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**Date:** 4/2/2019 9:06:22 AM  
**Subject:** Administrative Motion Clarification: 1296 W. Broadway

Good Morning Mayor and Council

I have received a couple questions from Councillors regarding an Administrative Motion on today's agenda for 1296 West Broadway. It sounds like there may be one or more residents raising concerns about today's Administrative Motion and creating some confusion.

The CD-1 zoning for the site at 2538 Birch Street (formerly 1296 West Broadway) was approved by Council at Public Hearing on Jan. 16, 2018 to allow a 16-storey mixed-use building with secured market rental housing and retail at grade. After the rezoning approval, a development permit application (number 2018-00425) was submitted which is currently under review.

In the interim, the applicant has submitted an enquiry to the City to have this site considered under the *Moderate Income Rental Housing Pilot Program* (MIRHPP). As part of the rezoning enquiry process, a pre-application Open House was held on November 29, 2018 to solicit early community feedback regarding the a 28-storey proposal under MIRHPP. To date, a rezoning application has not yet been received for this site. If /when a new rezoning application is submitted for the site, the application details will be publically available on the City's rezoning website here: <https://rezoning.vancouver.ca/applications/>.

The process for the redevelopment of this site for the 16-storey building can continue while the proposal for the 28-storey MIRHPP project is under consideration. Today's Administrative Motion is an approval of the form of development of the rezoning application that was previously approved in principle by Council after Public Hearing. (Form of development conditions are contained in Part 1 of Appendix B of the rezoning Council report.)

The intent of this motion is to confirm to Council that, through the DP process, the form of development conditions approved by Council at rezoning have been met (for the 16 story building). Bottom line, today's Administrative Motion has nothing to do with the developers interest in creating a taller building.

These are not referrals to Public Hearing. Council will vote on them at Regular Council.

I hope that makes sense. Please let me know if you have further questions.

Sadhu

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*The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.*