

File No.: 04-1000-20-2018-527

April 10, 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 October 1, 2018 for:

**All records, communications, and correspondence relating to the proposed acquisition, rezoning and/or redevelopment of 1805 Larch Street, Vancouver from January 1, 2017 to October 1, 2018.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1), s.15(1)(l), s.17, s.19(1)(a), s.21(1), s.22(1), and s.22(2)(e), (f), and (h) of the Act. You can read or download these sections here:

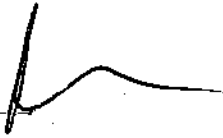
[http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review 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 assigned to your request (#04-1000-20-2018-527); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at [foi@vancouver.ca](mailto:foi@vancouver.ca) if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to be 'B. Van Fraassen', written over a horizontal line.

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

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@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.

:kt

From: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)

To: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)  
["McNeill, Yardley" <yardley.mcneill@vancouver.ca>](mailto:yardley.mcneill@vancouver.ca)

Date: 6/19/2018 11:17:21 AM

Subject: Declined: MIRHPP Enquiry - 1805 Larch St

Have had to reschedule this meeting with Tom and his team for later this week as I need to be at Council this afternoon. Yardley, I'll forward you the invite shortly.

From: s.22(1)

To: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)

Date: 8/21/2018 8:40:14 AM

Subject: Development proposal West 2nd and Larch

Dear Tiffany,

I am owner of s.22(1) Vancouver.

I am writing to let you know that I am opposed to the proposed construction of an apartment tower on the corner of 2nd and Larch.

This is completely inappropriate and insensitive to the neighbourhood. A neighbourhood that although is made up of detached homes provides dense housing. My building has s.22(1) and has housed families providing homes for 10 people.

It is also important to note that there are 2 lots on my block of West 3rd that are sitting doing nothing. There is also one structure on West 2nd that has been empty for years.

As residents we have always had to conform to strict rules as to what improvements we can make to our property based on the cities concern for how our neighbours would be affected.

I would appreciate being informed of any decisions relating to this proposal. I believe the process should be public.

Thank you,

s.22(1)

Vancouver, BC V6K 1M2

s.22(1)



From: "Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
To: "Bennett, Zachary" <zak.bennett@vancouver.ca>  
Date: 6/15/2018 10:03:39 AM  
Subject: DRM conclusion

Before I send to Irene could you take a quick glance at my DRM conclusion for Larch St? Thank you very much.

**DRM Conclusion**

. s.13(1)  
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**TIFFANY ROUGEAU, M.PL.**  
Planning, Urban Design & Sustainability | Vancouver South Division  
City of Vancouver | T: 604.871.6421 | E: [tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

From: ["McGuire, Michelle"](#)

To: [tom@jamesoncorp.ca](mailto:tom@jamesoncorp.ca)

CC: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](#)  
["Cho, Edna" <edna.cho@vancouver.ca>](#)

Date: 4/13/2018 4:26:59 PM

Subject: FW: 1805 Larch - Rezoning Enquiry Package and related material

Attachments: Copy of COV payment dated Apr 12 2018 re 1805 Larch Street\_Rezoning Enquiry Fee.pdf  
Metric Architecture\_Cover letter to COV - Michelle McGuire dated 2018-04-13 re 1805 Larch Street Rezoning Enquiry - Copy.pdf  
Completed Rezoning Enquiry Checklist.pdf

Hi Tom,

Thanks for your e-mail. I have transitioned to a new position in the Citywide and Regional Planning Division and Zachary Bennett has taken over for me on the Moderate Income Rental Housing Pilot Program. I've copied Zak here and forwarded him the e files. I'll pass him the hardcopies once they make it to me.

Best regards,

Michelle McGuire, MCIP  
Senior Planner | Citywide & Regional Planning  
Planning, Urban Design & Sustainability | City of Vancouver  
604.873.7097 | [michelle.mcguire@vancouver.ca](mailto:michelle.mcguire@vancouver.ca)  
[vancouver.ca/planning](http://vancouver.ca/planning)

**From:** Tom Pappajohn [<mailto:tom@jamesoncorp.ca>]  
**Sent:** Friday, April 13, 2018 4:18 PM  
**To:** McGuire, Michelle; Planning Info  
**Cc:** Anderson, Graham; Garrison, Dan (COV)  
**Subject:** re: 1805 Larch - Rezoning Enquiry Package and related material

Good afternoon Michelle,  
RE: 1805 larch Street - Moderate Income Housing Program Rezoning Enquiry  
This afternoon, we delivered the Rezoning Enquiry package to your attention at the 1st floor reception of Development Services (515 West 10th Avenue).  
Please find attached copies of the check for Rezoning Enquiry Fee, Metric Architecture's cover letter, and the Rezoning Enquiry Application form and checklist.  
The complete submission package, including a USB drive copy, was included in the package delivered this afternoon.

I look forward to receiving confirmation of receipt.

Thanks  
Tom Pappajohn

Jameson Development Corp.  
670 - 1665 West Broadway  
Vancouver, BC  
V6J 1X1

**JAMESON DEVELOPMENT CORP.**

7 - 3349 KINGSWAY  
VANCOUVER, B.C. V5R 5K6  
Tel: (604) 732-7122

s.21(1)

DATE 20180412  
Y Y Y Y M M D D

PAY to  
the order of

City of Vancouver

\$3,620.00

Three thousand six hundred twenty

XX DOLLARS  
100



**HSBC**  
The world's local bank



**HSBC BANK CANADA**  
885 WEST GEORGIA STREET  
VANCOUVER, B.C. V6C 3G1



JAMESON DEVELOPMENT CORP.

RE

Rezoning Fee (Enquiry)  
1805 LARCH ST, VANCOUVER

PER

s.21(1)

**FAO : Michelle McGuire**

Rezoning Planner  
CITY OF VANCOUVER  
515 West 10<sup>th</sup> Avenue  
Vancouver BC

Our ref: 1805/MM-SMc1  
13<sup>th</sup> April 2018

Dear Michelle,

**PROJECT: 1805 Larch Street – THE LARCH for Jameson Development Corp**

Please find attached Rezoning Enquiry package on behalf of Tom Pappajohn of Jameson Development Corp, consisting of the following items :

- 4 x (11x17) - Architectural Rezoning Drawings + Building Grades
- 4 x (8.5x11) - Architectural Rezoning Design Rationale / Checklist / Arborist Report
- 1 x Digital Copy of above on USB
- 1 x Rezoning Application fee cheque \$3,620.00 from Jameson Development Corp.

We look forward to working with you on this extremely exciting and important Pilot and if you require any further assistance please do not hesitate to contact Scott Mitchell or myself at 604 785 4315 or emails below.

Yours Sincerely,



**Sheridan Peter MacRae**

ARCHITECT AIBC | RIBA | MRAIC

**PRINCIPAL**

t 604.785.4315  
c 604.376.7095

## APPLICATION FOR REZONING ADVICE (Rezoning Enquiry)

- Also known as a "Rezoning Enquiry", this application is for reviewing drawings and providing preliminary advice about a proposal to rezone a site, prior to the submission of a rezoning application.
- The 2018 fee is \$3,620 as set in Schedule 2, Section 10 of the Zoning and Development Fee By-law (\$362 for incorporated non-profit societies).
- Planning and Development Services staff will endeavor to respond to a written enquiry in twelve weeks from receipt of the enquiry.
- Any questions should be directed to the Planning Info Line at 604-873-7038 or [planninginfo@vancouver.ca](mailto:planninginfo@vancouver.ca).

Property Address	1805 Larch Street
Property Identification Number	014-980-894 014-980-908 014-980-789
Legal Description	Lot 9, Block 220A, Plan VAP1058, District Lot 526, Group 1, New Westminster Land District, Exc The S 2 Ft Now Lane; Lot 10, Block 220A, Plan VAP 1058, District Lot 526, Group 1, New Westminster Land District, Exc The S 2Ft Now Lane; Lot 8, Block 22A, Plan VAP 1058, District Lot 526, Group 1, New Westminster Land District, Exc the S 2 Ft Now Lane
Existing Zoning District or CD-1 number	RT-8

### Enquirer Information

Contact Name	Tom Pappajohn
Firm/Affiliation	Jameson Development Corp
Address	670 - 1665 West Broadway, Vancouver BC V6J 1X1
Telephone	604 732 7122
Email	<a href="mailto:tom@jamesoncorp.ca">tom@jamesoncorp.ca</a>

Submit **4 (Planner to determine if more copies required)** hardcopy application booklets noting the application checklist, the application form and cheque to the address below and email PDFs scaled at 11x17 to [planninginfo@vancouver.ca](mailto:planninginfo@vancouver.ca). To facilitate assignment of your enquiry, please indicate below the name(s) of the staff with whom you have discussed your proposal:

Rezoning Planner: Michelle McGuire Development Planner: \_\_\_\_\_

For the attention of the Senior Rezoning Planner  
(please choose from one of the following):

1. Downtown Division- Michael Naylor
2. Midtown Division - Yardley McNeill
3. Vancouver South - Michelle McGuire

Planning, Urban Design and Sustainability,  
City of Vancouver,  
Second Floor, West Annex,  
515 West 10<sup>th</sup> Avenue  
Vancouver, BC, V5Y 1V4

For staff use only:	Pre-submittal number:	Date received:
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## Submission Requirements Checklist

1	<b>Application Context Description</b> <ul style="list-style-type: none"> <li>Brief description of the current use and development on the site and its surrounding context.</li> </ul>	✓
2	<b>Brief Description of Proposal</b> <ul style="list-style-type: none"> <li>Development statistics (floor space ratio, floor area, height and number of storeys, parking and loading provision, number and type of units (type and tenure), number of storeys).</li> <li>Program and function (e.g. land uses and hours of operation).</li> </ul>	✓
3	<b>Brief description of applicable plans, policies and guidelines</b> <ul style="list-style-type: none"> <li>Identify the applicable rezoning policy.</li> <li>How does the proposal vary from existing zoning, policies and guidelines for this site? For example, note recommended uses, floor space ratio, floor area, height, setbacks and parking/loading. Provide a rationale for all proposed variances.</li> <li>Identify which option within the <i>Green Buildings Policy for Rezoning</i>s is proposed, and what strategies are intended to meet the requirements of that option.</li> <li>If required, and suggested by the Rezoning Planner, identify: <ul style="list-style-type: none"> <li>How the <i>Rezoning Policy for Sustainable Large Developments</i> is integrated into the site.</li> <li>How the proposal meets the <i>General Policy for Higher Buildings</i>.</li> </ul> </li> </ul>	✓
4	<b>Public Benefits</b> <ul style="list-style-type: none"> <li>Brief description of what community benefits will be provided and whether these will be provided on-site (e.g. Parks, Heritage Preservation, Social/Affordable Housing, Child Care, etc.).</li> </ul>	✓
5	<b>Urban Design Analysis</b> Drawings should be scaled and include: <ul style="list-style-type: none"> <li>Dimensioned plans, sections and elevations, including overall dimension strings;</li> <li>Site Plan, including property lines and existing City curb lines;</li> <li>Current and proposed setbacks;</li> <li>Site plan and elevation drawings, including existing building footprints and elevations of two adjacent developments in each direction;</li> <li>Sections through the proposed building showing the context (sidewalks, roadways, etc.);</li> <li>Photos of the site and nearby properties as seen from the street, keyed to a context plan; and</li> <li>Preliminary strategies, opportunities, or constraints for the site Integrated Rainwater Management Plan.</li> </ul>	✓
6	<b>Additional Information (to be determined in consultation with the Rezoning Planner):</b> <ul style="list-style-type: none"> <li>3D and perspective drawings;</li> <li>Alternate options for siting and massing;</li> <li>Conceptual landscape design;</li> <li>If there are “permit” trees on site, or if there are potential impacts to street or adjacent trees: <ul style="list-style-type: none"> <li>Arborist Report</li> <li>A detailed site plan (based on accurate survey information) showing existing trees and describing any proposals for tree retention or removal;</li> </ul> </li> <li>Section through street with building heights noted;</li> <li>Shadow diagrams in plan view at standard times showing adjacent properties; and</li> <li>View cone locations and elevations.</li> <li>Heritage evaluation or Statement of Significance (if requested by heritage planner). Include images of the buildings on site if there is a pre-1940s or recent landmark structure.</li> </ul>	✓

From: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)

To: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)

Date: 6/12/2018 4:28:08 PM

Subject: FW: 1805 Larch St

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**From:** Rougeau, Tiffany

**Sent:** Tuesday, June 12, 2018 5:28 PM

**To:** Hoese, Karen

**Subject:** 1805 Larch St

Hi Karen,

Just in case you check your email this evening I thought I'd send something over.

Following DRM today on the Papajohn enquiry site I'd like to set up a meeting next week to discuss: what the community needs are in the area, what weight will we put on maintaining them, what mechanisms will we use to achieve them.

Do you think I should invite Chris Robertson, yourself, Yardley, Yvonne Hii (Social Planning), someone from REFM?

My thinking is that we get everyone in the room at once. Social Planning can make their pitch and REFM can advise what tools we might have to achieve the need. Then the week of June 25<sup>th</sup> (when the response letters are meant to be sent out) we advise the applicant that we'd like them to come in for a meeting. At which point we can discuss the form of development and possible retention of community uses.

I appreciate your guidance. Thanks, Karen!

**TIFFANY ROUGEAU, M.PL.**

Planning, Urban Design & Sustainability | Vancouver South Division  
City of Vancouver | T: 604.871.6421 | E: [tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

From: "Chin, Michael" <Michael.Chin@vancouver.ca>  
To: "McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
"Potter, Timothy" <Timothy.Potter@vancouver.ca>  
"Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
"Bennett, Zachary" <zak.bennett@vancouver.ca>  
"Cho, Edna" <edna.cho@vancouver.ca>  
"Campbell, Karen" <Karen.Campbell@vancouver.ca>  
CC: "Lee, Mario" <Mario.Lee2@vancouver.ca>  
Date: 7/6/2018 3:59:47 PM  
Subject: FW: 1805 Larch St - Development Feasibility @Various Density

Hi All, Here is our very quick analysis.

Feasibility of 1805 Larch St @ MIR rental project at various densities.

Please note, this is based on our best estimate of costs, suite mix, size, and market conditions. We used the applicants purchase price for the land value in the proforma.

Density (FSR)	Economic Feasibility
2.00	Not Viable
2.25	Not Viable
2.50	Not Viable
2.75	Viable

1. The underlying land value in Kitsilano is probably one of the highest among all the neighborhoods outside of Downtown
2. RT zoned sites sell at higher values then RS zoned sites. (As comparing it to Cambie).
3. Assembled RT sites have a higher value than assembled RS, as you are able to achieve more units per area, under existing zoning.

Let me know if you have any questions,

Mario Lee, BBA, RI  
Property Development Officer I | Real Estate Services | Real Estate and Facilities Management  
City of Vancouver | 4<sup>th</sup> Floor - 507 West Broadway, Vancouver BC V5Z 0B4  
t: 604.871.6297 | f: 604.873-7064 | e: [mario.lee2@vancouver.ca](mailto:mario.lee2@vancouver.ca)



From: "Buckham, Catherine" <catherine.buckham@vancouver.ca>  
To: "McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
"Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
"Bennett, Zachary" <zak.bennett@vancouver.ca>

Date: 6/27/2018 8:58:51 AM  
Subject: FW: 1805 Larch Street Development Proposal

For your files.

**From:** s.22(1)  
**Sent:** Wednesday, June 27, 2018 9:36 AM  
**To:** Buckham, Catherine  
**Subject:** Re: 1805 Larch Street Development Proposal  
**Importance:** High

s.22(1)

s.22(1)

s.22(1)

s.22(1)

On Jun 26, 2018, at 3:25 PM, Buckham, Catherine <catherine.buckham@vancouver.ca> wrote:

s.22(1)

Could you please give me a phone call today at 604-871-6384 until 4:00 or tonight on my mobile phone: s.15(1)(l)

Thank you,  
Catherine Buckham  
Senior Planner  
City of Vancouver

From: ["Cho, Edna" <edna.cho@vancouver.ca>](mailto:edna.cho@vancouver.ca)  
To: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)  
Date: 8/8/2018 1:56:17 PM  
Subject: FW: 1805 Larch Street  
Attachments: Pappajohn Support letter City of Vancouver.pdf  
ATT00001.htm

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**From:** Kelley, Gil  
**Sent:** Tuesday, August 07, 2018 4:22 PM  
**To:** Hoese, Karen; Cho, Edna  
**Subject:** Fwd: 1805 Larch Street

Gil Kelley, FAICP  
General Manager, Planning, Urban Design and Sustainability  
City of Vancouver, British Columbia, Canada

Please excuse any typos  
Sent from my iPhone

Begin forwarded message:

**From:** "Anderson, Dulcy" <[Dulcy.Anderson@leg.bc.ca](mailto:Dulcy.Anderson@leg.bc.ca)>  
**Date:** August 7, 2018 at 4:10:49 PM PDT  
**To:** ["gil.kelley@vancouver.ca"](mailto:gil.kelley@vancouver.ca) <[gil.kelley@vancouver.ca](mailto:gil.kelley@vancouver.ca)>  
**Subject:** 1805 Larch Street

Dear Mr. Kelley,

Attached please find letter of support for low-moderate housing development at 1805 Larch Street, as well as a note addressing our hope that the space will remain open for community uses during the pre-construction process.

All the best,

Dulcy

Dulcy Anderson | Constituency Assistant | David Eby, MLA Vancouver-Point Grey  
[dulcy.anderson@leg.bc.ca](mailto:dulcy.anderson@leg.bc.ca) | 604-660-1297 | 2909 West Broadway, Vancouver, BC V6K2G6 | [davidemymla.ca](http://davidemymla.ca)

Stay in touch and get involved! Sign up for our [newsletter](#).

July 31, 2018

Gil Kelley  
General Manager of Planning  
Urban Design & Sustainability  
City of Vancouver

Via mail and email

**Re: 1815 Larch Street**

Dear Mr. Kelley,

I would like to offer my support for the creation of low and moderate income housing in Kitsilano, especially the provision of family housing. My understanding is that the Pappajohn family has put in an application to provide such housing with a project at 1815 Larch Street, the current site of the Anglican church. I am fully in support of this use and would love to see more of these projects in our neighbourhood.

Separately, I hope that this site can be kept open for community use during the permitting process. This is not an objection to the intended development, just a hope that we can creatively support the Pappajohns to keep much-needed community space open and in operation as long as it does not impair or delay the development of the rental housing project.

Yours truly,

A handwritten signature in black ink, appearing to read 'DEB', with a long horizontal stroke extending to the right.

David Eby  
MLA, Vancouver Point Grey

From: ["Anderson, Dulcy" <Dulcy.Anderson@leg.bc.ca>](mailto:Dulcy.Anderson@leg.bc.ca)  
To: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)  
Date: 6/26/2018 2:21:52 PM  
Subject: Fw: can you call this weekend?

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From: s.22(1)  
Sent: Sunday, June 10, 2018 9:29 AM  
To: Anderson, Dulcy  
Cc: s.22(1)  
Subject: Re: can you call this weekend?

s.19(1)(a), s.22(2)(e)(f)



Sent from my iPhone

> On Jun 9, 2018, at 3:40 PM, Anderson, Dulcy <Dulcy.Anderson@leg.bc.ca> wrote:  
>  
> ?this is perfect. Thanks!  
>  
>  
> 

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> From: s.22(1)  
> Sent: Saturday, June 9, 2018 3:31 PM  
> To: Anderson, Dulcy  
> Cc: s.22(1)  
> Subject: Re: can you call this weekend?  
>

s.19(1)(a), s.22(2)(e)(f)



> On Sat, Jun 9, 2018 at 1:15 PM, Anderson, Dulcy  
<Dulcy.Anderson@leg.bc.ca<mailto:Dulcy.Anderson@leg.bc.ca>> wrote:  
> s.22(1) I am in touch with city and we might have a new angle. Just need confirmation  
from you.  
>



From: s.22(1)  
To: "Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
Date: 9/13/2018 11:29:59 AM  
Subject: Fw: Development at 2nd and Larch

---

From: s.22(1)  
Sent: September 13, 2018 7:28 PM  
To: sheridan@metricarchitects.com; doug@cpadevelopment.ca  
Cc: gil.kelley@vancouver.ca; tiffancy.rougeau@vancouver.ca; edna.cho@vancouver.ca; zachary.bennett@vancouver.ca  
Subject: Development at 2nd and Larch

Dear Mr Sheridan,

I was at your presentation last evening and would like to follow up with some further thoughts about this development.

I live at s.22(1) - down the "lane" from the present church.

I understand that you were unaware of the lack of parking in our area due to parking restrictions on both 2nd and 3rd Avenues.

I also understand that you believe that the "lower" income bracket tenants are less likely to own cars than the "higher" income tenants so feel there is justification in not allotting at least a car per unit. Not only is this prejudicial, it is lacking in common sense. Are the "lower" income tenants going to sign a waiver stating that they do not have a car in order to qualify? I think not.

I am deeply concerned as well about the building design. You have not taken into consideration the roof lines in the neighbourhood and have instead used a block design approach for this building. There are many ways you could creatively design a structure that allows more light and gives the neighbouring residents a more comfortable outlook. Please go back to the drawing board and look at other building designs that consider the surrounding buildings. Yours does not do this.

I am absolutely not against using this land to increase rental housing for lower income families, students and elders. However, I believe there are far better ways to integrate buildings of this nature into our communities so that there is a win-win for all.

This building concept has double the population in a smaller footprint than the building across the street. The traffic alone will hugely affect this neighbourhood. To drop this building into a heritage neighbourhood that is one of the last remaining communities in Vancouver is a travesty.

I ask that you meet with us from a concept and design level so that we, the neighbours can have greater input into what you plan to build.

Thank you for your attention to this matter.

Sincerely,

s.22(1)  
Vancouver V6K 3S2

From: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:Catherine.Buckham@vancouver.ca)

To: ["McNeill, Yardley" <yardley.mcneill@vancouver.ca>](mailto:Yardley.McNeill@vancouver.ca)

CC: ["Pickersgill, Mark" <Mark.Pickersgill@vancouver.ca>](mailto:Mark.Pickersgill@vancouver.ca)

Date: 6/9/2018 12:43:20 PM

Subject: FW: Message from Jameson to Childcare

FYI

Yardley.. on Monday let's talk about when the developer would likely get a permit to demolish. As per my previous email.. seems to me the rezoning and DP will take some time.

More on this Monday, Tuesday.

c

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

From: Anderson, Dulcy [mailto:Dulcy.Anderson@leg.bc.ca]

Sent: Saturday, June 09, 2018 1:38 PM

To: Buckham, Catherine

Subject: Re: St. Marks

Actually, speaking with childcare folks, they usually do a July program and were told that they could not have summer lease under any circumstances. Term of lease was over June 30 and they were basically evicted after that, told by developer liaison that he wanted building vacant so it could be torn down, no short term leases.

From: ["Linehan, Marie" <Derek.Robinson@vancouver.ca>](mailto:Derek.Robinson@vancouver.ca)

To: ["Anderson, Graham" <Graham.Anderson@vancouver.ca>](mailto:Graham.Anderson@vancouver.ca)

Date: 5/23/2018 3:30:29 PM

Subject: FW: MIRHPP - urban design review - pre-DRM

-----Original Appointment-----

From: Linehan, Marie

Sent: Tuesday, May 15, 2018 11:11 AM

To: Linehan, Marie; Potter, Timothy; Bennett, Zachary; Jiang, Grace; Campbell, Karen; Olinek, Jason; Robinson, Derek; Rougeau, Tiffany; King, Lisa; Seaton, Mateja

Subject: MIRHPP - urban design review - pre-DRM

When: Friday, May 25, 2018 10:00 AM-12:00 PM (UTC-08:00) Pacific Time (US & Canada).

Where: City Hall - Main floor Town Hall - RM 110 (100 person)

oops – wrong Friday – here is the right one!

Hi there

This is to meet as a group to review/confirm urban design advice in advance of June DRM dates.

For development planners this will replace our Tuesday biweekly meeting review – i.e. we'll do all these together not on Tuesday. Please review your projects in advance for any additional drawings or information you need, so you can prepare draft urban design advice for this meeting.

thanks

Marie

Tiffany + Karen 1805 Larch s.13(1), s.17(1)

Derek + Jason s.13(1), s.17(1)

Lisa + Grace s.13(1), s.17(1)

Mateja + Marie s.13(1), s.17(1)



From: "Bennett, Zachary" <zak.bennett@vancouver.ca>  
To: "Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
"Seaton, Mateja" <mateja.seaton@vancouver.ca>  
"King, Lisa \\\(PLN\\)" <lisa.king@vancouver.ca>  
"Robinson, Derek" <derek.robinson@vancouver.ca>  
Date: 5/1/2018 9:52:04 AM  
Subject: FW: MIRHPP assignments

Forgot to loop you guys in on this!

**From:** Bennett, Zachary  
**Sent:** Friday, April 27, 2018 6:14 PM  
**To:** Linehan, Marie; Olinek, Jason; Campbell, Karen; Jiang, Grace  
**Cc:** Molaro, Anita; Potter, Timothy; Cho, Edna; Anderson, Graham  
**Subject:** RE: MIRHPP assignments

Hello to the MIRHPP Special Team:

Below is the project list with rezoning/development planner pairings. I will do my best to find a time next week to get us all in a room for an overview of MIRHPP and the specifics of the enquiry timelines, as well as look at opportunities to streamline or make this process more efficient. Please stay tuned!

Rezoning Planner	Development Planner	Project Address	Project Address
Tiffany Rougeau	Karen Campbell	1805 Larch	s.13(1), s.17(1)
Derek Robinson	Jason Olinek	s.13(1), s.17(1)	
Lisa King	Grace Jiang		
Mateja Seaton	Marie Linehan		

Thanks,

**Zak Bennett**  
Planner | Vancouver South Division  
Planning, Urban Design & Sustainability  
604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)

**From:** Potter, Timothy  
**Sent:** Thursday, April 26, 2018 4:49 PM  
**To:** Linehan, Marie; Olinek, Jason; Campbell, Karen; Jiang, Grace  
**Cc:** Molaro, Anita; Potter, Timothy; Bennett, Zachary  
**Subject:** MIRHPP assignments  
**Importance:** High

Hi all,

I have selected you all as a special team for the MIRHPP projects. There will be 4 teams, each of which will tackle 5 files as the come in. At the moment, 8 have come in and they will be proceeding on an expedited basis. We will work as a global team as well to ensure that advice is consistent across projects.

See below for the RZ staff team. I will work on pairings tomorrow. We will have a meeting in the near future to discuss this work in greater detail.

In case any of this is unclear, it is the moderate income pilot policy program.

Here is Zak's email below. Thanks, in advance, with your help in this work program.

To follow up and let you know that Karen supported the following rezoning assignments of the MIRHPP enquiries received so far. We will be doing 4 rezoning planners with 5 files apiece for the enquiry stage.

Tiffany Rougeau	1805 Larch	s.13(1), s.17(1)
Derek Robinson	s.13(1), s.17(1)	
Lisa King		
Mateja Seaton		

I’ve asked them to hold off on flooding you with PAR requests. Could you add the DP planners for the projects above when you have them? Hoping to have assignments quickly to allow the review to move along.

Thanks,

**Zak Bennett**  
Planner | Vancouver South Division  
Planning, Urban Design & Sustainability  
604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)



From: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)  
To: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)  
["Seaton, Mateja" <mateja.seaton@vancouver.ca>](mailto:mateja.seaton@vancouver.ca)  
["Robinson, Derek" <derek.robinson@vancouver.ca>](mailto:derek.robinson@vancouver.ca)  
["King, Lisa \ \(PLN\)" <lisa.king@vancouver.ca>](mailto:lisa.king@vancouver.ca)

Date: 6/1/2018 7:25:32 AM  
Subject: FW: MIRHPP rezoning enquiries - assignments needed (round 3)

Hi Rezoners, here are the latest and greatest batch of Housing assignments noted below. Please connect with your respective housing planners on the files as indicated.  
Thanks!

**From:** Kuhlmann, Thor  
**Sent:** Friday, June 01, 2018 8:10 AM  
**To:** Bennett, Zachary  
**Cc:** Lam, Titania; Naundorf, Daniel  
**Subject:** RE: MIRHPP rezoning enquiries - assignments needed (round 3)

Zak: can you ask the responsible staff to forward the details of these enquiries to me, Ti and Daniel as the case may be? Thx, Thor

**From:** Gillman, Andrea  
**Sent:** Thursday, May 31, 2018 4:53 PM  
**To:** Bennett, Zachary  
**Cc:** Kuhlmann, Thor  
**Subject:** RE: MIRHPP rezoning enquiries - assignments needed (round 3)

Hi Zak,  
I'd like to assign the next round of MIRHPP files as follows:  
Elliot/SE Marine Drive – Ti Lam  
s.13(1), s.17(1) Ti Lam  
– Thor Kuhlmann  
s.13(1), s.17(1) – Daniel Naundorf

Thanks.  
Andrea

**From:** Kuhlmann, Thor  
**Sent:** Thursday, May 31, 2018 9:21 AM  
**To:** Gillman, Andrea  
**Subject:** FW: MIRHPP rezoning enquiries - assignments needed (round 3)

The assignments so far shown in parentheses...

Tiffany Rougeau	1805 Larch (Thor)	<span style="background-color: #f0f0f0;">s.13(1), s.17(1)</span>	<span style="background-color: #f0f0f0;">s.13(1), s.17(1)</span>	<span style="background-color: #f0f0f0;">s.13(1), s.17(1)</span>
Derek Robinson	<span style="background-color: #f0f0f0;">s.13(1), s.17(1)</span>			
Lisa King				
Mateja Seaton				

**From:** Bennett, Zachary  
**Sent:** Wednesday, May 30, 2018 5:29 PM  
**To:** Gillman, Andrea  
**Cc:** Kuhlmann, Thor  
**Subject:** RE: MIRHPP rezoning enquiries - assignments needed (round 3)

Hi Andrea,

Last round of submissions for MIRHPP enquiries for now...we received four enquiries noted in orange in the table with the rezoning planners assigned in the same rows.

Tiffany Rougeau	1805 Larch	<span style="background-color: #f0f0f0;">s.13(1), s.17(1)</span>	<span style="background-color: #f0f0f0;">s.13(1), s.17(1)</span>	<span style="background-color: #f0f0f0;">s.13(1), s.17(1)</span>
Derek Robinson	<span style="background-color: #f0f0f0;">s.13(1), s.17(1)</span>			
Lisa King				
Mateja Seaton				



Thanks,

**Zak Bennett**

Planner | Rezoning Centre  
Planning, Urban Design & Sustainability  
604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)

---

**From:** Gillman, Andrea  
**Sent:** Friday, May 18, 2018 1:35 PM  
**To:** Bennett, Zachary  
**Cc:** Kuhlmann, Thor  
**Subject:** Re: MIRHPP rezoning enquiries - assignments needed

Hi Zak,  
I'd like to assign the next round as follows:

s.13(1), s.17(1) Ti Lam  
s.17(1) - Ti  
s.13(1), s.17(1) Thor  
s.13(1), s.17(1) - Daniel

Thanks.  
Andrea

Sent from my iPhone

On May 17, 2018, at 2:49 PM, Bennett, Zachary <[zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)> wrote:

Hi, any update on these assignments?  
Thanks,  
- Zak

---

**From:** Bennett, Zachary  
**Sent:** Wednesday, May 09, 2018 5:35 PM  
**To:** Vernooy, Michelle; Kuhlmann, Thor  
**Cc:** Gillman, Andrea; Rougeau, Tiffany; Robinson, Derek; King, Lisa (PLN); Seaton, Mateja  
**Subject:** RE: MIRHPP rezoning enquiries - assignments needed

Hi Michelle and Thor,

In Andrea's absence, I am hoping to get Housing planners assigned to three MIRHPP files we received last Friday. I have added the items to the table below in orange, corresponding with the rezoning planner involved. Please let me know when you can who from your team will be on each file. Note that the s.13(1), s.17(1) site includes a number of existing older rental units and will involve TRP. Happy to discuss any of this as well.

Thanks,  
- Zak

Tiffany Rougeau	1805 Larch	s.13(1), s.17(1)	s.13(1), s.17(1)
Derek Robinson	s.13(1), s.17(1)		
Lisa King			
Mateja Seaton			

---

**From:** Gillman, Andrea  
**Sent:** Thursday, April 26, 2018 8:09 AM  
**To:** Bennett, Zachary  
**Subject:** Re: MIRHPP rezoning enquiries - assignments needed

Hi Zak, it will be Daniel, Thor and Ti taking on the MIRHPP projects. I'd like to split the first group as follows:

Daniel - s.13(1), s.17(1)  
Thor - LArch, s.13(1), s.17(1)  
Ti - s.13(1), s.17(1)

You can just send them all over to my attention or Thor's and we'll divide them up when they are here if that's easier.  
Thanks.  
Andrea

Sent from my iPhone

On Apr 25, 2018, at 10:29 AM, Bennett, Zachary <[zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)> wrote:

Hi Andrea, just wondering about assignments. Sorry to be a bother but I'm getting questions from the rezoners!  
Thanks,  
- Zak

**From:** Gillman, Andrea  
**Sent:** Monday, April 23, 2018 9:26 PM  
**To:** Bennett, Zachary  
**Subject:** RE: MIRHPP rezoning enquiries - assignments needed

Thanks Zak,

I have a team meeting tomorrow afternoon and have this on the agenda. I'll discuss with my team and decide who will be taking the projects and get back to you after that.

Andrea

---

**From:** Bennett, Zachary  
**Sent:** Monday, April 23, 2018 9:36 AM  
**To:** Gillman, Andrea  
**Subject:** MIRHPP rezoning enquiries - assignments needed  
**Importance:** High

Hi Andrea,

We have received 8 of the 20 rezoning enquiries and have assigned them to the following rezoning planners:

Tiffany Rougeau	1805 Larch	s.13(1), s.17(1)
Derek Robinson	s.13(1), s.17(1)	
Lisa King		
Mateja Seaton		

In lieu of sending requests for each one, I thought it would make more sense to send the batch as a whole for assignment to Housing planners. Once assignments have been made from your end, I can disseminate to the rezoning planners who they'll work with.

Thanks,

**Zak Bennett**  
Planner | Vancouver South Division  
Planning, Urban Design & Sustainability  
604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)

From: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)

To: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)

Date: 6/14/2018 8:33:24 AM

Subject: FW: MIRHPP rezoning enquiriy - 1805 Larch St

Thor has provided some updated language. Do you want me to incorporate this into the template you made? You might want to take a quick glance at it first. Just let me know 😊

---

**From:** Kuhlmann, Thor

**Sent:** Thursday, June 14, 2018 8:49 AM

**To:** Rougeau, Tiffany

**Subject:** RE: MIRHPP rezoning enquiriy - 1805 Larch St

Tiffany:

After I completed my comments for this enquiry, we improved our standard language for MIRHPP's so I updated my comments accordingly. NO major changes included, just better clarity on expectations:

- Applicant will be required to register a Housing Agreement to secure:
  - 100% of the residential floor area as rental housing in perpetuity;
  - 20% of residential floor area to be made available to moderate income households earning between \$30,000 and \$80,000/year, meaning that starting monthly rents must correspond with limits below:

- Studio: \$950
- 1 Bedroom: \$1,200
- 2 Bedroom: \$1,600
- 3 Bedroom: \$2,000

as set out in S. 2a of the “Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements And Available Incentives: Admin Bulletin” and capped at RTA annual allowable increase, regardless of turnover.

- As a condition of development approval, a Housing Agreement with the City must be completed and registered on title. The agreement will include the following requirements for the proponent regarding the operation of the MIRUs:
  - The Proponent will verify eligibility for new tenants
  - For new tenants, household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of income is spent on rent).
  - There should be at least one occupant per bedroom in the unit.
  - Building operator will test existing tenants to ensure eligibility every 5 years after initial occupancy:



- For existing tenants, household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent)
- There should be at least one occupant per bedroom in the unit
- The Proponent will provide an annual report to the City of Vancouver on the operation of the MIRUs
- Clarify if the applicant is seeking the DCL waiver. If so requirements for unit size and rents secured via a Housing Agreement, plus hard construction costs will be limited. See <http://vancouver.ca/files/cov/rental-incentive-guidelines.pdf>). If the waiver is sought:
  - Unit rental rates would need to comply with maximum rents set out in policy
  - Unit sizes should be provided
  - Provide information on residential construction costs per m<sup>2</sup>. These should not exceed \$3,391/m<sup>2</sup>
- Proposed height and density complies with S. 3g for RT-8 site rezonings under MIRHPP
- Provision of 39% family units exceeds minimum requirement (35%)
- Building should be designed in accordance with High-Density Housing for Families with Children Guidelines (<http://guidelines.vancouver.ca/H004.pdf>), including common outdoor and indoor amenity areas.
- A Tenant Relocation Plan will not be required

---

**From:** Kuhlmann, Thor  
**Sent:** Tuesday, May 01, 2018 8:32 AM  
**To:** Rougeau, Tiffany  
**Subject:** RE: MIRHPP rezoning enquiry - 1805 Larch St

Tiffany:

Here are my comments on this enquiry:

- Applicant will be required to register a Housing Agreement to secure:
  - 100% of the residential floor area as rental housing in perpetuity;
  - 20% of residential floor area to be made available to moderate income households earning between \$30,000 and \$80,000/year, meaning that starting rents must fall within the ranges noted in S. 2a of the “[Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements And Available Incentives: Admin Bulletin](#)” and capped at RTA annual allowable increase, regardless of turnover
- Clarify if the applicant is seeking the DCL waiver. If so, requirements for unit size and rents secured via a Housing Agreement, plus hard construction costs will be limited. See <http://vancouver.ca/files/cov/rental-incentive-guidelines.pdf>). If the waiver is sought:
  - Unit rental rates would need to comply with maximum rents set out in policy

- Unit sizes should be provided
- Provide information on residential construction costs per m<sup>2</sup>. These should not exceed \$3,391/m<sup>2</sup>
- ☐ Proposed height and density complies with S. 3g of MIRHPP for RT-8 site rezonings
- ☐ Provision of 39% family units exceeds minimum requirement (35%)
- ☐ Building should be designed in accordance with High-Density Housing for Families with Children Guidelines (<http://guidelines.vancouver.ca/H004.pdf>), including common outdoor and indoor amenity areas.

---

**From:** Rougeau, Tiffany  
**Sent:** Thursday, April 26, 2018 9:17 AM  
**To:** Kuhlmann, Thor  
**Cc:** Gillman, Andrea  
**Subject:** MIRHPP rezoning enquiry - 1805 Larch St

Good Morning Thor,  
 I hope you're having a great week!

I'll be the rezoning planner for the MIRHPP rezoning enquiry at **1805 Larch St.**

The deadline for comments is **Friday, May 25<sup>th</sup>**. Targeting a DRM date of June 6<sup>th</sup>, 2018.

For your reference, in this email I've included:

1. Link to the enquiry package on Vandocs
2. Summary of the enquiry proposal (below)
3. Overview of the site & context (below)
4. Links to the Bulletin and FAQs for **Moderate Income Rental Housing Pilot Program (MIRHPP)**:
  - o <http://vancouver.ca/files/cov/moderate-income-rental-housing-pilot-program-bulletin.pdf>
  - o <http://vancouver.ca/files/cov/moderate-income-rental-housing-pilot-program-faq.pdf>

Thank you!

---

#### **Proposal:**

The following high-priority rezoning enquiry is a proposal to rezone the subject site from RT-8 to CD-1 under the **Moderate Income Rental Housing Pilot Program (MIRHPP)** to allow for:

- ☐ development of a 6-storey residential building;
- ☐ a total of 77 secured market rental units (as per MIRHPP, 16 of the 77 units to be devoted to moderate income tenants - households earning between \$30K-\$80K per year);
- ☐ 39% family units (5 three-bedroom and 25 two-bedroom units);
- ☐ a total floor space ratio (FSR) of 3.0;
- ☐ a total floor area of 4,976.8 sq. m (53,570 sq. ft.);
- ☐ a height of 20 m (66 ft.); and
- ☐ 46 vehicle parking spaces and 131 bicycle spaces over 2 levels of underground parking.

#### **Site & Context:**

- ☐ Three-parcel assembly at the corner of West 2<sup>nd</sup> Avenue and Larch Street, currently developed with a disused ecclesiastical building from the 1970s.
- ☐ Site size and dimensions: approx. 17,656 sq. ft. (190,048 sq m), with 150 ft. frontage along West 2<sup>nd</sup> Avenue and a site depth of 115 ft.
- ☐ The site is currently zoned RT-8.
- ☐ Surrounding context is composed of multiple-family dwellings zoned RT-8 and rental apartments zoned RM-4.



**TIFFANY ROUGEAU, M.PL.**

Planning, Urban Design & Sustainability | Vancouver South Division  
City of Vancouver | T: 604.871.6421 | E: [tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

---

**From:** Bennett, Zachary

**Sent:** Thursday, April 26, 2018 8:50 AM

**To:** Rougeau, Tiffany; Robinson, Derek; Seaton, Mateja; King, Lisa (PLN)

**Cc:** Naundorf, Daniel; Gillman, Andrea; Kuhlmann, Thor; Lam, Titania

**Subject:** FW: MIRHPP rezoning enquiries - assignments needed

Hi MIRHPP rezoners,

Below are the housing planner assignments for the first 8 MIRHPP enquiries. Thanks Andrea and co. for the assignments and help on these new proposals. I can continue sending the next batches to you/Thor when we receive them.

**Zak Bennett**

Planner | Vancouver South Division  
Planning, Urban Design & Sustainability  
604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)

---

**From:** Gillman, Andrea

**Sent:** Thursday, April 26, 2018 8:09 AM

**To:** Bennett, Zachary

**Subject:** Re: MIRHPP rezoning enquiries - assignments needed

Hi Zak, it will be Daniel, Thor and Ti taking on the MIRHPP projects. I'd like to split the first group as follows:

Daniel - s.13(1), s.17(1)

Thor - LArch, s.13(1), s.17(1)

Ti - s.13(1), s.17(1)

You can just send them all over to my attention or Thor's and we'll divide them up when they are here if that's easier.

Thanks.

Andrea

Sent from my iPhone

From: ["de Avila Wilton, Maira" <Maira.deAvilaWilton@vancouver.ca>](mailto:Maira.deAvilaWilton@vancouver.ca)

To: ["Chan Russell, Ada" <Ada.ChanRussell@vancouver.ca>](mailto:Ada.ChanRussell@vancouver.ca)  
["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)

CC: ["Hii, Yvonne" <Yvonne.Hii@vancouver.ca>](mailto:Yvonne.Hii@vancouver.ca)

Date: 9/6/2018 12:59:50 PM

Subject: FW: Pre-application open house for 1805 Larch (St. Mark's Church), Sept 12

Attachments: 20180906135349899.pdf

Hi all - FYI s.22(1) lives in the neighbourhood and got this notification regarding the pre-application open house for the MIRHPP project at 1805 Larch. It's on September 12th at the Kitsilano Yatch Club. I'll try to go. I wonder why they didn't want to host the open house in the church building?!?!

Maíra de Avila Wilton  
Social Planner  
Tel. (604) 829-4295  
Email. [maira.deavilawilton@vancouver.ca](mailto:maira.deavilawilton@vancouver.ca)

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

From: [No-Reply@vancouver.ca](mailto:No-Reply@vancouver.ca)  
Sent: Thursday, September 06, 2018 1:54 PM  
To: de Avila Wilton, Maira  
Subject: Message from "HN179"

This E-mail was sent from "HN179" (MP C4503).

Scan Date: 09.06.2018 13:53:49 (-0700)  
Queries to: [no-reply@vancouver.ca](mailto:no-reply@vancouver.ca)

**Jameson Larch & 2<sup>ND</sup> Avenue LP**  
**670 – 1665 West Broadway Vancouver BC V6J 1X1**

**Join us for a Pre-Application Open House**

**Date & Time:** Wednesday September 12, 2018 6:00PM to 8:00PM

**Place:** Kitsilano Yacht Club - 2401 Point Grey Road Vancouver, BC V6K 1A1

Jameson is pleased to invite you to a Pre-Application Open House. The intent of the open house is to introduce the preliminary proposal to the community and to seek early community input, prior to submitting a formal rezoning application. We are proposing to rezone the site at 1805 Larch Street from RT-8 to CD-1 to allow for development of a residential rental building. The development is proposed under the Moderate Income Rental Housing Pilot Program (MIRHPP). All units are to be secured as market rentals and twenty percent (20%) of the residential units are earmarked to households earning \$30,000 to \$80,000 per annum.



**Contact Information**

Doug Purdy: Telephone - 604-736-5546 or Email [doug@cpadevelopment.ca](mailto:doug@cpadevelopment.ca)

This is not a City of Vancouver event. If a rezoning application is subsequently submitted to the City, there will be an official City-led public consultation process including a City-hosted open house with a detailed description of the application complete with a scale model.

From: ["Zak, MaryClare" <MaryClare.Zak@vancouver.ca>](mailto:MaryClare.Zak@vancouver.ca)  
To: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)  
Date: 6/10/2018 12:53:13 PM  
Subject: FW: Proposal: David Eby office inquiry and Proposal & CoV - BCH Place of Worship Study

Hi - see below.

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

From: Zak, MaryClare  
Sent: Sunday, June 10, 2018 1:53 PM  
To: 'Michael Flanigan'  
Cc: Craig Crawford  
Subject: RE: Proposal: David Eby office inquiry and Proposal & CoV - BCH Place of Worship Study

U r awesome as always!

Thank u - let me know if you think you can work something out. mc

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

From: Michael Flanigan [mailto:mflanigan@bchousing.org]  
Sent: Sunday, June 10, 2018 1:51 PM  
To: Zak, MaryClare  
Cc: Craig Crawford  
Subject: Re: Proposal: David Eby office inquiry and Proposal & CoV - BCH Place of Worship Study

Thanks MaryClare - hope you are well, haven't seen you in a while.

We are happy to discuss this internally and either Craig or I will be back to you shortly.

Thanks for the heads up.

M

Sent from my iPhone

> On Jun 10, 2018, at 1:47 PM, Zak, MaryClare <MaryClare.Zak@vancouver.ca> wrote:  
>  
> Hi to you both -  
>  
> Rec'd an inquiry from David Eby's office last week about a redevelopment of a church in Kits that is going to evict a Montessori preschool and kindergarten. This is of course distressing to nhood parents.  
>  
> The redevelopment will include more housing (good) but at the loss of this social amenity (not good).  
>  
> s.13(1)  
>  
> s.13(1)  
>  
> s.13(1), s.17(1)  
>  
> s.13(1)  
>  
>  
>  
>  
>  
>  
> <SOW Places of Worship Phase II.docx>

From: "Buckham, Catherine" <catherine.buckham@vancouver.ca>  
To: "Pickersgill, Mark" <Mark.Pickersgill@vancouver.ca>  
"de Avila Wilton, Maira" <maira.DeAvilaWilton@vancouver.ca>  
Date: 6/10/2018 8:02:02 AM  
Subject: FW: Special DRM Agenda - June 12, 2018 @ – City Hall - Main floor Town Hall - RM 113  
Attachments: MIRHPP Agenda 2018-06-12.docx

Hi Mark  
1805 Larch / St Mark's is on DRM agenda for June 12 at 2:00. I'm in an interview so can't go, but we need to have someone attend (who can get up-to-speed on the file quickly).  
Whoever it is... I can give them a 30-minute update on what's happening and my communication with the MLA's office (over the weekend).  
I'm dropping by Yardley's desk Monday and we have a meeting with Tiffany on Tuesday.  
c

Catherine Buckham  
Senior Planner | Social Policy Group  
COMMUNITY SERVICES | CITY OF VANCOUVER  
604-873-7265

**From:** Chandra, Irene  
**Sent:** Thursday, June 07, 2018 1:10 PM  
**To:** Development Review Meeting (DRM) - DL  
**Cc:** Madden, Andrea; Thomas, Robin; Lam, Cecilia; Chandra, Irene  
**Subject:** Special DRM Agenda - June 12, 2018 @ – City Hall - Main floor Town Hall - RM 113

Good Afternoon all,

Please find attached a copy of the agenda for Tuesday, June 12.

Please note that special DRM sessions are being held on June 8 and June 12. These are to support timelines for the staff review of the Moderate Income Rental Housing Pilot Program (MIRHPP). More information about the policy can be found on the [City's housing webpage](#).

ITEMS TO BE REVIEWED AT THIS MEETING:		<u>Staff</u>	<u>Geo Div</u>
1.0	Rezoning Applications/Enquiries		
Enquiries:			
1.1	1805 Larch Street	T. Rougeau	VS
1.2	s.13(1), s.17(1)	T. Rougeau	VS
1.3		M. Seaton	VS
1.4		D. Robinson	MT
1.5		D. Robinson	MT
2.0	Business Arising/Other Business		



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**SPECIAL DEVELOPMENT REVIEW MEETING  
AGENDA**

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**DATE:** June 12, 2018

**CONFIDENTIAL  
FOR INTERNAL USE ONLY**

**TIME:** 2:00 – 5:00 PM

**PLACE:** City Hall - Main floor Town Hall - RM 113

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- *This information is for internal use only. The conclusions are tentative and a completed regular DE or rezoning process is required to reach a final determination. The DRM is not a formal meeting but rather a private, in-camera meeting for staff to review proposals. DO NOT SHARE these notes with members of the public.*
  - *Please review your DRM submission for accuracy and completeness before submitting and clearly differentiate between applications and inquiries.*
- 

**ITEMS TO BE REVIEWED AT THIS MEETING:**

**Staff**

**Geo Div**

**1.0 Rezoning Applications/Enquiries**

**Enquiries:**

1.1	1805 Larch Street	T. Rougeau	VS
1.2	s.13(1), s.17(1)	T. Rougeau	VS
1.3		M. Seaton	VS
1.4		D. Robinson	MT
1.5		D. Robinson	MT
2.0	<b>Business Arising/Other Business</b>		

s.13(1)



s.13(1)



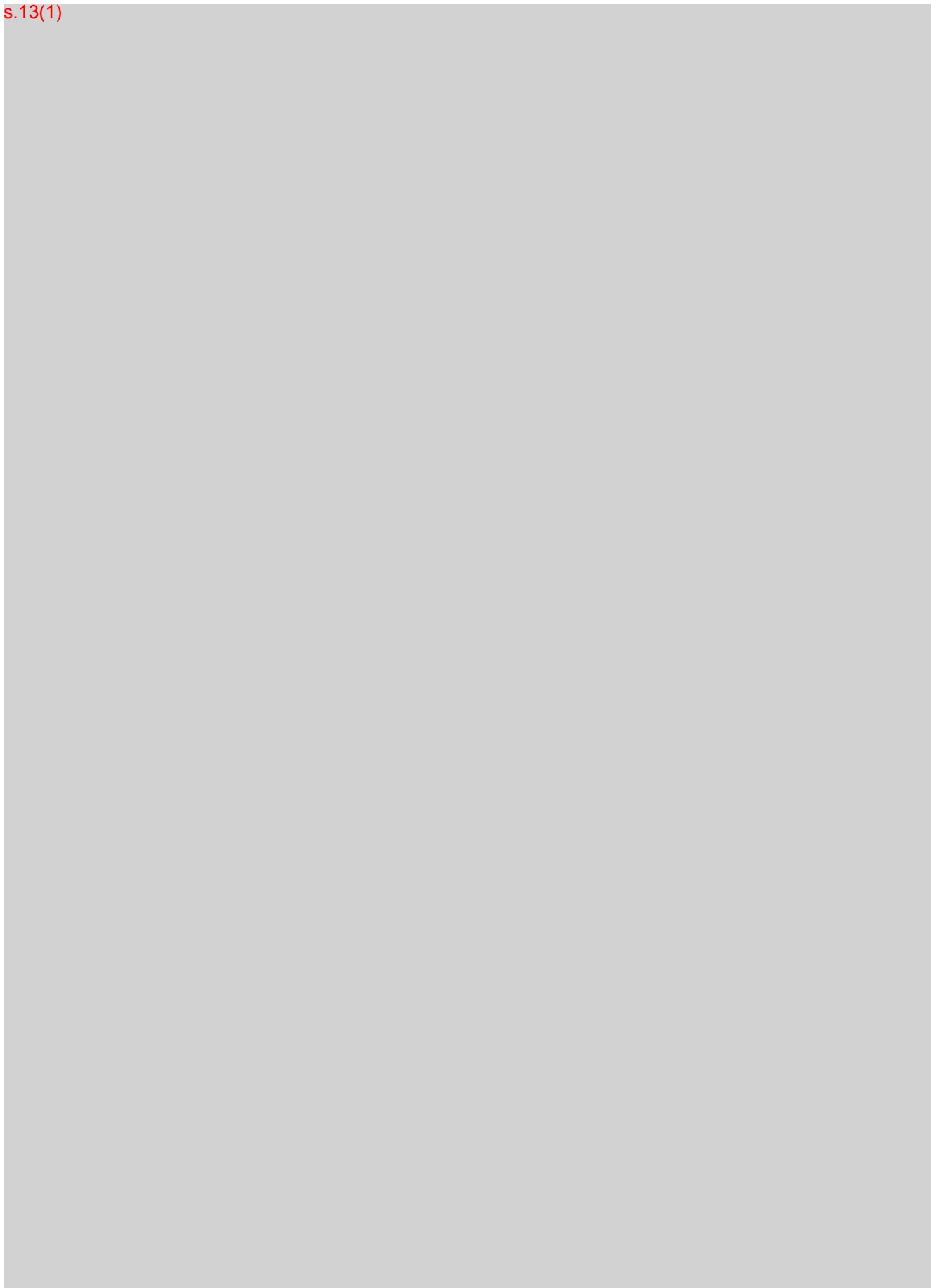


s.13(1)



s.13(1)







s.13(1)



s.13(1)



s.13(1)





s.13(1)



s.13(1)



s.13(1)





From: ["Tom Pappajohn" <tom@jamesoncorp.ca>](mailto:tom@jamesoncorp.ca)

To: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)

Date: 8/16/2018 9:10:42 AM

Subject: Fwd: 1805 Larch - Preliminary Open House Invitation

Attachments: ATT00001.htm

Hi Tiffany

Please see draft letter for open house invitation. It would be great to get Staff sign off by tomorrow, if possible, so that we can prepare the mail out.

Thanks

Tom Pappajohn

Jameson Development Corp

Sent from my iPhone

Begin forwarded message:

From: Liz Chan <[liz@jamesoncorp.ca](mailto:liz@jamesoncorp.ca)>

Date: August 16, 2018 at 9:48:17 AM PDT

To: Tom Pappajohn <[tom@jamesoncorp.ca](mailto:tom@jamesoncorp.ca)>

Subject: 1805 Larch - Preliminary Open House Invitation

Hi Tom,

Please see attached.

Best,

Liz Chan, CPA

Accounting Manager

Jameson Larch & 2<sup>nd</sup> Ave LP

670 - 1665 West Broadway

Vancouver, BC V6J 1X1

Cell: 778.320.0715 Telephone: 604.732.7122 Fax: 604.732.7142

Email: [liz@jamesoncorp.ca](mailto:liz@jamesoncorp.ca)

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From: "Cathy Buckham" s.22(1)  
To: "Buckham, Catherine" <catherine.buckham@vancouver.ca>  
Date: 6/11/2018 2:12:45 PM  
Subject: Fwd: 1805 Larch Street- MIRHPP DRM Tuesday June 12 2:00 pm Town Hall

Cathy

Begin forwarded message:

From: "McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
Date: June 11, 2018 at 2:43:47 PM PDT  
To: Catherine Buckham s.22(1)  
Subject: FW: 1805 Larch Street- MIRHPP DRM Tuesday June 12 2:00 pm Town Hall

Hi Cathy,  
s.13(1)

---

**From:** Hii, Yvonne  
**Sent:** Monday, June 11, 2018 2:30 PM  
**To:** Kay, Vanessa; McNeill, Yardley; Buckham, Catherine  
**Cc:** Rougeau, Tiffany  
**Subject:** RE: 1805 Larch Street- MIRHPP DRM Tuesday June 12 2:00 pm Town Hall

Just to add to this – it's good to consider the feasibility of retaining a childcare on site, but note that retention of this childcare would not be a given.

The first step would typically be to ask the applicant for an inventory of current/recent/historic social usage of the space, and secondly to provide indication of whether or not these uses fill an existing community need.

s.13(1)

s.13(1)

s.13(1)

Sorry to complicate things – this project has just come on our radar, so we are still working through the options for this site. Vanessa and I are aiming to meet with Housing this afternoon about this site and to discuss next steps.

Yvonne

---

YVONNE HII



Planner  
Vancouver Social Infrastructure Plan, Social Policy and Projects  
Arts, Culture and Community Services  
City of Vancouver  
t. (604) 873-7277 e. [yvonne.hii@vancouver.ca](mailto:yvonne.hii@vancouver.ca)

Woodward's Building  
#501-111 W Hastings Street (@ Abbott)  
V6B 1H4 Vancouver BC  
Unceded Homelands of Musqueam, Squamish and Tsleil-Waututh Nations

---

**From:** Kay, Vanessa  
**Sent:** Monday, June 11, 2018 2:09 PM  
**To:** McNeill, Yardley; Buckham, Catherine  
**Cc:** Rougeau, Tiffany; Hii, Yvonne  
**Subject:** RE: 1805 Larch Street- MIRHPP DRM Tuesday June 12 2:00 pm Town Hall

Hello Yardley,

s.13(1)

Best,

Vanessa

---

**From:** McNeill, Yardley  
**Sent:** Monday, June 11, 2018 2:06 PM  
**To:** Buckham, Catherine  
**Cc:** Rougeau, Tiffany; Kay, Vanessa; Hii, Yvonne  
**Subject:** RE: 1805 Larch Street- MIRHPP DRM Tuesday June 12 2:00 pm Town Hall

great, thanks !

s.13(1)

Thanks,  
Yardley

---

**From:** Buckham, Catherine  
**Sent:** Monday, June 11, 2018 1:32 PM  
**To:** McNeill, Yardley  
**Cc:** Rougeau, Tiffany; Kay, Vanessa; Hii, Yvonne  
**Subject:** RE: 1805 Larch Street- MIRHPP DRM Tuesday June 12 2:00 pm Town Hall

Hi Y

Vanessa Kay and Yvonne Hii are working on this and will attend DRM with background on need, etc. and recommendations (developed with Thor).

**Catherine Buckham**

Senior Planner | Social Policy Group  
COMMUNITY SERVICES | CITY OF VANCOUVER  
604-873-7265

---

**From:** McNeill, Yardley  
**Sent:** Monday, June 11, 2018 1:20 PM  
**To:** Buckham, Catherine; Campbell, Karen

**Cc:** Pickersgill, Mark; Rougeau, Tiffany

**Subject:** 1805 Larch Street- MIRHPP DRM Tuesday June 12 2:00 pm Town Hall

**Importance:** High

Hi Cathy,

s.13(1)

Karen- an issue has arisen regarding this site which needs to be discussed at tomorrow's DRM. s.13(1)

Yardley

---

**From:** Buckham, Catherine

**Sent:** Saturday, June 09, 2018 1:07 PM

**To:** Rougeau, Tiffany; McNeill, Yardley

**Cc:** Pickersgill, Mark

**Subject:** RE: St. Marks Anglican Church - 1805 Larch Street

Hi all

Good grief is right Yardley.

They didn't mention the fact that there is a childcare in the basement.

Given the length of time it takes to get an approved rezoning and then development permit it seems to me that there's no rush to evict the childcare.

c

Catherine Buckham

Senior Planner | Social Policy Group

COMMUNITY SERVICES | CITY OF VANCOUVER

604-873-7265

---

**From:** Rougeau, Tiffany

**Sent:** Friday, June 08, 2018 10:27 AM

**To:** Buckham, Catherine; McNeill, Yardley

**Cc:** Pickersgill, Mark

**Subject:** RE: St. Marks Anglican Church - 1805 Larch Street

No problem, Cathy.

I did email the applicant about the tenant situation a few weeks ago. Below is their response:

**From:** Tom Pappajohn [<mailto:tom@jamesoncorp.ca>]

**Sent:** Wednesday, May 09, 2018 2:49 PM

**To:** Rougeau, Tiffany

**Subject:** Re: 1805 Larch St - rezoning enquiry

Hi Tiffany

s.21(1)



s.21(1)

s.21(1)

Let me know if you have any additional questions.

Kind Regards,

Tom Pappajohn  
Jameson Development Corp.

---

**From:** Rougeau, Tiffany <[Tiffany.Rougeau@vancouver.ca](mailto:Tiffany.Rougeau@vancouver.ca)>  
**Sent:** Tuesday, May 8, 2018 11:03:00 AM  
**To:** Tom Pappajohn  
**Subject:** 1805 Larch St - rezoning enquiry

Hi Tom,

Staff understand that the 1805 Larch St site currently has a Montessori Academy operating in the church building however, the enquiry letter states that there are currently no tenants on site. Could you please clarify?

Thank you,

**TIFFANY ROUGEAU, M.PL.**  
Planning, Urban Design & Sustainability | Vancouver South Division  
City of Vancouver | T: 604.871.6421 | E: [tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

---

**From:** Buckham, Catherine  
**Sent:** Thursday, June 07, 2018 3:43 PM  
**To:** Rougeau, Tiffany; McNeill, Yardley  
**Cc:** Pickersgill, Mark  
**Subject:** RE: St. Marks Anglican Church - 1805 Larch Street  
**Importance:** High

Apologies Tiffany. I'm redirecting this to Yardley.

---

**From:** Buckham, Catherine  
**Sent:** Thursday, June 07, 2018 3:34 PM  
**To:** Rougeau, Tiffany  
**Cc:** Pickersgill, Mark  
**Subject:** St. Marks Anglican Church - 1805 Larch Street

**Importance:** High

Hi Tiffany

I stopped by to see you today re St. Mark's rezoning inquiry.

Did you know the owner is evicting a childcare in the basement (impacting 38 families,.. 20 childcare spaces). The operator contacted David Eby's office and Eby's office contacted the City.

Can we chat about this on Monday? Thanks.

C

---

**From:** Anderson, Dulcy [<mailto:Dulcy.Anderson@leg.bc.ca>]

**Sent:** Thursday, June 07, 2018 3:03 PM

**To:** Buckham, Catherine

**Subject:** yes, it's st. Marks

Catherine,

Thanks so much for the call today. Pacific Rim Montessori is being evicted from basement of St. Marks end June.

Dulcy

Dulcy Anderson | Constituency Assistant | David Eby, MLA Vancouver-Point Grey

[dulcy.anderson@leg.bc.ca](mailto:dulcy.anderson@leg.bc.ca) | 604-660-1297 | 2909 West Broadway, Vancouver, BC V6K2G6 | [davidbymla.ca](http://davidbymla.ca)

Stay in touch and get involved! Sign up for our [newsletter](#).

From: ["Kelley, Gil" <Gil.Kelley@vancouver.ca>](mailto:Gil.Kelley@vancouver.ca)  
To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)  
["Cho, Edna" <edna.cho@vancouver.ca>](mailto:edna.cho@vancouver.ca)  
Date: 8/7/2018 3:22:22 PM  
Subject: Fwd: 1805 Larch Street  
Attachments: Pappajohn Support letter City of Vancouver.pdf  
ATT00001.htm

Gil Kelley, FAICP  
General Manager, Planning, Urban Design and Sustainability  
City of Vancouver, British Columbia, Canada

Please excuse any typos  
Sent from my iPhone

Begin forwarded message:

From: "Anderson, Dulcy" <[Dulcy.Anderson@leg.bc.ca](mailto:Dulcy.Anderson@leg.bc.ca)>  
Date: August 7, 2018 at 4:10:49 PM PDT  
To: ["gil.kelley@vancouver.ca"](mailto:gil.kelley@vancouver.ca) <[gil.kelley@vancouver.ca](mailto:gil.kelley@vancouver.ca)>  
Subject: 1805 Larch Street

Dear Mr. Kelley,

Attached please find letter of support for low-moderate housing development at 1805 Larch Street, as well as a note addressing our hope that the space will remain open for community uses during the pre-construction process.

All the best,

Dulcy

Dulcy Anderson | Constituency Assistant | David Eby, MLA Vancouver-Point Grey  
[dulcy.anderson@leg.bc.ca](mailto:dulcy.anderson@leg.bc.ca) | 604-660-1297 | 2909 West Broadway, Vancouver, BC V6K2G6 | [davidbymla.ca](http://davidbymla.ca)

Stay in touch and get involved! Sign up for our [newsletter](#).

July 31, 2018

Gil Kelley  
General Manager of Planning  
Urban Design & Sustainability  
City of Vancouver

Via mail and email

**Re: 1815 Larch Street**

Dear Mr. Kelley,

I would like to offer my support for the creation of low and moderate income housing in Kitsilano, especially the provision of family housing. My understanding is that the Pappajohn family has put in an application to provide such housing with a project at 1815 Larch Street, the current site of the Anglican church. I am fully in support of this use and would love to see more of these projects in our neighbourhood.

Separately, I hope that this site can be kept open for community use during the permitting process. This is not an objection to the intended development, just a hope that we can creatively support the Pappajohns to keep much-needed community space open and in operation as long as it does not impair or delay the development of the rental housing project.

Yours truly,

A handwritten signature in black ink, appearing to read 'DEB', with a stylized flourish extending from the end.

David Eby  
MLA, Vancouver Point Grey



From: ["Zak, MaryClare" <MaryClare.Zak@vancouver.ca>](mailto:MaryClare.Zak@vancouver.ca)

To: ["Singh, Sandra" <Sandra.Singh@vancouver.ca>](mailto:Sandra.Singh@vancouver.ca)

CC: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)  
["Bond, Abigail" <Abigail.Bond@vancouver.ca>](mailto:Abigail.Bond@vancouver.ca)

Date: 6/10/2018 1:08:30 PM

Subject: Heads up on David Eby office inquiry on and Proposal -- CoV - BCH Place of  
Worship Study

Attachments: SOW Places of Worship Phase II.docx

Hi Sandra;

Cathy rec'd an inquiry from David Eby's office last week about a redevelopment of St Marks church in kits (Eby's riding) that is going to evict a Montessori preschool and kindergarten.

The redevelopment will include more housing (good) but at the loss of this social amenity (not good).

s.13(1)

s.13(1)

s.13(1)

s.13(1)

What the study will do is provide policy whereby any redevelopment of a church needs to ensure social amenity space so that these services aren't kicked out of church basements with no- where to land.

s.13(1), s.17(1)

Planning partnered with us on the initial scoping - Gill is aware so perhaps his area is another option to seek some support.

We would want to bring it fwd early 2019, an action coming out of our social infrastructure plan efforts. (Cathy can confirm timeline but I think it would require 6 months).

s.13(1)

mc

**STATEMENT OF WORK****(PS #)****1.0 Introduction**

The City is hiring a Consultant to complete Phase 2 of the Places of Worship (PW) study.

**2.0 Background**

In addition to serving as sites of religious worship, churches, synagogues, gurdwaras, mosques, temples, and other places of worship (PW) play multiple roles in the communities where they are found. PWs often act as important community hubs where non-profit programs and services including daycares, emergency shelters, food banks, support groups, arts programs, cultural performances, and recreation activities are hosted. Community organizations benefit from the excellent infrastructure and affordable rates that PWs often offer. This includes large communal spaces, halls, kitchens, and other gathering or meeting space. The ability of the non-profit sector to continue accessing these spaces is critical in light of rising real estate costs, tenure insecurity, and low availability of affordable, accessible sites to deliver community programs and serve as community gathering places.

With many congregations shrinking and capital maintenance costs rising, an increasing number of PWs are undertaking redevelopment plans. Of the 273 PWs in Vancouver, the City received 20 rezoning and development enquiries or development applications between 2009 and 2016. There is currently no comprehensive understanding of the extent and type of uses of community space located in PWs in Vancouver, and no citywide policy approach to supporting the renewal or redevelopment of PWs with a view to preserving and enhancing community spaces for social and cultural uses.

This information and policy gap is particularly acute for non-profit organizations (NPOs) operating in PWs given that many are volunteer-run organizations that generally lack the capacity and funds to enter into higher cost, regular lease arrangements. Furthermore, the services and programs typically being delivered by these NPOs (e.g. youth leadership programs, AA meetings, etc.) rely on proximity and accessibility to the local communities they serve.

**3.0 Summary of Requirement**

The Places of Worship (PW) Study (phase 2) will be informed by Phase 1. Phase 2 will consist of the following:

1. Determine the extent to which Vancouver's places of worship (PW) are hosting non-profit organizations (NPOs) in their facilities.
2. Create a typology reflecting the number, type, frequency and variety of NPO use of space in PWs.
3. Identify emerging trends and issues.
4. Develop social value / social return on investment framework that calculates the extent to which NPOs operating in PWs contribute to community resilience and inclusiveness.
5. Situate study findings within the context of other relevant City policies and plans (i.e. Social Infrastructure Plan, Cultural Facilities Key Gaps Update, Cambie Corridor Institutional Policy, Grandview Woodland Cultural and Community Spaces Strategy).

**4.0 Work Scope**

Project requirements:

- Develop methodology to carry out inventory (including rationale for city-wide or targeted)
- Conduct inventory
- Create typology reflecting the number, type, frequency and variety of NPO use of space in PWs
- Develop social value / social return on investment framework that calculates the extent to which NPOs operating in PWs contribute to community resilience and inclusiveness

- Analyze findings (including connections to other relevant City policies and plans) and produce a final report

Required expertise of Consultant:

- Research, data collection and analysis for policy development
- Experience with, and understanding of the non-profit sector
- Municipal planning processes and land use policies and practices
- Social infrastructure / community asset planning and development
- Social purpose real estate
- Strong communication, discretion, tact

## 5.0 City Provided

The PW Phase 2 Project Team will provide:

- Relevant City documents
- Data (where available)
- Input and guidance on study methodology
- Regular project team meetings

## 6.0 Deliverables

The Consultant will meet regularly with the Project Managers throughout the PW Study process as identified in the finalized Work Plan. The number and timing of meetings with the Project Managers will also be identified in the finalized Work Plan.

The Consultant will be responsible for:

- Developing and revising a Work Plan in consultation with the Project Managers
- Planning and executing project elements as detailed in the Work Plan
- Conducting required deliverables
- Analysing findings and producing a final report including recommendations for next steps

## 7.0 Acceptance Criteria

Under the direction of the Project Managers, the consultant will be expected to deliver the components as identified in the Scope of Work. Final deliverables will include:

- Materials developed for key informant interviews (interview schedule, notes etc.) and case studies
- Summaries of interview findings
- Final report

## 8.0 Schedule

Activity	Timing	Deliverable
Finalize work plan	June 2018	Work plan
Create methodology for inventory	July 2018	Methodology
Conduct inventory	August – November 2018	n/a
Analysis and typology	December 2018	Intermin findings report
Final analysis and report	January 2019	Final report

\*Schedule subject to change upon mutual agreement between consultant and Project Manager

From: ["Hii, Yvonne" <Yvonne.Hii@vancouver.ca>](mailto:Yvonne.Hii@vancouver.ca)  
To: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)  
["Kay, Vanessa" <Vanessa.Kay@vancouver.ca>](mailto:Vanessa.Kay@vancouver.ca)  
CC: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)  
Date: 6/13/2018 9:59:12 AM  
Subject: Larch St proposal and Places of Worship study

Hi Tiffany,

Nice to see you yesterday, and thank you for accommodating our last-minute discussion of options to protect the community functions on this site -- it was really great to hear strong support around the table. s.13(1)

s.13(1)

s.13(1)

Yvonne

---

**YVONNE HII**  
Planner  
Vancouver Social Infrastructure Plan, Social Policy and Projects  
Arts, Culture and Community Services  
City of Vancouver  
**t.** (604) 873-7277 **e.** [yvonne.hii@vancouver.ca](mailto:yvonne.hii@vancouver.ca)

Woodward's Building  
#501-111 W Hastings Street (@ Abbott)  
V6B 1H4 Vancouver BC  
**Unceded Homelands of Musqueam, Squamish and Tsleil-Waututh Nations**

From: ["Anderson, Dulcy" <Dulcy.Anderson@leg.bc.ca>](mailto:Dulcy.Anderson@leg.bc.ca)  
To: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)  
Date: 8/7/2018 2:36:47 PM  
Subject: letter for project  
Attachments: Letter from David Eby in support of Pappjohn project.docx

Cathy,

Just wanted to send this to you as an FYI, get any comments before I send it on.

If you have a moment for phone, would be interested in your perspective. s.22(1)

dulcy

Dulcy Anderson | Constituency Assistant | David Eby, MLA Vancouver-Point Grey  
[dulcy.anderson@leg.bc.ca](mailto:dulcy.anderson@leg.bc.ca) | 604-660-1297 | 2909 West Broadway, Vancouver, BC V6K2G6 | [davebymla.ca](http://davebymla.ca)

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**Community Office:**  
2909 West Broadway  
Vancouver, BC V6K 2G6  
Phone (604) 660-1297  
Fax (250) 387-4680



David Eby, MLA  
(Vancouver-Point Grey)

July 31, 2018

Gil Kelley  
General Manager of Planning  
City of Vancouver

Via mail and email

**Re: 1815 Larch Street**

Dear Mr. Kelley,

I would like to offer my support for the creation of low and moderate income housing in Kitsilano, especially the provision of family housing. My understanding is that the Pappajohn family has put in an application to provide such housing with a project at 1815 Larch Street, the current site of the Anglican church. I am fully in support of this use and would love to see more of these projects in our neighbourhood.

Separately, I hope that this site can be kept open for community use during the permitting process. This is not an objection to the intended development of any kind, just a hope that we can creatively support the Pappajohns to keep much-needed community space open and in operation as long as it does not impair or delay the development of the rental housing project.

Yours truly,

A handwritten signature in black ink, appearing to be "DEBY".

David Eby  
MLA, Vancouver Point Grey

From: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)  
To: ["Co, Rebecca" <rebecca.co@vancouver.ca>](mailto:rebecca.co@vancouver.ca)  
Date: 5/10/2018 12:23:00 PM  
Subject: MIRHPP, second set of RZ enquiries

Hi Beki,

Just want to make sure I am keeping you in the loop on the MIRHPP rezoning enquiries. We had four more submitted at the second deadline (May 4), which are listed in orange in the below table, alongside the assigned rezoning planner and the other proposals to date.

<b>Tiffany Rougeau</b>	1805 Larch	s.13(1), s.17(1)	s.13(1), s.17(1)
<b>Derek Robinson</b>	s.13(1), s.17(1)		
<b>Lisa King</b>			
<b>Mateja Seaton</b>			

Additionally, we have been advised that one of the 20 sites s.13(1), s.17(1) will *not* be coming forward with a full enquiry package.

How have the review teams on your side been finding the work? Again, we are very appreciative of the effort and prioritization of these reviews over other, market rezoning enquiries, so if there are ways we can assist from our process side, please let me know.

Thanks,

**Zak Bennett**

Planner | Rezoning Centre  
Planning, Urban Design & Sustainability  
604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)

From: "Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
To: "Bennett, Zachary" <zak.bennett@vancouver.ca>  
Date: 5/30/2018 9:07:19 AM  
Subject: MIRHPP - Hsg and Eng recommendations  
Attachments: Engineering Comments - MIRHPP Round 1.docx

Below are the Housing recommendations and attached are the Engineering conditions for Larch and s.13(1), s.17(1)

#### Housing Recommendations

- Applicant will be required to register a Housing Agreement to secure:
  - 100% of the residential floor area as rental housing in perpetuity; and
  - 20% of the residential floor area to be made available to moderate income households earning between \$30,000 and \$80,000/year, meaning that starting rents must fall within the ranges noted in "Section 2a: Affordability in the Moderate Income Rental Units" of the "[Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements And Available Incentives: Admin Bulletin](#)" and capped at the Residential Tenancy Act annual allowable increase, regardless of turnover
- Clarify if the applicant is seeking the DCL waiver. If so, requirements for unit size and rents secured via a Housing Agreement, plus hard construction costs will be limited. See <http://vancouver.ca/files/cov/rental-incentive-guidelines.pdf>). If the waiver is sought:
  - Unit rental rates would need to comply with maximum rents set out in policy
  - Unit sizes should be provided
  - Provide information on residential construction costs per m2. These should not exceed \$3,391 per sq. m
- Proposed height and density complies with "Section 3g. Additional Floor Area" table for RT-8 site rezonings (see page 6 of the "[Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements And Available Incentives: Admin Bulletin](#)")
- Building should be designed in accordance with High-Density Housing for Families with Children Guidelines (<http://guidelines.vancouver.ca/H004.pdf>), including common outdoor and indoor amenity areas.

#### TIFFANY ROUGEAU, M.PL.

Planning, Urban Design & Sustainability | Vancouver South Division  
City of Vancouver | T: 604.871.6421 | E: [tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

## Engineering Comments

### 1805 Larch St

#### Survey:

- Lot consolidation will be required to create a single parcel.
- Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreement 347150M (commercial crossing) and Easement & Indemnity Agreement BX315528, Statutory Right of Way BX315529 and Equitable Charge BX315530 (all pertaining to a Kindergarten play area encroaching onto street) prior to building occupancy.


#### Sewers:

- A sewer upgrade may be required and will be fully evaluated during the rezoning application process.

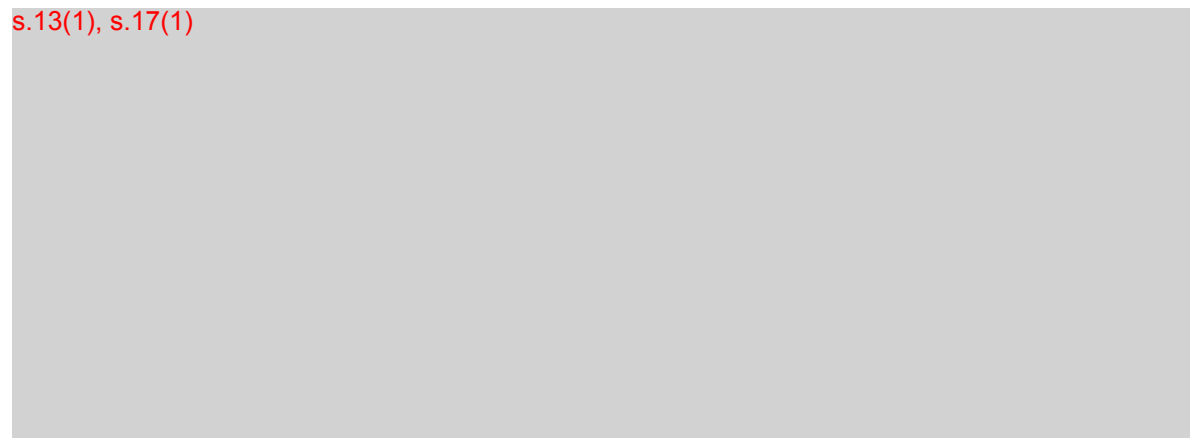
#### Transportation:

- Vehicle parking, bicycle parking, and loading is to be provided as per bylaw requirements.
- Recommend that one visitor space be sized as a disability space
- Ensure disability parking is provided as per by-law requirements
- No PBS requirements for this site.
- The applicant will be asked to provide the following improvements:
  - o Public realm improvements along the site frontages such as, but not necessarily limited to: sidewalks, lighting, curb ramps, lane crossings, and street trees.
  - o Concrete curb and gutter and asphalt repaving on Larch St.

s.13(1), s.17(1)



s.13(1), s.17(1)





From: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)  
To: [tom@jamesoncorp.ca](mailto:tom@jamesoncorp.ca)  
CC: ["Kelley, Gil" <Gil.Kelley@vancouver.ca>](mailto:Gil.Kelley@vancouver.ca)  
Date: 7/8/2018 11:19:16 AM  
Subject: MIRHPP Enquiries

Hi Tom,

By way of introduction, I am Gil Kelley's Assistant Director responsible for rezonings citywide. Gil received a note from Kevin Quinlan that contained some questions regarding MIRHPP rezoning enquiries (1805 Larch and s.13(1), s.17(1) ) you currently have with us, and he has asked me to get back to you on his behalf.

With regard to the enquiry at 1805 Larch, Kevin indicated that you are concerned that the focus of a recent meeting was on community uses rather than on the affordable rental you are trying to provide on the site. I would like to assure you that the provision of affordable rental is a priority, and the upcoming meeting on Monday is specifically to discuss the form of development of your proposal, further to the letter of response we recently provided.

The reason for the earlier meeting was in response to a concern raised about the loss of the existing childcare by a community member - we very much appreciated the discussion about this and it was very helpful in clarifying the facts for us. At this time there are no plans to request retention of the community programs previously offered on this site - this is only something that would be pursued if the building design could accommodate the necessary area while also addressing the form of development directions in our response letter, and if it was financially feasible.

Should you continue to pursue a rezoning for this site, and while the permitting processes are under way, it was felt that there may be some benefit to leasing the site to a non-profit in the area during the time the building would be empty. We understand the leases for your existing tenants will expire by September and that the building would be vacated at that time. However, the notion of offering a short-term lease to a local non-profit would be entirely at your discretion and would not form any part of the rezoning process. Cathy Buckham from our Social Policy group (604. 873.7265) has indicated that she will be contacting you shortly to discuss this possibility.

With regard to the enquiry at s.13(1), s.17(1) , currently proceeding through a Development Permit process, you queried the need for UDP review. A second UDP review is our standard approach as the building is further resolved at the DP stage and we have found advice from UDP has been helpful. I will follow up with our Urban Design staff on this matter and will get back to you shortly.

Please let me know if you have any further questions. I look forward to meeting you in person and working with you on these projects.

Regards,

Karen

**Karen Hoese**

Assistant Director of Planning | REZONING CENTRE  
PLANNING, URBAN DESIGN AND SUSTAINABILITY | CITY OF VANCOUVER  
[p] 604 871 6403

From: "Cho, Edna" <edna.cho@vancouver.ca>  
To: "Robinson, Derek" <Derek.Robinson@vancouver.ca>  
"King, Lisa \ (PLN\)" <Lisa.King@vancouver.ca>  
"Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
CC: "Seaton, Mateja" <Mateja.Seaton@vancouver.ca>  
Date: 9/18/2018 9:06:40 AM  
Subject: MIRHPP Projects with sewer upgrade implications

Hi all,

Back in June, there were discussions at MPSC about MIRHPP and other affordable housing projects as it relates to the new Utilities DCLs/sewer upgrades. The direction was for staff to provide some funding options to take to GMs for projects in the interim and over the long-term.

For the MIRHPP projects you are working on, could you let me know which ones Engineering have indicated there could be a potential upgrade? I'm working with Engineering and Finance to map out the order of magnitude costs/implications for instream affordable housing projects. I understand some of the comments you've received from Engineering have been very general, so whatever you can do to decipher whether something is a usual cost vs. something that could be more significant would be helpful.

There's also a process to work through the longer term issue of whether we continue to waive DCLs (city-wide and utilities) for rental projects. This will be part of the Rental 100 review that has just started. If you guys haven't filled out our survey, here's your chance: s.15(1)(l) ☺

Thanks,

Edna  
.....  
EDNA CHO  
SENIOR PLANNER, HOUSING POLICY  
CITY OF VANCOUVER  
PH: 604-871-6484  
FX: 604-871-6488  
EMAIL: EDNA.CHO@VANCOUVER.CA

From: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)  
To: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)  
Date: 4/21/2018 2:03:28 PM  
Subject: MIRHPP rezoning enquiries  
Attachments: Land Administration and Planning - Planning - Planning Project and Program Records - Housing Policy – Moderate Income Rental Pilot.tr5

Hi Tiffany,

Following discussions among the MIRHPP tech team and senior staff, you’ve been selected as the rezoning planner for up to 5 of the MIRHPP rezoning enquiries. The MIRHPP policy is an outcome of last year’s Housing Vancouver Strategy and is meant to encourage the provision of additional rental housing, including a minimum of 20% moderate income housing targeted to middle-income households. Additional information about the [policy](#) and the [FAQ](#) can be found at those links. Also included is the Vandocs folder link, which includes the pre-enquiry response letter for your files.

The enquiries are being processed on relatively quick timelines. The below table references the three intake dates, as well as corresponding enquiry response dates for staff. You will likely receive three additional enquiries in total following the May 4/May 25 deadlines. If you are concerned about the workload or have project support needs, please let me know.

Enquiry Submission Date	Response Expected By
April 13, 2018	June 25, 2018
May 4, 2018	July 16, 2018
May 25, 2018	August 6, 2018

I’ve left the first two enquiries, received on April 13, on your desk. I can also arrange to provide the rezoning enquiry fee cheque, digital files, and proponent contacts at your convenience. Please note that 1805 Larch has been asked to provide a shadow study and that [s.13\(1\), s.17\(1\)](#) has been asked to provide more detailed, dimensioned floor plans. The first steps will be the typical steps (POSSE, assignments, distribution, etc.). Please note that I will follow up with PAR and Housing to have project planners assigned for the MIRHPP projects, and will follow up with the assignments once received.


I understand there may some questions about some of the above, and I encourage you to reach out to me as needed. I am happy to help and thanks for taking these on.

**Zak Bennett**  
Planner | Vancouver South Division  
Planning, Urban Design & Sustainability  
604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)

From: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)  
To: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)  
Date: 5/30/2018 11:00:26 AM  
Subject: MIRHPP Round 1 - DRAFT DRM write-ups  
Attachments: [s.13\(1\), s.17\(1\)](#) - DRAFT DRM write-up - 2018-04-25.tr5  
1805 Larch St - DRAFT DRM write-up - 2018-04-25.tr5


Attached are the revised MIRHPP DRM write-ups. (I chatted with Karen about a couple of her bullets so it should be more clear now)

s.13(1), s.17(1)






s.13(1), s.17(1)



s.13(1), s.17(1)



s.13(1)



s.13(1)



s.13(1)



From: ["Housing Policy" <HousingPolicy@vancouver.ca>](mailto:HousingPolicy@vancouver.ca)

To: [tom@jamesoncorp.ca](mailto:tom@jamesoncorp.ca)

CC: ["Cho, Edna" <edna.cho@vancouver.ca>](mailto:edna.cho@vancouver.ca)

["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)

Date: 3/19/2018 4:33:14 PM

Subject: Moderate Incoming Rental Housing Pilot Program - 1805 Larch / s.13(1), s.17(1)  
s.13(1), s.17(1)

Attachments: MIRHPP Response Letter - 1805 Larch St.pdf

Hi Tom,

Thank you for your applications to the City of Vancouver's *Moderate Income Rental Housing Pilot Program* (MIRHPP).

Please find attached your letters of response, as well as some further information regarding the MIRHPP policy and a rezoning enquiry checklist.

Best regards,

The MIRHPP Team



March 19, 2018

Tom Pappajohn  
Jameson Development Corp  
670-1655 West Broadway  
Vancouver, BC, V6J 1X1

Dear Mr. Pappajohn,

**RE: Moderate Income Rental Housing Pilot Program Pre-Enquiry Application -  
1805 Larch Street**

Thank you for your application to the City of Vancouver's *Moderate Income Rental Housing Pilot Program (MIRHPP)*.

We are excited to share that this program received a significant amount of interest from a wide variety of applicants. More than 50 Pre-Enquiry Applications were received by the February 16 deadline.

Staff have reviewed your Pre-Enquiry Application form against the program objectives and relevant local and city-wide policies. Given its performance on key policy elements, your proposal currently ranks amongst the top 20 active submissions, and you are invited to proceed with submission of a formal application for rezoning advice (a rezoning enquiry).

A rezoning enquiry checklist will be provided with this letter. In order to better facilitate staff review of rezoning enquiry submissions, three separate deadlines have been set. Projects submitted by each date will receive a response within 10-11 weeks.

Enquiry Submission Date	Response Expected By
April 13, 2018	June 25, 2018
May 4, 2018	July 16, 2018
May 25, 2018	August 6, 2018

Please ensure all requested materials are submitted in full, no later than the final May 25, 2018 deadline, to ensure timely processing of your enquiry.

All applicants are reminded that an invitation to proceed under the program does not constitute any guarantee or endorsement of specific project details (i.e. heights and densities) proposed as part of a Pre-Enquiry Application. During this rezoning enquiry process, staff will review project materials and provide site-specific advice to inform a full rezoning application.

Please also note that any documents submitted with your Pre-Enquiry Application Form that were not expressly required (i.e. drawing sets) have not been reviewed by staff as part of our initial screening.

We look forward to receiving your enquiry and working with you to further refine your proposal.

If you have any questions about MIRHPP, please contact Edna Cho at [edna.cho@vancouver.ca](mailto:edna.cho@vancouver.ca) or Zachary Bennett at [zachary.bennett@vancouver.ca](mailto:zachary.bennett@vancouver.ca).

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Garrison', with a stylized, flowing script.

Dan Garrison  
Assistant Director, Housing Policy  
Planning, Urban Design & Sustainability

cc: Gil Kelley, General Manager of Planning, Urban Design & Sustainability  
Susan Haid, Assistant Director, Vancouver-South  
Kent Munro, Assistant Director, Vancouver-Midtown  
Edna Cho, Planner, Housing Policy  
Zachary Bennett, Planner, Vancouver-South

From: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:Catherine.Buckham@vancouver.ca)  
To: ["McNeill, Yardley" <yardley.mcneill@vancouver.ca>](mailto:Yardley.McNeill@vancouver.ca)  
["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)  
Date: 6/11/2018 7:25:24 AM  
Subject: s.22(1) account of actions by developer

s.22(2)(e)(f)

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

From: Anderson, Dulcy [mailto:Dulcy.Anderson@leg.bc.ca]  
Sent: Saturday, June 09, 2018 3:40 PM  
To: Buckham, Catherine  
Subject: Fw: can you call this weekend?

s.22(2)(e)(f)



From: s.22(1)  
To: "Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
CC: s.22(1)  
Date: 8/20/2018 2:50:48 PM  
Subject: re: 1805 Larch -

Dear Tiffany

Please be advised that I am a co--owner of property at s.22(1)

I am in receipt of the e-mail sent to you by s.22(1)  
and concur with all his objections to the proposal .

I add - When we purchased our home , we were aware of the zoning on our block  
which factored in our decision to purchase, live and raise our family here.  
We have a direct interest in this proposal for re-zoning and have a right to be consulted .  
- not just in a pro forma way after a city - driven process is underway.  
The city has failed to engage in any form of meaningful community consultation process,  
putting in jeopardy our enjoyment of our home.

Please keep me informed of all developments related to this property .  
Thank you .

s.22(1)

From: s.22(1)  
Subject: 1805 Larch Street, Vancouver  
Date: August 20, 2018 at 2:02:02 PM PDT  
To: <Tiffany.Rougeau@vancouver.ca>  
Cc: s.22(1)

Dear Tiffany –

I am a co-owner of property at s.22(1) Vancouver.

I write to you to express my formal objection to the proposed rezoning and construction of a 6 storey, 77 unit apartment tower at 1805 Larch Street s.22(1)  
s.22(1)

I have a number of preliminary objections to this proposal:

The process leading to this application has been conducted in private, has been secretive and heavily “City-driven”, in that the private developer has been encouraged and selected by the City to build according to the City’s wishes, rather than with input as to neighbourhood needs and wants or market requirements  
The proposed scale, site coverage (FSR 3.0 vs. FSR 0.75 existing) and height are outlandishly out of character with the neighbourhood’ s existing RT-8 zoning, which was adopted after extensive resident input designed to preserve existing housing options and maintain neighbourhood character and streetscapes  
Large-scale multi-family development has traditionally been reserved for the blocks East of Larch Street, and those nearby are generally 4 storeys in height  
Kitsilano’s RT-8 zones (single family, duplex, triplex, townhouse, laneway housing) already supply significantly dense housing options compared to other Vancouver Westside neighbourhoods  
Relaxation of parking rules will result in intolerable shortages of vehicle street parking in the neighbourhood, which is already in short supply  
Relaxation of DCL charges unfairly subsidize construction of a project of this scale, contrary to the interests of taxpayers and the wishes of the neighbourhood

I ask that you keep me apprised of all developments relating to this outrageous development proposal, such as public hearings, open houses and the like.

Regards,

s.22(1)

s.22(1)

From: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)  
To: ["Cho, Edna" <edna.cho@vancouver.ca>](mailto:edna.cho@vancouver.ca)  
Date: 8/17/2018 2:54:20 PM  
Subject: RE: 1805 Larch

Hi Edna,

Below are the confirmed details re: the lease extension from Tony Pappajohn.

The signed lease extension agreement is as follows:  
tenant: Tenth Avenue Alliance Church of the Christian Missionary Alliance of Canada  
term: new lease expiry term, Sept. 30, 2019  
Note: no further right of renewal

Have a great weekend!

**TIFFANY ROUGEAU, M.PL. | Planner**  
Planning, Urban Design & Sustainability | City of Vancouver  
515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8  
t: 604.871.6421  
[tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

---

**From:** Cho, Edna  
**Sent:** Friday, August 17, 2018 6:39 AM  
**To:** Rougeau, Tiffany  
**Subject:** 1805 Larch

Hi Tiffany,

Just wanted to understand the status of the Larch Street project and the request for lease extension of the community serving amenities on site. Did that ever get resolved? A question was asked at the Mayor’s development meeting a few weeks ago.

Thanks,

edna

.....  
EDNA CHO  
SENIOR PLANNER, HOUSING POLICY  
CITY OF VANCOUVER  
PH: 604-871-6484  
FX: 604-871-6488  
EMAIL: EDNA.CHO@VANCOUVER.CA

From: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)

To: ["Cho, Edna" <edna.cho@vancouver.ca>](mailto:edna.cho@vancouver.ca)

Date: 8/17/2018 11:57:37 AM

Subject: RE: 1805 Larch

Hi Edna,

Tom informed me over the phone that they had extended the lease for one year. I have asked him to confirm in writing the exact timing of the lease extension and who it was for. I will advise you as soon as I hear back from him.

**TIFFANY ROUGEAU, M.PL. | Planner**

Planning, Urban Design & Sustainability | City of Vancouver

515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8

t: 604.871.6421

[tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

---

**From:** Cho, Edna

**Sent:** Friday, August 17, 2018 6:39 AM

**To:** Rougeau, Tiffany

**Subject:** 1805 Larch

Hi Tiffany,

Just wanted to understand the status of the Larch Street project and the request for lease extension of the community serving amenities on site. Did that ever get resolved? A question was asked at the Mayor's development meeting a few weeks ago.

Thanks,

edna

.....  
EDNA CHO  
SENIOR PLANNER, HOUSING POLICY  
CITY OF VANCOUVER  
PH: 604-871-6484  
FX: 604-871-6488  
EMAIL: EDNA.CHO@VANCOUVER.CA



From:	"Tom Pappajohn" <tom@jamesoncorp.ca>
To:	"Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>
CC:	"Tony Pappajohn" <tony@jamesoncorp.ca>
Date:	8/17/2018 2:51:05 PM
Subject:	Re: 1805 Larch - Lease Extension

Hi Tiffany  
The signed lease extension agreement is as follows:  
tenant: Tenth Avenue Alliance Church of the Christian Missionary Alliance of Canada  
term: new lease expiry term, Sept. 30, 2019  
Note: no further right of renewal

Regards,  
  
Tom Pappajohn  
Jameson Development Corp.

---

**From:** Rougeau, Tiffany <Tiffany.Rougeau@vancouver.ca>  
**Sent:** Friday, August 17, 2018 8:59:16 AM  
**To:** Tom Pappajohn  
**Subject:** 1805 Larch - Lease Extension

Hi Tom,  
  
We chatted on the phone regarding the lease extension for the enquiry site but would you be able to send me a quick note summarizing the term of the lease extension and who it was for?  
  
Thank you,

**TIFFANY ROUGEAU, M.PL. | Planner**  
Planning, Urban Design & Sustainability | City of Vancouver  
515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8  
t: 604.871.6421  
[tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

---

**From:** Tom Pappajohn [mailto:tom@jamesoncorp.ca]  
**Sent:** Thursday, August 16, 2018 10:11 AM  
**To:** Rougeau, Tiffany  
**Subject:** Fwd: 1805 Larch - Preliminary Open House Invitation

Hi Tiffany  
Please see draft letter for open house invitation. It would be great to get Staff sign off by tomorrow, if possible, so that we can prepare the mail out.  
  
Thanks  
Tom Pappajohn  
Jameson Development Corp

Sent from my iPhone  
  
Begin forwarded message:

**From:** Liz Chan <liz@jamesoncorp.ca>  
**Date:** August 16, 2018 at 9:48:17 AM PDT  
**To:** Tom Pappajohn <tom@jamesoncorp.ca>  
**Subject:** 1805 Larch - Preliminary Open House Invitation

Hi Tom,  
  
Please see attached.  
  
Best,  
Liz Chan, CPA  
Accounting Manager

Jameson Larch & 2<sup>nd</sup> Ave LP  
670 - 1665 West Broadway  
Vancouver, BC V6J 1X1

Cell: 778.320.0715 Telephone: 604.732.7122 Fax: 604.732.7142  
Email: [liz@jamesoncorp.ca](mailto:liz@jamesoncorp.ca)

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From: "Anderson, Graham" <Graham.Anderson@vancouver.ca>  
To: "Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
CC: "Campbell, Karen" <karen.campbell@vancouver.ca>  
Date: 5/22/2018 1:36:07 PM  
Subject: RE: 1805 Larch - MIRHPP Project Enquiry

Thanks Tiffany, appreciate the input and summary!

**From:** Rougeau, Tiffany  
**Sent:** Tuesday, May 22, 2018 10:37 AM  
**To:** Anderson, Graham; Campbell, Karen  
**Subject:** RE: 1805 Larch - MIRHPP Project Enquiry

Hi Graham,

No major initial comments on my end however, I haven’t received anything from Engineering yet. Their deadline isn’t for a few days. I don’t anticipate anything major on the site with regards to their department though.

I’ll let Karen comment on Form of Development if there is anything major she thinks Dan needs to know.

The staff review is plugging away and we will be going to DRM the first week of June with the rest of the first round MIRHPP projects. The response letter is on track to be back to the applicant around June 25<sup>th</sup> which was the date communicated to them when they submitted on April 13<sup>th</sup>.

I’ve attached a summary of the site/context and the proposal below in case Dan needs it.

Everything is on track. Hope that helps! Let me know if you have any other questions.

**TIFFANY ROUGEAU, M.PL**  
Planning, Urban Design & Sustainability | Vancouver South Division  
City of Vancouver | T: 604.871.6421 | E: [tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

**Site and Context:**

- Three-parcel assembly at the corner of West 2<sup>nd</sup> Avenue and Larch Street in Kitsilano neighbourhood, currently zoned RT-8 and developed with a disused ecclesiastical building from the 1970s.
- Site size and dimensions: approx. 17,656 sq. ft. (190,048 sq m), with 150 ft. frontage along West 2<sup>nd</sup> Avenue and a site depth of 115 ft.
- Kitsilano Beach is a 10 minute walk north of the site and the surrounding context is composed of multiple-family dwellings zoned RT-8 and rental apartments zoned RM-4
- The site is serviced by the #4 bus and is within a 10 minute walk to the nearest 99 B-line station.

**Proposal:**

- Rezone the subject site from RT-8 to CD-1 under the Moderate Income Rental Housing Pilot Program (MIRHPP) to allow for development of a 6-storey residential building
- A total of 61 market rental units with 38% family units
- A total of 16 moderate income rental units with 44% being family units
- a total floor space ratio (FSR) of 3.0
- a total floor area of 4,976.8 sq. m (53,570 sq. ft.)
- a height of 20 m (66 ft.)
- 46 vehicle parking spaces and 131 bicycle spaces over 2 levels of underground parking
- Pursuing Passive House

**From:** Anderson, Graham  
**Sent:** Tuesday, May 22, 2018 10:22 AM  
**To:** Rougeau, Tiffany; Campbell, Karen  
**Subject:** 1805 Larch - MIRHPP Project Enquiry

Hi Tiffany & Karen,

Dan has a meeting this afternoon with the Pappajohns (Jameson) regarding their MIRHPP project proposals. In anticipation of discussion about their in-stream MIRHPP project at 1805 Larch, I’m wondering whether you have any major initial comments or key pieces of feedback related to that enquiry that Dan should know about going into the meeting?

It would be helpful to get your thoughts on whether there is anything he might want to message to them at this point, or whether the Larch enquiry is ticking along and they can look forward to a response at the end of June?

Thanks!

Graham

**Graham Anderson**  
Social Planner | Housing Policy  
Planning, Urban Design & Sustainability | City of Vancouver  
Unceded Traditional Coast Salish Territory of the Musqueam, Squamish & Tsleil-Waututh First Nations  
[graham.anderson@vancouver.ca](mailto:graham.anderson@vancouver.ca) | 604-829-9264

From: ["Liz Chan" <liz@jamesoncorp.ca>](mailto:liz@jamesoncorp.ca)  
To: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)  
CC: ["Tom Pappajohn" <tom@jamesoncorp.ca>](mailto:tom@jamesoncorp.ca)  
Date: 8/20/2018 3:15:52 PM  
Subject: RE: 1805 Larch - Preliminary Open House Invitation  
Attachments: COV Mailing Labels signed Aug 20 2018.pdf

---

Hi Tiffany,

For your records, please see the attached document.

Thank you.  
Best,

Liz Chan, CPA  
Accounting Manager

Jameson Larch & 2<sup>nd</sup> Ave LP  
670 - 1665 West Broadway  
Vancouver, BC V6J 1X1

Cell: 778.320.0715 Telephone: 604.732.7122 Fax: 604.732.7142  
Email: [liz@jamesoncorp.ca](mailto:liz@jamesoncorp.ca)

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---

**From:** Tom Pappajohn  
**Sent:** August-17-18 11:47 AM  
**To:** Liz Chan <liz@jamesoncorp.ca>  
**Subject:** Fw: 1805 Larch - Preliminary Open House Invitation

---

**From:** Rougeau, Tiffany <[Tiffany.Rougeau@vancouver.ca](mailto:Tiffany.Rougeau@vancouver.ca)>  
**Sent:** Friday, August 17, 2018 11:38 AM  
**To:** Tom Pappajohn  
**Subject:** RE: 1805 Larch - Preliminary Open House Invitation

Hi Tom,

It looks great. If you could make the font for the Yacht Club larger that would be great. Just ensuring no one goes to the enquiry site for the open house by mistake.

No need to send over the change once you make it. Good for printing and mail out. The labels are ready for pickup (noting that the counter downstairs closes at 4:30 on weekdays).

Have a nice weekend.

**TIFFANY ROUGEAU, M.PL. | Planner**

Planning, Urban Design & Sustainability | City of Vancouver

515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8

t: 604.871.6421

[tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

---

**From:** Tom Pappajohn [<mailto:tom@jamesoncorp.ca>]

**Sent:** Friday, August 17, 2018 11:03 AM

**To:** Rougeau, Tiffany

**Subject:** Fw: 1805 Larch - Preliminary Open House Invitation

Hi Tiffany

Please see attached Pre-App Open House invite incorporating your changes.

If possible, could you let us know if approved for printing and mail out?

thanks,

Tom Pappajohn

Jameson Development Corp.

---

**From:** Liz Chan

**Sent:** Friday, August 17, 2018 10:12 AM

**To:** Tom Pappajohn

**Subject:** RE: 1805 Larch - Preliminary Open House Invitation

Hi Tom,

Updated Invitation for Larch is attached – I've incorporated all the changes requested by Tiffany.

Best,

Liz

---

**From:** Tom Pappajohn

**Sent:** August-17-18 9:05 AM

**To:** Liz Chan <[liz@jamesoncorp.ca](mailto:liz@jamesoncorp.ca)>

**Subject:** Fwd: 1805 Larch - Preliminary Open House Invitation

Sent from my iPhone

Begin forwarded message:

**From:** "Rougeau, Tiffany" <[Tiffany.Rougeau@vancouver.ca](mailto:Tiffany.Rougeau@vancouver.ca)>

**Date:** August 17, 2018 at 8:56:09 AM PDT

**To:** Tom Pappajohn <[tom@jamesoncorp.ca](mailto:tom@jamesoncorp.ca)>

**Subject:** RE: 1805 Larch - Preliminary Open House Invitation

Good Morning Tom,

Just a few changes below for the invitation. I will quickly review one last time once you've made the changes.

• s.13(1)



2. s.13(1)



s.13(1)



3. Map:

- Zoom out so that you can fit the Yacht Club and 1805 Larch on one map
- Clearly label both the enquiry site and the site for the open house
- Add street labels
- Add north arrow

4. s.13(1)



Thank you,

**TIFFANY ROUGEAU, M.PL. | Planner**

Planning, Urban Design & Sustainability | City of Vancouver

515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8

t: 604.871.6421

[tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

---

**From:** Tom Pappajohn [<mailto:tom@jamesoncorp.ca>]  
**Sent:** Thursday, August 16, 2018 10:11 AM  
**To:** Rougeau, Tiffany  
**Subject:** Fwd: 1805 Larch - Preliminary Open House Invitation

Hi Tiffany

Please see draft letter for open house invitation. It would be great to get Staff sign off by tomorrow, if possible, so that we can prepare the mail out.

Thanks

Tom Pappajohn  
Jameson Development Corp

Sent from my iPhone

Begin forwarded message:

**From:** Liz Chan <[liz@jamesoncorp.ca](mailto:liz@jamesoncorp.ca)>  
**Date:** August 16, 2018 at 9:48:17 AM PDT  
**To:** Tom Pappajohn <[tom@jamesoncorp.ca](mailto:tom@jamesoncorp.ca)>  
**Subject:** 1805 Larch - Preliminary Open House Invitation

Hi Tom,

Please see attached.

Best,  
Liz Chan, CPA  
Accounting Manager

Jameson Larch & 2<sup>nd</sup> Ave LP  
670 - 1665 West Broadway  
Vancouver, BC V6J 1X1

Cell: 778.320.0715 Telephone: 604.732.7122 Fax: 604.732.7142  
Email: [liz@jamesoncorp.ca](mailto:liz@jamesoncorp.ca)

Please consider the environment before printing this email. This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. Unless otherwise stated, opinions expressed in this e-mail are those of the author and are not endorsed by the author's employer.



## Important Notice - Mailing Labels

The attached mailing labels are provided for the purposes of a notification letter regarding the City of Vancouver's rezoning application process. Under the Freedom of Information and Protection of Privacy Act, these labels contain important third party information and should be kept in a secure place, used only for the purposes provided and should not be duplicated or copied.

\* \* \* \* \*

I have read the above notice and acknowledge receipt of these mailing labels by returning this form to City of Vancouver with my signature. (By fax or mail)

Site Address: 1805 Larch Street

Number of Labels: 38 pages

Elizabeth Chan  
Name (Print)

8/20/18  
Date

Jameson Larch & 2nd Ave LP  
Organization

604 732 7122 ext. 104.  
Telephone

  
Received by (Signature)

IMPORTANT: \$100 payable by cheque is required upon pick-up of the attached labels. Please return this sheet and a double-white receipt to \_\_\_\_\_





From: ["McNeill, Yardley" <yardley.mcneill@vancouver.ca>](mailto:yardley.mcneill@vancouver.ca)  
To: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)  
CC: ["Kay, Vanessa" <Vanessa.Kay@vancouver.ca>](mailto:Vanessa.Kay@vancouver.ca)  
Date: 6/29/2018 4:10:04 PM  
Subject: RE: 1805 Larch - Preliminary Proposal for Temporary Community Uses at St. Marks Church

Happy to, I'll arrange next week when I'm back.  
Yardley

---

**From:** Buckham, Catherine  
**Sent:** Friday, June 29, 2018 10:35 AM  
**To:** McNeill, Yardley  
**Cc:** Kay, Vanessa  
**Subject:** RE: 1805 Larch - Preliminary Proposal for Temporary Community Uses at St. Marks Church

Hi Yardley  
Perhaps Planning could schedule and facilitate a meeting with Jameson. Social Policy would present the need and proposal. What say you?  
If agreed, you could respond to Jameson by saying .. 'Thanks for meeting last week to .... We are following up on your offer to consider leasing the building on a temporary basis to non-profit operators of children and family programs looking for 'swing space' and/or temporary programming. Further.. you could tell Jameson that Kitsilano Neighbourhood House is interested in taking on the role of 'lead tenant' and provide facility management.  
c

---

**From:** McNeill, Yardley  
**Sent:** Friday, June 29, 2018 9:53 AM  
**To:** Buckham, Catherine  
**Cc:** Kay, Vanessa; Rougeau, Tiffany; Bennett, Zachary  
**Subject:** RE: 1805 Larch - Preliminary Proposal for Temporary Community Uses at St. Marks Church

Thanks Cathy,  
How would you like to proceed? We can pass this along to the developers and ask them to contact you? for more information.  
Note: given recent events, the developer may want the City to be present for discussions/negotiations with the non-profits.

This sounds promising, let us know if Planning can assist in any way.

Regards,  
Yardley

---

**From:** Buckham, Catherine  
**Sent:** Friday, June 29, 2018 8:08 AM  
**To:** McNeill, Yardley; Rougeau, Tiffany; Bennett, Zachary  
**Cc:** Kay, Vanessa  
**Subject:** 1805 Larch - Preliminary Proposal for Temporary Community Uses at St. Marks Church  
**Importance:** High

Hi all  
Please see below for a proposal for the temporary use of space at 1805 Larch.

Yardley.. while it's true that the City's primary mandate is licensed child care for 0-4 full time care (8:00 am – 5:30 pm), preschool programming (e.g. Pacific Rim Montessori Academy PRMA) fills a gap for parents who are unable to find full time care. Parents cobble together resources (preschool, grand parent, neighbor,...) to create full time care. There's a shortage of 17,000 child care spaces in the city so it's a crisis on par with housing.

The proposal below would require further discussion with the owner and Kits Neighbourhood House (representing potential temporary tenants). Per a previous email,.. it appears as if Tenth Church (tenant occupying space on the ground level) was given a lease extension until Labour Day. PRMA would like to stay. Most of the potential programs below would run on a school calendar (September-December; January – June) with some running summer programs. More discussion with Kits NH would be required to determine how the pieces would fit together.

Note that City staff asked Kitsilano Neighbourhood House and Hudson Elementary School Out of School Care not to attempt to contact the owner nor the tenants about space. In the meantime they are waiting patiently to learn more about the possibility of temporary space in a neighbourhood where social service space is scarce.

Thanks,  
Cathy

### **Preliminary Proposal for Temporary Community Uses at St. Marks Church**

Established local non-profit organizations would be very keen to operate a range of programming here (with potential uses listed below). The potential lead and sub-tenants understand that these community uses would be time-limited.

There is a significant unmet need for community meeting and social service space in this area. Operation of the space by community organizations would utilize onsite assets including kitchen and gathering space, build good-will in the community, and discourage nuisance uses of the site if left vacant.

#### **Potential Lead Tenant: Kitsilano Neighbourhood House**

Kitsilano Neighbourhood House operates diverse community programming at various sites throughout the West Side. The organization is a member of the BC Association of Neighbourhood Houses and has an on-site facilities manager who could help manage the facility. They are aware of likely operational and maintenance costs during the potential tenancy.

#### **Potential sub-tenant/ partner organizations include:**

##### **Pacific Rim Montessori Academy (lease extension)**

Existing tenant at 1805 Larch offering preschool programming to 38 families in Kitsilano. As of July 27, 2018 PRMA has not found a suitable (licensable) alternate space.

##### **Hudson Out of School Care Society (HOOSC)**

HOOSC is in urgent need of approximately 1,500 square feet of temporary space 'swing space' for school age childcare (before and after school) while the organization pursues a development project to create 30 new spaces through an agreement with the Vancouver Maritime Museum. The organization's existing programs onsite at Hudson Elementary School (located within walking distance from St. Marks) have a current **waitlist of over 100 children**.

#### **Kits NH Potential Community Programming Uses:**

1. Retention of existing uses (Scouts, AA, preschool etc.)
2. School age child care
3. Parenting programs
4. Child drop-in sessions
5. Seniors activities
6. Weekly meal
7. Baby Prep classes
8. Baby classes
9. Youth events
10. Community use
11. Sunday congregation
12. Dance classes
13. Improv classes
14. Office space

---

**From:** Kay, Vanessa

**Sent:** Thursday, June 28, 2018 3:33 PM

**To:** Buckham, Catherine

**Subject:** Preliminary Proposal for Temporary Community Uses at St. Marks Church\_20180628

Hello Cathy,

I hope you are feeling better!

Attached please find a preliminary proposal for temporary community uses at 1805 Larch.  
What are the next steps for taking this proposal forward?

Best,

Vanessa



From: ["McGuire, Michelle"](#)

To: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](#)  
["Cho, Edna" <edna.cho@vancouver.ca>](#)

Date: 4/13/2018 4:29:50 PM

Subject: RE: 1805 Larch - Rezoning Enquiry Package and related material

whoa! The early deadline worked!!!!

---

**From:** Bennett, Zachary  
**Sent:** Friday, April 13, 2018 5:29 PM  
**To:** McGuire, Michelle; Cho, Edna  
**Subject:** RE: 1805 Larch - Rezoning Enquiry Package and related material

That'll make 7 this week.  
Go MIRHPP, go!

---

**From:** McGuire, Michelle  
**Sent:** Friday, April 13, 2018 5:27 PM  
**To:** [tom@jamesoncorp.ca](mailto:tom@jamesoncorp.ca)  
**Cc:** Bennett, Zachary; Cho, Edna  
**Subject:** FW: 1805 Larch - Rezoning Enquiry Package and related material

Hi Tom,

Thanks for your e-mail. I have transitioned to a new position in the Citywide and Regional Planning Division and Zachary Bennett has taken over for me on the Moderate Income Rental Housing Pilot Program. I've copied Zak here and forwarded him the e files. I'll pass him the hardcopies once they make it to me.

Best regards,

Michelle McGuire, MCIP  
Senior Planner | Citywide & Regional Planning  
Planning, Urban Design & Sustainability | City of Vancouver  
604.873.7097 | [michelle.mcguire@vancouver.ca](mailto:michelle.mcguire@vancouver.ca)  
[vancouver.ca/planning](http://vancouver.ca/planning)

---

**From:** Tom Pappajohn [<mailto:tom@jamesoncorp.ca>]  
**Sent:** Friday, April 13, 2018 4:18 PM  
**To:** McGuire, Michelle; Planning Info  
**Cc:** Anderson, Graham; Garrison, Dan (COV)  
**Subject:** re: 1805 Larch - Rezoning Enquiry Package and related material

Good afternoon Michelle,  
RE: 1805 larch Street - Moderate Income Housing Program Rezoning Enquiry  
This afternoon, we delivered the Rezoning Enquiry package to your attention at the 1st floor reception of Development Services (515 West 10th Avenue).  
Please find attached copies of the check for Rezoning Enquiry Fee, Metric Architecture's cover letter, and the Rezoning Enquiry Application form and checklist.  
The complete submission package, including a USB drive copy, was included in the package delivered this afternoon.

I look forward to receiving confirmation of receipt.

Thanks  
Tom Pappajohn

Jameson Development Corp.  
670 - 1665 West Broadway  
Vancouver, BC  
V6J 1X1



From: ["Anderson, Dulcy" <Dulcy.Anderson@leg.bc.ca>](mailto:Dulcy.Anderson@leg.bc.ca)  
To: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)  
Date: 6/27/2018 3:23:42 PM  
Subject: RE: 1805 Larch

I gave her your email address. Kelly is very good. Her board of directors is very good too. They are capable of meeting whatever commitments they say they can and they are totally interested in the space, if it can be licensed. They were looking to put together a deal with the Maritime Museum and got funding from ministry to create more spaces there, but there is a long lead time to get it physically up and running and they would love a 2 year bridge space.

Let me know if I can facilitate anything further. I'm out of office Friday, but on my cell and available.

dulcy

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

From: Buckham, Catherine [mailto:catherine.buckham@vancouver.ca]  
Sent: Wednesday, June 27, 2018 8:06 AM  
To: Anderson, Dulcy <Dulcy.Anderson@leg.bc.ca>  
Subject: RE: 1805 Larch

I checked. It's non profit. I'm in meetings most of today and tomorrow so difficult for her to reach me.

Perhaps pass along my email address and ask Kelly to send me details of her space needs and term.

Thanks!

Cathy

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

From: Anderson, Dulcy [mailto:Dulcy.Anderson@leg.bc.ca]  
Sent: Wednesday, June 27, 2018 7:38 AM  
To: Buckham, Catherine  
Subject: Re: 1805 Larch

The organization is HOOSC (Hudson out of School Care). Kelly Han is the ED there. May I put you in touch directly?

Dulcy

---

From: Buckham, Catherine <catherine.buckham@vancouver.ca>  
Sent: Wednesday, June 27, 2018 6:34 AM  
To: Anderson, Dulcy  
Subject: 1805 Larch

Out of School Care could work. The space would need to be approved by Community Care Facilities Licensing at Vancouver Coastal Health. Let me know soon b/c we asked Kits Neighbourhood House to think about the space.

s.22(1) and I had a long chat last night. She said the roof is in very poor condition and the exterior of the building is often scattered with debris from people sleeping on site overnight. The roof could

be a deal breaker if it needs major repairs by the owner.

s.22(1)

I told her that I'm working to a Friday morning deadline to have a proposal in place to pitch to the owner.

We'll see how it goes.

Cathy

Sent from my iPhone

> On Jun 26, 2018, at 10:00 PM, Anderson, Dulcy <Dulcy.Anderson@leg.bc.ca> wrote:

>

> I think I have a strong lead on upper space tenant. Another very well organized local childcare organization that does older kids before/after school at Hudson, very close by, that has been looking for a space for about that time frame. More soon.

>

> Dulcy

>

> From: Buckham, Catherine <catherine.buckham@vancouver.ca>

> Sent: Tuesday, June 26, 2018 7:38 PM

> To: Anderson, Dulcy

> Subject: RE: can you give me a call?

>

> Yes. Thanks.

>

> From: Anderson, Dulcy [Dulcy.Anderson@leg.bc.ca]

> Sent: Tuesday, June 26, 2018 4:07 PM

> To: Buckham, Catherine

> Subject: Re: can you give me a call?

>

> Cathy,

>

> I asked s.22(1) to call you. I hope that is OK.

>

> Dulcy

>

> From: Buckham, Catherine <catherine.buckham@vancouver.ca>

> Sent: Monday, June 25, 2018 8:00 PM

> To: Anderson, Dulcy

> Subject: RE: can you give me a call?

>

> Planning Department staff met with the new owner of St Mark's on Friday. Would like to bring you up-to-speed.

> Tomorrow I'm at a media event with the Mayor and Minister Chen but I'll be free at noon.

> cell: s.15(1)(l)

> Cathy

>

> From: Anderson, Dulcy [Dulcy.Anderson@leg.bc.ca]

> Sent: Monday, June 25, 2018 7:42 PM

> To: Buckham, Catherine

> Subject: Re: can you give me a call?

>

> ?Catherine, I apologize for late response. Let me know windows via email or text and I will try again.

>

>

> Dulc s.22(1)

>

>

> From: Buckham, Catherine <catherine.buckham@vancouver.ca>

> Sent: Monday, June 25, 2018 2:47 PM

> To: Anderson, Dulcy

> Subject: can you give me a call?

>

>

>

> Catherine Buckham

> Senior Planner | Social Policy Group

> COMMUNITY SERVICES | CITY OF VANCOUVER

> 604-873-7265

>

>

From: ["Tom Pappajohn" <tom@jamesoncorp.ca>](mailto:tom@jamesoncorp.ca)  
To: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)  
Date: 6/20/2018 11:55:38 AM  
Subject: Re: 1805 Larch meeting

Confirmed!  
thanks,

Tom Pappajohn  
Jameson Development Corp.

---

**From:** Bennett, Zachary <zak.bennett@vancouver.ca>  
**Sent:** Wednesday, June 20, 2018 12:39:39 PM  
**To:** Tom Pappajohn  
**Subject:** 1805 Larch meeting

Hi Tom,

Sorry for the delay, I had hoped to get back to yesterday. The first time available for Yardley and me to meet with your team to discuss 1805 Larch is at 4 on Friday. Would that work from your end?

Cheers,

**Zak Bennett** | Planner II  
Rezoning Centre| City of Vancouver  
Planning, Urban Design & Sustainability  
t. 604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)



From: ["Tom Pappajohn" <tom@jamesoncorp.ca>](mailto:tom@jamesoncorp.ca)  
To: ["White, Robert" <Robert.White@vancouver.ca>](mailto:Robert.White@vancouver.ca)  
Date: 11/20/2018 3:33:54 PM  
Subject: Re: 1805 Larch MIRHPP rezoning

sure, i am at my desk 604-732-7122, ext 26  
thank you

---

**From:** White, Robert <Robert.White@vancouver.ca>  
**Sent:** Tuesday, November 20, 2018 3:32:18 PM  
**To:** Tom Pappajohn  
**Subject:** RE: 1805 Larch MIRHPP rezoning

Hi Tom,

Thanks for your patience, and great idea. If you're free just after 4pm I can give you a call – do you have a preferred number?

Thanks again,

**Robert W. White** | Rezoning Planner  
Planning, Urban Design & Sustainability | City of Vancouver  
604-873-7484 | [robert.white@vancouver.ca](mailto:robert.white@vancouver.ca)

---

**From:** Tom Pappajohn [mailto:tom@jamesoncorp.ca]  
**Sent:** Tuesday, November 20, 2018 3:25 PM  
**To:** White, Robert  
**Subject:** 1805 Larch MIRHPP rezoning

Hi Robert,  
Are we able to have a 5 min chat?  
thanks,  
Tom Pappajohn  
Jameson Development Corp.

.  
.

From: ["Maness, Alina" <Alina.Maness@vancouver.ca>](mailto:Alina.Maness@vancouver.ca)  
To: ["White, Robert" <Robert.White@vancouver.ca>](mailto:Robert.White@vancouver.ca)  
Date: 10/25/2018 10:35:37 AM  
Subject: RE: 1805 Larch St - Cedar hedge lifespan

Hi Robert, thank you so much for the heads up and site visit offer. Unfortunately my workload is especially full right now, so not sure I could join you. Calendar shows not much room.

I will join you if I can, but if not, please take some photos and we can discuss afterward.

Thanks  
Alina

---

**From:** White, Robert  
**Sent:** Thursday, October 25, 2018 9:15 AM  
**To:** Maness, Alina  
**Subject:** 1805 Larch St - Cedar hedge lifespan

Hi Alina,

Earlier this year you reviewed a rezoning enquiry and arborist report for a site at 1805 Larch St with Tiffany Rougeau, and concurred with the report's recommendations for tree retention (retaining the majority of trees on site).

We've recently taken another look and we're trying to determine the likely remaining life for the former cedar hedge trees which were topped at the 10-15ft. mark, approximately half their current height, to inform recommended shaping to the upper storeys of the building.

Karen Campbell and I plan to make a site visit next week to see the condition of the site and trees first-hand. If you have



Trees #28 - #17 - East side

ke.



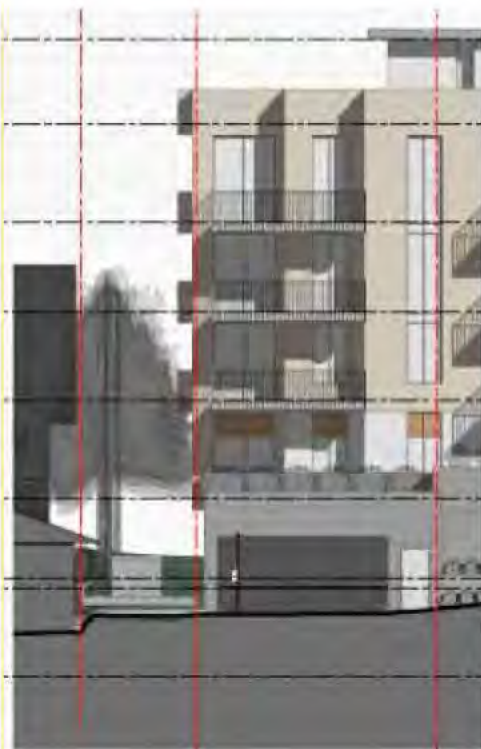


Trees #25 - #20 – West side



Trees #32 - #29





**Robert W. White** | Rezoning Planner  
Planning, Urban Design & Sustainability | City of Vancouver  
604-873-7484 | [robert.white@vancouver.ca](mailto:robert.white@vancouver.ca)



From: ["Tom Pappajohn" <tom@jamesoncorp.ca>](mailto:tom@jamesoncorp.ca)  
To: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)  
Date: 6/28/2018 3:19:02 PM  
Subject: Re: 1805 Larch St - MIRHPP Enquiry Response Letter

Sure

Sent from my iPhone

On Jun 28, 2018, at 4:18 PM, Rougeau, Tiffany <[Tiffany.Rougeau@vancouver.ca](mailto:Tiffany.Rougeau@vancouver.ca)> wrote:

Hi Tom,  
Thanks for your quick response.  
Would you be available to come in at 11:30am on Monday July 9<sup>th</sup> rather than 11:00am?  
Thank you for your understanding.

**TIFFANY ROUGEAU, M.PL. | Planner**  
Planning, Urban Design & Sustainability | City of Vancouver  
515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8  
t: 604.871.6421  
[tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

---

**From:** Tom Pappajohn [<mailto:tom@jamesoncorp.ca>]  
**Sent:** Thursday, June 28, 2018 3:51 PM  
**To:** Rougeau, Tiffany  
**Cc:** Tom Pappajohn  
**Subject:** Re: 1805 Larch St - MIRHPP Enquiry Response Letter

Hi Tiffany,  
Monday, July 9<sup>th</sup> at 11 am is confirmed.  
Thank you!

Sent from my iPhone

On Jun 28, 2018, at 9:39 AM, Rougeau, Tiffany <[Tiffany.Rougeau@vancouver.ca](mailto:Tiffany.Rougeau@vancouver.ca)> wrote:

Good Morning Tom,

Unfortunately the staff needed are not here on the dates you've proposed next week but below are a few options for the following week:

Monday, July 9<sup>th</sup> 11am – 12pm  
Monday, July 9<sup>th</sup> 4pm - 5pm  
Wednesday, July 11<sup>th</sup>, 3pm – 5pm

Please advise if one of these are convenient for you and I can book staff.

Thank you,

**TIFFANY ROUGEAU, M.PL. | Planner**  
Planning, Urban Design & Sustainability | City of Vancouver  
515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8  
t: 604.871.6421  
[tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

---

**From:** Tom Pappajohn [<mailto:tom@jamesoncorp.ca>]  
**Sent:** Thursday, June 28, 2018 9:05 AM  
**To:** Rougeau, Tiffany  
**Cc:** Bennett, Zachary; Cho, Edna; Hoese, Karen; Garrison, Dan (COV); Zeng, Yan  
**Subject:** Re: 1805 Larch St - MIRHPP Enquiry Response Letter

Good morning Tiffany,  
Thanks and I confirm receipt of your enquiry response letter. Jameson and the project architects are available to meet next week, as follows:  
Wed, July 4th: 9 to 11 am; or 1 to 4 pm  
Thurs, July 5th: 1 pm to 5 pm  
Fri July 6th: from 9 am to 1 pm

We look forward to confirmation of the meeting time.

Kind Regards,

Tom Pappajohn  
Jameson Development Corp.

Sent from my iPhone

On Jun 27, 2018, at 11:47 AM, Rougeau, Tiffany <[Tiffany.Rougeau@vancouver.ca](mailto:Tiffany.Rougeau@vancouver.ca)> wrote:

Hi Tom,

Staff have completed their review of the rezoning enquiry at 1805 Larch Street. Attached you will find a copy of our response letter.

Thank you again for coming in to meet with staff last week. As mentioned in the letter, it is recommended that a design meeting with staff take place prior to proceeding with further design development and pursuing a rezoning application. Please feel free to contact me to discuss and/or set up a future meeting.

Regards,

**TIFFANY ROUGEAU, M.PL. | Planner**  
Planning, Urban Design & Sustainability | City of Vancouver  
515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8  
t: 604.871.6421  
[tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

<1805 Larch St - MIRHPP enquiry response letter - 2018-06-27.pdf>

From: "[Bennett, Zachary](mailto:zak.bennett@vancouver.ca)" <[zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)>  
To: "[Tom Pappajohn](mailto:tom@jamesoncorp.ca)" <[tom@jamesoncorp.ca](mailto:tom@jamesoncorp.ca)>  
Date: 5/4/2018 12:03:10 PM  
Subject: RE: 1805 Larch St - MIRHPP rezoning enquiry

Hi Tom,

Following from our conversation yesterday, I can confirm that staff have received all materials for the rezoning enquiry under the City's Moderate Income Rental Housing Pilot Program (MIRHPP) for 1805 Larch Street, which was sent to staff on April 13, 2018. Per the initial staff response letter to your expression of interest in the MIRHPP program, staff anticipate providing a response to your enquiry by June 25, 2018. If there is staff support for a rezoning application following review of the enquiry, a rezoning application may be submitted. Typical processing times for rezoning applications are approximately 12 months, though the MIRHPP program includes a provision for expedited processing.

Please let me know if there are additional questions about the program or timing for the enquiry review.

Cheers,

**Zak Bennett**  
Planner | Vancouver South Division  
Planning, Urban Design & Sustainability  
604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)

---

**From:** Tom Pappajohn [<mailto:tom@jamesoncorp.ca>]  
**Sent:** Thursday, May 03, 2018 4:15 PM  
**To:** Bennett, Zachary  
**Subject:** Fw: 1805 Larch St - shadow study

Hi Zak,  
Thanks for speaking with me.  
See below correspondence confirming receipt of application enquiry fee, as well as the shadow study.

Kind Regards,

Tom Pappajohn  
Jameson Development Corp.

---

**From:** Tom Pappajohn  
**Sent:** Tuesday, April 24, 2018 4:20 PM  
**To:** Rougeau, Tiffany  
**Cc:** Bennett, Zachary  
**Subject:** Re: 1805 Larch St - shadow study

Thanks!

Sent from my iPhone

On Apr 24, 2018, at 4:16 PM, Rougeau, Tiffany <[Tiffany.Rougeau@vancouver.ca](mailto:Tiffany.Rougeau@vancouver.ca)> wrote:

Thank you, Tom.

Please find attached your rezoning enquiry payment receipt.

Regards,

**TIFFANY ROUGEAU, M.PL.**  
Planning, Urban Design & Sustainability | Vancouver South Division  
City of Vancouver | T: 604 871.6421 | E: [tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

---

**From:** Tom Pappajohn [<mailto:tom@jamesoncorp.ca>]  
**Sent:** Tuesday, April 24, 2018 3:53 PM  
**To:** Bennett, Zachary  
**Cc:** Cho, Edna; Rougeau, Tiffany  
**Subject:** Re: 1805 Larch St - shadow study

Hi Zak,  
Please find attached the shadow study prepared by our architects, Scott Mitchell & Sheridan MacRae of Metric Architecture.

Kind Regards,

Tom Pappajohn  
Jameson Development Corp.



From: ["Tom Pappajohn" <tom@jamesoncorp.ca>](mailto:tom@jamesoncorp.ca)  
To: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)  
CC: ["Tom Pappajohn" <tom@jamesoncorp.ca>](mailto:tom@jamesoncorp.ca)  
Date: 6/13/2018 3:19:14 PM  
Subject: Re: 1805 Larch St - MIRHPP rezoning enquiry

Hi Tiffany,

Thanks providing several meeting times. I can confirm Tuesday (June 19th) 2-3 pm works for us. I will bring Scott Mitchell (architect) and my Brother, Anthony Pappajohn, who has been dealing with the existing tenancies.

Kind Regards,

Tom Pappajohn  
Jameson Development Corp.

---

**From:** Rougeau, Tiffany <Tiffany.Rougeau@vancouver.ca>  
**Sent:** Wednesday, June 13, 2018 11:02:54 AM  
**To:** Tom Pappajohn  
**Subject:** 1805 Larch St - MIRHPP rezoning enquiry

Hi Tom,

To follow up on my voicemail regarding the MIRHPP enquiry at 1805 Larch St, we would appreciate if you could come in for a quick meeting to discuss a few of the higher level form of development issues but more urgently, the daycare currently on site.

Below are a handful of available times next week:

- Tuesday, June 19<sup>th</sup>: 9-10am
- Tuesday, June 19<sup>th</sup>: 2-3pm
- Wednesday, June 20<sup>th</sup>: 11-12pm
- Wednesday, June 20<sup>th</sup>: 2-3pm
- Wednesday, June 20<sup>th</sup>: 3-4pm

Please let me know if you are available at any of these times and I can confirm with staff.

Regards,

**TIFFANY ROUGEAU, M.PL.**

Planning, Urban Design & Sustainability | Vancouver South Division  
City of Vancouver | T: 604.871.6421 | E: [tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

From: ["White, Robert" <Robert.White@vancouver.ca>](mailto:Robert.White@vancouver.ca)  
To: ["Chin, Michael" <Michael.Chin@vancouver.ca>](mailto:Michael.Chin@vancouver.ca)  
CC: ["Sears, Brian" <brian.sears@vancouver.ca>](mailto:brian.sears@vancouver.ca)  
["Lee, Mario" <Mario.Lee2@vancouver.ca>](mailto:Mario.Lee2@vancouver.ca)  
Date: 11/14/2018 2:28:41 PM  
Subject: RE: 1805 Larch St - MIRHPP Rezoning Pre-Application - Pro Forma Review

Hi Michael,

That’s great, thank you/Mario for taking another look. I’ll await your update.

**Robert W. White** | Rezoning Planner  
Planning, Urban Design & Sustainability | City of Vancouver  
604-873-7484 | [robert.white@vancouver.ca](mailto:robert.white@vancouver.ca)

---

**From:** Chin, Michael  
**Sent:** Wednesday, November 14, 2018 2:27 PM  
**To:** White, Robert  
**Cc:** Sears, Brian; Lee, Mario  
**Subject:** FW: 1805 Larch St - MIRHPP Rezoning Pre-Application - Pro Forma Review

Hi Robert,  
Mario reviewed the proforma earlier so he can take a look at it again. We will get back to you once we finish.  
Cheers,

**Michael Chin**, DULE, RI, AACI  
Manager Property Development | Real Estate Services | Real Estate and Facilities Management  
City of Vancouver | 4<sup>th</sup> Floor - 507 West Broadway, Vancouver BC V5Z OB4  
t: 604.873.7431 | f: 604.873-7064 | e: [michael.chin@vancouver.ca](mailto:michael.chin@vancouver.ca)

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**From:** White, Robert  
**Sent:** Tuesday, November 13, 2018 12:22 PM  
**To:** Sears, Brian; Chin, Michael  
**Subject:** 1805 Larch St - MIRHPP Rezoning Pre-Application - Pro Forma Review

Hi Brian/Michael,

s.13(1)

s.13(1)

If you’d like more information, please let me know.

Thank you,

**Robert W. White** | Rezoning Planner  
Planning, Urban Design & Sustainability | City of Vancouver  
604-873-7484 | [robert.white@vancouver.ca](mailto:robert.white@vancouver.ca)

From: "Tom Pappajohn" <tom@jamesoncorp.ca>  
To: "Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
CC: "McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
"Tony Pappajohn" <tony@jamesoncorp.ca>  
Date: 7/13/2018 9:55:08 AM  
Subject: Re: 1805 Larch St - Pre-app Open House - suggested meeting details for COV comment...

Hi Tiffany  
Yes, we confirm the date of Sept 12 as tentative (place holder), of course pending satisfactory review by COV of revised design per our recent meeting.  
The revised design is being worked on & we hope to have a full response to you the week of July 23rd!

Regards location of open-house, I will discuss with my Brother Tony and reply next week.

Kind Regards,

Tom Pappajohn  
Jameson Development Corp.

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**From:** Rougeau, Tiffany <Tiffany.Rougeau@vancouver.ca>  
**Sent:** Friday, July 13, 2018 10:41:32 AM  
**To:** Tom Pappajohn  
**Cc:** McNeill, Yardley  
**Subject:** RE: 1805 Larch St - Pre-app Open House - suggested meeting details for COV comment...

Hi Tom,

The potential date of Wednesday, September 12 appears to be available as there are no other rezoning events on that day. However, it would be a definite benefit of the project to proceed through the design review first. It would be best for your team to respond to the advice in the letter & our meeting from July 9<sup>th</sup> so staff can review prior to a pre-app open house.

We look forward to moving the project forward so you can keep the date as tentative but we will need to confirm once we have reviewed the updated drawings.

A quick note to ask if it would be possible to have the pre-app on-site?

Regards,

**TIFFANY ROUGEAU, M.PL. | Planner**  
Planning, Urban Design & Sustainability | City of Vancouver  
515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8  
t: 604.871.6421  
[tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

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Join us for a Community Open House

Time & Date:

6:00PM to 8:00PM, Wednesday September 12<sup>th</sup>

Place:

Kitsilano Yacht Club  
2401 Point Grey Road  
Vancouver, BC V6K 1A1

ails for COV comment...

Hi Tiffany,  
Further to our recent meeting, Jameson Development Corp is proposing the following date/time and location for the Pre-Application Open House.

Here are the details:

We look forward to you confirmation that this is acceptable.

Kind Regards,

Tom Pappajohn  
Jameson Development Corp.



From: "Liz Chan" <liz@jamesoncorp.ca>  
To: "Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
CC: "Tom Pappajohn" <tom@jamesoncorp.ca>  
Date: 9/12/2018 9:50:34 AM  
Subject: RE: 1805 Larch St - Pre-app open house

Thanks Tiffany.

We've incorporated your recommendations into our final presentation and will be printing out the MIRHPP fact sheet for the public.

Best,  
Liz Chan, CPA  
Accounting Manager

Jameson Larch & 2<sup>nd</sup> Ave LP  
670 - 1665 West Broadway  
Vancouver, BC V6J 1X1

Cell: 778.320.0715 Telephone: 604.732.7122 Fax: 604.732.7142  
Email: [liz@jamesoncorp.ca](mailto:liz@jamesoncorp.ca)

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**From:** Rougeau, Tiffany <Tiffany.Rougeau@vancouver.ca>  
**Sent:** September-11-18 9:34 AM  
**To:** Liz Chan <liz@jamesoncorp.ca>  
**Cc:** Tom Pappajohn <tom@jamesoncorp.ca>  
**Subject:** RE: 1805 Larch St - Pre-app open house

Hi Liz,

Thank you for the presentation boards. They are looking clear and concise.

1. Just a couple minor recommendations:
  - Page 5: We use the term "Public Benefits" at the City when we refer to Public Benefit Strategies so I would recommend changing "Public Benefits" to one of the following:
    - Project Highlights
    - Project Features
    - Community Benefits
  - Pages 15-21: I would recommend adding street names
2. A new development on the City's end is that the Housing team has just put together a MIRHPP fact sheet for the public. **Staff are requesting that you please use this document as part of your pre-application open house.** It would be most useful to print off as poster boards with your other materials however, it can also be printed as a handout (staff will be posting it on our city website). It provides more details about the program and will inform the public on this new policy as your applicant team will likely get many questions. The document is 2:3 in size, so it prints best as either 11x17" or 2x3' boards.
3. It is possible that some Kitsilano residents may ask questions at the pre-app about the *Making Room Program* rezoning that's proposed in the RT-7 and RT-8 areas of the neighbourhood. As an FYI, more information on *Making Room Program* is available online at [vancouver.ca/makingroom](http://vancouver.ca/makingroom). Questions can be directed to Graham Anderson or



Susan Lightfoot.

Please let me know if you have any questions.

Thank you,

**TIFFANY ROUGEAU, M.PL. | Planner**

Planning, Urban Design & Sustainability | City of Vancouver

515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8

t: 604.871.6421

[tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

---

**From:** Liz Chan [<mailto:liz@jamesoncorp.ca>]

**Sent:** Monday, September 10, 2018 5:16 PM

**To:** Rougeau, Tiffany

**Cc:** Tom Pappajohn

**Subject:** RE: 1805 Larch St - Pre-app open house

Hi Tiffany,

Apologies for the delay. I've attached the presentation for your review.

Thank you!

Best,

Liz Chan, CPA

Accounting Manager

Jameson Larch & 2<sup>nd</sup> Ave LP

670 - 1665 West Broadway

Vancouver, BC V6J 1X1

Cell: 778.320.0715 Telephone: 604.732.7122 Fax: 604.732.7142

Email: [liz@jamesoncorp.ca](mailto:liz@jamesoncorp.ca)

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**From:** Rougeau, Tiffany <[Tiffany.Rougeau@vancouver.ca](mailto:Tiffany.Rougeau@vancouver.ca)>

**Sent:** September-10-18 3:25 PM

**To:** Liz Chan <[liz@jamesoncorp.ca](mailto:liz@jamesoncorp.ca)>

**Cc:** Tom Pappajohn <[tom@jamesoncorp.ca](mailto:tom@jamesoncorp.ca)>

**Subject:** RE: 1805 Larch St - Pre-app open house

**Importance:** High

Good Afternoon Liz,

Please ensure you send the materials as soon as possible for staff review as there may be changes that need to be incorporated on your end prior to printing.

Thank you.

**TIFFANY ROUGEAU, M.PL. | Planner**

Planning, Urban Design & Sustainability | City of Vancouver

515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8

t: 604.871.6421

[tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)



---

**From:** Liz Chan [<mailto:liz@jamesoncorp.ca>]  
**Sent:** Friday, September 07, 2018 1:04 PM  
**To:** Rougeau, Tiffany  
**Cc:** Tom Pappajohn  
**Subject:** RE: 1805 Larch St - Pre-app open house

Hello Tiffany,

We will send you our presentation for review on Monday. Apologies for the short notice, but would it be possible to provide feedback to us by Tuesday? The printer needs the files by Tuesday afternoon.  
Thank you for understanding. I hope you have a good weekend.

Best,  
Liz Chan, CPA  
Accounting Manager

Jameson Larch & 2<sup>nd</sup> Ave LP  
670 - 1665 West Broadway  
Vancouver, BC V6J 1X1

Cell: 778.320.0715 Telephone: 604.732.7122 Fax: 604.732.7142  
Email: [liz@jamesoncorp.ca](mailto:liz@jamesoncorp.ca)

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**From:** Rougeau, Tiffany <[Tiffany.Rougeau@vancouver.ca](mailto:Tiffany.Rougeau@vancouver.ca)>  
**Sent:** September-07-18 11:35 AM  
**To:** Liz Chan <[liz@jamesoncorp.ca](mailto:liz@jamesoncorp.ca)>  
**Cc:** Tom Pappajohn <[tom@jamesoncorp.ca](mailto:tom@jamesoncorp.ca)>  
**Subject:** RE: 1805 Larch St - Pre-app open house

Thank you very much, Liz. That all sounds good with regards to feedback collection.

Do you anticipate when you will be sending the presentation materials for me to review?

Thank you,

**TIFFANY ROUGEAU, M.PL. | Planner**  
Planning, Urban Design & Sustainability | City of Vancouver  
515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8  
t: 604.871.6421  
[tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

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**From:** Liz Chan [<mailto:liz@jamesoncorp.ca>]  
**Sent:** Wednesday, September 05, 2018 1:04 PM  
**To:** Rougeau, Tiffany  
**Cc:** Tom Pappajohn  
**Subject:** RE: 1805 Larch St - Pre-app open house

Hello Tiffany,

Our method of collecting comments will be the following:

- Using signage outside to direct individuals to the open house location
- Placing a greeting table close by the entrance of the room for individuals to sign in and inform them about comment sheets
- Have a designated area for individuals to fill out comment sheets
- Provide a drop box for individuals to submit their comments

I've attached copies of the sign in sheet and comments for your reference. Please let us know if you have any feedback or concerns. Thank you.

Best,

Liz Chan, CPA  
Accounting Manager

Jameson Larch & 2<sup>nd</sup> Ave LP  
670 - 1665 West Broadway  
Vancouver, BC V6J 1X1

Cell: 778.320.0715 Telephone: 604.732.7122 Fax: 604.732.7142  
Email: [liz@jamesoncorp.ca](mailto:liz@jamesoncorp.ca)

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**From:** Rougeau, Tiffany <[Tiffany.Rougeau@vancouver.ca](mailto:Tiffany.Rougeau@vancouver.ca)>  
**Sent:** Wednesday, August 22, 2018 1:03 PM  
**To:** Tom Pappajohn  
**Cc:** Tony Pappajohn  
**Subject:** 1805 Larch St - Pre-app open house

Hi Tom,

I wanted to let you know what I've been receiving a calls/emails regarding the Larch St enquiry. As this is still in the enquiry stage I have just been advising people that it is an enquiry in the early stages coming in under MIRHPP and they will be notified if it becomes an application.

Also a reminder that rezoning staff will attend the Sept 12<sup>th</sup> pre-app open house merely to observe. It really is your show.

Please review the attached document carefully. This is a neighbourhood that will provide a lot of feedback. If the project moves forward to making a formal rezoning application staff will need to collect all comments you received at the pre-app open house (not just a summary). Could you please advise your method for collecting comments? Will forms be provided at the door?

Thank you in advance,

**TIFFANY ROUGEAU, M.PL. | Planner**  
Planning, Urban Design & Sustainability | City of Vancouver  
515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8  
t: 604.871.6421  
[tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

From: ["Tom Pappajohn" <tom@jamesoncorp.ca>](mailto:tom@jamesoncorp.ca)

To: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)

Date: 5/9/2018 1:49:02 PM

Subject: Re: 1805 Larch St - rezoning enquiry

Hi Tiffany

s.21(1)

s.21(1)

Let me know if you have any additional questions.

Kind Regards,

Tom Pappajohn  
Jameson Development Corp.

---

**From:** Rougeau, Tiffany <Tiffany.Rougeau@vancouver.ca>

**Sent:** Tuesday, May 8, 2018 11:03:00 AM

**To:** Tom Pappajohn

**Subject:** 1805 Larch St - rezoning enquiry

Hi Tom,

Staff understand that the 1805 Larch St site currently has a Montessori Academy operating in the church building however, the enquiry letter states that there are currently no tenants on site. Could you please clarify?

Thank you,

**TIFFANY ROUGEAU, M.PL.**

Planning, Urban Design & Sustainability | Vancouver South Division  
City of Vancouver | T: 604.871.6421 | E: [tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

From: ["Tom Pappajohn" <tom@jamesoncorp.ca>](mailto:tom@jamesoncorp.ca)  
To: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)  
CC: ["Cho, Edna" <edna.cho@vancouver.ca>](mailto:edna.cho@vancouver.ca)  
["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)  
Date: 4/24/2018 2:52:38 PM  
Subject: Re: 1805 Larch St - shadow study

---

Hi Zak,

Please find attached the shadow study prepared by our architects, Scott Mitchell & Sheridan MacRae of Metric Architecture.

Kind Regards,

Tom Pappajohn  
Jameson Development Corp.

---

**From:** Bennett, Zachary <zak.bennett@vancouver.ca>  
**Sent:** Monday, April 23, 2018 2:53 PM  
**To:** Tom Pappajohn  
**Cc:** Cho, Edna; Rougeau, Tiffany  
**Subject:** RE: 1805 Larch St - shadow study

Thanks Tom.

Please include Tiffany Rougeau (CC'ed here) as she will be the rezoning planner for the 1805 Larch rezoning enquiry. We will look forward to receiving the shadow study.

Cheers,

**Zak Bennett**  
Planner | Vancouver South Division  
Planning, Urban Design & Sustainability  
604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)

---

**From:** Tom Pappajohn [mailto:tom@jamesoncorp.ca]  
**Sent:** Monday, April 23, 2018 2:50 PM  
**To:** Bennett, Zachary  
**Cc:** Cho, Edna  
**Subject:** 1805 Larch St - shadow study

Hi Zak

We will email you the shadow analysis by the end of the day tomorrow (Tuesday April 24th). Apologies for not having included that in the submission package.

Kind Regards,  
Tom Pappajohn  
Jameson Development Corp

Sent from my iPhone

From: ["McGuire, Michelle"](#)

To: [tom@jamesoncorp.ca](mailto:tom@jamesoncorp.ca)

["Planning Info" <planninginfo@vancouver.ca>](#)

CC: ["Anderson, Graham" <Graham.Anderson@vancouver.ca>](#)

Date: 2/16/2018 3:58:45 PM

Subject: RE: 1805 Larch Street: moderate income rental housing pilot program pre-enquiry application

Hi Tom,

Thank you for your submission under the moderate income rental housing pilot program. We'll be in touch if anything further is needed.

Best regards,

Michelle

Michelle McGuire, MCIP  
Senior Rezoning Planner | Vancouver South Division  
Planning, Urban Design & Sustainability | City of Vancouver  
604.873.7097 | [michelle.mcguire@vancouver.ca](mailto:michelle.mcguire@vancouver.ca)  
[vancouver.ca/rezoning](http://vancouver.ca/rezoning)

**From:** Tom Pappajohn [<mailto:tom@jamesoncorp.ca>]

**Sent:** Friday, February 16, 2018 2:13 PM

**To:** McGuire, Michelle; Planning Info

**Cc:** Anderson, Graham; Tom Pappajohn

**Subject:** 1805 Larch Street: moderate income rental housing pilot program pre-enquiry application

Hi Michelle,

Please find attached Jameson Development Corp's pre-enquiry application for the moderate income housing pilot program for our site at 1805 Larch Street at West 2nd Avenue.

We have also attached architectural plans, including contextual views.

Could you kindly confirm receipt of this email and related attachments.

Thank you,  
Tom Pappajohn

Jameson Development Corp.  
670 - 1665 West Broadway  
Vancouver, BC  
V6J 1X1

Telephone: 604 732 7122

Fax: 604 732 7142

Email: [tom@jamesoncorp.ca](mailto:tom@jamesoncorp.ca)



From: s.22(1)  
To: "Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
s.22(1)  
CC: "Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
s.22(1)  
Date: 8/20/2018 3:28:26 PM  
Subject: Re: 1805 Larch Street, Vancouver

Dear Tiffany - I am writing to support the views expressed by s.22(1) and to join him in opposition to the suggested rezoning and construction of a 6 storey 77 unit apartment building at 1805 Larch Street.

I am a co-owner and long time resident of property at s.22(1) The church property and proposed site is located s.22(1)

I would add the following points.

Our house was built s.22(1) Many of the other houses on our street are similar vintage houses. They create and exhibit the character of the neighbourhood. The church has a long heritage history as well. This is what makes community. History and connection to the neighbourhood makes for character and neighbourhood familiarity and this is what we have chosen and built.

The character of our neighbourhood is supported by the present RT-8 zoning, which, if changed, would create a neighbourhood of impersonal density a way out of proportion to what the community can bear. It will overwhelm the neighbourhood in terms of numbers of people and the way the streets would be used. It would undermine the foundation of our community.

In terms of density many of the houses west of Larch have been renovated to allow for an increased number of units in a measured and proportional way appropriate to the age and quality of the housing and geography of the area.

It would be wrong to allow such a manifest alteration in the nature of the neighbourhood. It is not justified.

The process has been marred by lack of real consultation. The proposed development exhibits a remarkable lack of understanding of the community and the needs of the city.

Sincerely,

s.22(1)

On Aug 20, 2018, at 2:02 PM, s.22(1) wrote:

Dear Tiffany –

I am a co-owner of property at s.22(1) Vancouver.

I write to you to express my formal objection to the proposed rezoning and construction of a 6 storey, 77 unit apartment tower at 1805 Larch Street s.22(1)

I have a number of preliminary objections to this proposal:

- The process leading to this application has been conducted in private, has been secretive and heavily “City-driven”, in that the private developer has been encouraged and selected by the City to build according to the City’s wishes, rather than with input as to neighbourhood needs and wants or market requirements
- The proposed scale, site coverage (FSR 3.0 vs. FSR 0.75 existing) and height are outlandishly out of character with the neighbourhood’s existing RT-8 zoning, which was adopted after extensive resident input designed to preserve existing housing options and maintain neighbourhood character and streetscapes
- Large-scale multi-family development has traditionally been reserved for the blocks East of Larch Street, and those nearby are generally 4 storeys in height
- Kitsilano’s RT-8 zones (single family, duplex, triplex, townhouse, laneway housing) already supply significantly dense housing options compared to other Vancouver Westside neighbourhoods
- Relaxation of parking rules will result in intolerable shortages of vehicle street parking in the neighbourhood, which is already in short supply
- Relaxation of DCL charges unfairly subsidize construction of a project of this scale, contrary to the interests of taxpayers and the wishes of the neighbourhood

I ask that you keep me apprised of all developments relating to this outrageous development proposal, such as public hearings, open houses and the like.

Regards,

s.22(1)

s.22(1)

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From: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)  
To: s.22(1)  
Date: 7/7/2018 8:32:55 AM  
Subject: RE: 1805 Larch Street Development Proposal

Hi s.22(1)

s.13(1)

s.13(1)

Cathy

Catherine Buckham

Senior Planner | Social Policy Group  
COMMUNITY SERVICES | CITY OF VANCOUVER  
604-873-7265

---

**From:** s.22(1)

**Sent:** Wednesday, June 27, 2018 9:36 AM

**To:** Buckham, Catherine

**Subject:** Re: 1805 Larch Street Development Proposal

**Importance:** High

s.22(2)(e)(f)

s.22(2)(e)(f)



s.22(2)(e)(f)




s.22(1)



On Jun 26, 2018, at 3:25 PM, Buckham, Catherine <[catherine.buckham@vancouver.ca](mailto:catherine.buckham@vancouver.ca)> wrote:

Hi  s.22(1)

Dulcy Anderson passed along your name to me. I'm a Senior Social Policy Planner with the City of Vancouver.

Could you please give me a phone call today at 604-871-6384 until 4:00 or tonight on my mobile phone:  s.15(1)(l)

Thank you,

Catherine Buckham

Senior Planner

City of Vancouver

From: ["McNeill, Yardley" <yardley.mcneill@vancouver.ca>](mailto:yardley.mcneill@vancouver.ca)

To: ["Hii, Yvonne" <Yvonne.Hii@vancouver.ca>](mailto:Yvonne.Hii@vancouver.ca)

["Kay, Vanessa" <Vanessa.Kay@vancouver.ca>](mailto:Vanessa.Kay@vancouver.ca)

["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)

CC: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)

["O'Neill, James" <James.O'Neill@vancouver.ca>](mailto:James.O'Neill@vancouver.ca)

Date: 6/12/2018 8:52:52 AM

Subject: RE: 1805 Larch Street- MIRHPP DRM Tuesday June 12 2:00 pm Town Hall

Hi everyone,

I've attached the DRM agenda today, for your reference. s.13(1)

Looking forward to the discussion. See you at 2:00 pm.

Yardley

---

**From:** Hii, Yvonne

**Sent:** Monday, June 11, 2018 2:30 PM

**To:** Kay, Vanessa; McNeill, Yardley; Buckham, Catherine

**Cc:** Rougeau, Tiffany

**Subject:** RE: 1805 Larch Street- MIRHPP DRM Tuesday June 12 2:00 pm Town Hall

Just to add to this – it's good to consider the feasibility of retaining a childcare on site, but note that retention of this childcare would not be a given.

The first step would typically be to ask the applicant for an inventory of current/recent/historic social usage of the space, and secondly to provide indication of whether or not these uses fill an existing community need.

s.13(1)

s.13(1)

s.13(1)

Sorry to complicate things – this project has just come on our radar, so we are still working through the options for this site. Vanessa and I are aiming to meet with Housing this afternoon about this site and to discuss next steps.

Yvonne

---

YVONNE HII

Planner

Vancouver Social Infrastructure Plan, Social Policy and Projects

Arts, Culture and Community Services



City of Vancouver  
t. (604) 873-7277 e. [yvonne.hii@vancouver.ca](mailto:yvonne.hii@vancouver.ca)

Woodward's Building  
#501-111 W Hastings Street (@ Abbott)  
V6B 1H4 Vancouver BC  
Unceded Homelands of Musqueam, Squamish and Tsleil-Waututh Nations

---

**From:** Kay, Vanessa  
**Sent:** Monday, June 11, 2018 2:09 PM  
**To:** McNeill, Yardley; Buckham, Catherine  
**Cc:** Rougeau, Tiffany; Hii, Yvonne  
**Subject:** RE: 1805 Larch Street- MIRHPP DRM Tuesday June 12 2:00 pm Town Hall

Hello Yardley,

s.13(1)

Best,

Vanessa

---

**From:** McNeill, Yardley  
**Sent:** Monday, June 11, 2018 2:06 PM  
**To:** Buckham, Catherine  
**Cc:** Rougeau, Tiffany; Kay, Vanessa; Hii, Yvonne  
**Subject:** RE: 1805 Larch Street- MIRHPP DRM Tuesday June 12 2:00 pm Town Hall

great, thanks !

s.13(1)

Thanks,  
Yardley

---

**From:** Buckham, Catherine  
**Sent:** Monday, June 11, 2018 1:32 PM  
**To:** McNeill, Yardley  
**Cc:** Rougeau, Tiffany; Kay, Vanessa; Hii, Yvonne  
**Subject:** RE: 1805 Larch Street- MIRHPP DRM Tuesday June 12 2:00 pm Town Hall

HI Y  
Vanessa Kay and Yvonne Hii are working on this and will attend DRM with background on need, etc. and recommendations (developed with Thor).

**Catherine Buckham**  
Senior Planner | Social Policy Group  
COMMUNITY SERVICES | CITY OF VANCOUVER  
604-873-7265

---

**From:** McNeill, Yardley  
**Sent:** Monday, June 11, 2018 1:20 PM  
**To:** Buckham, Catherine; Campbell, Karen  
**Cc:** Pickersgill, Mark; Rougeau, Tiffany  
**Subject:** 1805 Larch Street- MIRHPP DRM Tuesday June 12 2:00 pm Town Hall  
**Importance:** High

Hi Cathy,

s.13(1)

Karen- an issue has arisen regarding this site which needs to be discussed at tomorrow's DRM. s.13(1)

Yardley

---

**From:** Buckham, Catherine  
**Sent:** Saturday, June 09, 2018 1:07 PM  
**To:** Rougeau, Tiffany; McNeill, Yardley  
**Cc:** Pickersgill, Mark  
**Subject:** RE: St. Marks Anglican Church - 1805 Larch Street

Hi all  
Good grief is right Yardley.  
They didn't mention the fact that there is a childcare in the basement.  
Given the length of time it takes to get an approved rezoning and then development permit it seems to me that there's no rush to evict the childcare.  
c

**Catherine Buckham**

**Senior Planner | Social Policy Group**  
**COMMUNITY SERVICES | CITY OF VANCOUVER**  
604-873-7265

---

**From:** Rougeau, Tiffany  
**Sent:** Friday, June 08, 2018 10:27 AM  
**To:** Buckham, Catherine; McNeill, Yardley  
**Cc:** Pickersgill, Mark  
**Subject:** RE: St. Marks Anglican Church - 1805 Larch Street

No problem, Cathy.

I did email the applicant about the tenant situation a few weeks ago. Below is their response:

**From:** Tom Pappajohn [<mailto:tom@jamesoncorp.ca>]  
**Sent:** Wednesday, May 09, 2018 2:49 PM  
**To:** Rougeau, Tiffany  
**Subject:** Re: 1805 Larch St - rezoning enquiry

Hi Tiffany

s.21(1)

s.21(1)

Let me know if you have any additional questions.

Kind Regards,

Tom Pappajohn  
Jameson Development Corp.

---

**From:** Rougeau, Tiffany <[Tiffany.Rougeau@vancouver.ca](mailto:Tiffany.Rougeau@vancouver.ca)>  
**Sent:** Tuesday, May 8, 2018 11:03:00 AM  
**To:** Tom Pappajohn  
**Subject:** 1805 Larch St - rezoning enquiry

Hi Tom,

Staff understand that the 1805 Larch St site currently has a Montessori Academy operating in the church building however, the enquiry letter states that there are currently no tenants on site. Could you please clarify?

Thank you,

**TIFFANY ROUGEAU, M.PL.**

Planning, Urban Design & Sustainability | Vancouver South Division  
City of Vancouver | T: 604.871.6421 | E: [tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

---

**From:** Buckham, Catherine  
**Sent:** Thursday, June 07, 2018 3:43 PM  
**To:** Rougeau, Tiffany; McNeill, Yardley  
**Cc:** Pickersgill, Mark  
**Subject:** RE: St. Marks Anglican Church - 1805 Larch Street  
**Importance:** High

Apologies Tiffany. I'm redirecting this to Yardley.

---

**From:** Buckham, Catherine  
**Sent:** Thursday, June 07, 2018 3:34 PM  
**To:** Rougeau, Tiffany  
**Cc:** Pickersgill, Mark  
**Subject:** St. Marks Anglican Church - 1805 Larch Street  
**Importance:** High

Hi Tiffany

I stopped by to see you today re St. Mark's rezoning inquiry.

Did you know the owner is evicting a childcare in the basement (impacting 38 families,.. 20 childcare spaces). The operator contacted David Eby's office and Eby's office contacted the City.

Can we chat about this on Monday? Thanks.

c

---

**From:** Anderson, Dulcy [<mailto:Dulcy.Anderson@leg.bc.ca>]

**Sent:** Thursday, June 07, 2018 3:03 PM

**To:** Buckham, Catherine

**Subject:** yes, it's st. Marks

Catherine,

Thanks so much for the call today. Pacific Rim Montessori is being evicted from basement of St. Marks end June.

Dulcy

Dulcy Anderson | Constituency Assistant | David Eby, MLA Vancouver-Point Grey

[dulcy.anderson@leg.bc.ca](mailto:dulcy.anderson@leg.bc.ca) | 604-660-1297 | 2909 West Broadway, Vancouver, BC V6K2G6 | [davidbymla.ca](http://davidbymla.ca)

Stay in touch and get involved! Sign up for our [newsletter](#).



From: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:Catherine.Buckham@vancouver.ca)  
To: ["McNeill, Yardley" <yardley.mcneill@vancouver.ca>](mailto:Yardley.McNeill@vancouver.ca)  
["Kay, Vanessa" <Vanessa.Kay@vancouver.ca>](mailto:Vanessa.Kay@vancouver.ca)  
["O'Neill, James" <James.O'Neill@vancouver.ca>](mailto:James.O'Neill@vancouver.ca)  
["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)  
CC: ["Hii, Yvonne" <Yvonne.Hii@vancouver.ca>](mailto:Yvonne.Hii@vancouver.ca)  
["de Avila Wilton, Maira" <Maira.deAvilaWilton@vancouver.ca>](mailto:Maira.deAvilaWilton@vancouver.ca)  
Date: 7/6/2018 12:00:13 PM  
Subject: RE: 1805 Larch- Follow-up on lease opportunity

s.13(1)

Shall I reach out to the Pappajohn's with this message?  
c

-----Original Appointment-----  
From: McNeill, Yardley  
Sent: Friday, July 06, 2018 12:42 PM  
To: Buckham, Catherine; Kay, Vanessa; O'Neill, James; Rougeau, Tiffany; 'tony@jamesoncorp.ca'; Thomas Pappajohn (tom@jamesoncorp.ca)  
Cc: Hii, Yvonne; de Avila Wilton, Maira; John Pappajohn  
Subject: Canceled: 1805 Larch- Follow-up on lease opportunity  
When: Monday, July 09, 2018 1:00 PM-2:00 PM (UTC-08:00) Pacific Time (US & Canada).  
Where: West Annex - 515 W 10th - Rm 206 - Broadway (14 person)  
Importance: High

s.13(1)

Regards,  
Yardley

Hi Tom and Tony,  
s.13(1)

This meeting is to connect you with Social Policy staff, who will be your contact on this matter moving forward.  
  
Please confirm your availability.  
  
Regards,  
Yardley

Yardley McNeill  
Senior Planner- Rezoning Centre  
Planning, Urban Design and Sustainability- City of Vancouver  
yardley.mcneill@vancouver.ca  
604.873.7582



From: ["Cho, Edna" <edna.cho@vancouver.ca>](mailto:edna.cho@vancouver.ca)  
To: ["White, Robert" <Robert.White@vancouver.ca>](mailto:Robert.White@vancouver.ca)  
Date: 11/13/2018 11:26:43 AM  
Subject: RE: 1805 Larch

Great – thank-you 😊

---

**From:** White, Robert  
**Sent:** Tuesday, November 13, 2018 11:26 AM  
**To:** Cho, Edna  
**Subject:** RE: 1805 Larch

Thanks Edna,  
  
Will do immediately.

Thanks,  
R

---

**From:** Cho, Edna  
**Sent:** Tuesday, November 13, 2018 11:26 AM  
**To:** White, Robert  
**Subject:** 1805 Larch

Hi Robert,

I’ve received about 5 different voicemails from Tom Papajohn about the status of his application. Are you able to follow-up? Even if it’s to say that we’re still reviewing it...

Edna

.....  
EDNA CHO  
SENIOR PLANNER, HOUSING POLICY  
CITY OF VANCOUVER  
PH: 604-871-6484  
FX: 604-871-6488  
EMAIL: EDNA.CHO@VANCOUVER.CA

From: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)

To: ["Anderson, Dulcy" <Dulcy.Anderson@leg.bc.ca>](mailto:Dulcy.Anderson@leg.bc.ca)

Date: 6/9/2018 3:20:36 PM

Subject: RE: can you call this weekend?

Okay, thanks. This is helpful. In her note s.22(1) says:

s.22(1)

s.22(2)(e)(f)

Cathy

Catherine Buckham  
Senior Planner | Social Policy Group  
COMMUNITY SERVICES | CITY OF VANCOUVER  
604-873-7265

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

From: Anderson, Dulcy [mailto:[Dulcy.Anderson@leg.bc.ca](mailto:Dulcy.Anderson@leg.bc.ca)]

Sent: Saturday, June 09, 2018 3:40 PM

To: Buckham, Catherine

Subject: Fw: can you call this weekend?

This is the narrative and timeline that s.22(1)  
s.22(1) have created around their experience with developer.

Dulcy

p.s. you should also send me that prospectus.

---

From: s.22(1)

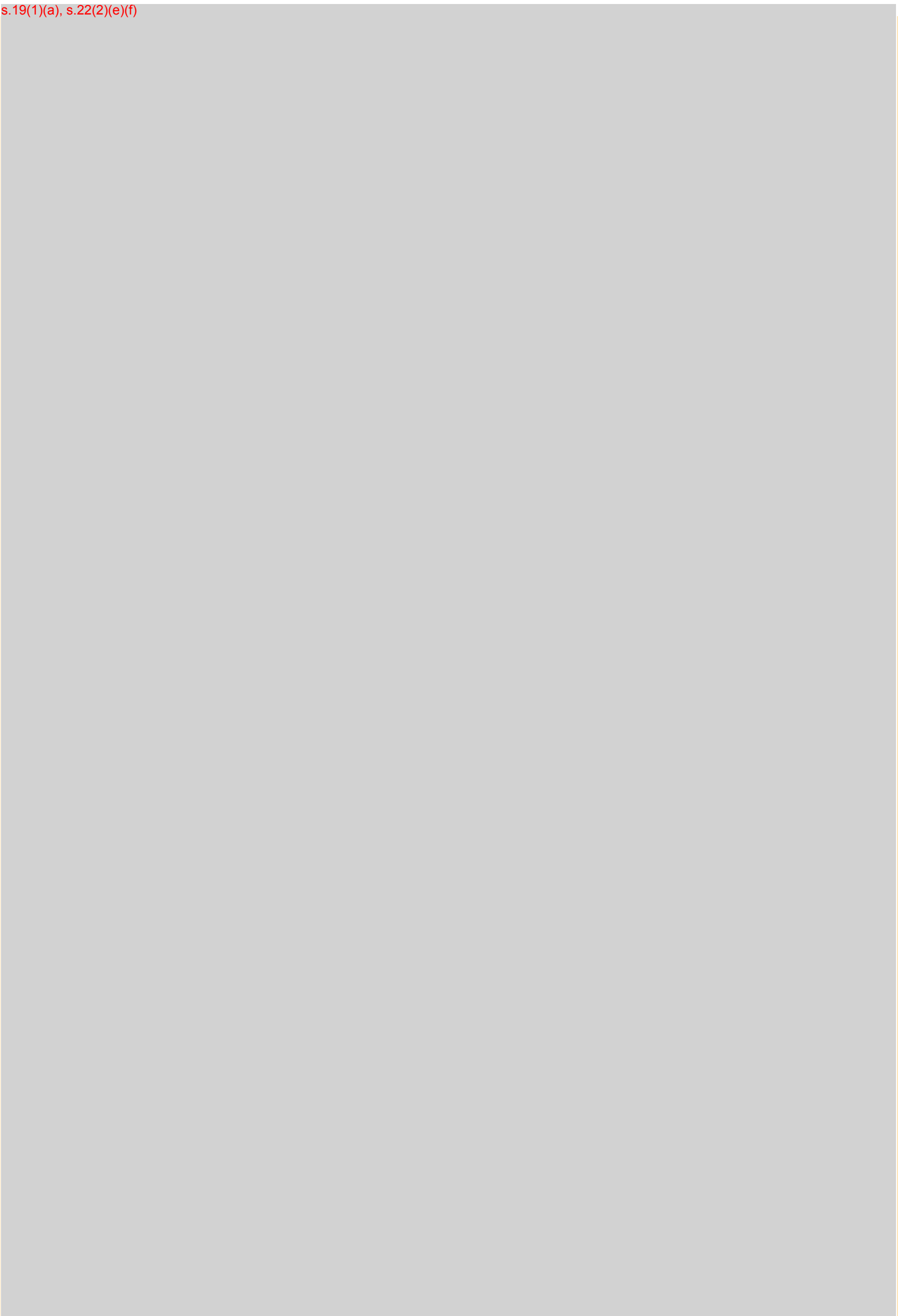
Sent: Saturday, June 9, 2018 3:31 PM

To: Anderson, Dulcy

Cc: s.22(1)

Subject: Re: can you call this weekend?

Hi Dulcy,



On Sat, Jun 9, 2018 at 1:15 PM, Anderson, Dulcy

<Dulcy.Anderson@leg.bc.ca<mailto:Dulcy.Anderson@leg.bc.ca>> wrote:

? <sup>s.22(1)</sup> I am in touch with city and we might have a new angle. Just need confirmation from you.

From: ["Anderson, Dulcy" <Dulcy.Anderson@leg.bc.ca>](mailto:Dulcy.Anderson@leg.bc.ca)  
To: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)  
Date: 6/22/2018 3:26:50 PM  
Subject: RE: caution on naming s.22(1)

Hi Cathy,

I'm sure you're crazy busy but just wondered if you knew more about the church and the childcare...

All the best,

Dulcy

Dulcy Anderson | Constituency Assistant | David Eby, MLA Vancouver-Point Grey  
[dulcy.anderson@leg.bc.ca](mailto:dulcy.anderson@leg.bc.ca) | 604-660-1297 | 2909 West Broadway, Vancouver, BC V6K2G6 | [davidebymla.ca](mailto:davidebymla.ca)

Stay in touch and get involved! Sign up for our [newsletter](#).

---

**From:** Buckham, Catherine [mailto:[catherine.buckham@vancouver.ca](mailto:catherine.buckham@vancouver.ca)]  
**Sent:** Monday, June 11, 2018 5:17 PM  
**To:** Anderson, Dulcy <[Dulcy.Anderson@leg.bc.ca](mailto:Dulcy.Anderson@leg.bc.ca)>  
**Subject:** RE: caution on naming s.22(1)

Hi Dulcy

Too late.. I just got off the phone with s.22(2)(f),(h)  
Will give you a call.

**Catherine Buckham**

Senior Planner | Social Policy Group  
COMMUNITY SERVICES | CITY OF VANCOUVER  
604-873-7265

---

**From:** Anderson, Dulcy [mailto:[Dulcy.Anderson@leg.bc.ca](mailto:Dulcy.Anderson@leg.bc.ca)]  
**Sent:** Monday, June 11, 2018 3:31 PM  
**To:** Buckham, Catherine  
**Subject:** caution on naming s.22(1)

s.22(2)(f),(g),(h)





From: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)

To: ["HOOSC E.D. - Kelly Han" <ed@hoosc.ca>](mailto:ed@hoosc.ca)

Date: 7/9/2018 11:17:13 AM

Subject: RE: co-lease at Larch and 2nd

Hi Kelly

I'll keep you posted. Dulcy is also working on things from her end so who knows,.. maybe we'll hear some good news. Fingers crossed.

Cathy

Catherine Buckham

Senior Planner | Social Policy Group

COMMUNITY SERVICES | CITY OF VANCOUVER

604-873-7265

**From:** HOOSC E.D. - Kelly Han [mailto:ed@hoosc.ca]

**Sent:** Monday, July 09, 2018 11:52 AM

**To:** Buckham, Catherine

**Subject:** Re: co-lease at Larch and 2nd

Hi Cathy,

Thanks for this email and update. I'm sorry to hear this idea may lose steam, and I'm especially sorry for Pacific Rim, who is certainly on pins-and-needles every minute.

(From HOOSC's standpoint, we'd be thrilled to make the most of any opening, whether it's Sept or any other time of year, in case the reschedule does end up being "late summer".)

Sending you all my luck for a more timely reschedule!!

Best,  
Kelly

Kelly Han

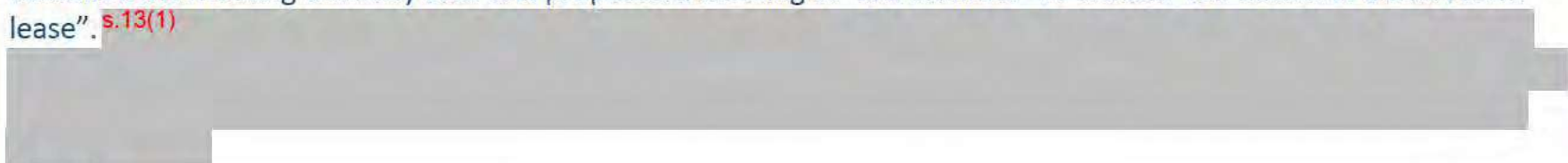
Executive Director, Hudson Out of School Care Society

Board of Directors, School Age Child Care Association of BC

On Sat, Jul 7, 2018 at 9:40 AM, Buckham, Catherine <[catherine.buckham@vancouver.ca](mailto:catherine.buckham@vancouver.ca)> wrote:

Hi Kelly

As you know we had a meeting scheduled with the new owners of St. Marks for Monday July 9<sup>th</sup>. Yesterday the owners cancelled the meeting with City staff and proposed a meeting in "late summer" to discuss "the notion of a short term lease". <sup>s.13(1)</sup>



Regards,  
Cathy

Catherine Buckham

Senior Planner | Social Policy Group

COMMUNITY SERVICES | CITY OF VANCOUVER

604-873-7265



**From:** HOOSC E.D. - Kelly Han [mailto:[ed@hoosc.ca](mailto:ed@hoosc.ca)]  
**Sent:** Friday, June 29, 2018 10:42 AM  
**To:** Buckham, Catherine  
**Cc:** Kay, Vanessa; Anderson, Dulcy ([Dulcy.Anderson@leg.bc.ca](mailto:Dulcy.Anderson@leg.bc.ca))  
**Subject:** Re: co-lease at Larch and 2nd

Hello All,

Thanks to Cathy for this email, to Vanessa for the conversation and links yesterday, and for Dulcy for putting me onto this possibility. What a success story this might become!

Duly noted re radio-silence. I look forward to an update when you are able. Fingers crossed!! (<-- understatement of the year)

Best,  
Kelly

Kelly Han  
Executive Director, Hudson Out of School Care Society  
Board of Directors, School Age Child Care Association of BC

On Fri, Jun 29, 2018 at 8:25 AM, Buckham, Catherine <[catherine.buckham@vancouver.ca](mailto:catherine.buckham@vancouver.ca)> wrote:

Hi Kelly

Sorry I wasn't available yesterday.. s.22(1) Thank you for providing Vanessa with details about your space needs.

We are working with our colleagues in the Planning Department to try and keep St. Marks open during the development permit stage of redevelopment of the site. Everyone here is acutely aware that this type of space is in very high demand. That said, the owner is not obliged to keep the building occupied.

Given that many people are out of town beginning today and through Monday, we won't hear anything until middle to late next week. In the meantime we ask that you don't contact the owner or tenants and leave it to us to meet with the owner. Thanks for your understanding and we'll get back to you asap (early next week with an update).

Catherine

---

**From:** Buckham, Catherine  
**Sent:** Wednesday, June 27, 2018 4:38 PM  
**To:** HOOSC E.D. - Kelly Han  
**Cc:** Vanessa Kay  
**Subject:** RE: co-lease at Larch and 2nd

Hi Kelly

Thanks for reaching out. It would be best if we chat over the phone and include Vanessa Kay from my office. We'll set something up for tomorrow. Please let us know if/when you're free.

Thanks,  
Cathy

**Catherine Buckham**  
Senior Planner | Social Policy Group  
COMMUNITY SERVICES | CITY OF VANCOUVER  
604-873-7265

**From:** HOOSC E.D. - Kelly Han [mailto:[ed@hoosc.ca](mailto:ed@hoosc.ca)]  
**Sent:** Wednesday, June 27, 2018 4:26 PM  
**To:** Buckham, Catherine

**Subject:** co-lease at Larch and 2nd

Hi Cathy,

I am excited to hear of this possible co-lease; I received some basic information and your contact address from Dulcy Anderson at Minister Eby's office. My organization primarily operates Out of School Care for Hudson Elementary, and the possibility of a two-year co-lease with Pacific Rim Montessori is very very interesting. Two primary questions to start:

- (1) With whom should I schedule a viewing of the space, in order to ascertain its practicality?
- (2) Do you have any indication of monthly rent rates, or with whom should that discussion be had?

Many thanks,  
Kelly



From: "Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>

To: "McNeill, Yardley" <yardley.mcneill@vancouver.ca>

Date: 7/6/2018 11:39:24 AM

Subject: RE: FYI - Jameson Development- Tom Pappajohn

Thanks

Thank you,

**Templar Tsang-Trinaistich | Issues Manager**

Planning, Urban Design and Sustainability | City of Vancouver

515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8

T: 604.829.9474 | [templar.tsang-trinaistich@vancouver.ca](mailto:templar.tsang-trinaistich@vancouver.ca)

---

**From:** McNeill, Yardley

**Sent:** Friday, July 06, 2018 12:36 PM

**To:** Tsang-Trinaistich, Templar

**Cc:** Hoese, Karen

**Subject:** RE: FYI - Jameson Development- Tom Pappajohn

Hi Templar,

The first question below relates to the DP process following a rezoning. Please contact Tim Potter in the Urban Design Group for a response.

The second question relates to the permitting timelines for MIRHPP Rezoning proposals and what happens to the building during the 2 years permitting process:

When the MIRHPP policy was approved by Council, no additional staff were approved to expedite the 20 pilot projects. At present, staff are working on over 200 active rezoning applications and enquiry's which is approximately four times the historic level of rezoning activity in the City. For the MIRHPP projects, Planning staff have committed to shortening the enquiry process down to 10-11 weeks from the average 12 weeks. However, the rezoning application process will be subject to the average 12 month timeline from date of application to Public Hearing. Staff will be looking for opportunities to compress the timeline where available noting several other departments are involved in the review process.

The two year timeline Tony Pappajohn quoted below relates to the Rezoning, DP and BP timeline and could be longer depending on the applicants response time to City permitting conditions. It is likely the building may be empty during this period. s.13(1)

[REDACTED]

A meeting with the Pappajohn's and the staff team is scheduled for Monday July 9th to review Planning's response to their MIRHPP proposal and confirm design changes required to move forward with the enquiry.

Hope that covers it?

Yardley

---

**From:** Tsang-Trinaistich, Templar

**Sent:** Friday, July 06, 2018 9:42 AM

**To:** McNeill, Yardley; Hoese, Karen

**Subject:** FW: FYI - Jameson



Yardley

Further clarification from Kevin, per below. Can you confirm his follow up questions?

Thank you,

**Templar Tsang-Trinaistich | Issues Manager**

Planning, Urban Design and Sustainability | City of Vancouver

515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8

T: 604.829.9474 | [templar.tsang-trinaistich@vancouver.ca](mailto:templar.tsang-trinaistich@vancouver.ca)

---

**From:** Quinlan, Kevin

**Sent:** Friday, July 06, 2018 9:39 AM

**To:** Tsang-Trinaistich, Templar

**Cc:** Kelley, Gil

**Subject:** Re: FYI - Jameson

Thanks Templar, appreciate the quick response. 2 things to be aware of - sounds like there's some mixed messages between what tony is hearing vs where staff are at

(1)- s.13(1)



(2)- s.13(1)



He's not looking to meet with Gil at this point but I believe has a call in

Cheers

Kq

Sent from my iPhone

On Jul 6, 2018, at 8:58 AM, Tsang-Trinaistich, Templar <[Templar.Tsang-Trinaistich@vancouver.ca](mailto:Templar.Tsang-Trinaistich@vancouver.ca)> wrote:

Hi Kevin

I followed up internally with staff on the two projects below, per your conversation with Tony Pappajohn. Staff do not believe a meeting is required with Gil / Tony. Staff are meeting with the developer next week and can discuss / clarify the matters per below. Here's the feedback from staff. In particular, I've bolded the portion of the feedback relating to the issues / questions raised by Pappajohn.

Both sites are part of the 20 pilot projects through the Moderate Income Rental Housing Pilot Program ( MIRHPP).

(1) s.13(1), s.17(1)





- (2) 1805 Larch is the site of an older church which offered a number of community programs and contained a Montessori day care in the basement. The building was sold some time ago and has been leased to the church and day care. The MIRHPP enquiry has been submitted, taken to DRM and a response letter sent. A meeting is scheduled with the owners tomorrow to talk about FOD changes.

David Eby's office contacted the Social policy group in early June to tell them the owners were evicting a child care facility from the site. Staff met with the owners and they indicated the leases are expiring for both tenants ( July and September) and both have been aware of the deadlines for some time, but, if they wanted to stay they would be happy to accommodate them on a short term lease during the permitting process (approx. 2 years ).

s.13(1)

**Social policy asked Planning to set-up a meeting with the owners (next week) to discuss the possibility of leasing the site to a non-profit during the 2 year permitting process. The Kitsilano Neighbourhood House has expressed an interest noting it would be short term lease and they would be responsible for taking over the maintenance and operating costs for the site.**

Let me know if you have any further questions or follow up action from our end.

Thank you,

**Templar Tsang-Trinaistich | Issues Manager**

Planning, Urban Design and Sustainability | City of Vancouver

515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8

T: 604.829.9474 | [templar.tsang-trinaistich@vancouver.ca](mailto:templar.tsang-trinaistich@vancouver.ca)

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**From:** Quinlan, Kevin

**Sent:** Thursday, July 05, 2018 11:04 AM

**To:** Tsang-Trinaistich, Templar; Kelley, Gil

**Subject:** FYI - Jameson

Just a heads up – I spoke to Tony Pappajohn who gave me an update on 2 things. Gil, I asked him to call you to talk to him directly.

- says he's being asked by a new planner on the file to go back to design panel for the existing proposal on the s.13(1), s.17(1) – unclear why

- says he is getting more mixed signals on the Larch project for the affordable rental proposal – apparently there is now another meeting being set up on Monday with a number of people from social policy to talk about adding all sorts of community uses on site – kits neighbourhood house, daycare etc. needs clarity if city wants the affordable rental delivered or not – not getting the sense that the rental is a priority

If I hear anything else I'll let you know

KQ

Kevin Quinlan

Chief of Staff, Office of the Mayor

City of Vancouver

Office: 604.873.7232  
Cell: 778.995.2264



From: ["Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>](mailto:Templar.Tsang-Trinaistich@vancouver.ca)  
To: ["Quinlan, Kevin" <Kevin.Quinlan@vancouver.ca>](mailto:Kevin.Quinlan@vancouver.ca)  
Date: 7/9/2018 7:26:55 AM  
Subject: RE: FYI - Jameson  
Attachments: MIRHPP Enquiries.msg

Hi Kevin

Not sure if you were copied on the email from Karen back to Pappajohn regarding the **s.13(1), s.17(1)** and the property on Larch, but see enclosed, just in case

Let us know if you need anything further.

Thank you,

**Templar Tsang-Trinaistich | Issues Manager**  
Planning, Urban Design and Sustainability | City of Vancouver  
515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8  
T: 604.829.9474 | [templar.tsang-trinaistich@vancouver.ca](mailto:templar.tsang-trinaistich@vancouver.ca)

---

**From:** Quinlan, Kevin  
**Sent:** Friday, July 06, 2018 9:39 AM  
**To:** Tsang-Trinaistich, Templar  
**Cc:** Kelley, Gil  
**Subject:** Re: FYI - Jameson

Thanks Templar, appreciate the quick response. 2 things to be aware of - sounds like there's some mixed messages between what tony is hearing vs where staff are at

- **s.13(1)**

- **s.13(1)**

He's not looking to meet with Gil at this point but I believe has a call in

Cheers

Kq

Sent from my iPhone

On Jul 6, 2018, at 8:58 AM, Tsang-Trinaistich, Templar <[Templar.Tsang-Trinaistich@vancouver.ca](mailto:Templar.Tsang-Trinaistich@vancouver.ca)> wrote:


Hi Kevin

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Both sites are part of the 20 pilot projects through the Moderate Income Rental Housing Pilot Program ( MIRHPP).



(1) s.13(1), s.17(1)



- (2) 1805 Larch is the site of an older church which offered a number of community programs and contained a Montessori day care in the basement. The building was sold some time ago and has been leased to the church and day care. The MIRHPP enquiry has been submitted, taken to DRM and a response letter sent. A meeting is scheduled with the owners tomorrow to talk about FOD changes.

David Eby's office contacted the Social policy group in early June to tell them the owners were evicting a child care facility from the site. Staff met with the owners and they indicated the leases are expiring for both tenants ( July and September) and both have been aware of the deadlines for some time, but, if they wanted to stay they would be happy to accommodate them on a short term lease during the permitting process (approx. 2 years ).

s.13(1)



**Social policy asked Planning to set-up a meeting with the owners (next week) to discuss the possibility of leasing the site to a non-profit during the 2 year permitting process. The Kitsilano Neighbourhood House has expressed an interest noting it would be short term lease and they would be responsible for taking over the maintenance and operating costs for the site.**

Let me know if you have any further questions or follow up action from our end.

Thank you,

**Templar Tsang-Trinaistich | Issues Manager**

Planning, Urban Design and Sustainability | City of Vancouver

515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8

T: 604.829.9474 | [templar.tsang-trinaistich@vancouver.ca](mailto:templar.tsang-trinaistich@vancouver.ca)

---

**From:** Quinlan, Kevin

**Sent:** Thursday, July 05, 2018 11:04 AM

**To:** Tsang-Trinaistich, Templar; Kelley, Gil

**Subject:** FYI - Jameson

Just a heads up – I spoke to Tony Pappajohn who gave me an update on 2 things. Gil, I asked him to call you to talk to him directly.

- says he's being asked by a new planner on the file to go back to design panel for the existing proposal on the s.13(1), s.17(1) unclear why

- says he is getting more mixed signals on the Larch project for the affordable rental proposal – apparently there is



now another meeting being set up on Monday with a number of people from social policy to talk about adding all sorts of community uses on site – kits neighbourhood house, daycare etc. needs clarity if city wants the affordable rental delivered or not – not getting the sense that the rental is a priority

If I hear anything else I'll let you know

KQ

Kevin Quinlan  
Chief of Staff, Office of the Mayor  
City of Vancouver  
Office: 604.873.7232  
Cell: 778.995.2264

From: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:Catherine.Buckham@vancouver.ca)

To: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)

CC: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)

["McNeill, Yardley" <yardley.mcneill@vancouver.ca>](mailto:yardley.mcneill@vancouver.ca)

Date: 6/26/2018 2:52:05 PM

Subject: RE: Jameson/1805 Larch

Hi Zachary, Yardley

s.22(2)(e)(f)

As for the balance of the space (the main floor - currently occupied by Tenth Church until September), the Kitsilano Neighbourhood House may be interested. They said they would get back to us asap (end of week).

Thanks,  
C

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

From: Bennett, Zachary

Sent: Monday, June 25, 2018 2:37 PM

To: Buckham, Catherine

Cc: Rougeau, Tiffany; McNeill, Yardley

Subject: RE: Jameson/1805 Larch

Hi Cathy,

Sorry for the delay, I was out of office this morning and had had to reschedule the meeting on 1805 Larch to late last week. Yardley and I met with the Jameson and their architects (Metric) at end of day Friday.

With regard to the church use, the past few years the site has been occupied by 10th Ave Ministries, who have already indicated that they will leave the site in September to relocate operations to Carnarvon Elementary

s.13(1)

Did the MLA's office mention the source of the concern/info they had received? Happy to chat more as needed.  
Thanks,

Zak Bennett | Planner II

Rezoning Centre| City of Vancouver

Planning, Urban Design & Sustainability

t. 604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)

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

From: Cathy Buckham s.22(1)

Sent: Friday, June 22, 2018 4:53 PM

To: Bennett, Zachary

Subject: Jameson

Hi Z

The MLAs office contacted me late today. How did the meeting with Jameson go?

Cathy

From: ["Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>](mailto:Templar.Tsang-Trinaistich@vancouver.ca)

To: ["Quinlan, Kevin" <Kevin.Quinlan@vancouver.ca>](mailto:Kevin.Quinlan@vancouver.ca)

Date: 10/12/2018 9:42:16 AM

Subject: Re: Jameson project

Kevin

Here's the reply from staff

"The MIRHPP project at [1805 Larch St](#) is still being reviewed as part of the enquiry stage and as such, we have no estimated time of rezoning application submission.

Staff are currently reviewing the project's revised drawing package and if staff direct the applicant to proceed to a rezoning application the applicant will need to gather their required submission materials (putting the timeline in the applicant's hands).

Following rezoning application submission our typical practice is to hold an open house 6-8 weeks later (this timeline can vary depending on holiday closure, spring break, etc)."

Let me know if you need anything else

Thanks

Templar

Sent from my iPhone

On Oct 12, 2018, at 9:33 AM, Quinlan, Kevin <[Kevin.Quinlan@vancouver.ca](mailto:Kevin.Quinlan@vancouver.ca)> wrote:

Thanks – what is the timing on getting a city-led open house for this project?

---

**From:** Tsang-Trinaistich, Templar

**Sent:** Thursday, October 11, 2018 5:00 PM

**To:** Quinlan, Kevin

**Subject:** RE: Jameson project

Hi Kevin

Per your email below, here's a quick status update on the MIRHPP project at 1805 Larch St (Jameson Development at Larch and 2<sup>nd</sup>):

. s.13(1)



Let me know if you have any follow up questions

Thank you,

**Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP**

**Issues Manager**

Planning, Urban Design and Sustainability | City of Vancouver

515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8

T: 604.829.9474 | [templar.tsang-trinaistich@vancouver.ca](mailto:templar.tsang-trinaistich@vancouver.ca)

---

**From:** Quinlan, Kevin

**Sent:** Wednesday, October 10, 2018 11:50 AM

**To:** Tsang-Trinaistich, Templar

**Subject:** Jameson project

Hi Templar, do you have an update on the affordable rental proposal from Jameson Development at Larch and 2<sup>nd</sup>?

thanks

Kevin Quinlan

Chief of Staff, Office of the Mayor

City of Vancouver

Office: 604.873.7232

Cell: 778.995.2264



From: ["Beaulieu, Lee" <lee.beaulieu@vancouver.ca>](mailto:lee.beaulieu@vancouver.ca)  
To: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)  
CC: ["Isaac, Katherine" <Katherine.Isaac@vancouver.ca>](mailto:Katherine.Isaac@vancouver.ca)  
Date: 5/24/2018 5:11:09 PM  
Subject: RE: Landscape Screening May 2nd

Hi Tiffany.

I think this has the potential to get very complicated for all involved. I am hesitant to jump to re-design without seeing the site myself.

The tree comments were from the inspector, who would not really be looking at the trees through a re-design lens. The problem is a typical one we face where the arborist is responding as best she can to a pre-conceived building envelope given to her.

It is an exercise in "how close can we possibly build without actually killing the trees?"

So, the report is saying all the trees will be retained but we know they will get pruned back and more or less tortured. If the arborist had her druthers, the building setbacks would probably be much greater.

I would recommend a site visit with our staff and their arborist asap, and if we want to push for re-design, we can give more detailed parameters but would have to look at impacts to building closely.

How does that work?

Best,

LeeB

---

**From:** Rougeau, Tiffany  
**Sent:** Wednesday, May 23, 2018 8:56 AM  
**To:** Beaulieu, Lee  
**Cc:** Isaac, Katherine  
**Subject:** FW: Landscape Screening May 2nd  
**Importance:** High

Hi Lee,

I'm a little confused about the comments for Larch St. If you don't mind I'll summarize below and you can let me know if this is what I can communicate from Landscape. I want to make sure it's clear for the applicant when we send our response letter to them with our advice.

- ☐ Retention of all trees recommended to be retained in the arborist report except trees #8 and #9.
- ☐ Retention of tree #12 will result in impacts to the building footprint.

Thank you!

**TIFFANY ROUGEAU, M.PL.**

Planning, Urban Design & Sustainability | Vancouver South Division  
City of Vancouver | T: 604.871.6421 | E: [tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

---

**From:** Beaulieu, Lee  
**Sent:** Friday, May 18, 2018 8:01 PM  
**To:** Rougeau, Tiffany; Isaac, Katherine  
**Cc:** Erdman, Scott; Robinson, Derek  
**Subject:** RE: Landscape Screening May 2nd

Hi. Just to report back on the tree related inspection advice.

- ☐ s.13(1), s.17(1)

- 1805 Larch St (*Tiffany R*) -

- arborist report is proposing retention of cluster of trees # 8,9,10,11,12. Though the consideration to retain has been offered, trees #8, 9 are large douglas firs and there is insufficient setbacks provided to the building face.
- Trees #8 & 9 sit on a raised slope. Grade resolution is factor.
- The trees will need too much canopy pruning which will result in disfiguration.
- Tree # 12 is a cherry and worth retaining but will also require further setbacks to building
- At this time, the file needs further analysis/discussion to determine if re-design is warranted.

- s.13(1), s.17(1)

- s.13(1), s.17(1)

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**From:** Rougeau, Tiffany  
**Sent:** Wednesday, May 02, 2018 2:33 PM  
**To:** Isaac, Katherine; Beaulieu, Lee  
**Cc:** Erdman, Scott; Robinson, Derek  
**Subject:** Landscape Screening May 2nd

Hi Kat and Lee,

Below are the projects assigned to each rezoning planner (and emails).

Thanks again!

- s.13(1), s.17(1)

- 1805 Larch St (*Tiffany R*)

- s.13(1), s.17(1)

**TIFFANY ROUGEAU, M.PL.**

Planning, Urban Design & Sustainability | Vancouver South Division  
City of Vancouver | T: 604.871.6421 | E: [tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

From: "Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
To: "Cho, Edna" <edna.cho@vancouver.ca>  
Date: 9/27/2018 2:56:46 PM  
Subject: RE: Larch and 2nd

Yup. I'll contact him.

TIFFANY ROUGEAU, M.PL. Planner  
Planning, Urban Design & Sustainability City of Vancouver  
515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8  
t: 604.871.6421  
[tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

**From:** Cho, Edna  
**Sent:** Thursday, September 27, 2018 3:25 PM  
**To:** Rougeau, Tiffany  
**Subject:** RE: Larch and 2nd

Hi Tiffany,

Would you mind calling Tom back? He's ready to submit the summary and wants to talk about next steps.

Edna

**From:** Rougeau, Tiffany  
**Sent:** Thursday, September 27, 2018 12:24 PM  
**To:** Cho, Edna  
**Subject:** RE: Larch and 2nd

Sorry, I should have addressed that.

- Urban Design still needs to review the revised drawings that they presented at the pre-application open house.
- If they have a preliminary summary of the pre-application open house we would appreciate receiving that as well.

Beyond those two items above, I'd have to discuss with Yardley s.22(1). Between you and I though, there was no urgency to review as we were kind of waiting for the applicant to get in touch with us to see if they were still interested in proceeding following the feedback they received at the pre-app. If their phone call to you is just a check-in then they can send me an email asking for next steps and I can put some pressure on urban design to review their revised drawings.

Hope that's helpful. Thanks, Edna.

**From:** Cho, Edna  
**Sent:** Thursday, September 27, 2018 12:19 PM  
**To:** Rougeau, Tiffany  
**Subject:** RE: Larch and 2nd

Okay – I'll call him. What shall I say is the status from a staff processing point of view?

Edna

**From:** Rougeau, Tiffany  
**Sent:** Thursday, September 27, 2018 12:04 PM  
**To:** Cho, Edna  
**Subject:** RE: Larch and 2nd

Hi Edna,  
No, unfortunately I don't know what it's regarding. I haven't received any emails or phone calls from him since the pre-app open house on the 12<sup>th</sup>.

TIFFANY ROUGEAU, M.PL. Planner  
Planning, Urban Design & Sustainability City of Vancouver  
515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8  
t: 604.871.6421  
[tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

**From:** Cho, Edna  
**Sent:** Thursday, September 27, 2018 12:01 PM  
**To:** Rougeau, Tiffany  
**Subject:** Larch and 2nd

Hi Tiffany,

I have a voicemail from Tom Pappajohn asking me to call him back from yesterday. Just wondering if he's already contacted you and if you know what it's about.

Thanks,

edna

.....  
EDNA CHO  
SENIOR PLANNER, HOUSING POLICY  
CITY OF VANCOUVER  
PH: 604-871-6484  
FX: 604-871-6488  
EMAIL: EDNA.CHO@VANCOUVER.CA



From: "McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
To: "Anderson, Graham" <Graham.Anderson@vancouver.ca>  
CC: "Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
"Garrison, Dan \ (COV)" <Dan.Garrison@vancouver.ca>  
"Cho, Edna" <edna.cho@vancouver.ca>  
Date: 8/27/2018 1:21:47 PM  
Subject: RE: MIRHPP - 1805 Larch St Pre-application Open House

Thanks Graham,  
As noted below, please provide information to the applicant team for their pre-app open house.  
Yardley

**From:** Anderson, Graham  
**Sent:** Friday, August 24, 2018 6:00 PM  
**To:** McNeill, Yardley  
**Cc:** Rougeau, Tiffany; Garrison, Dan (COV); Cho, Edna  
**Subject:** RE: MIRHPP - 1805 Larch St Pre-application Open House

Hi Yardley,

Thanks for the note. As you will have seen – Edna is away until September 17<sup>th</sup>. Cc’ing Dan so he’s looped in as well.

I did chat with Tiffany a bit about this. Edna and I had been thinking that it might be a good approach to make some further resources on MIRHPP available on our website, which would be focused on providing information about the policy and the housing it looks to create in a format intended more for the general public (vs the developer-gearred info we’ve put out to date). I’m working on drafting some of those materials, and am including information similar to open house boards with the intent of making them useful for all the MIRHPP applicants at their pre-apps. As opposed to directly providing City boards and having housing staff presence, this would allow the pre-app open houses to remain applicant-led, while offering some supporting materials.

What are your thoughts on that approach? I’m currently booked to staff a Making Room event on the evening of the 12<sup>th</sup>, but could potentially try to change that to attend the pre-app for 1805 Larch, at least for some portion of it.

We are definitely expecting to be part of the City-led open houses, and will certainly have boards for those events!

Thanks,

Graham

**From:** McNeill, Yardley  
**Sent:** Thursday, August 23, 2018 1:48 PM  
**To:** Cho, Edna; Anderson, Graham  
**Cc:** Rougeau, Tiffany  
**Subject:** RE: MIRHPP - 1805 Larch St Pre-application Open House

Hi Edna and Graham,  
In the interests of explaining the new policy to the community, it would be useful to have your team provide some boards for the applicants pre-app Open House, and attend to inform the public on this new and exciting policy! As a reminder, in conjunction with the full project team, your group will be required to attend the City lead Open House when this enquiry becomes a RZ application later in the year. Having an opportunity to inform the community at this early stage of the project, will help make the MIRHPP program successful.

Please confirm if you can attend the Sept 12th Pre-app Open House.

Regards,  
Yardley

**From:** Rougeau, Tiffany  
**Sent:** Wednesday, August 22, 2018 1:13 PM  
**To:** Cho, Edna; Anderson, Graham  
**Cc:** McNeill, Yardley  
**Subject:** MIRHPP - 1805 Larch St Pre-application Open House

Hi Edna and Graham,

I wanted to give you a heads up that the MIRHPP project 1805 Larch Street will be holding a pre-application open house on September 12<sup>th</sup>.

As this is a pre-application open house rezoning staff will attend merely to observe. It really is the applicant’s “show”. Since this is the first MIRHPP pre-application open house however, I wanted to let you know the details in case you decided to attend to discuss the pilot program with members of the public. I am anticipating there will be a high attendance as I have already been receiving calls/emails in opposition of the proposal.

Leaving it with your team to decide how and if you would like to be involved at this event. Once again, below are the details for the pre-app open house:

**Date & Time:** Wednesday September 12, 2018 6:00PM to 8:00PM  
**Place:** Kitsilano Yacht Club - 2401 Point Grey Road

Thanks!

**TIFFANY ROUGEAU, M.PL. | Planner**  
Planning, Urban Design & Sustainability | City of Vancouver  
515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8  
t: 604.871.6421  
[tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)



From: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)

To: ["Chandra, Irene" <irene.chandra@vancouver.ca>](mailto:irene.chandra@vancouver.ca)

Date: 6/6/2018 3:38:39 PM

Subject: RE: MIRHPP Agenda 2018-06-12

Hi Irene,

It looks like we only have three items here, it should be five per the list below. The cover page of the agenda also shows the 3 items from this Friday, not for next Tuesday.

Thanks,

- Zak

Tuesday, June 12 (lowrise)

s.13(1), s.17(1)



1805 Larch Tiffany/Karen/Thor

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

From: Chandra, Irene

Sent: Wednesday, June 06, 2018 4:20 PM

To: Bennett, Zachary

Subject: MIRHPP Agenda 2018-06-12

Zac, attached is the agenda for your review.

Thx.

From: ["Autiero, David" <david.autiero@vancouver.ca>](mailto:david.autiero@vancouver.ca)  
To: ["Potter, Timothy" <Timothy.Potter@vancouver.ca>](mailto:Timothy.Potter@vancouver.ca)  
["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)  
CC: ["Molaro, Anita" <anita.molaro@vancouver.ca>](mailto:anita.molaro@vancouver.ca)  
Date: 4/25/2018 8:38:25 PM  
Subject: RE: MIRHPP assignments

Thanks for keeping me in the loop.

David

---

**From:** Potter, Timothy  
**Sent:** Wednesday, April 25, 2018 5:36 PM  
**To:** Bennett, Zachary  
**Cc:** Molaro, Anita; Autiero, David  
**Subject:** RE: MIRHPP assignments

I will have a list of planners for you by no later than Monday. I am aware that PFs will not be involved at enquiry. If we are processing linear, ie non-concurrent, there wont be involvement until the Development Permit. I think that, in any event, David should be in the loop of this forthcoming wave of work that will hit in time.

Best,

Tim

---

**From:** Bennett, Zachary  
**Sent:** Wednesday, April 25, 2018 12:53 PM  
**To:** Potter, Timothy  
**Subject:** RE: MIRHPP assignments

Hey Tim, just a pestering bump on the question of development planners for MIRHPP. To the PF group, I know that they have noted this projects to David but at the enquiry stage we wouldn't typically involve their group.

Thanks,

- Zak

---

**From:** Potter, Timothy  
**Sent:** Sunday, April 22, 2018 10:48 AM  
**To:** Bennett, Zachary  
**Cc:** Molaro, Anita  
**Subject:** MIRHPP assignments

Hi Zak,

I am close to having 4 development planners for you. When will you involve the PF group in terms of their awareness of projects that, immanently, will land their way.

Best,

Tim

---

**From:** Bennett, Zachary  
**Sent:** Saturday, April 21, 2018 4:00 PM  
**To:** Potter, Timothy  
**Subject:** RE: MIRHPP assignments  
**Importance:** High

Hi Tim,

To follow up and let you know that Karen supported the following rezoning assignments of the MIRHPP enquiries received so far. We will be doing 4 rezoning planners with 5 files apiece for the enquiry stage.

<b>Tiffany Rougeau</b>	1805 Larch	s.13(1), s.17(1)
<b>Derek Robinson</b>	s.13(1), s.17(1)	
<b>Lisa King</b>		
<b>Mateja Seaton</b>		

I've asked them to hold off on flooding you with PAR requests. Could you add the DP planners for the projects above when you have them? Hoping to have assignments quickly to allow the review to move along.

Thanks,

**Zak Bennett**

Planner | Vancouver South Division  
Planning, Urban Design & Sustainability  
604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)

---

**From:** Bennett, Zachary  
**Sent:** Friday, April 20, 2018 12:38 PM  
**To:** Potter, Timothy  
**Subject:** MIRHPP s.13(1), s.17(1)

Hi Tim, had two quick questions for you:

- Has Anita weighed in on the proposed work plan for the 20 MIRHPP enquiries (4 planners with 5 files apiece)?
- I'm getting the usual pressure on the s.13(1), s.17(1) from the proponents, so wanted to ask about getting a few comments back to relay to them.

That's it. Thanks,

**Zak Bennett**

Planner | Vancouver South Division  
Planning, Urban Design & Sustainability  
604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)



From: ["King, Lisa \ \(PLN\\)" <Lisa.King@vancouver.ca>](#)  
To: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](#)  
["Chandra, Irene" <irene.chandra@vancouver.ca>](#)  
Date: 6/4/2018 12:37:25 PM  
Subject: RE: MIRHPP DRM dates and agenda - round 1

Hi,

I just got comments back from Yardley. I should have the write-ups to you in the next hour.

Lisa

---

**From:** Bennett, Zachary  
**Sent:** Friday, June 01, 2018 5:23 PM  
**To:** Rougeau, Tiffany; Robinson, Derek; King, Lisa (PLN); Seaton, Mateja  
**Cc:** McNeill, Yardley; Chandra, Irene; Cho, Edna; Linehan, Marie  
**Subject:** MIRHPP DRM dates and agenda - round 1

Hi all,

Following a bit of discussion, the below agenda has been set for the first two upcoming MIRHPP DRM sessions. Please pass along your DRM write-ups to Irene once reviews are complete.

For June 8, please have your items to Irene by noon on Monday (June 4)

Friday, June 8 (Midrise)		
s.13(1), s.17(1)		Lisa/Grace/Daniel
		Lisa/Grace/Daniel
		Mateja/Marie/Thor

For June 12, please have your items to Irene by noon on Wednesday (June 6)

Tuesday, June 12 (lowrise)		
s.13(1), s.17(1)		Derek/Jason/Daniel
		Derek/Jason/Ti
		Tiffany/Karen/Daniel
		Mateja/Marie/Ti
1805 Larch		Tiffany/Karen/Thor

Thanks,

**Zak Bennett**  
Planner | Rezoning Centre  
Planning, Urban Design & Sustainability  
604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)



From: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)  
To: s.22(1)  
CC: ["Cho, Edna" <edna.cho@vancouver.ca>](mailto:edna.cho@vancouver.ca)  
Date: 8/31/2018 10:22:18 AM  
Subject: RE: MIRHPP enquiry

Hi s.22(1)

The City is able to accept up to 20 rezoning applications under MIRHPP, as you note. Prior to submission of a rezoning application, pre-enquiry submissions were received, also as you note. The site at Larch and 2nd Avenue is one of those locations and the proponent is preparing for a pre-application open house (per the correspondence you received) to get feedback from neighbours such as yourselves prior to submitting a rezoning application.

City staff often encourage applicants to hold pre-application open houses in order to begin the conversation with the community and to share information. Feedback from these events helps both applicants and staff determine any changes needed. At this point, no rezoning application has been submitted for Larch and 2nd nor has a rezoning application been approved for that site.

Cheers,

**Zak Bennett** | Planner  
Rezoning Centre | City of Vancouver  
Planning, Urban Design & Sustainability  
t. 604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)

---

**From:** s.22(1)  
**Sent:** Thursday, August 30, 2018 8:49 AM  
**To:** Cho, Edna  
**Cc:** Bennett, Zachary  
**Subject:** MIRHPP enquiry

Dear Ms Cho,

Information on the website states that you would be accepting 20 rezoning applications under the MIRHPP program, that the Pre-enquiry application submission window closed on February 16th 2018 and that you would not be accepting any more applications.

I have just received correspondence from Jameson Larch & 2nd Avenue LP (LPA Development) that they want to consult with the community **prior** to submitting a formal rezoning application from RT8 to CD-1 under the MIRHPP.

Could please advise if you are in fact accepting more applications or if Jameson Larch & 2nd Avenue LP application has been approved already.

Sincerely,

s.22(1)

From: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)  
To: ["McNeill, Yardley" <yardley.mcneill@vancouver.ca>](mailto:yardley.mcneill@vancouver.ca)  
Date: 6/18/2018 3:32:19 PM  
Subject: RE: MIRHPP Enquiry - 1805 Larch St - Tuesday meeting ?

I'm happy to meet with Tom tomorrow, no worries.

s.22(1)

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**From:** McNeill, Yardley  
**Sent:** Monday, June 18, 2018 3:37 PM  
**To:** Bennett, Zachary  
**Subject:** RE: MIRHPP Enquiry - 1805 Larch St - Tuesday meeting ?

Thanks,  
Are you okay with meeting Tom on your own? If not we should reschedule.

s.22(1)

Yardley

---

**From:** Bennett, Zachary  
**Sent:** Monday, June 18, 2018 3:30 PM  
**To:** McNeill, Yardley  
**Subject:** RE: MIRHPP Enquiry - 1805 Larch St - Tuesday meeting ?

Hi Yardley,  
Tiffany had set the meeting for tomorrow and was aware that we would be covering for her while she is out of office this week. I don't believe it has been rescheduled from any previous time, so Tom should already be aware of it. There was a time component relating to the on-site Montessori pre-school that can't wait until Tiffany is back.  
- Zak

---

**From:** McNeill, Yardley  
**Sent:** Monday, June 18, 2018 3:29 PM  
**To:** Bennett, Zachary  
**Subject:** FW: MIRHPP Enquiry - 1805 Larch St - Tuesday meeting ?

Hi Zak,  
I had a meeting invitation from Tiffany on the Larch site MIRHPP enquiry for tomorrow,. I can't make the meeting, but tiffany isn't in the office anyway! Was this meeting rescheduled? If so Tom Pappajohn, needs to be notified.  
Yardley

---

**From:** Rougeau, Tiffany  
**Sent:** Monday, June 18, 2018 3:25 PM  
**To:** McNeill, Yardley  
**Subject:** Automatic reply: MIRHPP Enquiry - 1805 Larch St

Thank you for your e-mail. I am currently away from the office and will be returning on Monday June 25th. I will respond to your email as soon as I return.

For urgent rezoning application questions please contact Yan Zeng at 604.871.6383 / [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)



From: "Bennett, Zachary" <[zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)>  
To: "McNeill, Yardley" <[yardley.mcneill@vancouver.ca](mailto:yardley.mcneill@vancouver.ca)>  
"Naylor, Michael" <[michael.naylor@vancouver.ca](mailto:michael.naylor@vancouver.ca)>  
Date: 4/23/2018 8:20:27 AM  
Subject: RE: MIRHPP enquiry assignments

Here is the list for the eight we have received:

Tiffany Rougeau	1805 Larch	s.13(1), s.17(1)
Derek Robinson	s.13(1), s.17(1)	
Lisa King		
Mateja Seaton		

---

**From:** McNeill, Yardley  
**Sent:** Monday, April 23, 2018 9:15 AM  
**To:** Bennett, Zachary; Naylor, Michael  
**Subject:** RE: MIRHPP enquiry assignments

Thanks Zak, please send the list of applications and who was assigned to each.  
Yardley

---

**From:** Bennett, Zachary  
**Sent:** Saturday, April 21, 2018 3:54 PM  
**To:** McNeill, Yardley; Naylor, Michael  
**Subject:** MIRHPP enquiry assignments

Hi Yardley and Michael,

Just letting you both know, following the past MIRHPP tech team meeting regarding enquiry assignments and after checking in with Karen, we've assigned the MIRHPP projects to Derek, Lisa, Tiffany and Mateja. I've left the various enquiries with each them respectively. Wanted to let you both know about that and to please let me know if there are any questions/concerns.

Thanks,

**Zak Bennett**  
Planner | Vancouver South Division  
Planning, Urban Design & Sustainability  
604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)



From: "Anderson, Graham" <Graham.Anderson@vancouver.ca>  
To: s.22(1)  
CC: "Ellis, Sarah" <Sarah.Ellis@vancouver.ca>  
"Cho, Edna" <edna.cho@vancouver.ca>  
Date: 9/4/2018 2:23:06 PM  
Subject: RE: MIRHPP enquiry

Hi s.22(1)

The proposal for Larch & 2<sup>nd</sup> was received during the MIRHPP pre-enquiry application period at the beginning of 2018. This proposal has proceeded under the MIRHPP, but a rezoning application has not yet been submitted.

Given the limited capacity of the MIRHPP, the additional 'pre-enquiry application' step was required to allow staff to manage project file intake. New pre-enquiry proposals under the MIRHPP are not currently being accepted. Rezoning applications are currently only being accepted for proposals previously invited to participate in the program.

Following staff review and response to their pre-enquiry submission and rezoning enquiry package, the applicant is hosting a pre-application open house to gather early input from the community, ahead of submitting a rezoning application. Should a rezoning application be submitted, details will be posted on the City's website, and the City will host an open house to gather feedback on the application. All rezoning applications require a public hearing and decision by City Council.

More information about the rezoning process is available on our website here: <https://vancouver.ca/home-property-development/rezoning-applications.aspx>

Don't hesitate to get in touch should you have further questions.

Best regards,

Graham

**Graham Anderson**

Social Planner | Housing Policy  
Planning, Urban Design & Sustainability | City of Vancouver  
Unceded Traditional Coast Salish Territory of the Musqueam, Squamish & Tsleil-Waututh First Nations  
[graham.anderson@vancouver.ca](mailto:graham.anderson@vancouver.ca) | 604-829-9264

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**From:** s.22(1)  
**Sent:** Thursday, August 30, 2018 11:05 AM  
**To:** Ellis, Sarah  
**Subject:** FW: MIRHPP enquiry

Dear Ms.Ellis,  
I am forwarding my email to you as Ms. Cho is away until September 17th.  
Thank you  
s.22(1)

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**From:** s.22(1)  
**Date:** Thursday, August 30, 2018 at 8:48 AM  
**To:** <edna.cho@vancouver.ca>  
**Cc:** <zachary.bennett@vancouver.ca>  
**Subject:** MIRHPP enquiry

Dear Ms Cho,

Information on the website states that you would be accepting 20 rezoning applications under the MIRHPP program, that the Pre-enquiry application submission window closed on February 16th 2018 and that you would not be accepting any more applications.

I have just received correspondence from Jameson Larch & 2nd Avenue LP (LPA Development) that they want to consult with the community prior to submitting a formal rezoning application from RT8 to CD-1 under the MIRHPP.

Could please advise if you are in fact accepting more applications or if Jameson Larch & 2nd Avenue LP application has been approved already.

Sincerely,

s.22(1)



From: ["Kuhlmann, Thor" <thor.kuhlmann@vancouver.ca>](mailto:thor.kuhlmann@vancouver.ca)

To: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)

Date: 5/1/2018 7:40:50 AM

Subject: RE: MIRHPP rezoning enquiries - assignments needed

Zak: has the W 41<sup>st</sup> one come in? Can you send me the exact addresses for all enquiries?

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**From:** Bennett, Zachary

**Sent:** Thursday, April 26, 2018 8:50 AM

**To:** Rougeau, Tiffany; Robinson, Derek; Seaton, Mateja; King, Lisa (PLN)

**Cc:** Naundorf, Daniel; Gillman, Andrea; Kuhlmann, Thor; Lam, Titania

**Subject:** FW: MIRHPP rezoning enquiries - assignments needed

Hi MIRHPP rezoners,

Below are the housing planner assignments for the first 8 MIRHPP enquiries. Thanks Andrea and co. for the assignments and help on these new proposals. I can continue sending the next batches to you/Thor when we receive them.

**Zak Bennett**

Planner | Vancouver South Division

Planning, Urban Design & Sustainability

604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)

---

**From:** Gillman, Andrea

**Sent:** Thursday, April 26, 2018 8:09 AM

**To:** Bennett, Zachary

**Subject:** Re: MIRHPP rezoning enquiries - assignments needed

Hi Zak, it will be Daniel, Thor and Ti taking on the MIRHPP projects. I'd like to split the first group as follows:

Daniel - s.13(1), s.17(1)

Thor - LArch, s.13(1),

Ti - s.13(1), s.17(1)

You can just send them all over to my attention or Thor's and we'll divide them up when they are here if that's easier.

Thanks.

Andrea

Sent from my iPhone

From: "Bennett, Zachary" <[zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)>

To: "Co, Rebecca" <[rebecca.co@vancouver.ca](mailto:rebecca.co@vancouver.ca)>

CC: "Robinson, Derek" <[derek.robinson@vancouver.ca](mailto:derek.robinson@vancouver.ca)>  
"Rougeau, Tiffany" <[Tiffany.Rougeau@vancouver.ca](mailto:Tiffany.Rougeau@vancouver.ca)>  
"Seaton, Mateja" <[mateja.seaton@vancouver.ca](mailto:mateja.seaton@vancouver.ca)>  
"King, Lisa \\\(PLN\\)" <[lisa.king@vancouver.ca](mailto:lisa.king@vancouver.ca)>

Date: 4/23/2018 3:41:48 PM

Subject: RE: MIRHPP rezoning enquiries/ENG review

Attachments: MIRHPP - Ranking List with Colours and Scoring - 2018-02-28.tr5

Land Administration and Planning - Planning - Planning Project and Program  
Records - Housing Policy – Moderate Income Rental Pilot.tr5

Hi Beki,

Attaching some hopefully useful Vandocs links for you related to MIRHPP. Below is a list of the rezoning planners who will be carrying MIRHPP rezoning enquiries and who is assigned to the 8 (of 20) received so far:

Tiffany Rougeau	1805 Larch	s.13(1), s.17(1)
Derek Robinson	s.13(1), s.17(1)	
Lisa King		
Mateja Seaton		

Per our conversation, the planners will feed the enquiries into POSSE per the standard method. It sounds like you do not need a hard copy of the plans, instead working off Vandocs should be sufficient. Please let me know if otherwise. And thank you!

**Zak Bennett**

Planner | Vancouver South Division  
Planning, Urban Design & Sustainability  
604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)

---

**From:** Bennett, Zachary

**Sent:** Monday, April 23, 2018 10:27 AM

**To:** Co, Rebecca

**Subject:** RE: MIRHPP rezoning enquiries

Thanks Beki – it's the temporary Michelle for now. Turns out she was doing a ton in her old role, as I am learning.

MIRHPP = Moderate Income Rental Housing Pilot Program. It is one of the pieces approved by Council last November as part of the Housing Vancouver Strategy to incentivize new rental construction, including units targeted to mid-income households. Both the [MIRHPP Policy](#) and [FAQ](#) are linked here for reference.

I'll advise the rezoning planners on the files to assign in POSSE per the usual process and to provide 2 hard copies sent to you. Very much appreciate the help with prioritizing these proposals and look forward to the meeting this afternoon to discuss in more detail.

Cheers,

- Zak

---

**From:** Co, Rebecca

**Sent:** Monday, April 23, 2018 10:08 AM

**To:** Bennett, Zachary

**Subject:** RE: MIRHPP rezoning enquiries

Hi Zak,

Congrats on becoming the new Michelle! First question of the day for you: What does MIRHPP stand for?

So I think the specific instructions are no different from the usual. Since Engineering relies heavily on Posse, please ensure that all the documents (title searches, charge summaries, etc) and drawings are uploaded in Posse. Please ensure that there is an Engineering group opened for us otherwise we cannot properly assign and circulate the drawings. Physical drawings, I require 2 sets and an 11 x 17 booklet addressed directly to me if they are part of the SHORT program. If my name is not shown on the distribution memo, then it gets lost in the system of a regular review and not a priority one. Let me know if you have any further questions!

Rebecca (beki) Co,  
City of Vancouver  
Projects, Engineering Development Services  
T:604.873.7002

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**From:** Bennett, Zachary  
**Sent:** Saturday, April 21, 2018 2:55 PM  
**To:** Co, Rebecca  
**Subject:** MIRHPP rezoning enquiries

Hi Beki,

I've taken on Michelle McGuire's role with the MIRHPP tech team with her move to Citywide. I had connected with Karima recently to ask about an Engineering liaison for these 20 rezoning proposals and she informed me that you would be the point person. Looking forward to working with you again.

We are assigning the first batch to staff in Planning, who will put the files into POSSE. Are there any specific instructions to provide the rezoning planners beyond the normal POSSE input process and circulation that would aid your team in review? Happy to chat about that question or any other workflow questions related to MIRHPP that you may have.

Cheers,

**Zak Bennett**  
Planner | Vancouver South Division  
Planning, Urban Design & Sustainability  
604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)



From: ["Garrison, Dan \ \(COV\)" <Dan.Garrison@vancouver.ca>](mailto:Dan.Garrison@vancouver.ca)  
To: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)  
Date: 6/21/2018 1:55:29 PM  
Subject: RE: MIRHPP status - number of enquiries

Great. Thanks. I think you should expect them to want to know the process for s.13(1), s.17(1), including about how they can short cut the process given they just did a rezoning. I think we're going to need to find some ways if possible. I asked Michael Naylor about this earlier (you weren't around) and he had a few thoughts. Perhaps bypassing the formal enquiry process since the only new question is about height/form. Perhaps the review process will be shorter since the other departments have already reviewed the site in detail, etc.

Anyway, heads up to expect Tom to have a go at this. Plus, if we're giving some less positive news about Larch, it might be good to be able to talk about s.13(1), s.17(1) in a positive way.

Thanks again,  
Dan

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

From: Bennett, Zachary  
Sent: Thursday, June 21, 2018 2:48 PM  
To: Garrison, Dan (COV)  
Subject: RE: MIRHPP status - number of enquiries

Hi Dan,  
Not sure about the s.13(1), s.17(1). I know a letter was sent to Jameson which invited them along. There was also an internal meeting that I wasn't able to make. Yardley and I are meeting with Tom tomorrow afternoon to go over Larch. If they want additional direction on s.13(1), s.17(1) we can include that in discussion Thanks Zak \_\_\_\_\_

From: Garrison, Dan (COV)  
Sent: Thursday, June 21, 2018 2:39 PM  
To: Bennett, Zachary  
Subject: RE: MIRHPP status - number of enquiries

OK thanks, but I thought with this applicant (Jameson) the outcome of DRM was that we were going to bring them in for a meeting to discuss both the Larch St and s.13(1), s.17(1) projects. No?

From: Bennett, Zachary  
Sent: Thursday, June 21, 2018 12:39 PM  
To: Garrison, Dan (COV)  
Subject: RE: MIRHPP status - number of enquiries

Hi Dan,

Next steps with the respective proponents will be sending out the enquiry responses, which starts next week. For most of these, there will be design changes, refinement, and additional detail that needs to be provided prior to application. There would also be pre-application open houses required and, in some areas, consultation with the respective Vision committee. We don't typically lead with the offer of a meeting but I'm sure for a Council priority we would set one up, if



proponents sought one.

Hope that helps.

- Zak

From: Garrison, Dan (COV)  
Sent: Thursday, June 21, 2018 11:21 AM  
To: Bennett, Zachary  
Subject: FW: MIRHPP status - number of enquiries

Hi Zak,

I discussed this question with Naylor and have a good handle on the response. Essentially, it has to be a full rezoning, but there will be time savings because we have all reviewed the site before, etc. etc.

I just wanted to check in with you on the next steps with them though. Is there a meeting set up with them? I'd like to tell Sadhu that their next step if they want this to go fast is come in and talk to staff.

Thanks,  
Dan

From: Johnston, Sadhu  
Sent: Thursday, June 21, 2018 8:30 AM  
To: Garrison, Dan (COV)  
Cc: Tsang-Trinaistich, Templar; Quinlan, Kevin; Kelley, Gil; Haid, Susan  
Subject: RE: MIRHPP status - number of enquiries

Hi  
Can you outline what that process would look like given that they just got a rezoning?  
Thanks  
Sadhu

Sadhu Aufochs Johnston | City Manager  
City of Vancouver | 453 W 12th Avenue  
Vancouver | BC V5Y 1V4  
604.873.7627 | [Sadhu.johnston@vancouver.ca](mailto:Sadhu.johnston@vancouver.ca)<<mailto:Sadhu.johnston@vancouver.ca>>  
Twitter: [sadhuajohnston](#)

From: Garrison, Dan (COV)  
Sent: Thursday, June 21, 2018 7:33 AM  
To: Johnston, Sadhu  
Cc: Tsang-Trinaistich, Templar; Quinlan, Kevin; Kelley, Gil; Haid, Susan  
Subject: Re: MIRHPP status - number of enquiries

Hi Sadhu,

The letter on the s.13(1), s.17(1)

had advanced sufficiently for staff to know that there would be limited policy implications of a rezoning of their site during the process. We invited them to submit a full rezoning enquiry in line with the MIRP policy. We told them that, as usual, the enquiry would be subject to staff review and advice on a supportable form of development (height and density).

From our perspective, they are good to submit an enquiry package.

Thanks,  
Dan

Sent from my iPhone

On Jun 20, 2018, at 6:51 PM, Johnston, Sadhu

<Sadhu.Johnston@vancouver.ca<mailto:Sadhu.Johnston@vancouver.ca>> wrote:  
Thanks.

Templar, there was some lack of clarity at the meeting regarding the follow-up on the s.13(1), s.17(1) s.13(1), s.17(1). Can you clarify exactly what was said in the letter to them and what the next steps are on that project?

Thanks  
Sadhu

Sadhu Aufochs Johnston | City Manager  
City of Vancouver | 453 W 12th Avenue  
Vancouver | BC V5Y 1V4  
604.873.7627 | Sadhu.johnston@vancouver.ca<mailto:Sadhu.johnston@vancouver.ca>  
Twitter: sadhuajohnston

[City-of-Vancouver-Logo1]

From: Tsang-Trinaistich, Templar  
Sent: Wednesday, June 20, 2018 4:03 PM  
To: Johnston, Sadhu; Quinlan, Kevin  
Cc: Kelley, Gil; Haid, Susan; Garrison, Dan (COV)  
Subject: FW: MIRHPP status - number of enquiries

Sadhu and Kevin

Further to our meeting on Monday, there was a question if any MIRHPP projects could proceed to referral by September / October council. I followed up with staff, and their summary of the status of MIRHPP enquiries is below. No applications have been filed to date (still at the enquiry stage), and as such, it is unlikely than any applications will be received and ready for a referral by September / October (maybe by end of year).

There is one other project of note that could move forward this fall, being a project at s.13(1), s.17(1)

Though it is not a MIRHPP application, it is 100% rental with land lift secured in affordable units at MIRP rates. So far, the applicant has proposed 10% of the Units at MIRHPP rates, but they are considering a proposal staff made to secure more units in exchange for reduced parking. Staff are working through this project application.

Let me know if you have any questions / follow up actions.

Thank you,

Templar Tsang-Trinaistich | Issues Manager Planning, Urban Design and Sustainability | City of Vancouver

515 West 10th Avenue, Vancouver BC V5Z 4A8

T: 604.829.9474 | [templar.tsang-trinaistich@vancouver.ca](mailto:templar.tsang-trinaistich@vancouver.ca)<mailto:templar.tsang-trinaistich@vancouver.ca>

From: Bennett, Zachary

Sent: Tuesday, June 19, 2018 5:36 PM

To: Tsang-Trinaistich, Templar

Cc: Housing Policy

Subject: MIRHPP status - number of enquiries

Hi Templar,

From the initial request, staff received a total of 50 expressions of interest.

20 of those were invited to submit rezoning enquiries, and staff received 16 of those. Of the other four, 3 will not be moving forward and 1 has not yet made a clear decision (likely not moving forward).

The 16 rezoning enquiries were received at three distinct deadlines (First deadline – 8, second deadline – 4, third deadline – 4). The batch from the first deadline will be receiving staff response letters next week. This is in-line with the time that has been communicated to the project proponents.

We have advised the next 3 sites on the waitlist that they may submit a rezoning enquiry, but those have not been received yet.

Let me know if you'd like additional details.

Thanks,

Zak Bennett | Planner II

Rezoning Centre| City of Vancouver

Planning, Urban Design & Sustainability

t. 604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)<mailto:zachary.bennett@vancouver.ca>

From: "Anderson, Graham" <Graham.Anderson@vancouver.ca>

To: [tom@jamesoncorp.ca](mailto:tom@jamesoncorp.ca)

CC: "Garrison, Dan \ (COV) \ (Dan.Garrison@vancouver.ca)" <Dan.Garrison@vancouver.ca>  
"McGuire, Michelle" <michelle.mcguire@vancouver.ca>  
"Cho, Edna \ (edna.cho@vancouver.ca)" <edna.cho@vancouver.ca>

Date: 1/30/2018 4:19:46 PM

Subject: RE: moderate income rental housing pilot program

Hi Tom,

Dan requested that I help follow up. As a first step, I would be happy to help address any specific questions you have on the MIRHPP policy, application process, or particular considerations with the specific sites you mentioned.

Our intent is to use the unique 'Pre-Enquiry' step as a means of gathering a first set of information that will help us provide more detailed feedback on preliminary proposals. Rather than setting up meetings right away, we're requesting that those interested make Pre-Enquiry submissions for any sites they feel may be strong candidates. We are inviting multiple submissions for the same site that identify different potential options.

In case you don't already have the link – the most recent (and digitally-fillable) version of the Pre-Enquiry Application form can be found under the MIRHPP section [here](#).

Feel free to give me a call or follow up via email with any questions.

Best regards,

Graham

**Graham Anderson**

Planning Assistant | Housing Policy

Planning, Urban Design & Sustainability | City of Vancouver

Unceded Traditional Coast Salish Territory of the Musqueam, Tsleil-Waututh & Squamish First Nations

[graham.anderson@vancouver.ca](mailto:graham.anderson@vancouver.ca) | 604-829-9264

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**From:** Garrison, Dan (COV)

**Sent:** Thursday, January 25, 2018 12:13 PM

**To:** Cho, Edna; McGuire, Michelle; Anderson, Graham

**Subject:** Fwd: moderate income rental housing pilot program

Sent from my iPhone

Begin forwarded message:

**From:** Tom Pappajohn <[tom@jamesoncorp.ca](mailto:tom@jamesoncorp.ca)>

**Date:** January 25, 2018 at 10:59:19 AM PST

**To:** Dan Garrison <[dan.garrison@vancouver.ca](mailto:dan.garrison@vancouver.ca)>

**Subject:** moderate income rental housing pilot program

**Reply-To:** <[tom@jamesoncorp.ca](mailto:tom@jamesoncorp.ca)>

Hi Dan,

Further to our recent discussions, Jameson has 3 projects s.17(1), s.21(1)  
s.17(1), s.21(1) that we would like to discuss with you in regards to the moderate income rental housing pilot program. Are you available for 30 minutes next week on either Wednesday afternoon (Jan 31), or anytime on Thursday (Feb 1) or Friday (Feb 2)?

Jameson will be prepared to discuss for each property, the questions contained in Appendix A: Pre-Application Form.

Kind Regards,

tom pappajohn  
jameson development corp.



From: ["Zak, MaryClare" <MaryClare.Zak@vancouver.ca>](mailto:MaryClare.Zak@vancouver.ca)  
To: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)  
Date: 6/10/2018 1:11:10 PM  
Subject: RE: Place of Worship Study - reaching out to Eby's office for \$

Hi - s.13(1)

. mc

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

From: Buckham, Catherine  
Sent: Sunday, June 10, 2018 9:09 AM  
To: Zak, MaryClare  
Subject: RE: Place of Worship Study - reaching out to Eby's office for \$

s.13(1)

Catherine Buckham  
Senior Planner | Social Policy Group  
COMMUNITY SERVICES | CITY OF VANCOUVER  
604-873-7265

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

From: Zak, MaryClare  
Sent: Sunday, June 10, 2018 9:04 AM  
To: Buckham, Catherine  
Subject: Re: Place of Worship Study - reaching out to Eby's office for \$

s.13(1)

s.13(1)

s.13(1)

Let me think about this a bit further

Sent from my iPhone

> On Jun 9, 2018, at 1:45 PM, Buckham, Catherine <catherine.buckham@vancouver.ca> wrote:  
>

- > How much of this should we share?
- >
- > <SOW Places of Worship Phase II.docx>



From: "de Avila Wilton, Maira" <Maira.deAvilaWilton@vancouver.ca>  
To: s.22(1)  
CC: s.22(1)  
"Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
Date: 5/8/2018 10:28:02 AM  
Subject: RE: Planning question - 1805 Larch St

Hi s.22(1)

It was great to talk to you this morning. As I mentioned on the phone, Tiffany Rougeau, Rezoning Planner should be able to help you if you have any additional questions about this site ([Tiffany.Rougeau@vancouver.ca](mailto:Tiffany.Rougeau@vancouver.ca) or 604.871.6421). Tiffany - below is s.22(1) message explaining her concern regarding 1805 Larch Street.

s.22(1) you can find out more about the City's affordable rental housing policies here: <http://vancouver.ca/people-programs/creating-new-market-rental-housing.aspx>

Maira de Avila Wilton

Planning Analyst, Rezoning Centre  
Planning, Urban Design & Sustainability, City of Vancouver  
Tel: 604.829.9291 | Email: [maira.deavilawilton@vancouver.ca](mailto:maira.deavilawilton@vancouver.ca)

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On Thu, Apr 12, 2018 at 3:04 PM, s.22(1) wrote:  
Hey ladies!

I have a planning related question for you and wanted to see if you had any information or could potentially help. Are you still working with the Kitsilano area?

So the building our preschool is in (it is currently in the basement of St. Marks Anglican Church- 1805 Larch street) was recently up for sale and I believe sold to developers who want to turn it into condos. I believe they will need to rezone and go through a public process? But it looks like they are kicking out the current tenants in the process. Our Principal is trying to fight this and raise concerns about it being redeveloped (it's the only community space in this immediate area) and she was hoping to be put in touch with anyone who may be able to shed some light on this and perhaps help? I'm not exactly sure what she is hoping for, but I wondered if you could let me know a little about what this process might entail, and if we as citizens of this area have any say about it being rezoned etc.?

If you have a moment let me know your thoughts.

Thanks ladies!

s.22(1)

Sent from my iPhone



From: ["Campbell, Karen"](#)  
To: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](#)  
Date: 5/30/2018 10:08:40 AM  
Subject: RE: re: Larch st

Hi Tiffany,

Thanks for checking. There are no windows shown on the west elevation. On the Plans, bedrooms are shown along that elevation. Perhaps we could change the comment to read:

"Horizontal angle of daylight concerns for some bedrooms:. Thanks,

Karen

---

**From:** Rougeau, Tiffany  
**Sent:** Wednesday, May 30, 2018 10:22 AM  
**To:** Campbell, Karen  
**Subject:** RE: re: Larch st

Hey Karen, just quick clarification on issues #3 that I've highlighted below. I'm not sure what "bedrooms beyond" means. Thanks!

---

**From:** Campbell, Karen  
**Sent:** Tuesday, May 29, 2018 10:01 AM  
**To:** Rougeau, Tiffany  
**Cc:** Bennett, Zachary  
**Subject:** RE: re: Larch st

Good morning Tiffany,

Please see my Urban Design comments for the project at 1805 Larch. Please feel free to edit as you see fit, and please let me know if you notice any discrepancies from what you heard at the meeting and my comments below. Thanks! I will send the s.13(1), s.17(1) comments after our rezoning meeting this morning. -Karen

s.13(1)



s.13(1)





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**From:** Rougeau, Tiffany  
**Sent:** Friday, May 25, 2018 9:47 AM  
**To:** Campbell, Karen  
**Subject:** RE: re: Larch st

Hi Karen,

I just spoke with Graham Anderson from Housing. This site is not considered ON an arterial. I would assume it is off of one. He let me know that there really isn't much guidance (as you know) so we'll see how it develops this morning. He said he would look up his notes from when they scored the proposals and will send them to me which may help inform the FoD recommendations.

**TIFFANY ROUGEAU, M.PL.**

Planning, Urban Design & Sustainability | Vancouver South Division  
City of Vancouver | T: 604.871.6421 | E: [tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

---

**From:** Campbell, Karen  
**Sent:** Friday, May 25, 2018 8:46 AM  
**To:** Rougeau, Tiffany  
**Subject:** re: Larch st

Morning Tiffany,

Is the Larch St proposal considered off of an arterial? Thanks!

**Karen S. Campbell** Architect AIBC, BA.

Development Planner | Planning, Urban Design and Sustainability  
City of Vancouver | 604-871-6668 | email: [Karen.campbell@vancouver.ca](mailto:Karen.campbell@vancouver.ca)

From: ["White, Robert" <Robert.White@vancouver.ca>](mailto:Robert.White@vancouver.ca)  
To: ["Campbell, Karen" <karen.campbell@vancouver.ca>](mailto:karen.campbell@vancouver.ca)  
CC: ["Jiang, Grace" <grace.jiang@vancouver.ca>](mailto:grace.jiang@vancouver.ca)  
["McNeill, Yardley" <yardley.mcneill@vancouver.ca>](mailto:yardley.mcneill@vancouver.ca)  
Date: 11/21/2018 11:52:40 AM  
Subject: RE: re: MIRHPP- Larch and 2nd

Thank you Karen!

I'm reviewing your comments now and hope to discuss with Yardley later this afternoon. If I/we have any questions, I'll connect with you/Grace.

Thanks again,  
Robert

---

**From:** Campbell, Karen  
**Sent:** Wednesday, November 21, 2018 10:46 AM  
**To:** White, Robert  
**Cc:** Jiang, Grace; McNeill, Yardley  
**Subject:** re: MIRHPP- Larch and 2nd

*Good morning Robert,*

*Below are my comments based on the revised drawings for the MIRHPP project at Larch and 2<sup>nd</sup>. These comments have been discussed with Marie and Grace in my group. I have c/c'd Grace as she will be taking over the project. Please let me know if any of the comments are not clear (also let me know if you think its too wordy, I tried to condense the text as much as possible). The outdoor amenity space as proposed is very poor, so in my conversation with Marie we have adjusted the comments to say we may consider a collocated roof top amenity space on the roof (although the ideal location is on L1 or L5). I suggest reviewing these comments with Yardley (c/c'd on the email) prior to issuing them to the applicant, but I will leave that to your discretion. -Karen*

s.13(1)



s.13(1)



s.13(1)



s.13(1)



s.13(1)



From: "Buckham, Catherine" <catherine.buckham@vancouver.ca>  
To: "McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
Date: 6/9/2018 11:56:54 AM  
Subject: RE: St. Marks Anglican Church - 1805 Larch Street

We have a meeting booked Tuesday, but Tiffany is off. Given the urgency of this (and potential headlines) let's try and chat on Monday and we can circle back with Tiffany on Tuesday when she gets in.

Catherine Buckham

Senior Planner | Social Policy Group  
COMMUNITY SERVICES | CITY OF VANCOUVER  
604-873-7265

---

**From:** McNeill, Yardley  
**Sent:** Friday, June 08, 2018 5:37 PM  
**To:** Buckham, Catherine  
**Cc:** Pickersgill, Mark  
**Subject:** RE: St. Marks Anglican Church - 1805 Larch Street

Good Grief !  
Let's talk on Monday.  
Yardley

---

**From:** Buckham, Catherine  
**Sent:** Thursday, June 07, 2018 3:43 PM  
**To:** Rougeau, Tiffany; McNeill, Yardley  
**Cc:** Pickersgill, Mark  
**Subject:** RE: St. Marks Anglican Church - 1805 Larch Street  
**Importance:** High

Apologies Tiffany. I'm redirecting this to Yardley.

---

**From:** Buckham, Catherine  
**Sent:** Thursday, June 07, 2018 3:34 PM  
**To:** Rougeau, Tiffany  
**Cc:** Pickersgill, Mark  
**Subject:** St. Marks Anglican Church - 1805 Larch Street  
**Importance:** High

Hi Tiffany

I stopped by to see you today re St. Mark's rezoning inquiry.

Did you know the owner is evicting a childcare in the basement (impacting 38 families,.. 20 childcare spaces). s.22(2)(e)(f)

David Eby's office and Eby's office contacted the City.

Can we chat about this on Monday? Thanks.

c

---

**From:** Anderson, Dulcy [mailto:Dulcy.Anderson@leg.bc.ca]  
**Sent:** Thursday, June 07, 2018 3:03 PM  
**To:** Buckham, Catherine  
**Subject:** yes, it's st. Marks

Catherine,

Thanks so much for the call today. s.22(2)(e)(f)

Dulcy

Dulcy Anderson | Constituency Assistant | David Eby, MLA Vancouver-Point Grey  
[dulcy.anderson@leg.bc.ca](mailto:dulcy.anderson@leg.bc.ca) | 604-660-1297 | 2909 West Broadway, Vancouver, BC V6K2G6 | [davidbymla.ca](http://davidbymla.ca)

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From: ["Allen Smith" <allens@kitshouse.org>](mailto:allens@kitshouse.org)  
To: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)  
CC: ["Kay, Vanessa" <Vanessa.Kay@vancouver.ca>](mailto:Vanessa.Kay@vancouver.ca)  
Date: 7/9/2018 8:20:56 PM  
Subject: RE: St, Marks

Thanks Catherine,

I will wait until further update.

After investigation it seems we would be holding it for lots of other non-profits (which is fine by me) and it's a shame for all the services they offer as it could work well for the community,

Regards

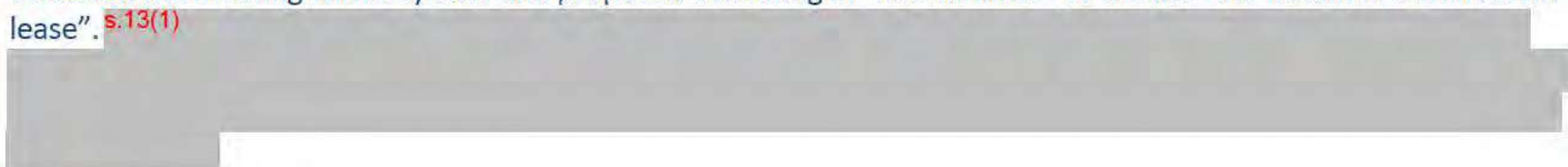
Allen

---

**From:** Buckham, Catherine [mailto:catherine.buckham@vancouver.ca]  
**Sent:** Saturday, July 7, 2018 12:27 PM  
**To:** Allen Smith <allens@kitshouse.org>  
**Cc:** Kay, Vanessa <Vanessa.Kay@vancouver.ca>  
**Subject:** RE: St, Marks

Hi Allen

As you know we had a meeting scheduled with the new owners of St. Marks for Monday July 9<sup>th</sup>. Yesterday the owners cancelled the meeting with City staff and proposed a meeting in "late summer" to discuss "the notion of a short term lease". s.13(1)



Regards,  
Cathy

**Catherine Buckham**  
Senior Planner | Social Policy Group  
COMMUNITY SERVICES | CITY OF VANCOUVER  
604-873-7265

---

**From:** Allen Smith [<mailto:allens@kitshouse.org>]  
**Sent:** Thursday, July 05, 2018 4:59 PM  
**To:** Kay, Vanessa  
**Cc:** Buckham, Catherine  
**Subject:** RE: St, Marks

Greetings Vanessa,

How is this progressing?

Regards,

Allen

Allen Smith MMgt | Executive Director

2305 West 7th Avenue, Vancouver, BC V6K 1Y4  
P: 604 736-3588 ext.123

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07/05/2018

[#KNH:-12652]

---

**From:** Kay, Vanessa <[Vanessa.Kay@vancouver.ca](mailto:Vanessa.Kay@vancouver.ca)>  
**Sent:** Thursday, June 28, 2018 11:40 AM  
**To:** Allen Smith <[allens@kitshouse.org](mailto:allens@kitshouse.org)>  
**Cc:** Buckham, Catherine <[catherine.buckham@vancouver.ca](mailto:catherine.buckham@vancouver.ca)>  
**Subject:** RE: St, Marks

Thank you, Allen.

This is a very helpful start, and I may be in touch as we learn more about possibilities at this site.

I'm sure you know this, but for now please don't contact the owner or tenants directly. If someone at Kits NH did need to peek at the space, the current upstairs tenants 10<sup>th</sup> Church has Sunday morning church services at 11am. There should therefore be an opportunity for someone to pop by around 10:45 for a peek at the sanctuary space (though the rest of the building wouldn't be open)

All the best,

Vanessa  
**Vanessa Kay, MCIP, RPP** | Social Planner | Days of work: M, T, Th  
Social Policy and Projects | City of Vancouver  
Unceded Homelands of Musqueam, Squamish and Tsleil-Waututh Nations  
t. 604 829-2003 | e. [vanessa.kay@vancouver.ca](mailto:vanessa.kay@vancouver.ca)  
[vancouver.ca/people-programs/children-and-childcare](http://vancouver.ca/people-programs/children-and-childcare)

---

**From:** Allen Smith [<mailto:allens@kitshouse.org>]  
**Sent:** Wednesday, June 27, 2018 2:55 PM  
**To:** Kay, Vanessa  
**Subject:** St, Marks

Greetings Vanessa,



Kits House would be keen to place community programs in to the former church known as St. Marks.

We have a number of programs suited to this location and I will supply a list below. These programs would be run by either ourselves or our community/business partners

We are happy to revisit this list if the new owner has specific preferences and we would look at community need as well.

1. Parenting programs
2. Child drop-in sessions
3. Seniors activities
4. Weekly meal
5. Baby Prep classes
6. Baby classes
7. Youth events
8. Community use
9. Sunday congregation
10. Dance classes
11. Improv classes
12. Office space

We have an on-site facilities manager who would help us manage the location and we are aware there is cost to maintaining this place until its potential demolition,

Regards,

Allen

Allen Smith MMgt | Executive Director



2305 West 7th Avenue, Vancouver, BC V6K 1Y4

P: 604 736-3588 ext.123

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06/27/2018

[#KNH:-12538]



From: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)

To: ["Anderson, Dulcy" <Dulcy.Anderson@leg.bc.ca>](mailto:Dulcy.Anderson@leg.bc.ca)

Date: 7/4/2018 2:49:08 PM

Subject: RE: Update

s.22(2)(e)(f)

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

From: Anderson, Dulcy [mailto:Dulcy.Anderson@leg.bc.ca]

Sent: Wednesday, July 04, 2018 3:21 PM

To: Buckham, Catherine

Subject: RE: Update

s.22(2)(e)(f)

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

From: Buckham, Catherine [mailto:catherine.buckham@vancouver.ca]

Sent: Tuesday, July 3, 2018 7:58 PM

To: Anderson, Dulcy <Dulcy.Anderson@leg.bc.ca>

Subject: Update

Hi Dulcy

City staff are meeting with rep's from Jameson in Monday. Will keep you posted.

Sent from my iPhone

From: ["Anderson, Dulcy" <Dulcy.Anderson@leg.bc.ca>](mailto:Dulcy.Anderson@leg.bc.ca)  
To: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)  
Date: 9/4/2018 11:47:27 AM  
Subject: RE: Updates?

Cathy,

s.22(2)(f)

s.22(1)

Dulcy

---

**From:** Buckham, Catherine [mailto:catherine.buckham@vancouver.ca]  
**Sent:** Friday, August 17, 2018 9:06 AM  
**To:** Anderson, Dulcy <Dulcy.Anderson@leg.bc.ca>  
**Subject:** RE: Updates?

Hi Dulcy

Most everyone here is away on vacation (Council doesn't meet in August so staff leave too). We have this on our radar (getting back to you and the Ministry) and will touch base post Labour Day. s.22(1) and will pick this up when I return on September 10.

s.22(1)

Best,  
Cathy  
Catherine Buckham

Senior Planner | Social Policy Group  
COMMUNITY SERVICES | CITY OF VANCOUVER  
604-873-7265

---

**From:** Anderson, Dulcy [mailto:Dulcy.Anderson@leg.bc.ca]  
**Sent:** Thursday, August 09, 2018 12:27 PM  
**To:** Buckham, Catherine  
**Subject:** RE: Updates?

Cathy,

I don't know how helpful or not it will be, but I did flag the larger issue of houses of worship conversion and loss of childcare (and other community space) with the Min. Municipal Affairs and Housing (Robinson)'s staff.

Can I put them in touch with you? They seem interested.

Dulcy

---

**From:** Buckham, Catherine [<mailto:catherine.buckham@vancouver.ca>]  
**Sent:** Tuesday, July 10, 2018 4:12 PM  
**To:** Anderson, Dulcy <[Dulcy.Anderson@leg.bc.ca](mailto:Dulcy.Anderson@leg.bc.ca)>  
**Subject:** RE: Updates?

Oh, okay, makes sense. Kitsilano Neighbourhood House is waiting in the wings if the church decides to move to Carnarvon (as planned).

**Catherine Buckham**

**Senior Planner | Social Policy Group**  
**COMMUNITY SERVICES | CITY OF VANCOUVER**  
604-873-7265

---

**From:** Anderson, Dulcy [<mailto:Dulcy.Anderson@leg.bc.ca>]  
**Sent:** Tuesday, July 10, 2018 4:10 PM  
**To:** Buckham, Catherine  
**Subject:** RE: Updates?

s.22(2)(e),(f),(h)

---

**From:** Buckham, Catherine [<mailto:catherine.buckham@vancouver.ca>]  
**Sent:** Tuesday, July 10, 2018 4:08 PM  
**To:** Anderson, Dulcy <[Dulcy.Anderson@leg.bc.ca](mailto:Dulcy.Anderson@leg.bc.ca)>  
**Subject:** RE: Updates?

s.22(2)(e),(f),(h)

**Catherine Buckham**

**Senior Planner | Social Policy Group**  
**COMMUNITY SERVICES | CITY OF VANCOUVER**  
604-873-7265

---

**From:** Anderson, Dulcy [<mailto:Dulcy.Anderson@leg.bc.ca>]  
**Sent:** Tuesday, July 10, 2018 4:06 PM  
**To:** Buckham, Catherine  
**Subject:** RE: Updates?

s.22(2)(e),(f),(h)

Dulcy

---

**From:** Buckham, Catherine [<mailto:catherine.buckham@vancouver.ca>]  
**Sent:** Tuesday, July 10, 2018 3:33 PM  
**To:** Anderson, Dulcy <[Dulcy.Anderson@leg.bc.ca](mailto:Dulcy.Anderson@leg.bc.ca)>  
**Subject:** Updates?

s.22(2)(e),(f),(h)

**Catherine Buckham**

**Senior Planner | Social Policy Group**





From: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:Catherine.Buckham@vancouver.ca)

To: ["Anderson, Dulcy" <Dulcy.Anderson@leg.bc.ca>](mailto:Dulcy.Anderson@leg.bc.ca)

Date: 6/9/2018 12:36:11 PM

Subject: RE: yes, it's st. Marks

In Cambie Corridor we have policy re childcare uses in places of worship undergoing redevelopment (rezoning) and in the Grandview Woodlands Plan we have similar policy, but nothing city-wide. I'll send you our scope of work for Place of Worship Study in the hopes that we can somehow raise \$50K.

Cathy

Catherine Buckham  
Senior Planner | Social Policy Group  
COMMUNITY SERVICES | CITY OF VANCOUVER  
604-873-7265

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

From: Anderson, Dulcy [mailto:[Dulcy.Anderson@leg.bc.ca](mailto:Dulcy.Anderson@leg.bc.ca)]

Sent: Saturday, June 09, 2018 12:57 PM

To: Buckham, Catherine

Subject: Re: yes, it's st. Marks

?Thanks so much for your efforts, just excited that we might be able to make some progress.

Dulcy

---

From: Buckham, Catherine <[catherine.buckham@vancouver.ca](mailto:catherine.buckham@vancouver.ca)>

Sent: Saturday, June 9, 2018 12:52 PM

To: Anderson, Dulcy

Subject: RE: yes, it's st. Marks

I have a meeting with the Planners on Tuesday morning. (I know it's urgent, but people are away... it's the season.)

Cathy

Catherine Buckham  
Senior Planner | Social Policy Group  
COMMUNITY SERVICES | CITY OF VANCOUVER  
604-873-7265

From: Anderson, Dulcy [mailto:[Dulcy.Anderson@leg.bc.ca](mailto:Dulcy.Anderson@leg.bc.ca)]

Sent: Friday, June 08, 2018 4:32 PM

To: Buckham, Catherine

Subject: RE: yes, it's st. Marks

Cathy,

Just wondering if you happened to have any luck?

Dulcy s.22(1)

From: Buckham, Catherine [mailto:catherine.buckham@vancouver.ca]  
Sent: Thursday, June 7, 2018 3:08 PM  
To: Anderson, Dulcy <Dulcy.Anderson@leg.bc.ca>  
Subject: RE: yes, it's st. Marks

Thanks Dulcy.

I dropped by the Rezoning Planner's desk a few moments ago, but she wasn't available. I'll try again later today.

I'll get back to you when I know more.

Cathy

From: Anderson, Dulcy [mailto:Dulcy.Anderson@leg.bc.ca]  
Sent: Thursday, June 07, 2018 3:03 PM  
To: Buckham, Catherine  
Subject: yes, it's st. Marks

Catherine,

Thanks so much for the call today. Pacific Rim Montessori is being evicted from basement of St. Marks end June.

Dulcy

Dulcy Anderson | Constituency Assistant | David Eby, MLA Vancouver-Point Grey  
dulcy.anderson@leg.bc.ca<mailto:dulcy.anderson@leg.bc.ca> | 604-660-1297|2909 West  
Broadway, Vancouver, BC V6K2G6|davidbymla.ca

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From: ["Campbell, Karen"](#)  
To: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](#)  
Date: 6/15/2018 10:38:06 AM  
Subject: re Larch comments

Hi Tiffany,

Here are my Larch comments...please let me know if you notice any things that should be tweaked based on the conversations:



**Karen S. Campbell** Architect AIBC, BA.  
Development Planner | Planning, Urban Design and Sustainability  
City of Vancouver | 604-871-6668 | email: [Karen.campbell@vancouver.ca](mailto:Karen.campbell@vancouver.ca)



From: s.22(1)  
To: "Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
Date: 8/27/2018 1:44:34 PM  
Subject: Spam: Fwd: Church property at 1805 Larch Street.

>  
> Dear Tiffany,  
> I am s.22(1) property owner to the above address. I have resided here since buying my property in s.22(1) I have raised my family here, s.22(1) and have put up with the trials and tribulations of that over the years.  
> We carefully renovated and modernized our property in keeping with the streetscape and in accordance with development guidelines. Now I hear "rumours" that the new owners of the church property are applying to build a 6 storey apartment style block? In no way should this be acceptable and I and my neighbours will resist this idea in the strongest possible terms if there is such an application.  
> You may be aware there are presently 3 lots on this very same block that are unoccupied and could be developed to provide much needed increased density if the City could take action. We have s.22(1) permanently living in our house, and there were 10 for many years when raising our families.  
> I have no problem with townhouses or similar being developed on the Church property, in keeping with the streetscape. But to consider a 6 storey block, with million dollar views from the upper storeys, would be totally wrong and would get this neighbourhood up in arms.  
> I hope this "rumour" can be put to bed.  
> Regards,  
s.22(1)  
>  
>



From: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)  
To: ["Zak, MaryClare" <MaryClare.Zak@vancouver.ca>](mailto:MaryClare.Zak@vancouver.ca)  
CC: ["Vanessa Kay" <vanessa.kay@vancouver.ca>](mailto:vanessa.kay@vancouver.ca)  
Date: 7/7/2018 8:24:09 AM  
Subject: St. Marks Church Redevelopment - Update

Hi MC

St Marks was recently purchased by Jameson Group (Tom and Tony Pappajohn) from the Anglican church. They applied to the City for Moderate Income Rental Housing Program (MIRP) which requires a rezoning. We believe the site was purchased 'unencumbered'. The owners extended the lease for tenants on the ground floor (Tenth Church) until Labour Day, but did not extend the lease for other tenants (Montessori) despite requests.

Based on direction from Gil Kelley at DRM, Social Policy staff pulled together a proposal for the owner to consider keeping the building open during permitting through a head lease with Kitsilano Neighborhood House and subleases with NPOs in Kitsilano looking for 'swing space'.

Planning arranged a meeting with Jameson Group on Monday July 9th to discuss temporary use of the building.

On Friday July 6th Planning sent this message to City staff: "At the property owners request, this meeting has been deferred to a later date in order to focus on the MIRHPP enquiry currently under review. Catherine and Vanessa, please provide your contact information to Tony Pappajohn (604.732.7122 ext. 25) (email above), who will contact you later in the summer for a meeting to discuss the notion of a short-term lease during the time the building would be empty.

Obviously "later in summer" is too late to discuss leases and programs beginning in September.

David Eby's office contacted City staff to report on a meeting with Jameson on Friday July 6th. They said it doesn't appear as if Jameson is genuinely interested in leasing space to the community.

I will reach out to Tony Pappajohn on Tuesday July 10th to discuss leasing, but I am not hopeful.

Cathy

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

From: Singh, Sandra  
Sent: Sunday, June 24, 2018 9:00 AM  
To: Zak, MaryClare  
Cc: Buckham, Catherine; Bond, Abigail  
Subject: RE: Heads up on David Eby office inquiry on and Proposal -- CoV - BCH Place of Worship

Study

Hi MC,

I am just going through my emails and saw I never responded to this. I am very sorry!

We have discussed a rate of change ODP for social and cultural spaces. Given this, is a study needed or do we just need the ODP? Abi and Heidi had discussed this approach - Abi do you have a sense of what is involved with this?

Sandra

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

From: Zak, MaryClare

Sent: Sunday, June 10, 2018 2:09 PM

To: Singh, Sandra

Cc: Buckham, Catherine; Bond, Abigail

Subject: Heads up on David Eby office inquiry on and Proposal -- CoV - BCH Place of Worship Study

Hi Sandra;

Cathy rec'd an inquiry from David Eby's office last week about a redevelopment of St Marks church in kits (Eby's riding) that is going to evict a Montessori preschool and kindergarten.

The redevelopment will include more housing (good) but at the loss of this social amenity (not good).

s.13(1)

s.13(1)

s.13(1)

s.13(1)

What the study will do is provide policy whereby any redevelopment of a church needs to ensure social amenity space so that these services aren't kicked out of church basements with no- where to land.

s.13(1), s.17(1)

Planning partnered with us on the initial scoping - Gill is aware so perhaps his area is another

option to seek some support.

We would want to bring it fwd early 2019, an action coming out of our social infrastructure plan efforts. (Cathy can confirm timeline but I think it would require 6 months).

s.13(1)

mc

From: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)

To: ["Anderson, Dulcy \ \(Dulcy.Anderson@leg.bc.ca\)" <Dulcy.Anderson@leg.bc.ca>](mailto:Dulcy.Anderson@leg.bc.ca)

Date: 6/9/2018 12:10:13 PM

Subject: St. Marks

Hi Dulcy

From the limited information I have access to on a Saturday it appears as if the owner extended the lease to Tenth Church until September 5<sup>th</sup>, but there's no reference to the childcare. It's possible, I suppose, that Tenth requested an extension and the childcare didn't. I don't know. Do you know?

I now have a meeting with the Senior Planner on Monday morning.

**Catherine Buckham**

**Senior Planner | Social Policy Group**

**COMMUNITY SERVICES | CITY OF VANCOUVER**

604-873-7265



From: ["Anderson, Dulcy" <Dulcy.Anderson@leg.bc.ca>](mailto:Dulcy.Anderson@leg.bc.ca)  
To: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)  
Date: 7/6/2018 2:58:04 PM  
Subject: s.22(2)(f),(h)

s.22(2)(f),(h)

A large rectangular area of the document is redacted, indicated by a grey box. The text 's.22(2)(f),(h)' is written in red above the redacted area.

Dulcy Anderson | Constituency Assistant | David Eby, MLA Vancouver-Point Grey  
[dulcy.anderson@leg.bc.ca](mailto:dulcy.anderson@leg.bc.ca) | 604-660-1297 | 2909 West Broadway, Vancouver, BC V6K2G6 | [davebymla.ca](http://davebymla.ca)

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From: "Bennett, Zachary" <[zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)>

To: "McNeill, Yardley" <[yardley.mcneill@vancouver.ca](mailto:yardley.mcneill@vancouver.ca)>

BCC: "West Annex - 515 W 10th - Rm 224 - Robson \6 person\" <[WestAnnex-515W10th-Rm.224-Robson6person@vancouver.ca](mailto:WestAnnex-515W10th-Rm.224-Robson6person@vancouver.ca)>

Date: 6/20/2018 11:16:06 AM

Subject: 1805 Larch

Yardley, please let me know if there are times tomorrow that work for you. Thanks - Zak

Meeting with Tom Pappajohn and co. to discuss early advice back on 1805 Larch, including:

- Desire to retain childcare operations on site (Montessori Preschool) for near term
- High-level FOD advice, with additional detail to be provided through the staff response letter at a future date

From: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)  
To: ["Tom Pappajohn" <tom@jamesoncorp.ca>](mailto:tom@jamesoncorp.ca)  
CC: ["Cho, Edna" <edna.cho@vancouver.ca>](mailto:edna.cho@vancouver.ca)  
Date: 4/20/2018 5:29:03 PM  
Subject: 1805 Larch - Additional enquiry materials

---

Hi Tom,

Thank you for your rezoning enquiry at 1805 Larch Street submitted under the MIRHPP policy. Following early review of the materials, staff note that the shadow diagrams noted in the enquiry checklist are not included. Please send along the shadow diagram to ensure that staff are able to both properly assess and provide meaningful advice for the enquiry. If there are any questions about the above, please let me know.

Cheers,

**Zak Bennett**

Planner | Vancouver South Division  
Planning, Urban Design & Sustainability  
604.871.6121 | [zak.bennett@vancouver.ca](mailto:zak.bennett@vancouver.ca)

From: ["Tom Pappajohn" <tom@jamesoncorp.ca>](mailto:tom@jamesoncorp.ca)

To: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)

CC: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

["McNeill, Yardley" <yardley.mcneill@vancouver.ca>](mailto:yardley.mcneill@vancouver.ca)

["Cho, Edna" <edna.cho@vancouver.ca>](mailto:edna.cho@vancouver.ca)

["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)

["Tony Pappajohn" <tony@jamesoncorp.ca>](mailto:tony@jamesoncorp.ca)

Date: 8/14/2018 11:02:36 AM

Subject: 1805 Larch - MIRHP revised drawing package

Hi Tiffany

Further to our recent meeting, please find attached a revised submission package.

At your earliest convenience, we would like to confirm the pre-application open house date and time, tentatively set for Sept 12th 6 to 8 p.m.

Kind Regards,

Tom Pappajohn

Jameson Development Corp.



From: ["Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>](mailto:Tiffany.Rougeau@vancouver.ca)

To: ["Tom Pappajohn" <tom@jamesoncorp.ca>](mailto:tom@jamesoncorp.ca)

CC: ["Bennett, Zachary" <zak.bennett@vancouver.ca>](mailto:zak.bennett@vancouver.ca)

["Cho, Edna" <edna.cho@vancouver.ca>](mailto:edna.cho@vancouver.ca)

["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

["Garrison, Dan \ \(COV\)" <Dan.Garrison@vancouver.ca>](mailto:Dan.Garrison@vancouver.ca)

["Zeng, Yan" <yan.zeng@vancouver.ca>](mailto:yan.zeng@vancouver.ca)

Date: 6/27/2018 10:47:07 AM

Subject: 1805 Larch St - MIRHPP Enquiry Response Letter

Attachments: 1805 Larch St - MIRHPP enquiry response letter - 2018-06-27.pdf

Hi Tom,

Staff have completed their review of the rezoning enquiry at 1805 Larch Street. Attached you will find a copy of our response letter.

Thank you again for coming in to meet with staff last week. As mentioned in the letter, it is recommended that a design meeting with staff take place prior to proceeding with further design development and pursuing a rezoning application. Please feel free to contact me to discuss and/or set up a future meeting.

Regards,

**TIFFANY ROUGEAU, M.PL. | Planner**

Planning, Urban Design & Sustainability | City of Vancouver

515 West 10<sup>th</sup> Avenue, Vancouver BC V5Z 4A8

t: 604.871.6421

[tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

June 27, 2018

Tom Pappajohn  
Jameson Development Corporation  
670-1665 W Broadway  
Vancouver, BC, V6J 1X1

Dear Mr. Pappajohn:

**RE: Rezoning Enquiry – 1805 Larch Street**

Thank you for your letter of enquiry for 1805 Larch Street, which the City received in full on April 13, 2018. Staff have reviewed the proposal and have the following commentary and advice.

**Proposal**

The enquiry proposes to rezone 1805 Larch Street from RT-8 to CD-1 to construct a six-storey residential building with 77 secured rental units under the *Moderate Income Rental Housing Pilot Program* (MIRHPP). The site is a three-lot assembly on the corner of West 2nd Avenue and Larch Street with a site area of 17,656 sq. ft. (190,048 sq m), currently developed with a church. The proposal includes a total gross floor area of 4,976.8 sq. m (53,570 sq. ft.), a density of 3.0 FSR, and an approximate height of 20 m (66 ft.). 46 vehicle parking spaces and 131 bicycle spaces are proposed over two levels of underground parking accessed from the rear lane.

**Applicable Policy and Guidelines**

Staff reviewed the enquiry based on the following policies:

- *Moderate Income Rental Housing Pilot Program (MIRHPP)* (2017)
- *Housing Vancouver Strategy* (2017)
- *Rental Incentive Guidelines* (2013, last amended 2018)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *Community Amenity Contributions – Through Rezoning* (1999, last amended 2017)
- *Green Buildings Policy for Rezoning* (2010, last amended 2017)
- *Urban Forest Strategy* (2014)
- *Kitsilano Neighbourhood Plan* (1977)
- *Vancouver Development Cost Levy By-Law* (2008, last amended 2017)

## **Staff Advice**

The *Moderate Income Rental Housing Pilot Program* (MIRHPP) allows for consideration of mid-rise forms up to six storeys at this location, subject to urban design performance and a demonstration of a degree of community support. Projects must provide a secured and enhanced level of affordability, noting that applicants will be expected to demonstrate their ability to maximize the level of affordability in the project.

The proposal is generally consistent with the MIRHPP's policy and eligible for consideration. Staff are supportive in principle of the enquiry, pending a successful resolution of the following advice noted below. Staff recommend that the enquiry be revised to respond to the following comments and resubmitted for review. A design meeting with staff should occur prior to proceeding with the changes. Staff acknowledge that revisions may result in a commensurate reduction in density and unit count.

### ***Form of Development & Heritage***

- Building height, massing and density should be reduced to be more closely in line with the neighbouring context and with the RM-4 zoned apartments in the surrounding area. This may be achieved through: decreasing the overall height, increasing the set-backs (particularly along Larch Street and the lane), stepping the building substantially at the upper floors as the form of development transitions to the RT-8 developments on the east and south.
- Lower the building envelope so that the P1 level is located entirely below grade and the south parkade wall is not substantially exposed. Portions of the parkade walls that are exposed/above grade should be substantially landscaped.
- Delete dwelling units on Level P1.
- Relocate visitor parking stalls into the parkade.
- Car share parking stalls can remain at grade. Provide permeable pavers for these stalls to improve their performance and appearance.
- Provide private open space (such as balconies) for all units and integrate them into the architectural expression of the building.
- Provide adequate natural light for all outboard bedrooms.
- Private outdoor space for ground-orientated units should be enhanced. Design units with individual entrances to activate the street where possible given the grading.

### ***Landscape***

- Retention of all trees recommended to be retained in the arborist report.
- Retention of the trees along the north façade (as per the arborist report) will affect the form of development as currently proposed.

### ***Engineering***

- Lot consolidation will be required to create a single parcel.
- Applicant to make arrangements for release of Easement & Indemnity Agreement 347150M (commercial crossing) and Easement & Indemnity Agreement BX315528, Statutory Right of Way BX315529 and Equitable Charge BX315530 (all pertaining to a Kindergarten play area encroaching onto street) prior to building occupancy.

- Provide vehicle parking, bicycle parking and loading, as per bylaw requirements. Refer to the following links for additional design guidance:
  - Bicycle Parking; <http://vancouver.ca/files/cov/parking-bicycles-design-supplement.pdf>
  - Parking Space Guidelines: <http://vancouver.ca/files/cov/parking-loading-design-guidelines-stall-appendix-A.pdf>
  - Parking and Loading Guidelines: <http://vancouver.ca/files/cov/parking-loading-design-guidelines-supplement.PDF>
  - Shared Vehicles: <http://bylaws.vancouver.ca/bulletin/S008.pdf>
  - Note: The parking by-law is currently under review with changes expected Summer 2018. Depending on timing, this application may be subject to new requirements for vehicle parking, bicycle parking, pick-up-drop-off spaces and transportation demand management.
- Provide the following improvements:
  - Concrete curb and gutter and asphalt repaving on Larch Street.
  - Public realm improvements along the site frontages such as, but not necessarily limited to: sidewalks, lighting, curb ramps, lane crossings, and street trees.
- There are no Public Bike Share requirements for this site.
- City building grades will be required at the time of submission, however, due to wait times, it is advised that the applicant apply for them now.
- Sewer and water upgrades may be required to accommodate the proposed development. At this time, an assessment of servicing requirements for the subject site has not been completed. Submission of an application will allow for a detailed review and confirmation of any required upgrades.

## **Housing**

- Applicant will be required to register a Housing Agreement to secure:
  - 100% of the residential floor area as rental housing in perpetuity; and
  - 20% of the residential floor area to be made available to moderate income households earning between \$30,000 and \$80,000/year, meaning that starting rents must fall within the ranges noted in “Section 2a: Affordability in the Moderate Income Rental Units” of the [“Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements And Available Incentives: Admin Bulletin”](#) and capped at the Residential Tenancy Act annual allowable increase, regardless of turnover
- Staff encourage rental proposals to achieve the DCL waiver by meeting the criteria within the *Rental Incentives Guidelines*. See <http://vancouver.ca/files/cov/rental-incentive-guidelines.pdf>). If the waiver is sought:
  - Unit rental rates would need to comply with maximum rents set out in policy .
  - Unit sizes should be provided and comply with the maximum average size by unit type.
  - Provide information on residential construction costs per sq. m. These should not exceed \$3,391 per sq. m.
- Building should be designed in accordance with *High-Density Housing for Families with Children Guidelines* (<http://guidelines.vancouver.ca/H004.pdf>), including common outdoor and indoor amenity areas.



### ***Sustainability***

The *Green Buildings Policy for Rezoning* (amended in 2017) requires that rezoning applications satisfy either the near-zero emissions buildings or low emissions green buildings conditions within the policy. The requirements are mandatory for all rezoning applications received on or after May 1, 2017. The amended *Green Buildings Policy for Rezoning* can be found here at <http://guidelines.vancouver.ca/G015.pdf> and submission requirements can be found at [http://bylaws.vancouver.ca/Bulletin/G002\\_2017April28.pdf](http://bylaws.vancouver.ca/Bulletin/G002_2017April28.pdf). For submission requirements for near-zero emissions buildings, refer to page 4. For submission requirements for low emission green buildings, refer to page 17. More information and resources on this policy may be found at: <http://vancouver.ca/home-property-development/zero-emissions-buildings.aspx>.

### ***Acoustic Requirements***

The City is in the process of reviewing its acoustic requirement in the Zoning and Development By-law. This review is expected to be finalized in the second quarter of 2018.

### ***Public Consultation***

Following resolution of the above-noted recommendations in a revised enquiry, a pre-application open house is required.

### ***Rezoning Application Fees***

The 2018 rezoning application fee to create a new CD-1 District on a site of this size at this location is \$71,450 per Schedule 2, Section 3(b) of the Zoning and Development Fee By-law.

### ***Development Cost Levy (DCL) and Community Amenity Contributions (CAC) Implications***

DCLs can be waived on construction of for-profit, secured, affordable rental housing, subject to meeting the DCL By-law definition and requirements of for-profit affordable rental housing. Please refer to the *Rental Incentive Guidelines* (2012, last updated 2018) for information on current rent level, unit sizes, and construction cost requirements. Note that the DCL By-law was recently amended to include both full and partial DCL waiver options for three-bedroom units.

Staff strongly recommend that the applicant seeks the DCL waiver as a means to increase the affordability of the project. <http://vancouver.ca/files/cov/rental-incentive-guidelines.pdf>

Note that a new Citywide Utility DCL is being proposed to address the need for upgraded water, sewer, and drainage infrastructure as the city continues to grow. The proposed Citywide Utility DCL will apply to new developments on a square foot basis and will be in addition to the Citywide DCL. If approved by Council on July 11, 2018, the proposed new rates could become effective on September 30, 2018. The Vancouver Charter provides protection to in-stream applications (building permit, development permit and rezoning applications) that result in building permit issuance within one year of bylaw adoption. More information can be found at <http://vancouver.ca/home-property-development/proposed-utility-dcl.aspx>

It is anticipated that this site, as a MIRHPP proposal, will provide secure and enhanced affordability and therefore will not be required to undergo a negotiated CAC process. At the time of formal application, submission of a proforma will be required in order for staff to better

understand the financial feasibility of these pilot projects. These submissions will not be used as part of the formal rezoning evaluation process.

### **Next Steps**

In summary, staff are supportive in principle of a MIRHPP proposal for secured rental housing at this location. However, taking into account the advice provided in this letter, it is recommended that a design meeting with staff take place prior to proceeding with further design development and pursuing a rezoning application.

Please note that City policies are subject to change over time. This letter does not guarantee that the advice contained within will not change. Please contact me at your earliest convenience for a meeting time. We look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to be 'TR' or 'T. Rougeau', written in a cursive style.

Tiffany Rougeau  
Planner  
604-871-6421  
tiffany.rougeau@vancouver.ca

cc: Karen Hoese, Assistant Director, Rezoning Centre

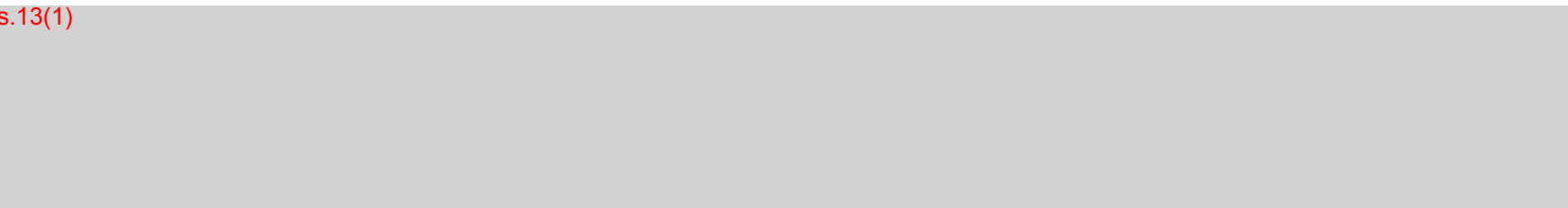
From: "Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
To: "Bennett, Zachary" <zak.bennett@vancouver.ca>  
Date: 6/13/2018 10:28:56 AM  
Subject: 1805 Larch St - MIRHPP Enquiry

Sending this information as it’s fresh in my mind. It will be helpful whether it’s you or myself that meets with the applicant.

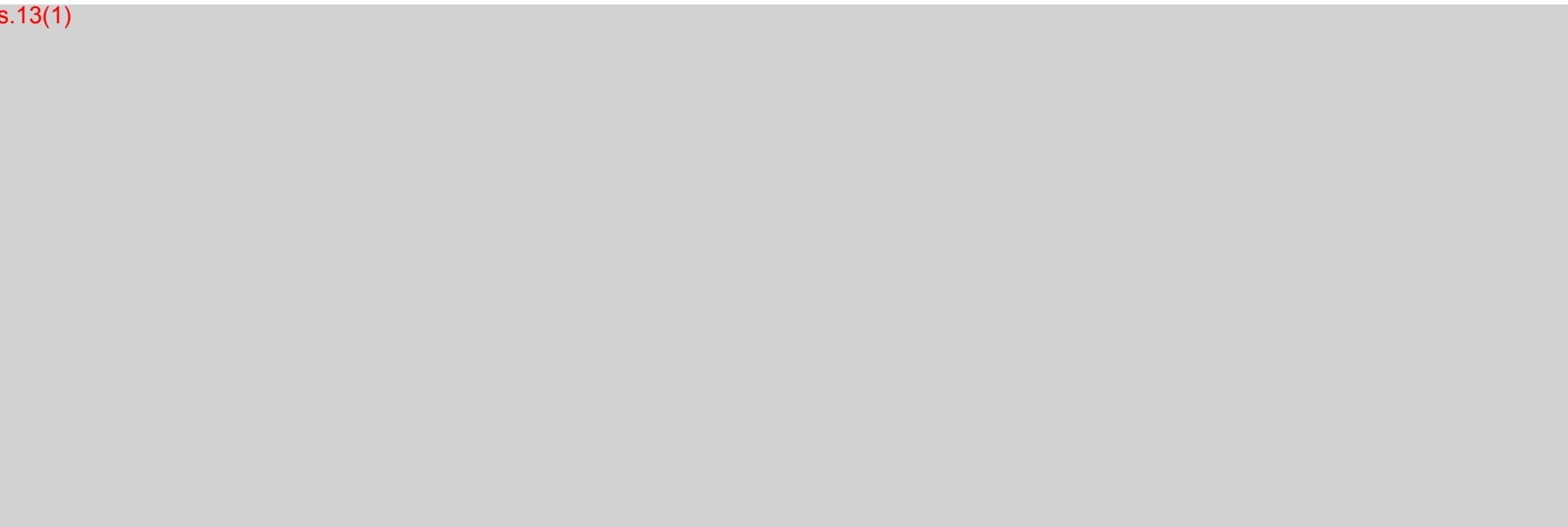
1. I’ve left a voicemail with Tom P. and am waiting for him to confirm when they can come in for a meeting to discuss high level FOD issues and more urgently, the daycare on site.
2. I’ve called Cathy and Yvonne and let them know that we will be meeting with the applicant to discuss extending the lease.
3. IF, the applicant cannot come in until next week I have let Cathy/Yvonne know that you will let them know what happens at the meeting since there is a “deadline” of June 24<sup>th</sup>.

Key points for the meeting

s.13(1)



s.13(1)



Next Steps following this meeting:

A formal enquiry response letter with detailed rezoning advice (including form of development advice) will follow.  
Future meeting to discuss potential retention of community uses as part of the proposal.

**TIFFANY ROUGEAU, M.PL.**  
Planning, Urban Design & Sustainability | Vancouver South Division  
City of Vancouver | T: 604.871.6421 | E: [tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

From: "Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
To: "McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
"Bennett, Zachary" <zak.bennett@vancouver.ca>  
Date: 6/15/2018 2:32:15 PM  
Subject: 1805 Larch St Meeting - Tuesday @ 2:00pm  
Attachments: 1805 Larch St - MIRHPP enquiry response letter - 2018-06-13.tr5

Thank you again for meeting with the 1805 Larch St applicant in my absence next week. Given the childcare’s deadline of June 24<sup>th</sup> it was imperative a meeting happen as soon as possible (and unfortunately they couldn’t make it in this week prior to my departure today).

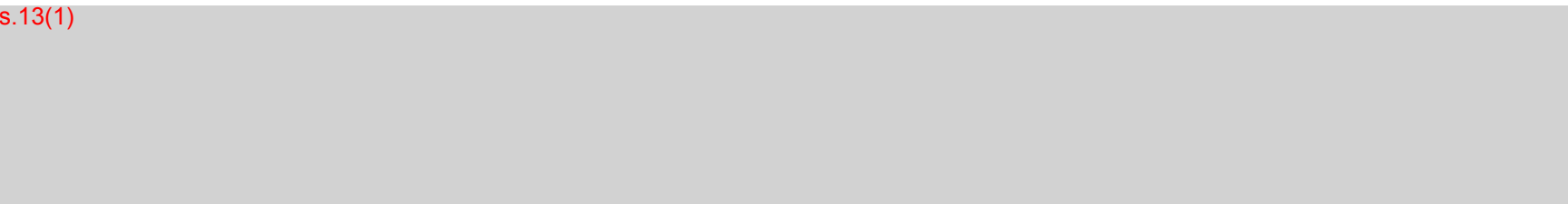
Below are details for the meeting (also included in the meeting invite) and I have attached the DRAFT enquiry response letter. It should be helpful as a general summary of the project. As discussed, I can review the FoD issues in detail with the applicant when I return.

Thank you!

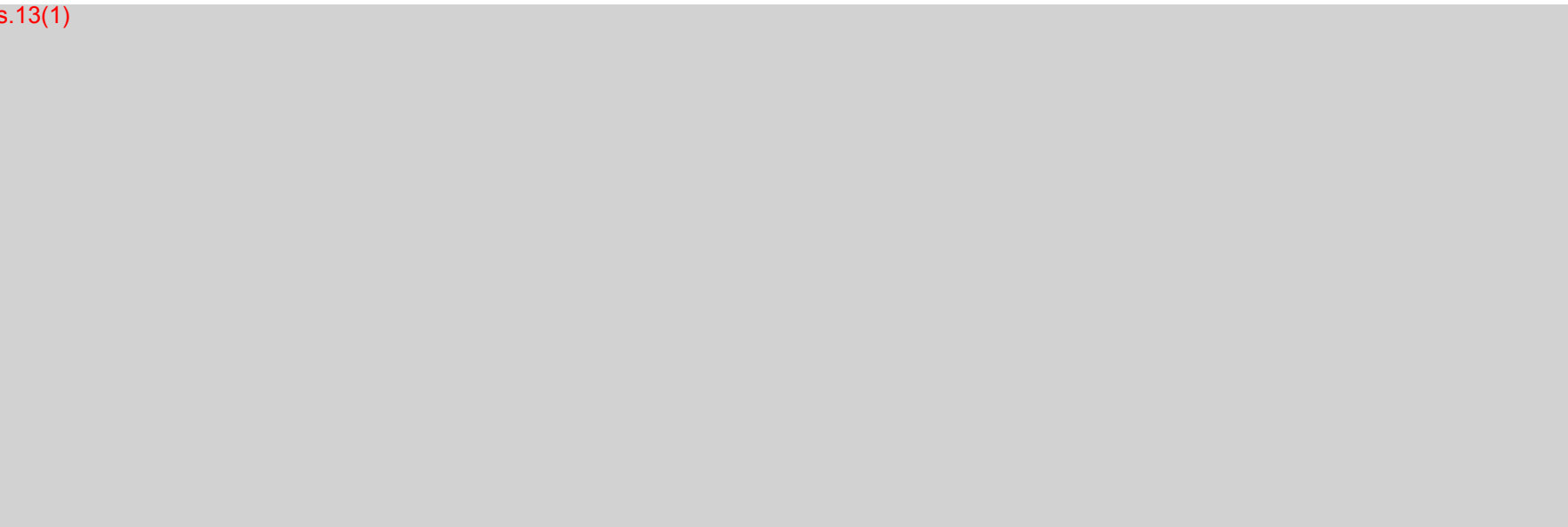
**TIFFANY ROUGEAU, M.PL.**  
Planning, Urban Design & Sustainability | Vancouver South Division  
City of Vancouver | T: 604.871.6421 | E: [tiffany.rougeau@vancouver.ca](mailto:tiffany.rougeau@vancouver.ca)

Key points for the meeting

s.13(1)



s.13(1)



Next Steps following this meeting:

A formal enquiry response letter with detailed rezoning advice (including form of development advice) will follow. Future meeting to discuss potential retention of community uses as part of the proposal.



From: ["Tom Pappajohn" <tom@jamesoncorp.ca>](mailto:tom@jamesoncorp.ca)

To: ["McGuire, Michelle" <michelle.mcguire@vancouver.ca>](mailto:michelle.mcguire@vancouver.ca)  
["Planning Info" <planninginfo@vancouver.ca>](mailto:planninginfo@vancouver.ca)

CC: ["Anderson, Graham" <Graham.Anderson@vancouver.ca>](mailto:Graham.Anderson@vancouver.ca)  
["Tom Pappajohn" <tom@jamesoncorp.ca>](mailto:tom@jamesoncorp.ca)

Date: 2/16/2018 2:13:08 PM

Subject: 1805 Larch Street: moderate income rental housing pilot program pre-enquiry application

Attachments: 1805 Larch\_Pre-Enquiry Application.pdf  
1805 Larch plans(1).pdf

Hi Michelle,

Please find attached Jameson Development Corp's pre-enquiry application for the moderate income housing pilot program for our site at 1805 Larch Street at West 2nd Avenue.

We have also attached architectural plans, including contextual views.

Could you kindly confirm receipt of this email and related attachments.

Thank you,  
Tom Pappajohn

Jameson Development Corp.  
670 - 1665 West Broadway  
Vancouver, BC  
V6J 1X1

Telephone: 604 732 7122  
Fax: 604 732 7142  
Email: [tom@jamesoncorp.ca](mailto:tom@jamesoncorp.ca)

## MODERATE INCOME RENTAL HOUSING PILOT PROGRAM

### Pre-Enquiry Application Form

Proponents interested in bringing forward a project under the Moderate Income Rental Housing Pilot Program are required to complete and submit the following form for review by an interdepartmental staff team. Proponents are not required to submit any form of development work (e.g. drawings or plans) at this stage. Proponents who would like to present alternative options for a single site are asked to complete one form for each option. If you require additional response space, please append extra pages or supporting documents.

The deadline for submission is February 16, 2018.

#### SECTION 1: CONTACT INFORMATION

##### Developer

Company: Jameson Development Corp.

Name: Tom Pappajohn

Address: #670 - 1665 W. Broadway, Vancouver, BC V6J 1X1

Email: tom@jamesoncorp.ca

Phone: 604-732-7122 ext: 26

##### Architect

Company: Metric Architecture Inc.

Name: Scott Mitchell/Sheridan MacRae

Address: 1645 West 5th, Vancouver, BC V6J 1N5

Email: scott@metricarchitects.com

Phone: 604-786-2868

#### SECTION 2: EXISTING SITE

Address: 1805 Larch Street, Vancouver BC

Current Zoning: RT-8

Site Size: 17,700

Existing FSR: 0.75

Existing Rental Units on Site? Yes ☐ No ☒ If yes, how many?

## MODERATE INCOME RENTAL HOUSING PILOT PROGRAM

### SECTION 3: PROJECT INFORMATION

#### Form of Development and Rental Housing Information

Building Height (Storeys): 6

Target Floor Space Ratio: 3.00

Approximate Total Number of Units: 78

Net Increase in Rental Units (if applicable): n/a

Inclusion of Non-Residential Uses? Yes ☐ No ☒

If yes, please specify:

#### Requested Incentives

- ☒ Additional Floor Area
- ☒ DCL Waiver
- ☐ City of Vancouver Capital Grants for Non-Profit Developers
- ☒ Parking Requirement Reductions (beyond the requirement for 100% market rental). Please describe:  
May seek further 30% Parking Reduction for Moderate Income Rental units only

☐ Relaxation of Minimum Unit Size and Configuration Requirements. Please describe:

☐ Are you seeking senior government programs? If known, please specify:

Other Comments:

Would seek DCL Waiver for the Moderate Income Rental units only



## MODERATE INCOME RENTAL HOUSING PILOT PROGRAM

### SECTION 4: HOW DOES YOUR PROJECT MEET THE REQUIREMENTS OF THE MODERATE INCOME RENTAL HOUSING PILOT PROGRAM?

#### Unit Mix, Rents and Affordability

Please describe the unit mix and rents your project is targeting:

	Market Rental Portion			Below Market Rental Portion (at least 20% of total FSR)			TOTAL Number of Units	TOTAL % Mix of Units
	Number of Units	% of Market Units	Average Rents	Number Of Units	% of Below Market Units	Average Rents		
<b>Micro</b>	Not applicable							
<b>Studio</b>	18	29.5	\$1,625	4	23.5	\$ 950	22	28.2
<b>1-bed</b>	20	32.8	\$2,050	6	35.3	\$1,200	28	35.9
<b>2-bed</b>	19	31.1	\$2,750	6	35.3	\$1,600	23	29.5
<b>3-bed</b>	4	6.6	\$3,650	1	5.9	\$2,000	5	6.4
<b>Other</b>								
<b>TOTAL</b>	61	100%	\$2,257.38	17	100%	\$1,305.88	78	100%

Note: it is expected that rents in micro units will be lower than the rents in studio units. Note also, micro units may not be suitable in all locations.

If you selected **Other**, please specify (e.g. 4 bed):

#### **Additional Information:**

Please describe how your project meets or exceeds the minimum requirements of the Moderate Income Rental Housing Pilot Program? (e.g. % of units below market, affordability levels)

Refer to Attachment "A"



## MODERATE INCOME RENTAL HOUSING PILOT PROGRAM

### Approach to Operating and Tenanting the Below Market Units

Please describe your approach to tenanting the below market rental units, including how you intend to verify eligibility for new tenants and existing tenants over the long-term, and any thoughts you have on the approach to supporting stability of tenure.

Refer to Attachment "B"

### Existing Rental Units and Approach to Tenant Relocation (if Applicable)

#### Existing Rental Units:

Unit Type	Total Number	Number Currently Occupied
Studio		
1-bed		
2-bed		
3-bed		
Other (e.g. 4 bed+, housekeeping, or sleeping unit)		
<b>TOTAL</b>		

#### Existing Tenants:

Please provide (or append separately) a rent roll of all existing tenants on site and supplementary information on any tenants with special circumstances (e.g. disabilities, seniors, etc...)

Name	Unit Number	Initial Move In Date	Bedroom Type	Existing Rent	Describe Any Special Circumstances

## MODERATE INCOME RENTAL HOUSING PILOT PROGRAM

### **Approach to Tenant Relocation**

Please describe your approach to the relocation of impacted tenants, noting that the City's Tenant Relocation and Protection Policy applies to all eligible tenants, and is the minimum requirement in formulating your tenant relocation plan. You can learn more about the Tenant Relocation and Protection Policy at [vancouver.ca/protecting-tenants](http://vancouver.ca/protecting-tenants).

n/a

### **Additional Information**

Any other details you would like to provide regarding this proposal:

Refer to Attachment "C"

Completed Enquiry Forms may be mailed or emailed to:

Michelle McGuire, Planning, Urban Design, and Sustainability  
453 West 12th Avenue, Vancouver, BC V5Y 1V4  
[rezoning@vancouver.ca](mailto:rezoning@vancouver.ca)

Developer: Jameson Development Corp

Site Address: 1805 Larch Street, Vancouver, BC

#### Section 4, Page 3....

**Please describe how your project meets or exceeds the minimum requirements of the Moderate Income Rental Housing Pilot Program**

- 17 of 78 units, or 21.7% of the unit count and area is designated or made available to moderate income households
- Inclusion of Family Oriented apartments under the Moderate Income Program totals 41.1% of the units, or 7 of 17 are 2 and 3 bedroom.
- Moderate income rent levels match rent targets set by the Pilot Program for each unit type targeted for moderate income households (Studio: \$950, 1-bedroom: \$1,200, 2-bedroom: \$1,600, 3-bedroom: \$2,000)
- Building's desirable location provides moderate income rents more deeply discounted to market rents at this location, thereby providing greater affordability than other locations; even more so when compared to home ownership costs in this area.
- Tenant selection, ongoing management, and reporting will be in compliance with and according to City of Vancouver requirements.

The City of Vancouver's rapidly rising housing costs have placed pressures on all households, particularly moderate income households and families. Families earning at or below the median income level are challenged to find rental housing with enough bedrooms for children, while remaining within an affordable rent range. It is even more challenging to find newer rental product with suitable amenities. The provision of 17 moderate income rental units (21.7% of the overall building's 78 units), of which 41.1% (7 of 17) of the moderate income units would be family-oriented ( 6 – two bedroom, 1 – three bedroom) would definitely meet or exceed the intent of the program. Jameson would target the starting rents at the levels prescribed by the program.

At this desirable location, in close proximity to Kits Beach, and major shopping and transit on 4<sup>th</sup> Avenue, the comparable market rents would be in excess of 70% greater than the moderate income rents. As such, the moderate income rents provide greater affordability or discount to the comparable market rents for this location, as compared to most other locations in the City. Further, home ownership opportunities would be even more challenging in this area.

Moderate Income units would have equal access to the building's amenities. Nearby schools include General Gordon Elementary and Kitsilano High School.

Developer: Jameson Development Corp

Site Address: 1805 Larch Street, Vancouver, BC

**Section 4, Page 3....continued**

Families and households with occupations earning at or less than the moderate income levels are challenged to afford the average rental on the west-side of Vancouver, and are largely priced out of the home ownership market. The City depends on these occupations to support the local economy. Affordable moderate income rental units will help to achieve the City's goal of maintaining a complete community where the workforce can live close to their place of work, rather than commuting.



Developer: Jameson Development Corp

Site Address: 1805 Larch Street, Vancouver, BC

#### Section 4, Page 4....

##### **Approach to Operating and Tenanting the Below Market Units**

Please describe your approach to tenanting the below market rental units, including how you intend to verify eligibility for new tenants and existing tenants over the long-term, and any thoughts you have on the approach to supporting stability of tenure.

Jameson will arrange to have signage placed prominently around the site approximately six (6) months before the estimated occupancy. The signage would describe building features, unit types, and amenities. The signage would also confirm the number and type of moderate income rental units available for rent, and direct all to either a phone number or website set up for this particular project. The web site would contain detailed images and unit plan, building features and amenities, a detailed description of the units available for moderate income households and families, and online or downloadable application forms. The website would also provide application guidelines, as well as a Frequently Asked Questions Section. A phone number for a property manager would also be provided, for any additional questions or assistance in filling out an application.

A tenancy application would need to be submitted. The application would include details on employment and landlord references. In order to verify income qualification for the moderate income units, Jameson would also require applicants to demonstrate their household income by providing the most recent Notice(s) of Assessment. Additionally, a current quarterly pay stub would augment this verification with more current information, as well as confirmation of employment status. This would help Jameson ensure compliance with the intent of the Moderate Income Rental Housing Pilot Program by income qualifying households (at least 25% of gross household income is spent on rent), and that there is at least 1 occupant per bedroom in the unit applied for. Jameson will provide Annual reports to the City on the operation of the Moderate Income Rental Housing Units

Additionally, as required by the Moderate Income Pilot Program, Jameson would verify eligibility every 5 years on the following:

- a. Confirmation that annual household income does not exceed 5 times the then annual rent (i.e. at least 25% of household income is spent on annual rent)
- b. Confirm that there is at least one occupant per bedroom per unit

The original rental tenancy agreement would need to be drafted accordingly to provide for re-verification every 5 years, and to also provide for the landlord's right to terminate tenancy with 6-month notice if the household income no longer qualifies for the program.

Jameson looks forward to providing additional information in support of this application in order to ensure compliance with and adherence to the spirit and intent of the Moderate Income Housing Policy.

Developer: Jameson Development Corp

Site Address: 1805 Larch Street, Vancouver, BC

**Section 4, Page 5....**

**Additional Information**

Any other details you would like to provide regarding this proposal:

**Jameson Experience:**

Jameson has experience in rezoning, financing and constructing a secured rental building which includes moderate income rental units. s.21(1)

s.21(1)

s.21(1)

Jameson and its consultants are experienced in negotiating and finalizing covenants relating to securing and operating market rental properties that include mid market units. The Saint George is currently under construction and has an anticipated occupancy date of November 2018.

**Expedited Project Delivery:**

The **LARCH & 2<sup>nd</sup> PROJECT** will deliver new secured rental and moderate income rental units within 3 years.

The existing building contains a church and related services. These tenant leases currently expire by July 2018 with no further right of renewal.

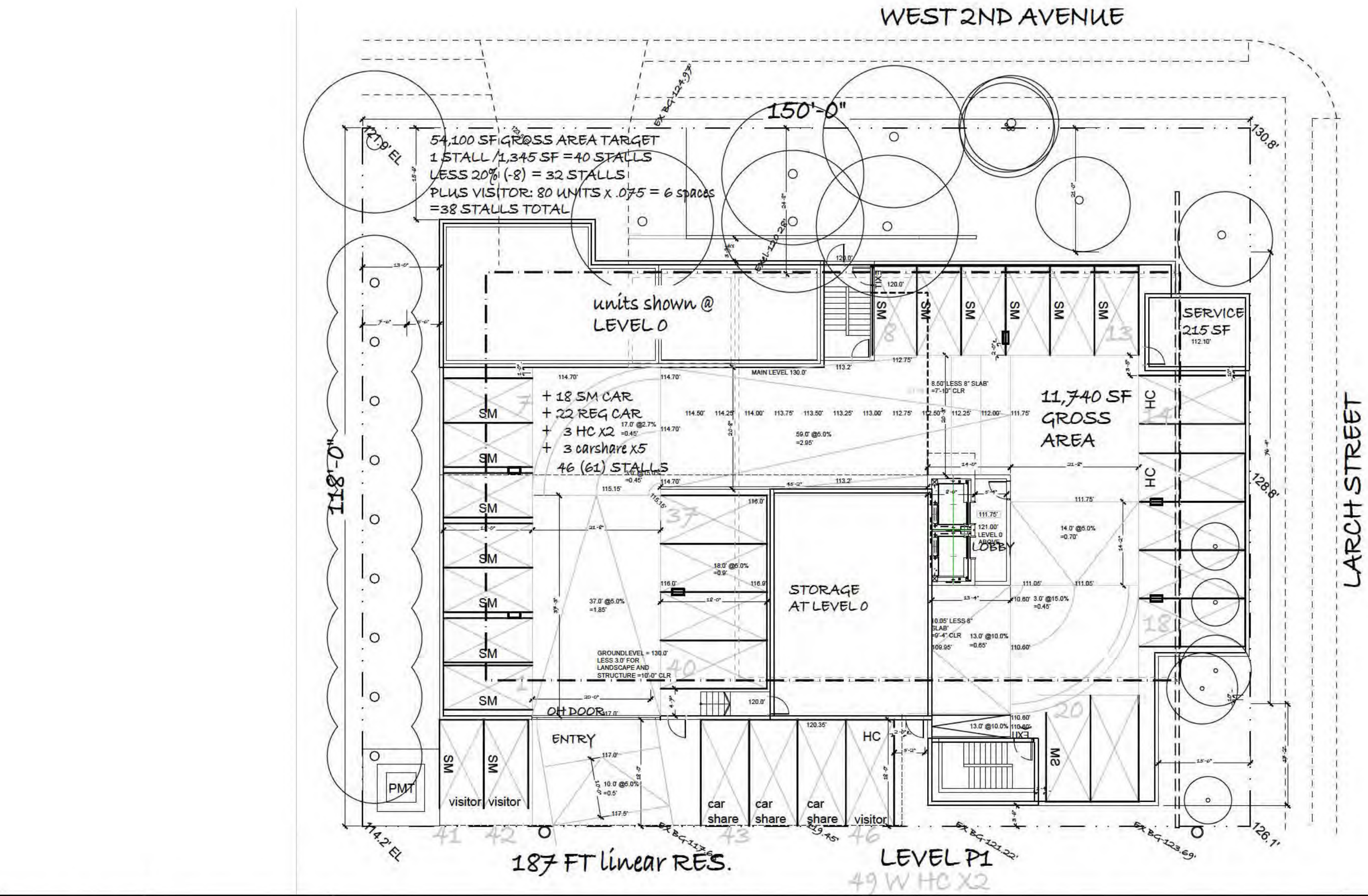
Assuming expedited rezoning and permit processing by the City, the Larch & 2<sup>nd</sup> project proposes to deliver occupancy of moderate income rental units within 3 years.















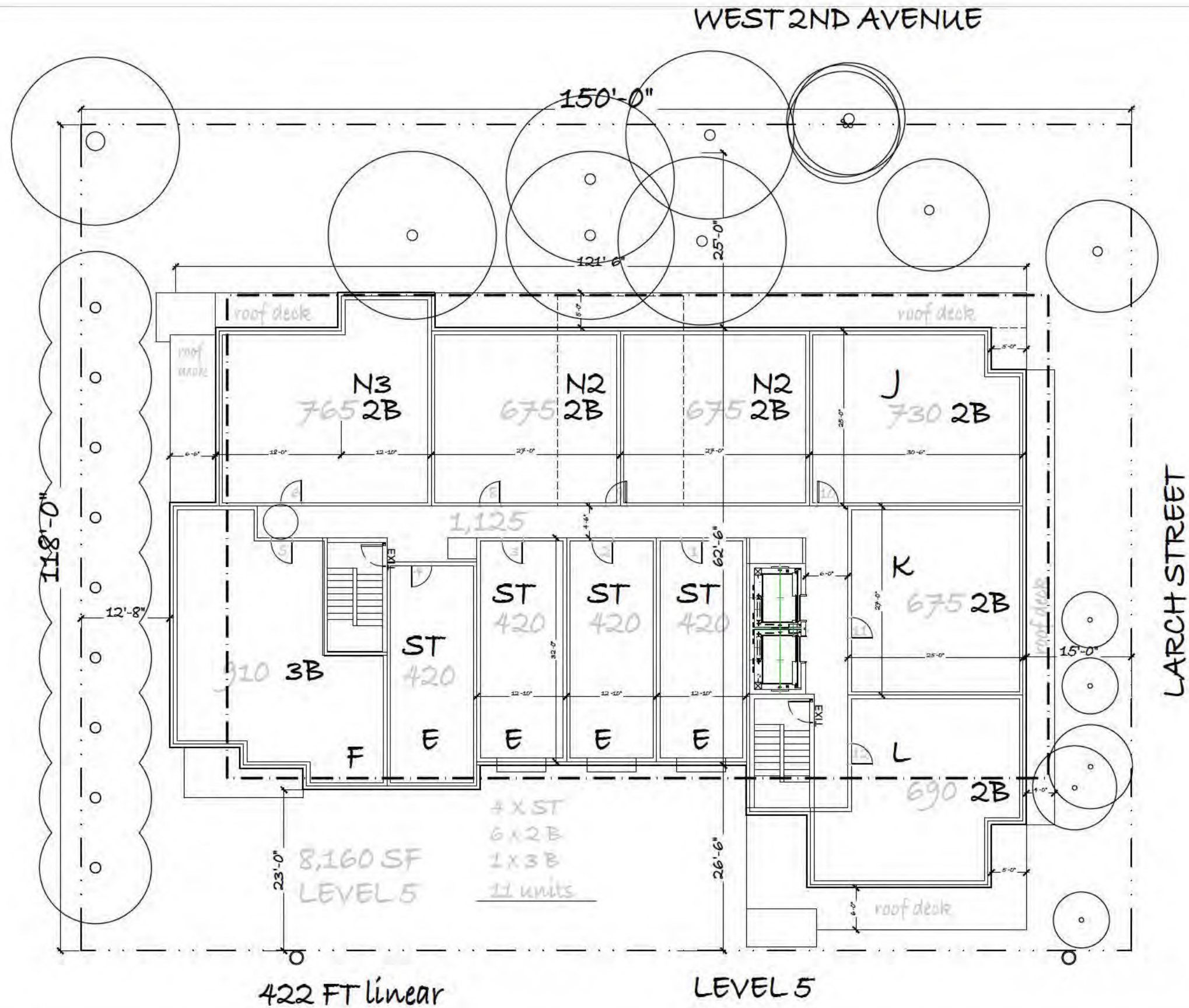












**METRIC**

1805 LARCH STREET @ 2ND AVENUE

Vancouver BC.

**LEVEL 5  
PRELIM. SCHEMATIC**

M1805

1845 West 5th Ave  
Vancouver, BC Canada V6J 1N5  
C 604.786.2888  
E scott@metricarchitects.com

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Vanco

SCM

1/16" = 1'-0"

2018.02.08

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**06**







view looking Southwest

**METRIC**

ARCHITECTURE



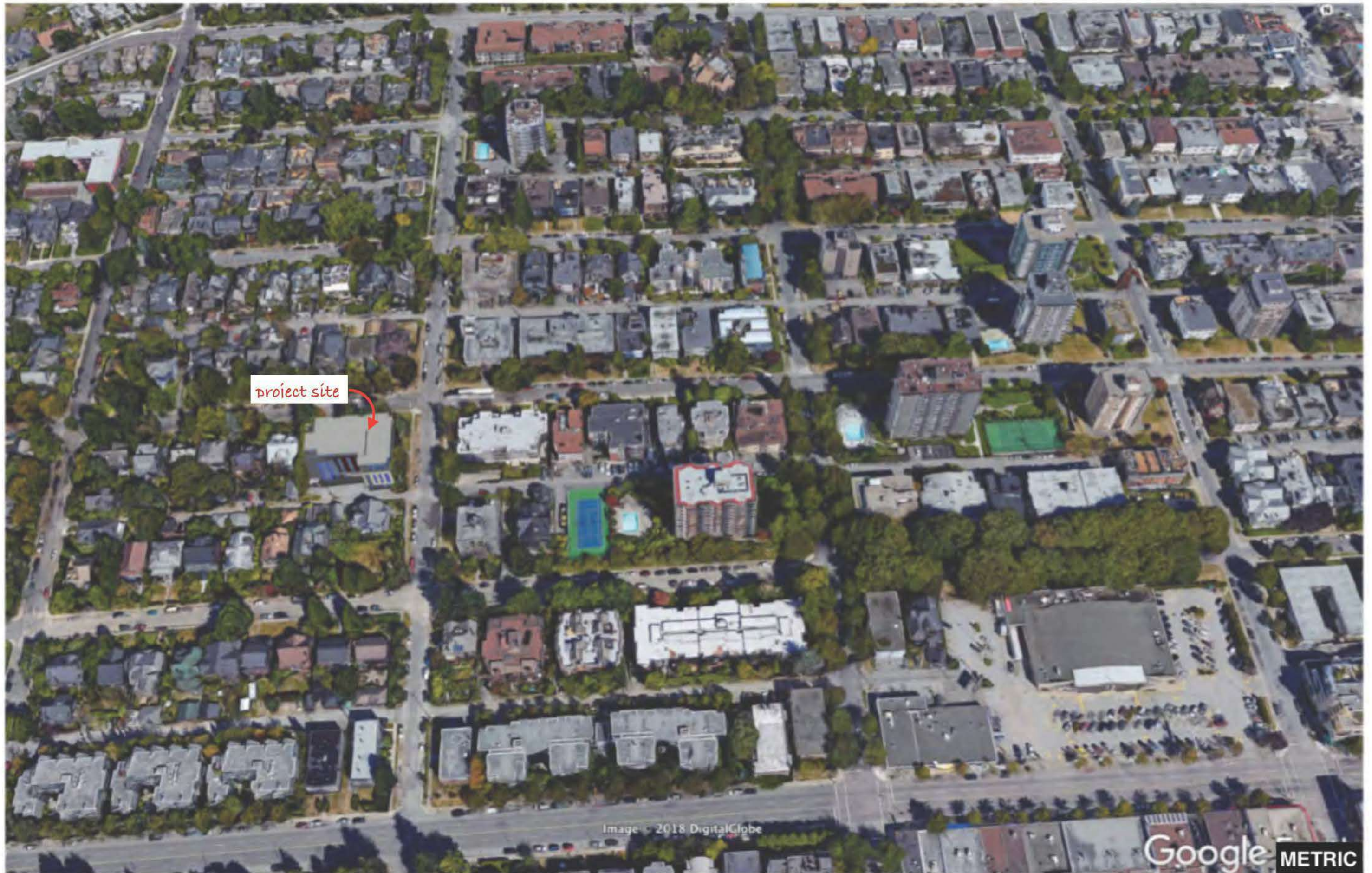


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Google METRIC





view to Northwest

**METRIC**  
ARCHITECTURE



view to Northeast

**METRIC**

ARCHITECTURE



From: s.22(1)  
To: "Rougeau, Tiffany" <Tiffany.Rougeau@vancouver.ca>  
Date: 8/23/2018 10:20:06 AM  
Subject: 1805 Larch Street, Vancouver - concerns

Tiffany

I am an owner of s.22(1) Our house is on the Heritage registry and has been in our family since it was built in s.22(1)

I am very concerned about the proposed rezoning and construction of the apartment building at 1805 Larch, s.22(1)  
s.22(1)

listed below are a few of my concerns.

- ☐ The process leading to this application has been conducted without any public consultation.
- ☐ The proposed scale and height are out of character with the our existing zoning, which has helped maintain the heritage feel of the neighbourhood. The city has previously deemed "heritage" important, an example is our home at s.22(1) which was put on the Heritage Registry by the City, not by us.
- ☐ Large-scale multi-family development has traditionally been reserved for the blocks east of Larch and main arteries like 4th Ave. and Broadway. Recent building on 4th and Broadway appears to be limited to 4 stories.

The city can do a lot better at dealing with the rental housing problem by enforcing short term rental regulations, encouraging owners of abandoned building and empty lots to sell, and making it easier for people to add rental units to their existing homes. All these issues exist within the square block which includes 1805 Larch.

We need to be a lot more creative about solutions, not just push through oversized development that serve developers more than people.

Please keep me informed. regards s.22(1)

From: ["Buckham, Catherine" <catherine.buckham@vancouver.ca>](mailto:catherine.buckham@vancouver.ca)

To: s.22(1)

Date: 6/26/2018 2:25:21 PM

Subject: 1805 Larch Street Development Proposal

Hi s.22(1)

Dulcy Anderson passed along your name to me. I'm a Senior Social Policy Planner with the City of Vancouver.

Could you please give me a phone call today at 604-871-6384 until 4:00 or tonight on my mobile phone: s.15(1)(l)

Thank you,

Catherine Buckham

Senior Planner

City of Vancouver



