

# THE 127 SOCIETY

## FOR HOUSING

Dear Friends,

June, 2013

### 1050 Expo Boulevard Project

Discussions are still proceeding with Concord re the title transfer. Until that is resolved the project cannot move forward. Meanwhile we have another exciting development!

### A new Jubilee House!!

Our existing Jubilee House has long been experiencing problems due to aging and settlement of the building which will require a large infusion of scarce funds by BC Housing to put right. However just a few months ago we were approached by the City because a developer, Brenhill, who have long owned land opposite Jubilee House, had presented a proposal to them to build a new facility for us on their site, provided that they were given permission to demolish our existing building and build a highrise tower. This would comprise 320 market housing suites and 110 condominiums for rental. The tower would be 36 storeys (320 feet high) and would require a variance to the current zoning. The Montessori school to be relocated from over the road would double in size. The new building for us opposite would be 13 storeys (120' high) and not only rehouse our 87 tenants but also permit 75 low market rentals within the building. It would require a development permit but not rezoning.

A conceptual plan was developed by Brenhill's architects (GBL Architects) for discussion between the parties (City, Brenhill, BC Housing and ourselves) and we were able to see this as an exciting opportunity which would benefit all involved. We have been advised that the new Jubilee building would be completed first and that our tenants would be moved to their new homes prior to the start of construction of the new tower. We are continuing to work with the developer through the City development process. A joint agreement would be necessary with BC Housing and the City and the project would have a 60-year lease.

The proposed new development is currently known as New Jubilee House, 1099 Richards Street.



The conceptual plans show a waffle-design exterior to the new building and reflect the arrangement of the suites within. The indoor common facilities would be on the ground floor and outdoor rooftop gardens would be developed on the 8<sup>th</sup> and 13<sup>th</sup> floors. The intent of the landscaping design would be to merge with the pattern of the New Yaletown neighbourhood

This opportunity is more than we could have hoped for and opens a new (for us) partnership in social housing between the Government and the private sector. There has been an information meeting with the tenants and they too are excited by the possibility. Our concept of community worker support would be fundamental to this project as it has been previously.

We look forward to further positive developments as we move forward through the public hearing process on July 9, 2013.

We will keep you informed.

With kind regards,

Hilda Gregory (President)

Graham Rawlings (Vice-President)