

# 127

## THE 127 SOCIETY

### FOR HOUSING

### New Jubilee House

To summarize from our Newsletter #8, a joint agreement signed between Brenhill Developments, the City of Vancouver, BC Housing and the 127 Society allowed replacement of the failing Jubilee House with a new building on a site currently owned by Brenhill. The project will have a 60-year lease.

Dear Friends, November 2015

It is almost a year and a half since we last produced a newsletter, so much has happened in that time. Foremost was the passing in November last year of Hilda Gregory our late President after fighting courageously over several months. Happily Hilda was able to be part of the planning for the replacement of the existing Jubilee House with the New Jubilee House, but fortunately was not caught up in the legal battle to get the project actually implemented. After developer Brenhill had received a building permit, a group of local residents (CANY) sued the City and Brenhill for what they considered to be a flawed public process. The BC Supreme Court found in CANY's favour, but this was unanimously overturned by the BC Court of Appeal. CANY then applied to the Supreme Court of Canada for leave to appeal but permission to appeal was denied. We are very relieved that the court challenge is now at an end.

At the same time, the Vancouver City Council held new public hearings and amended the necessary bylaws to allow the construction work to continue. The Society is very grateful for the remarkable community support it received at the City Council hearings.

During this lengthy period of litigation Brenhill continued with construction and the building is now on track to be completed in the summer of 2016.



The new building (shown above) has a waffle-design exterior that 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 8<sup>th</sup> and 13<sup>th</sup> floors. The intent of the landscape design is to merge with the pattern of the New Yaletown neighbourhood. As shown below the exterior construction is well advanced.



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 who are excited to move across the road. Our long-standing commitment to community worker support is fundamental to the project.

### **Brookland Court Renovation**

For nearly six years we have been endeavouring to carry out work on the rear wall and roof of Brookland Court. You may recall that the old Black & Lee building, (demolished to make way for Emery Barnes Park) was built right against the rear of Brookland Court. Consultants' reports had shown that there was serious deterioration in the rear brickwork that required urgent repair in this Grade 2 heritage building and that the roof needed to be replaced. Eventually funding was provided by BC Housing and design and construction contracts let. However it soon became apparent that the upper two levels of brickwork were in a dangerous state and constituted a hazard. Immediate and more extensive work was required to deal with the situation. Design options were explored. The solution has proved to effective. We are

pleased that Brookland Court's rear wall is now safe and that its appearance (shown below) is a credit to the neighbourhood.



### **127 Society Board News**

Hugh Alley has joined the 127 Society Board of Directors to help in developing our future plans. We are engaged in a strategic planning process to explore the future demands that will be made on housing societies like the 127 Society as our tenant population ages and health issues become more critical. We are also looking at our governance structure and will update you as directions emerge and decisions are made.

Our different means of communication are being reviewed and you can expect to see a new and exciting (we think) website early in 2016.

With kind regards,

Joan Seidl (President)

Graham Rawlings (Vice-President)