

File No.: 04-1000-20-2021-433 – PHASE 2

April 7, 2022

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 August 13, 2021 under the *Freedom of Information and Protection of Privacy Act, (the Act)*, for:

**All documents for Reliance's Tenant Relocation Plan agreement documents for the former 1170 Bidwell building including but not limited to the:**

- 1. Final Tenant Relocation Report;**
- 2. Final Tenant Relocation Plan**  
**<https://vancouver.ca/files/cov/tenantrelocation-plan-example.pdf>;**
- 3. Any other documents that form part of the agreement; and**
- 4. Any correspondence between Reliance and the City of Vancouver about the Tenant Relocation Plan.**

**Date Range: October 1, 2019 to March 31, 2020**

On January 20, 2022 you received a responsive records package relating to the above request. Once your records were prepared for release, it came to our attention that there were additional records that relate to your request.

All additional responsive records are attached.

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](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-433); 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,

*[Signed by Cobi Falconer]*

**Cobi Falconer, MAS, MLIS, CIPP/C**  
**Director, Access to Information & Privacy**  
[cobi.falconer@vancouver.ca](mailto:cobi.falconer@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at [foi@vancouver.ca](mailto: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. (Response package – Phase 2)

:ku

**From:** "Singh, Sandra" <sandra.singh@vancouver.ca>  
**To:** "Jon Stovell" <jons@relianceproperties.ca>  
"Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>  
**Date:** 2/2/2020 1:09:03 PM  
**Subject:** RE: Davie and Bidwell - Housing Agreement

---

Hello Jon,

With re: to your comment below

"We also have correspondence with Social Housing and the City Law Department leading up to the executed agreement where the intention of the agreement in this regard was made clear between the parties."

Could you please forward me that correspondence.

Thank you,

Sandra

**From:** Jon Stovell [mailto:jons@relianceproperties.ca]  
**Sent:** Friday, January 31, 2020 8:38 AM  
**To:** Singh, Sandra; Johnston, Sadhu  
**Subject:** Davie and Bidwell - Housing Agreement

Hi Sandra / Sadhu

Please see the attached housing agreement for Davie and Bidwell.

See clause 5(a)(iii).

The agreement clearly anticipates that the discount would be for two years.

We also have correspondence with Social Housing and the City Law Department leading up to the executed agreement where the intention of the agreement in this regard was made clear

between the parties.

Given the Defamatory activities against Reliance and me personally being undertaken by these tenants and the BCGEU it is critical to us when you are reporting to Council that it is clear that we are meeting and now exceeding with the 20% option our TRP, and exceeding the City current policies by an immeasurable amount more.

Please confirm this and that you have cleared the TRP conditions for the 1188 Bidwell Occupancy Permit.

Kind regards.

--

**JON STOVELL** PRESIDENT

305 - 111 WATER STREET  
VANCOUVER, BC CANADA V6B 1A7  
D **s.15(1)(l)** F 604 683 6719  
[RELIANCEPROPERTIES.CA](http://RELIANCEPROPERTIES.CA)

**From:** "Singh, Sandra" <Sandra.Singh@vancouver.ca>  
**To:** "Jon Stovell" <jons@relianceproperties.ca>  
**Date:** 2/5/2020 12:53:16 PM  
**Subject:** Re: Davie and Bidwell - TRP Background Documents

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Thank you for sending Jon,

We will review and get back to you.

Could I encourage you to reach out to the tenants asap to signal your intention to discuss with them further ideas for a potential resolve? I think time is of the essence on first contact from you. Thank you for considering.

I am in meetings until 5 pm that I can't step out of but will check back in then

Thanks

Sandra

Sent from my iPhone

On Feb 5, 2020, at 12:17 PM, Jon Stovell <jons@relianceproperties.ca> wrote:

Hi Sandra / Sadhu

Please see the attached letter from our Solicitor (who negotiated the housing agreement with your solicitor) together with supporting emails.

With respect we believe these documents clearly support our approach to the TRP.

Given that Vancouver City Councilors have now entered the media claiming that we have not acted in the spirit of the agreement we will have to share this information with them as well.

If you have any documents that evidence some alternate spirit of the agreement please provide them to us.

Kind regards.

--

JON STOVELL PRESIDENT

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VANCOUVER, BC CANADA V6B 1A7  
D **s.15(1)(l)** F 604 683 6719  
[RELIANCEPROPERTIES.CA](http://RELIANCEPROPERTIES.CA)

**From:** "Singh, Sandra" <sandra.singh@vancouver.ca>  
**To:** "Jon Stovell" <jons@relianceproperties.ca>  
**Date:** 2/6/2020 6:50:54 PM  
**Subject:** Letter re: 1188 Bidwell TRP - s.22(1)  
**Attachments:** ACCS - GM - Letter (Reliance Properties) - 1188 Bidwell - s.22(1) (2020-02-06).pdf

---

Dear Jon,

Attached please find a letter regarding re: TRP interpretation for 1188 Bidwell – s.22(1) .

Thank you,

Sandra

**Sandra Singh** | General Manager  
Arts, Culture & Community Services  
604.871.6858 | sandra.singh@vancouver.ca  
Pronouns: she, her, hers

Assistant: Sarah Pickstone  
Phone: (604) 873-7408  
E-mail: sarah.pickstone@vancouver.ca

*The City of Vancouver acknowledges the unceded homelands of the xʷməθkʷəy̓əm (Musqueam), Sḵw̓x̓wú7mesh (Squamish), and Seḵw̓wítulh (Tsleil-Waututh) Nations.*



><<<

**From:** "Jon Stovell" <jons@relianceproperties.ca>  
**To:** "Singh, Sandra" <Sandra.Singh@vancouver.ca>  
**Date:** 2/6/2020 8:43:42 PM  
**Subject:** [EXTERNAL] Re: Letter re: 1188 Bidwell TRP - s.22(1)

---

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---

Hi Sandra

Thanks.

Although it is unfortunate that you did not add that we recently added the 20% option.

And that was only a guideline and not a requirement at the time of the TRP.

Kind regards.

Jon Stovell

Sent from my iPhone

On Feb 6, 2020, at 6:51 PM, Singh, Sandra wrote:

••

Dear Jon,

Attached please find a letter regarding re: TRP interpretation for 1188 Bidwell – s.22(1)

Thank you,

Sandra

**Sandra Singh** | General Manager  
Arts, Culture & Community Services  
604.871.6858 | sandra.singh@vancouver.ca  
Pronouns: she, her, hers

Assistant: Sarah Pickstone



Phone: (604) 873-7408

E-mail: sarah.pickstone@vancouver.ca

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**From:** "Singh, Sandra" <Sandra.Singh@vancouver.ca>  
**To:** "Jon Stovell" <jons@relianceproperties.ca>  
**Date:** 2/10/2020 7:25:21 PM  
**Subject:** Re: Davie and Bidwell

---

Hi Jon - I've been on back-to-back meetings all day and am just about to head home.

I'll catch up with everything first thing in the morning and will try to connect with you once I've reviewed everything that came in today.

Sandra

Sent from my iPhone

> On Feb 10, 2020, at 2:34 PM, Jon Stovell <jons@relianceproperties.ca> wrote:  
>  
> Hi Sandra / Sadhu  
>  
> See section 1.5 of the DP staff report.  
>  
> We subsequently did better through the legal agreement. Offering the relocate discount and 2 year return discount.  
>  
> But this demonstrates what the expectation of the decision makers was.  
>  
> Kind regards.  
>  
> Jon Stovell  
>  
>  
> <https://vancouver.ca/files/cov/committees/report-dpb-1188-bidwell-DE419087.pdf>  
>  
>  
> <report-dpb-1188-bidwell-DE419087.pdf>  
>  
>  
> Sent from my iPhone

**From:** "Singh, Sandra" <sandra.singh@vancouver.ca>  
**To:** "Jon Stovell" <jons@relianceproperties.ca>  
**Date:** 2/13/2020 5:41:39 PM  
**Subject:** RE: Davie and Bidwell - Concept for discussion.

---

Thanks for this Jon,

I just tried calling you a few moments ago.

Pls free to call me at 604-353-1857.

I'll be driving for a bit so if I don't answer right away, I will call you back

Sandra

**From:** Jon Stovell [mailto:jons@relianceproperties.ca]  
**Sent:** Thursday, February 13, 2020 2:30 PM  
**To:** Singh, Sandra  
**Subject:** [EXTERNAL] Davie and Bidwell - Concept for discussion.

Hi Sandra

Can you call me and I can walk you through this.

778 288 2474

Thanks.

--

**JON STOVELL** PRESIDENT

305 - 111 WATER STREET  
VANCOUVER, BC CANADA V6B 1A7  
D **s.15(1)(l)** F 604 683 6719  
RELIANCEPROPERTIES.CA

**From:** "Singh, Sandra" <sandra.singh@vancouver.ca>  
**To:** "Jon Stovell" <jons@relianceproperties.ca>  
**Date:** 2/14/2020 2:36:24 PM  
**Subject:** FW: Davie and Bidwell - Tenants s.22(1) Only - All other Tenants settled.

**Attachments:** image001.png  
Tenant Relocation Options-s.22(1).pdf  
Tenant Relocation Options-s.22(1).pdf  
Tenant Relocation Options-s.22(1).pdf

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Hi Jon,

Can you pls review the language

S  
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**Confidential: 1188 Bidwell: Revised Options for Remaining Tenants**

These are offered to the three remaining tenants s.22(1) in recognition of their unique circumstances. In all cases below, the base rent is the rent and there is no rebate structure to be implemented:

- Tenants must notify Reliance by February 24, 2020 of their intended Option.
- Tenants will be offered an opportunity to view suites offered at Barclay before making a decision. Bidwell units are not available to view by any tenants, but Reliance will provide information about the units and tenants are encouraged to see the sales unit suite at 1188 Bidwell, open Tues to Sat (hours).

**Options**

1. s.22(1): Tenants stay at s.22(1) under current rents, subject to allowable increases under the RTA.
  - This option enables tenant to stay at s.22(1) at their current rent, subject to allowable increases under the RTA.
  - This option provides stability to any tenants who wish to remain at s.22(1), and removes any doubt around their current tenancy and any need for the tenants to take to the RTB for a ruling as has been suggested as a possible course of action by the tenants.
2. 1188 Bidwell: 35% discount off of unit rent, same type of unit (recognizing no
  - Units available within Bidwell vary in terms of base rent, but the three lowest rent units will be held for consideration.
3. 1847 Barclay (Other West End): Same type of unit at current s.22(1) rents, subject to

**allowable increases under the RTA.**

- This option creates an opportunity for tenants who wish to move back into the West End but if Bidwell is not feasible
- There are currently 2 units.
- If there is no available unit at Barclay at time of offer – and the tenant selects this option – Reliance will offer the same arrangement for a unit at Barclay at next unit turnover, subject to allowable RTA increases.
- Tenants may remain at s.22(1) under conditions of Option 1 until another Barclay unit comes up under this Option.
- Tenants would be able to move into one of these units at the same rent they are paying at s.22(1) at the time of the offer, subject to allowable increases under the RTA. )

**From:** Jon Stovell [mailto:jons@relianceproperties.ca]

**Sent:** Friday, February 14, 2020 12:28 PM

**To:** Singh, Sandra; Gillman, Andrea

**Subject:** [EXTERNAL] Davie and Bidwell - Tenants s.22(1) Only - All other Tenants settled.

Hi Sandra

Subject to written acceptance of the below and attached from the City we will be offering to the above Tenants on a confidential non disclosure basis the choices set out on the attached spreadsheets.

**We will keep the suites at 1847 Barclay and Bidwell available until Monday February 24th. on a first come first serve basis.**

We make this offer to the Tenants on the following conditions for the City of Vancouver:

(a) Staff will immediately report to Council that this offer has occurred and that staff takes the position that the spirit of the TRP and Housing Agreement has now been met. This will be the case even if the tenants do not accept the offer and the City will make no further request for the offer to change.

(b) Staff will now inform the Tenants of our pending offer and advise the Tenants that that in the opinion of staff the spirit of the TRP and Housing Agreement has now been met and that this has been reported to Council.

(c) Staff will write us a letter as a follow up to the previous letter thanking us for responding to the concerns of the Tenants and the City and that the spirit of the Housing Agreement has now been met and that this has been reported to Council.

(d) If requested by Reliance the City will issue a press statement confirming the above.

(e) The city will not request of us to make any further accommodation to any other past Tenants of 1170 Bidwell. Nor will the City assert to any party that the spirit of the TRP and Housing Agreement is not met with respect to any other previous Tenants of 1170 Bidwell.

Pease note in two of the three cases our offer is below the CMHC average for the each of the options.

In the case of s.22(1) the 1188 Bidwell option is more than

the CMHC average for a Studio as we do not have studios at 1188 Bidwell.

If the Tenants wish to go to the West end but can not afford the rent at 1188 Bidwell they can move to 1847 Barclay at the same rent they are currently paying at s.22(1) pursuant to the above deadlines.

We will also be requiring that the Tenants agree to not sublet their premises. This is permitted by the Residential Tenancy Act for a non fixed term Tenancy.

Kind regards.

--

**JON STOVELL** PRESIDENT

305 - 111 WATER STREET  
VANCOUVER, BC CANADA V6B 1A7  
D s.15(1)(l) F 604 683 6719  
[RELIANCEPROPERTIES.CA](http://RELIANCEPROPERTIES.CA)

**From:** "Singh, Sandra" <sandra.singh@vancouver.ca>  
**To:** "Jon Stovell" <jons@relianceproperties.ca>  
**Date:** 2/14/2020 4:44:25 PM  
**Subject:** RE: Fwd: 1170 Bidwell Tenant Relocation

---

Thanks Jon – I have an email queued up and ready to go subject to (a) your confirmation of the text I sent you and (b) your decision on the discount

Sandra

---

**From:** Jon Stovell [mailto:jons@relianceproperties.ca]  
**Sent:** Friday, February 14, 2020 4:41 PM  
**To:** Singh, Sandra  
**Cc:** Lynn Luong  
**Subject:** Fwd: 1170 Bidwell Tenant Relocation

Hi Sandra

See below.

We will be back to you on the discount?

JS

Sent from my iPhone

Begin forwarded message:

**From:** Lynn Luong  
**Date:** February 14, 2020 at 3:43:23 PM PST  
**To:** Jon Stovell  
**Subject:** **1170 Bidwell Tenant Relocation**

Hi Jon,

We can offer the following units:

s.22	\$2230
(1)	\$2280
	\$2330

The above rates are before discount.

The show suite office is open T-F 12-3, S 11-3.



Thanks,



**LYNN LUONG** Vice President & Chief Operations Officer

305 - 111 WATER STREET  
VANCOUVER, BC CANADA V6B 1A7  
D **s.15(1)(l)** F 604 683 6719  
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**From:** "Singh, Sandra" <sandra.singh@vancouver.ca>  
**To:** "Jon Stovell" <jons@relianceproperties.ca>  
**Date:** 2/14/2020 5:26:50 PM  
**Subject:** Language for review

---

Hi Jon – as per our discussion

---

**From:** Singh, Sandra  
**Sent:** Friday, February 14, 2020 2:36 PM  
**To:** 'Jon Stovell'  
**Cc:** Gillman, Andrea  
**Subject:** FW: Davie and Bidwell - Tenants s.22(1) Only - All other Tenants settled.  
**Importance:** High

Hi Jon,

Can you pls review the language

S  
\*\*\*\*\*

### **Confidential: 1188 Bidwell: Revised Options for Remaining Tenants**

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**Sent:** Friday, February 14, 2020 12:28 PM

**To:** Singh, Sandra; Gillman, Andrea

**Subject:** [EXTERNAL] Davie and Bidwell - Tenants s.22(1) Only - All other Tenants settled.

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Kind regards.

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**JON STOVELL** PRESIDENT

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VANCOUVER, BC CANADA V6B 1A7  
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[RELIANCEPROPERTIES.CA](http://RELIANCEPROPERTIES.CA)

**From:** "Singh, Sandra" <sandra.singh@vancouver.ca>  
**To:** "Jon Stovell" <jons@relianceproperties.ca>  
**Date:** 2/14/2020 5:27:09 PM  
**Subject:** RE: [EXTERNAL] Re: Fwd: 1170 Bidwell Tenant Relocation

---

Hi – just re-emailed it

Sent at 2:36

S

**From:** Jon Stovell [mailto:jons@relianceproperties.ca]  
**Sent:** Friday, February 14, 2020 5:25 PM  
**To:** Singh, Sandra  
**Cc:** Lynn Luong  
**Subject:** [EXTERNAL] Re: Fwd: 1170 Bidwell Tenant Relocation

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---

Hi Sandra

I see no text since 1:29.

See below re discount.

JS

On Fri, Feb 14, 2020 at 4:44 PM Singh, Sandra <Sandra.Singh@vancouver.ca> wrote:

Thanks Jon – I have an email queued up and ready to go subject to (a) your confirmation of the text I sent you and (b) your decision on the discount

Sandra

---

**From:** Jon Stovell [mailto:jons@relianceproperties.ca]  
**Sent:** Friday, February 14, 2020 4:41 PM  
**To:** Singh, Sandra  
**Cc:** Lynn Luong  
**Subject:** Fwd: 1170 Bidwell Tenant Relocation

Hi Sandra

See below.

We will be back to you on the discount?

JS

Sent from my iPhone

Begin forwarded message:

**From:** Lynn Luong <[lynnl@relianceproperties.ca](mailto:lynnl@relianceproperties.ca)>  
**Date:** February 14, 2020 at 3:43:23 PM PST  
**To:** Jon Stovell <[jons@relianceproperties.ca](mailto:jons@relianceproperties.ca)>  
**Subject:** 1170 Bidwell Tenant Relocation

Hi Jon,

We can offer the following units:

s.2  
2(1) \$2230 - **\$1,494**

s.2  
2(1) \$2280 - **\$1528**

s.2  
2(1) \$2330 - **\$1561**

**This is 33% = 65% more than the 20% TRP standard.**

The above rates are before discount.

The show suite office is open T-F 12-3, S 11-3.

Thanks,



**LYNN LUONG** Vice President & Chief Operations Officer

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**From:** "Singh, Sandra" <sandra.singh@vancouver.ca>  
**To:** "Jon Stovell" <jons@relianceproperties.ca>  
**Date:** 2/14/2020 5:31:33 PM  
**Subject:** RE: Re: Fwd: 1170 Bidwell Tenant Relocation

---

33% is workable for us.

Thank you for making this adjustment.

I'll build it in now and just await your review of the language I just resent.

S

**From:** Jon Stovell [mailto:jons@relianceproperties.ca]  
**Sent:** Friday, February 14, 2020 5:25 PM  
**To:** Singh, Sandra  
**Cc:** Lynn Luong  
**Subject:** [EXTERNAL] Re: Fwd: 1170 Bidwell Tenant Relocation

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2(1)

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2(1)

**This is 33% = 65% more than the 20% TRP standard.**

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D **s.15(1)(l)** F 604 683 6719  
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**From:** "Singh, Sandra" <sandra.singh@vancouver.ca>  
**To:** "Jon Stovell" <jons@relianceproperties.ca>  
**Date:** 2/14/2020 5:55:59 PM  
**Subject:** RE: [EXTERNAL] Re: Language for review

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Hi Jon – I thought it might be a good idea to insert some info about the rents and details you provided in my email to Council and tenants. Pls review. If you'd rather leave this out, pls let me know; I thought it might help.

Below the corrected text is the City's agreed actions.

If you could review all of this and advise that would be great.

Sandra  
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## CORRECTED AS NOTED

### Confidential: 1188 Bidwell: Revised Options for Remaining Tenants

These are offered to the three remaining tenants s.22(1) in recognition of their unique circumstances. In all cases below, the base rent is the rent and there is no rebate structure to be implemented:

- Tenants must notify Reliance by February 24, 2020 of their intended Option.
- Tenants will be offered an opportunity to view suites offered at Barclay before making a decision. Bidwell units are not available to view by any tenants, but Reliance will provide information about the units and tenants are encouraged to see the sales unit suite at 1188 Bidwell, open Tues to Sat.

### Options

1. s.22(1) : Tenants stay at s.22(1) under current rents, subject to allowable increases under the RTA.
  - This option enables tenant to stay at s.22(1) at their current rent, subject to allowable increases under the RTA.
  - This option provides stability to any tenants who wish to remain at s.22(1), and removes any doubt around their current tenancy and any need for the tenants to take to the RTB for a ruling as has been suggested as a possible course of action by the tenants.
  - Rent includes heat and hot water
2. 1188 Bidwell: 33% discount off of unit rent (all 1 bedroom; no studios in building)
  - Units available within Bidwell vary in terms of base rent, but the three lowest rent

units will be held for consideration:

i. Unit s.22(base \$2230 – this offer: \$1494

ii. Unit s.22(base \$2280 – this offer: \$1528

iii. Unit s.22(base \$2330 – this offer: \$1561

Units are available on a first come basis.

Rents do not include heat and hot water

**3. 1847 Barclay (West End): Same type of unit at current s.22(1) rents, subject to allowable increases under the RTA.**

This option creates an opportunity for tenants who wish to move back into the West End but if Bidwell is not feasible

There are currently 2 units available.

If there is no available unit at Barclay at time of offer – and the tenant selects this option – Reliance will offer the same arrangement for a unit at Barclay at next unit turnover, subject to allowable RTA increases.

Tenants may remain at s.22(1) under conditions of Option 1 until another Barclay unit comes up under this Option.

Tenants would be able to move into a Barclay unit at the same rent they are paying at s.22(1) at the time of the offer, subject to allowable increases under the RTA.

Rent includes heat and hot water

## CITY AGREEMENT

Staff will update Council that this offer will occur and that staff takes the position that the offer is a reasonable resolution to the disagreement related to TRP implementation and spirit of the TRP and Housing Agreement has now been met.

This position will be the case even if the tenants do not accept the offer and the City will make no further request for the offer to change.

Staff will inform the Tenants of the pending offer and advise the Tenants that that it is the opinion of staff that the spirit of the TRP and Housing Agreement has now been met.

Staff will send a formal letter to Reliance as a follow up to the previous letter thanking Reliance for responding to the concerns of the Tenants and the City and that the spirit of the Housing Agreement has now been met. This letter will be cc:ed to Mayor and Council.

If requested by Reliance, the City will issue a public statement confirming the above.

The City acknowledges that this is a response to the unique situation of these three tenants and the City will not request of Reliance to make any further accommodation to any other past Tenants of 1170 (1188) Bidwell. Nor will the City assert to any party that the spirit of the TRP and Housing Agreement is not met with respect to any other previous Tenants of 1170 (1188) Bidwell.

Sandra

**From:** "Singh, Sandra" <sandra.singh@vancouver.ca>  
**To:** "Jon Stovell" <jons@relianceproperties.ca>  
"Gillman, Andrea" <Andrea.Gillman@vancouver.ca>  
**Date:** 2/21/2020 6:46:41 AM  
**Subject:** RE: Davie and Bidwell - TRP Letter

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Hi Jon,

I'm just catching up on email after getting back from Montreal.

The letter is in progress. I'll be connecting with Andrea and others today.

Sandra

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

From: Jon Stovell [mailto:jons@relianceproperties.ca]

Sent: Thursday, February 20, 2020 9:09 PM

To: Gillman, Andrea; Singh, Sandra

Subject: Davie and Bidwell - TRP Letter

Hi Andrea / Sandra

Please advise the status of the City letter.

We should have it by now.

Kind regards.

Jon Stovell

Sent from my iPhone