

THE 127 SOCIETY

FOR HOUSING

Dear Friends,

May, 2014

It is proving to be a busy Spring!!

The new Jubilee House – 1099 Richards

The New Jubilee building is awaiting a building permit and therefore coming closer to construction!! It will comprise 13 storeys (120' high) and not only rehouse our 87 tenants but also permit 75 low-end market rentals within the building. The small existing building on the new site opposite our existing building has been demolished and the hoarding is up giving details of the project.

As you may remember from our newsletter last year, in exchange for giving us a new building the developer Brenhill is constructing a tower 36 storeys high (320 feet) on our old site comprising 448 residential units of which 110 are market rentals and 338 are units for sale. Rezoning for this has been completed. The whole concept was developed by Brenhill's architects (GBL Architects) in association with the City, Brenhill, BC Housing and ourselves. This is an exciting opportunity which will benefit all involved. Our tenants will be moved across the road to their new homes when a building permit has been received for the new tower.



A joint agreement has been signed between Brenhill Developments, City of Vancouver, BC Housing and our Society. The project will have a 60-year lease.

The design shows a waffle-design exterior to the new building and reflects the arrangement of the suites within. The indoor common facilities will be on the ground floor and outdoor rooftop gardens will be developed on the 8th and 13th floors. The intent of the landscaping design is 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 Municipal and Provincial Governments and the private sector. There have been information meetings with the tenants and they too are excited by the possibility. Our concept of community worker support is fundamental to this project.

Brookland Court Renovation

At long last a contract is being let to replace the roof and rehabilitate the back wall facing the park necessary after the demolition of the adjoining Black and Lee building. Bids for construction are currently being called and work is expected to start in July 2014. We hope that there may be sufficient funds in the budget to paint the whole building!

1050 Expo Boulevard Project

Discussions are still proceeding with Concord re the title transfer.

Two new directors have been added to our Board to help in covering this large workload.

With kind regards,

Hilda Gregory (President)

Graham Rawlings (Vice-President)