does that even make sense? Well of course it does when you remember the script. A development permit application being granted for a store next door means all of the tenants on the lot will be evicted. City and developer bullying tactics have already scared off some tenants, the next step to the RTB will scare off many more and final step of BC Supreme Court will just leave a few standing but we will win because of BC Law. Still, once we are beyond the City permits, we move into the realm where the corporate monsters thrive. They will evict us again two weeks after we won the first time because they have the City's permits. They will appeal Supreme Court decisions because they have everything to win and the money to attack us until we crack. I think the City has been enabling this practice for years, but please consider how all you have to do is give the tenants a modicum of justice now and we can work together to get our City

back from the grasp of psychopaths like Jon Stovell.

The TRP is meant to augment the BC Residential Tenancy Act. The City planners have confirmed this on pretty much all but one point. They are afraid to stand up to Jon Stovell and say BC RTA guidelines demand that renovation is not cause for eviction. The Vancouver TRP requires BC RTA guidelines are met. It's clear that a tenant doesn't need to be evicted for renovation if they are willing to go along with the work. Also, per the RTA the landlord isn't allowed to schedule work in a way that causes eviction just because it would be cheaper or easier to do it that way.

As far as the residential tower goes, I have found the plans to be suspiciously undefined. There is nothing in the drawings to show that any of the work Stovell told us about will actually be done. There are no drawings for the top two floors being merged, in fact the only diagram having to do with the tower shows changing some closets to accommodate washers and dryers in each suite, including the top two floors as if their floor plans will match the rest of the floors! This is another bad idea by the way, a washer and dryer in our livingroom? What incredible luxury! The only other work noted for the tower is replacement of 1950's windows. Renovation is not due cause for eviction, especially not replacement of windows which can be done in one day.

Mr. Freeman, s.22(1) that the plans for the top two floors are confidential for some reason and that I could only come see them in person. One of my neighbours had the same idea and went to your office on Friday the 2nd. He was told that he was not allowed to look at the plans unless he had permission from the developer! How is anybody supposed to provide feedback on documents that they can't see? We need to have this information released and an extension to the public consultation stage for this reason too. Both the development plans and the TRP details have been unavailable to us or anyone else as of today, November 5, the end of the three-week public consultation stage.

There is bad faith all over this development permit application. This is not a minor application where a much-needed store is being added to the block and tenants aren't being evicted for no reason. This is as about as contentious a situation that I'd ever wish to be in. We need the Mayor and City Council to intervene. We need a public hearing. This decision cannot be left to one nameless person behind a closed door. I can live with anything Jon Stovell wants to do except for ejecting me from my home just to triple the rent.

Sincerely,

s.22(1)

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 11/13/2018 10:37:22 AM

Subject: RE: 1770 Davie Street Development application: petition expressing opposition

HI s.22(1) The petition was received and recorded prior to end of day on Nov 5th.

Thank you, J

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing

(604) 871-6076

John.freeman@vancouver.ca

Unceded x\u0695 ?m\u0601 ?kw\u0601 ?y\u0601 ?u787 ?\u0601 ?m (Musqueam), Sk\u0617 ?wx\u0617 ?w\u0617 mesh (Squamish), an S\u0601 ?l\u0617 ?lw\u0601 ?ta\u0660 ? (Tsleil-Waututh) Territories (Vancouver)

From: s.22(1)

Sent: Sunday, November 11, 2018 3:15 PM

To: Freeman, John

Subject: Re: 1770 Davie Street Development application: petition expressing opposition

Hello John,

I'm following up to my previous email to find out if the 89 pages of a petition I delivered to your office to oppose the development application at 1770 Davie St were received.

Please let me know.

Thank you,

s.22(1)

On Mon, Nov 5, 2018 at 4:06 PM s.22(1) wrote:

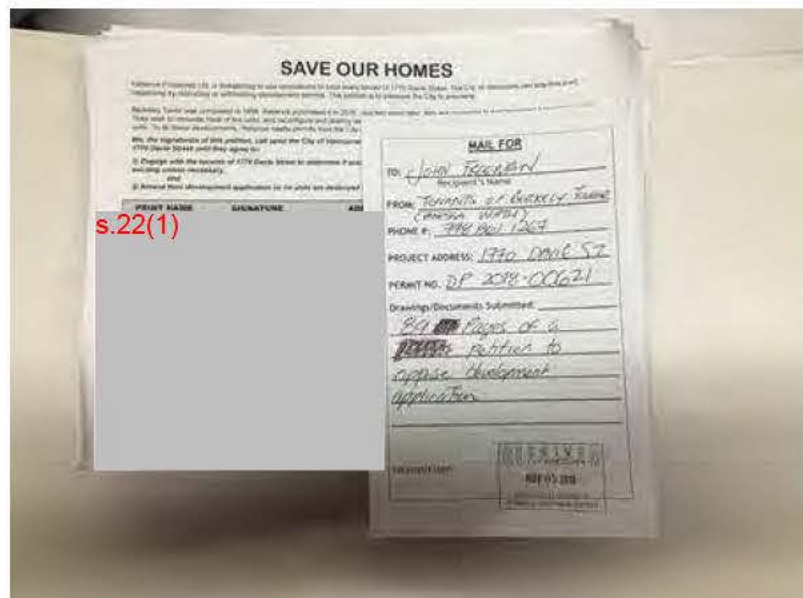
Hello John,

Today I delivered to your office 89 pages of a petition to oppose the development application at 1770 Davie St.

Please confirm that they were received.

Thank you,

s.22(1)



From: "Freeman, John" <john.freeman@vancouver.ca>
To:
BCC: **s.22(1)**

s.22(1)

D a t e : 1/21/2019 11:30:08 AM
S u b j e c t : 1770 Davie St DP-2018-00621 notification of a decision

RE: 1770 Davie Street
Development Application Number DP-2018-00621

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: "Freeman, John" <john.freeman@vancouver.ca>

BCC: s.22(1)

Date: 11/9/2018 11:15:20 AM

Subject: 1770 Davie St DP-2018-00621 notification responses

Good Morning,

Thank you for your thoughtful comments regarding this application, DP-2018-00621, at 1770 Davie St. Your letter will become part of the official file for this Development Application. We have extended the comments period for an additional week. If you have responded within the comments period ending **November 5th, 2018**, you will receive an update when the Application has arrived at a Decision by the Director of Planning however, all comments received before the date of decision will be considered. Your feedback is important and will help shape City policy and decision making.

Social Policy and Housing groups and others at the City are reviewing this application. A Tenant Relocation Plan (TRP) has been submitted as a part of this application. Discussions with the Building Review Branch, Engineering and Planning are also underway. The **Director of Planning** will pay particular attention to comments from neighbours and residents of the area before making a decision on this application. The Director of Planning has authority over projects that are allowed under the existing zoning and are of a less complicated nature like this one. Some zoning districts require the Development Permit Board authority. During each process stream the public has an opportunity to comment on the application in writing. All notification responses are reviewed by the Director of Planning and senior staff throughout our process. The public always has a strong voice in our processes.

Please consider the applicable C-5 zoning and West End Community Plan when you compose your letter regarding this application. You can find more details at the following link: <https://development.vancouver.ca/1770davie/index.htm>

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Regards,

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing

(604) 871-6076

John.freeman@vancouver.ca

Unceded x\u695 ?m\u601 ?\u0000kw\u601 ?y\u787 ?\u601 ?m (Musqueam), Sk\u817 ?wx\u817 ?w\u7mesh (Squamish), an S\u601 ?l\u787 ?ilw\u601 ?ta\u660 ? (Tsleil-Waututh) Territories (Vancouver)

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: "Freeman, John" <john.freeman@vancouver.ca>

BCC: s.22(1)

Date: 11/7/2018 2:35:46 PM

Subject: 1770 Davie St DP-2018-00621 notification responses

Good Afternoon,

Thank you for your thoughtful comments regarding this application, DP-2018-00621, at 1770 Davie St. Your letter will become part of the official file for this Development Application. We have extended the comments period for an additional week. If you have responded within the comments period ending **November 5th, 2018**, you will receive an update when the Application has arrived at a Decision by the Director of Planning however, all comments received before the date of decision will be considered. Your feedback is important and will help shape City policy and decision making.

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John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing

(604) 871-6076

john.freeman@vancouver.ca

Unceded x\u695 ?m\u601 ?\u0022kw\u601 ?y\u787 ?\u601 ?m (Musqueam), Sk\u817 ?wx\u817 ?w\u7mesh (Squamish), an S\u601 ?l\u787 ?ilw\u601 ?ta\u660 ? (Tsleil-Waututh) Territories (Vancouver)

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: "Freeman, John" <john.freeman@vancouver.ca>

BCC: s.22(1)

Date: 11/14/2018 11:09:39 AM

Subject: 1770 Davie St DP-2018-00621 notification responses

Good Morning ,

Thank you for your thoughtful comments regarding this application, DP-2018-00621, at 1770 Davie St. Your letter will become part of the official file for this Development Application. We have extended the comments period for an additional week. If you have responded within the comments period ending **November 5th, 2018**, you will receive an update when the Application has arrived at a Decision by the Director of Planning however, all comments received before the date of decision will be considered. Your feedback is important and will help shape City policy and decision making.

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Regards,

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing

(604) 871-6076

John.freeman@vancouver.ca

Unceded x\u695 ?m\u601 ?\u0022kw\u601 ?y\u787 ?\u601 ?m (Musqueam), Sk\u817 ?wx\u817 ?w\u7mesh (Squamish), an S\u601 ?l\u787 ?i lw\u601 ?ta\u660 ? (Tsleil-Waututh) Territories (Vancouver)

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: "Freeman, John" <john.freeman@vancouver.ca>

BCC: s.22(1)

Date: 11/13/2018 11:25:23 AM

Subject: 1770 Davie St DP-2018-00621 notification responses

Good Morning ,

Thank you for your thoughtful comments regarding this application, DP-2018-00621, at 1770 Davie St. Your letter will become part of the official file for this Development Application. We have extended the comments period for an additional week. If you have responded within the comments period ending **November 5th, 2018**, you will receive an update when the Application has arrived at a Decision by the Director of Planning however, **all comments received before the date of decision will be considered**. Your feedback is important and will help shape City policy and decision making.

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Regards,

John Freeman - Project Facilitator

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Unceded x\u695 ?m\u601 ?\u0022kw\u601 ?y\u787 ?\u601 ?m (Musqueam), Sk\u817 ?wx\u817 ?w\u7mesh (Squamish), an S\u601 ?l\u787 ?ilw\u601 ?ta\u660 ? (Tsleil-Waututh) Territories (Vancouver)