

**From:** "Anderson, Graham" <Graham.Anderson@vancouver.ca>  
**To:** "Hoese, Karen" <karen.hoese@vancouver.ca>  
"Garrison, Dan \(\COV\)" <Dan.Garrison@vancouver.ca>  
**CC:** "Cho, Edna" <edna.cho@vancouver.ca>  
"Bennett, Zachary" <zak.bennett@vancouver.ca>  
**Date:** 6/11/2018 3:36:34 PM

**Subject:** MIHRPP Waitlist Response Letters

**Attachments:** PDS - MIRHPP - Waitlist Response Letter - s.13(1), s.17(1)  
PDS - MIRHPP - Waitlist Response Letter - [REDACTED]  
PDS - MIRHPP - Waitlist Response Letter - [REDACTED]  
PDS - MIRHPP - Waitlist Response Letter - [REDACTED]  
PDS - MIRHPP - Waitlist Response Letter - [REDACTED]  
MIRHPP - 1296 W Broadway - Follow-Up Response Letter - May 2018.DOCX

Hi Dan & Karen,

Attached are the letters we've prepared to go out to waitlisted MIRHPP applicants. Given the time sensitivities, especially related to the Broadway Corridor work, we're hoping to have sign off to get these out tomorrow.

These invitations follow from the withdrawal of 3 of the top 20 projects that were originally invited to proceed with an enquiry. s.13(1), s.17(1)

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

Invites to Proceed:

1. 1296 W Broadway [REDACTED] Site C-3A (Jameson) *signed off previously*
2. s.13(1), s.17(1)
3. [REDACTED]

Hold on Waitlist:

1. s.13(1), s.17(1)
2. [REDACTED]
3. [REDACTED]
4. [REDACTED]
5. [REDACTED]

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

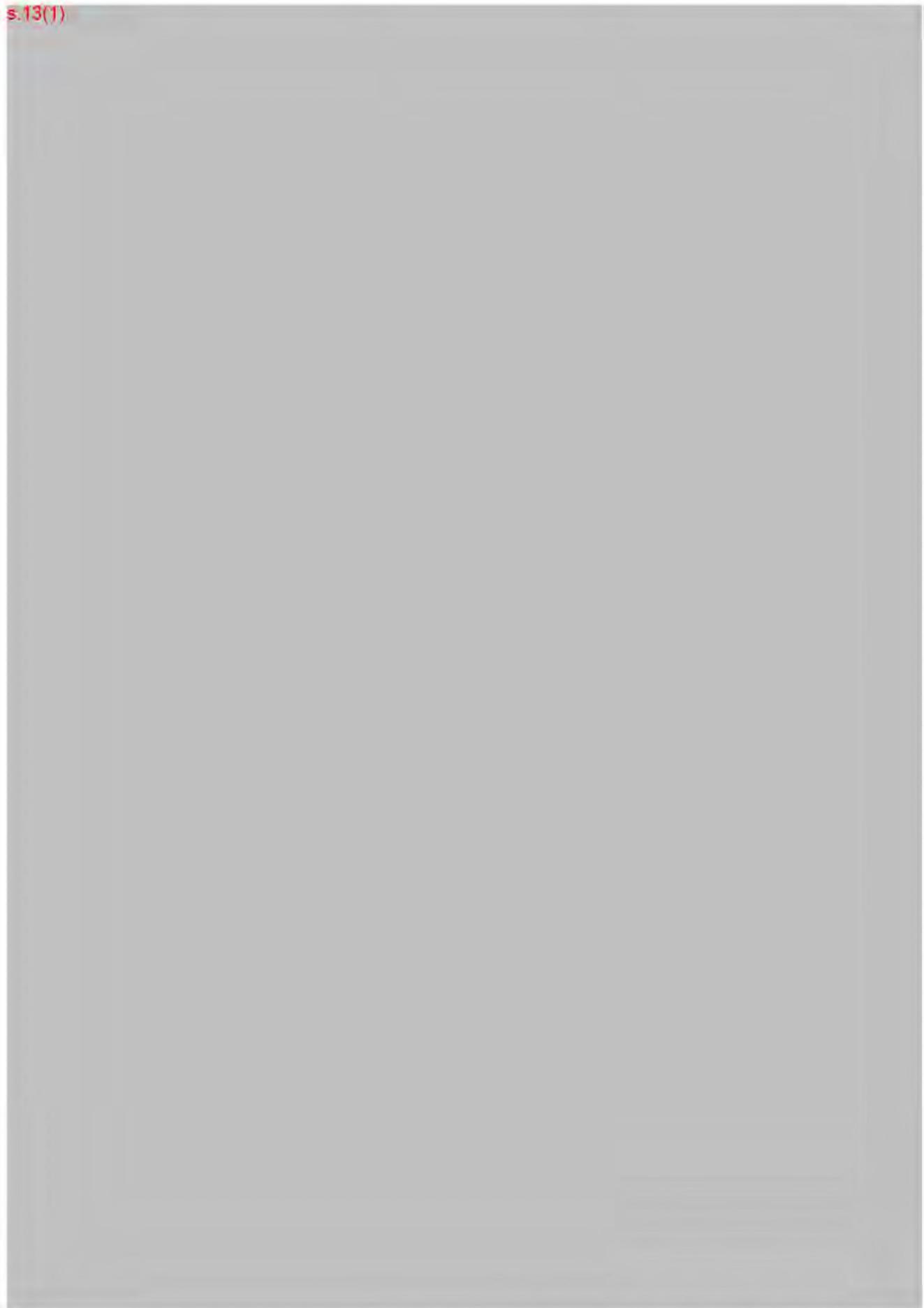
[graham.anderson@vancouver.ca](mailto:graham.anderson@vancouver.ca) | 604-829-9264

s.13(1)

s.13(1)

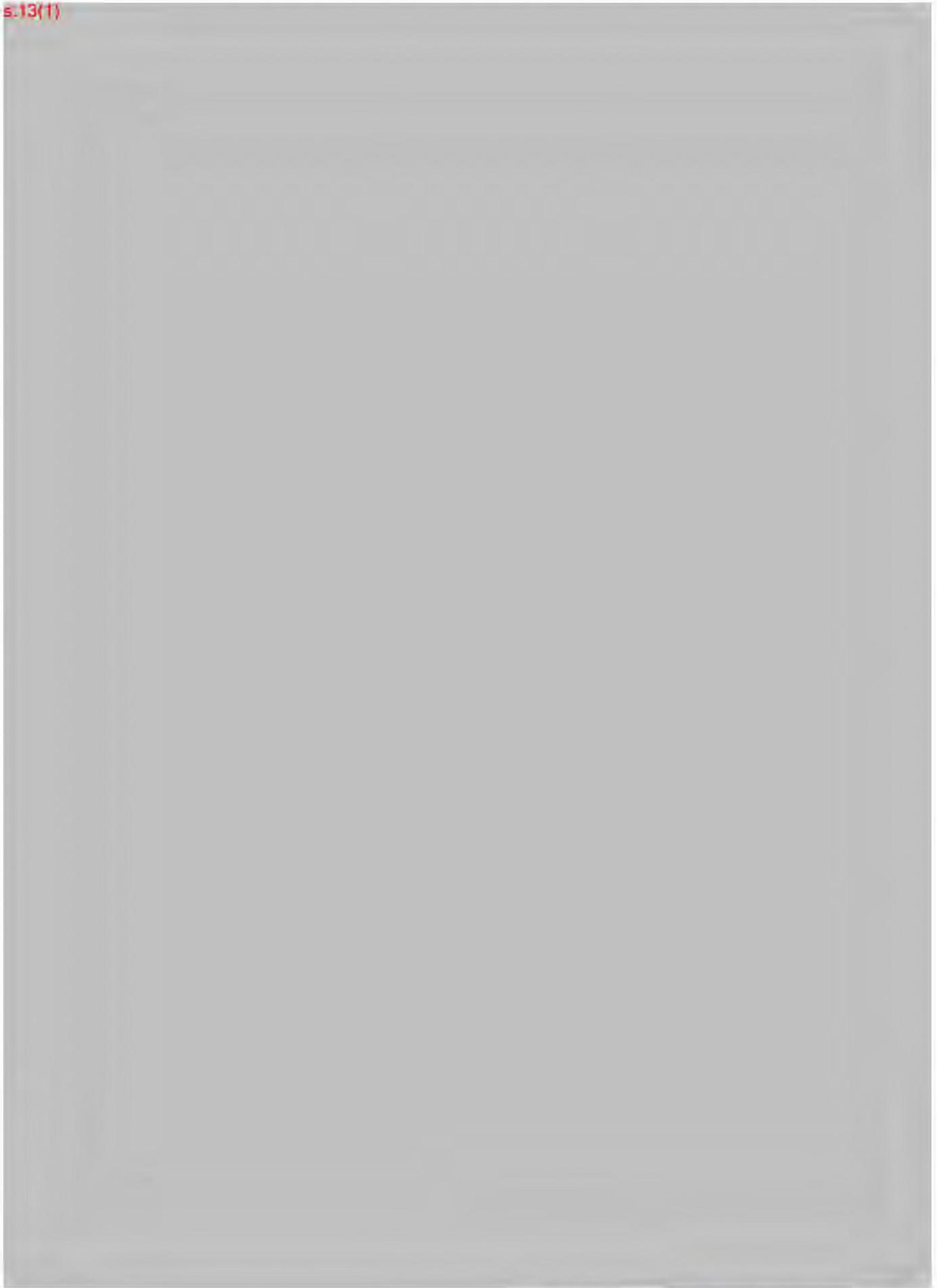


s.13(1)



s.13(1)





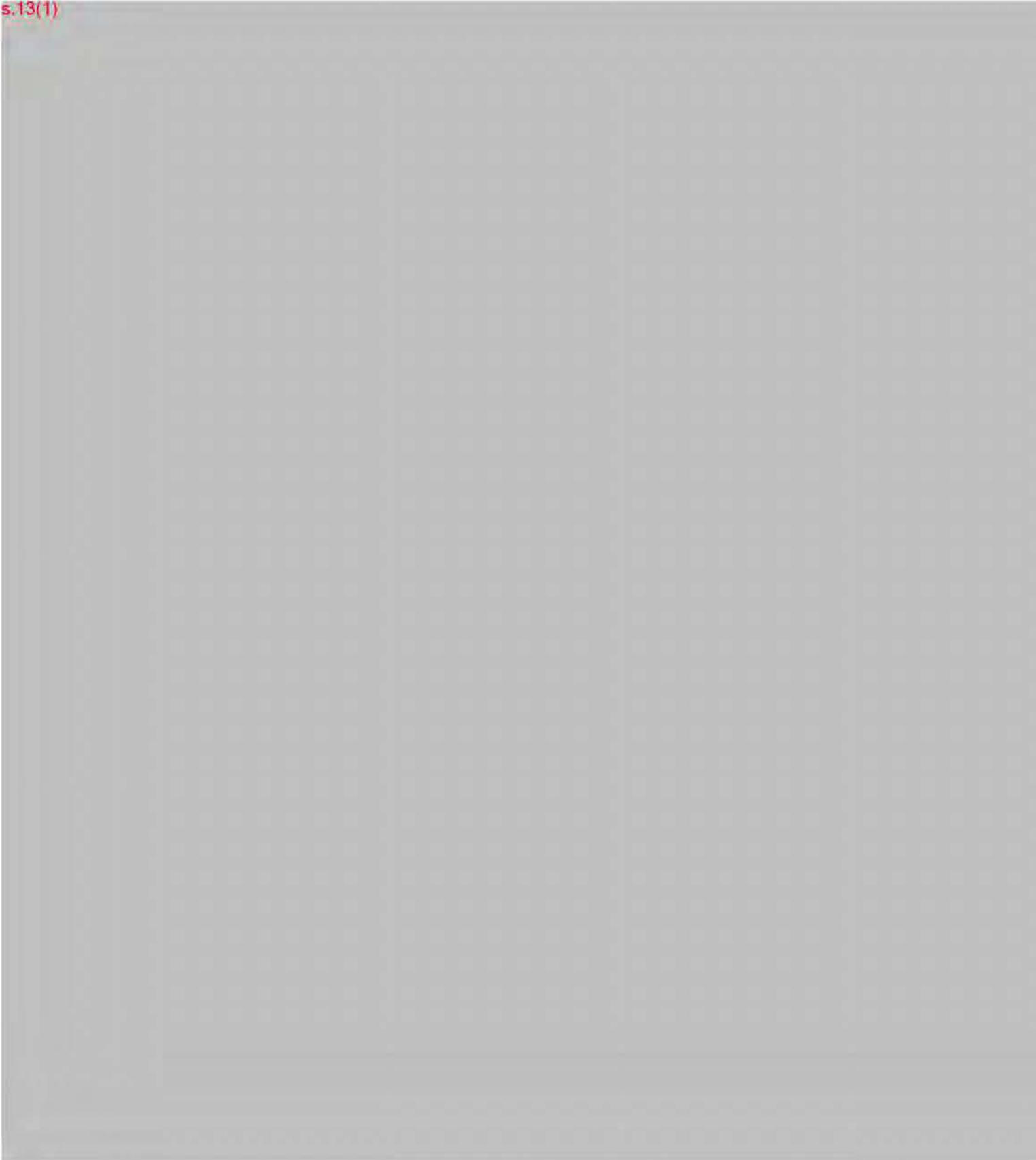
s.13(1)



s.13(1)

s.13(1)

s.13(1)



s.13(1)





June 6, 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 -  
1296 West Broadway**

I'm writing in follow up to the initial response letter from the City, dated March 19, 2018, regarding your pre-enquiry application for 1296 West Broadway under the *Moderate Income Rental Housing Pilot Program (MIRHPP)*.

As mentioned in that previous letter, City staff will be reporting to Council prior to the summer break on the work program for Broadway Corridor planning. Based on the progress made on that work, the limited wider policy implications of the proposal (e.g. no view corridor implications), the current status of the MIRHPP and the strength of your proposal in regard to key policy objectives and relative to other proposals, staff are now able to invite you to proceed with submission of a formal application for rezoning advice (a rezoning enquiry). Please note that there will need to be further conversations with Planning staff to determine a supportable height and form of development subject to urban design analysis.

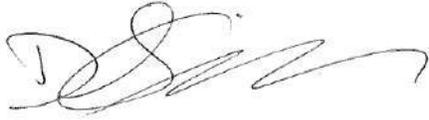
All applicants are reminded that an invitation to proceed with a rezoning enquiry does not constitute any guarantee or endorsement of specific project details (e.g. heights and densities, parking, etc.) proposed as part of a pre-enquiry discussion. As part of the rezoning enquiry process, staff will review submitted information and provide detailed site-specific advice to inform a complete rezoning application submission package.

It is also important to note that the MIRHPP is discrete from the City's other rental incentive programs. All applications will be reviewed and evaluated in context of the MIRHPP policy parameters and will be required to proceed through a full rezoning application process, regardless of any previous consideration or approval under other policies.

A rezoning enquiry checklist will be provided with this letter. In order to facilitate timely review, it is requested that your enquiry package be submitted no later than August 3, 2018. Turnaround times for formal responses to enquiry submission made under the MIRHPP are targeted for 10-11 weeks.

If you have any questions about the MIRHPP or the rezoning process, 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, cursive script.

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

cc: Gil Kelley, General Manager of Planning, Urban Design & Sustainability  
Susan Haid, Director of Long Range & Strategic Planning  
Anita Molaro, Assistant Director, Development/Design Review  
Karen Hoese, Assistant Director, Rezoning Centre  
Kevin McNaney, Assistant Director, Special Projects  
Edna Cho, Senior Planner, Housing Policy & Regulation  
Zachary Bennett, Planner, Rezoning Centre

**From:** "Anderson, Graham" <Graham.Anderson@vancouver.ca>  
**To:** "Cho, Edna" <edna.cho@vancouver.ca>  
**Date:** 5/23/2018 3:18:45 PM  
**Subject:** MIRHPP - 1296 W Broadway - Follow-Up Response Letter - May 2018

First draft of the response letter re the Denny's site for review.

-----< HP Records Manager Record Information >-----

Record Number:DOC/2018/231773

Title:MIRHPP - 1296 W Broadway - Follow-Up Response Letter - May 2018

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MIRHPP - 1296 W Broadway - Follow-Up Response Letter - May 2018.tr5 (0.3KB)

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**From:** "Anderson, Graham" <Graham.Anderson@vancouver.ca>  
**To:** "Sears, Brian" <brian.sears@vancouver.ca>  
"Lightfoot, Brian" <Brian.Lightfoot@vancouver.ca>  
"Garrison, Dan \(\COV\)" <Dan.Garrison@vancouver.ca>  
"Cho, Edna" <edna.cho@vancouver.ca>  
"Crowley, Sarah" <Sarah.Crowley@vancouver.ca>  
"McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
"Cheng, Paul" <paul.cheng@vancouver.ca>  
**CC:** "Evans, Jerry" <jerry.evans@vancouver.ca>  
"Chin, Michael" <Michael.Chin@vancouver.ca>  
"Lee, Mario" <Mario.Lee2@vancouver.ca>  
**Date:** 12/5/2018 2:45:15 PM  
**Subject:** MIRHPP & 2538 Birch St (formerly 1296 W Broadway)

Booking time to connect on pro-forma analyses for MIRHPP enquiries and applications, and to circle back specifically on the Jameson proposal for the former Broadway Denny's site now that they have completed their pre-app open house.

**From:** "Anderson, Graham" <Graham.Anderson@vancouver.ca>

**To:** "Cho, Edna" <edna.cho@vancouver.ca>

**Date:** 6/12/2018 12:14:23 PM

**Subject:** MIRHPP June Response Letters

**Attachments:** Moderate Income Rental Housing Pilot Program Application - 1296 W Broadway.msg

Moderate Income Rental Housing Pilot Program Waitlisted Application - s.13(1), s.17(1)  
s.13(1), s.17(1)

Moderate Income Rental Housing Pilot Program Waitlisted Application - s.13(1), s.17(1)  
s.13(1), s.17(1)

Moderate Income Rental Housing Pilot Program Waitlisted Application - s.13(1), s.17(1)  
s.13(1), s.17(1)

Moderate Income Rental Housing Pilot Program Waitlisted Applications - s.13(1), s.17(1)  
s.13(1), s.17(1)

Moderate Income Rental Housing Pilot Program - Waitlisted Applications - s.13(1), s.17(1)  
s.13(1), s.17(1)

Finalized letters and prepared emails attached.

**From:** "Anderson, Graham" <Graham.Anderson@vancouver.ca>  
**To:** "Cho, Edna" <edna.cho@vancouver.ca>  
**Date:** 11/22/2018 5:35:51 PM  
**Subject:** MIRHPP

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Program Process Next Steps  
Housing Agreement Review  
1296 W Broadway Pro-forma – need check-in with Dan

**From:** s.22(1)  
**To:** "Hoese, Karen" <karen.hoese@vancouver.ca>  
s.22(1)  
**CC:** "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>  
"McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
**Date:** 3/17/2019 5:02:32 PM  
**Subject:** RE: Meeting Follow-Up (1296 Broadway/2538 Birch)

Hi Karen

Thanks so much for taking the time to respond on a Sunday afternoon – we appreciate the effort and the additional clarity. I will get in contact with Andrew to clarify any other questions we have.

Regards

s.22(1)

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**From:** Hoese, Karen <karen.hoese@vancouver.ca>  
**Sent:** March 17, 2019 4:47 PM  
**To:** s.22(1)  
**Cc:** Crowley, Sarah <Sarah.Crowley@vancouver.ca>; McNeill, Yardley <yardley.mcneill@vancouver.ca>  
**Subject:** RE: Meeting Follow-Up (1296 Broadway/2538 Birch)

Hi s.22(1)

Your confusion about this is understandable. There are two different processes underway for the site at Broadway and Birch.

As you are aware, 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. For more information about the development permit process I suggest you contact Andrew Wroblewski, Project Facilitator at [andrew.wroblewski@vancouver.ca](mailto:andrew.wroblewski@vancouver.ca) or 604.673.8460.

In the interim, as noted below, 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. Other than the increased height, the form of development is generally the same for both proposals.

I'm copying Sarah Crowley, the Rezoning Planner assigned to this file and Yardley McNeill, Senior Rezoning Planner in my group.

Kind regards,

Karen

Karen Hoese

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

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**From:** s.22(1)  
**Sent:** Thursday, March 14, 2019 5:04 PM  
**To:** Hoese, Karen; s.22(1)  
**Cc:** De Genova, Melissa  
**Subject:** RE: Meeting Follow-Up

Hello Karen

Thank you for your reply ☺ it is quite helpful.

A couple of things:

- Is there any place on the City's web site to review the status of the MIRHPP application? I have looked at the City's Rezoning and Development sites and have not seen anything for this property, and information on the MIRHPP process is not clear on the City's site ☹ are you able to tell us where the application stands now?
- One of our members came by the site today and noted there was excavation equipment being put in place, and was told that excavation is to begin in three weeks. Can the developer begin excavation without an approval?

Your early attention to this matter would be appreciated.

s.22(1)

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**From:** Hoese, Karen <karen.hoese@vancouver.ca>  
**Sent:** March 13, 2019 6:09 PM  
**To:** s.22(1)  
**Cc:** s.22(1)  
**Subject:** RE: Meeting Follow-Up

Hi s.22(1)

Thanks so much for your patience. In our meeting referenced below, you indicated concern that the rezoning enquiry at Broadway and Birch, proposing increased height under the *Middle Income Rental Housing Pilot Project (MIRHPP)*, was moving forward prior to the conclusion of the Broadway Corridor Planning process and that it did not meet the Interim Rezoning Policy. I committed to get back to you on this.

The Interim Rezoning Policy for Broadway Corridor governs any exceptions that allow consideration of rezonings during the planning process. Policy 1 indicates:

*Where, at the time of adoption of this rezoning policy, there is an active rezoning application or where a recent application for rezoning advice has been received, and the applicant has received a written response stating that a rezoning application would be considered (within the past three years), the application will be considered.*

I have looked back through our records and can confirm that a letter was sent out on June 12, 2018, inviting the property owner to proceed with a rezoning enquiry as part of the MIRHPP program based on the strength of the proposal with regard to key policy objectives of that program. This letter predates Council's approval on June 20, 2018 of the Broadway Planning Program Terms of Reference and the Interim Rezoning Policies.

I hope this helps. Please let me know if I can be of further assistance.

Regards,

Karen

Karen Hoese

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

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**From:** s.22(1)  
**Sent:** Monday, March 11, 2019 10:09 AM  
**To:** Hoese, Karen  
**Cc:** s.22(1) De Genova, Melissa  
**Subject:** Re: Meeting Follow-Up

Good morning Karen,

(Councillor De Genova, s.22(1) Cc:)

I hope you had a great weekend and enjoyed some of the sunshine!

s.22(1) and I met with you and Councillor De Genova on March 1<sup>st</sup> to discuss the development at Birch & Broadway. During that discussion, there was some confusion about the dates of particular events in the application process and you had volunteered to look into this, in order to dispel any misinformation.

We haven't heard back from you on this matter so I'm writing today to follow-up. When will you be able to clarify this for us?

Thanks for your time - I look forward to hearing from you.

Warmest regards,

s.22(1)

**From:** "Bennett, Zachary"  
**To:** "Hiebert, Karis" <karis.hiebert@vancouver.ca>  
"Cheng, Paul" <paul.cheng@vancouver.ca>  
"Olinek, Jason" <jason.olinek@vancouver.ca>  
**CC:** "Dow, Kari" <kari.dow@vancouver.ca>  
**Date:** 5/17/2018 10:21:15 AM  
**Subject:** RE: 1296 Broadway

I think Edna would be able to speak to how the project was viewed at the MIRHPP stage. Sarah Crowley was the rezoning planner on the [approved application](#) and may be worth touching base with either at the meeting or separately for additional background.

- Zak

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**From:** Hiebert, Karis  
**Sent:** Thursday, May 17, 2018 10:10 AM  
**To:** Cheng, Paul; Bennett, Zachary; Olinek, Jason  
**Cc:** Dow, Kari  
**Subject:** 1296 Broadway

Saw that some of you can't make the meeting next week (Zach, Jason). Just wanting to confirm that Paul is the right staff person to attend and provide some background, especially as to what views might be about a 225' proposal in this location, along with Edna from the affordable housing perspective.

Thanks,

**Karis Hiebert**

Senior Planner  
Vancouver-Midtown  
Planning, Urban Design & Sustainability  
City of Vancouver  
tel. 604.873.7041

**From:** "McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
**To:** "Bennett, Zachary" <zak.bennett@vancouver.ca>  
**Date:** 6/28/2018 1:46:39 PM  
**Subject:** RE: 1296 W Broadway - Meeting with Applicant

She doesn't have capacity right now, let me get back to you

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**From:** Bennett, Zachary  
**Sent:** Thursday, June 28, 2018 1:16 PM  
**To:** Anderson, Graham; McNeill, Yardley  
**Cc:** Cho, Edna  
**Subject:** RE: 1296 W Broadway - Meeting with Applicant

Given the absences, I'll set up a meeting next week with the applicant, Edna, Paul, Yardley, and myself.

Yardley, it looks like Sarah took this R100 application to Council. Does it make sense to involve her in it as a MIRHPP proposal for consistency?

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**From:** Anderson, Graham  
**Sent:** Thursday, June 28, 2018 10:29 AM  
**To:** Bennett, Zachary  
**Cc:** Cho, Edna  
**Subject:** 1296 W Broadway - Meeting with Applicant

Hi Zak,

In follow up to our discussion this morning, do you agree that it would be most appropriate for you to set up the meeting to discuss the Denny's site MIRHPP with the Pappajohns? Let me know what you think about that. s.22(1)

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 | 604-829-9264

**From:** "Draskovic, Rosemarie" <Rosemarie.Draskovic@vancouver.ca>  
**To:** "King, Lisa (PLN)" <Lisa.King@vancouver.ca>  
**CC:** "Cheng, Paul" <paul.cheng@vancouver.ca>  
**Date:** 9/4/2018 3:12:01 PM  
**Subject:** RE: 1296 W Broadway - PS-2018-00702 - SRW for sidewalk

Hi Paul, Lisa

The previous rezoning did adopt a 4.5m sidewalk on Birch Street. At the enquiry stage in 2015 Engineering did recommend a 4.5m sidewalk on Birch Street. When Transportation Planning had the opportunity to provide feedback at the rezoning we asked for 5.5m on Birch which would have mirrored the existing conditions on the west side of Birch. As well, we felt that a widened sidewalk would have provided the kind of wrap around retail public realm opportunity that both Transportation Planning and Street Activities have been trying to achieve. Unfortunately based on the direction from Engineering at the enquiry stage the desire for a 5.5m sidewalk on Birch was not supported and 4.5m was adopted. Now that the site is in for another rezoning I thought it was appropriate to re-open the discussion of the best use of the public realm and whether a 5.5m sidewalk would be supported to provide an improved public realm and greater opportunity for activation.

**Rosemarie Draskovic, P.Eng., PTOE, PTP**

Transportation Development Engineer  
City of Vancouver | t. 604.829.9218

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**From:** Cheng, Paul  
**Sent:** Wednesday, August 29, 2018 4:39 PM  
**To:** Draskovic, Rosemarie; King, Lisa (PLN)  
**Subject:** RE: 1296 W Broadway - PS-2018-00702 - SRW for sidewalk

Hi Rosemarie,

I'm not sure Planning will support that 5.5m off Birch.

What is Engineering's reasoning for this?

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division  
Planning, Urban Design and Sustainability  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7100

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**From:** Draskovic, Rosemarie  
**Sent:** Wednesday, August 29, 2018 4:30 PM  
**To:** King, Lisa (PLN)  
**Cc:** Cheng, Paul  
**Subject:** RE: 1296 W Broadway - PS-2018-00702 - SRW for sidewalk

Hi Lisa,

Yes, now that the site is in for a second rezoning to increase height we are requesting an increase in setback on Birch to 5.5 m.

Thanks,

**Rosemarie Draskovic, P.Eng., PTOE, PTP**

Transportation Development Engineer

**From:** King, Lisa (PLN)  
**Sent:** Wednesday, August 29, 2018 2:09 PM  
**To:** Draskovic, Rosemarie  
**Cc:** Cheng, Paul  
**Subject:** 1296 W Broadway - PS-2018-00702 - SRW for sidewalk

Hi Rosemarie,

The Engineering review for the MIRHPP enquiry at 1296 W Broadway notes:

- Building setbacks/SRWs to achieve 5.5m (18ft) from back of existing curb for widened sidewalks along Birch St. The SRW shall be free of any encumbrances at-grade. Setbacks less than 2m do not require a SRW.

This site was recently rezoned for a 16 storey rental 100 building and the FOD conditions was for a 5.5m setback from back of curb on Broadway and a 4.5 m setback from back of curb on Birch Street (item 24): <http://council.vancouver.ca/20180116/documents/phea5summary.pdf>

It looks like the current proposal is set back approximately 5.5m from Broadway and 4.2 m from Birch St from the back of curb. Can you confirm if engineering seeking to widen the sidewalk on Birch St to 5.5m?

Thanks,

Lisa

**Lisa King**  
Rezoning Planner  
Planning, Urban Design & Sustainability  
City of Vancouver | T: 604.873.7642 | E: [lisa.king@vancouver.ca](mailto:lisa.king@vancouver.ca)

**From:** "Gomes, Catarina" <Catarina.Gomes@vancouver.ca>  
**To:** "Cheng, Paul" <paul.cheng@vancouver.ca>  
**CC:** "King, Lisa (PLN)" <Lisa.King@vancouver.ca>  
**Date:** 8/31/2018 1:58:07 PM  
**Subject:** RE: 1296 W broadway

Yes. I understand.

Catarina Gomes  
[p] 604 257 8454

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**From:** Cheng, Paul  
**Sent:** Friday, August 31, 2018 1:33 PM  
**To:** Gomes, Catarina  
**Cc:** King, Lisa (PLN)  
**Subject:** RE: 1296 W broadway

Just to be clear, this would only be over a parking slab!

Parks usually only takes ownership if it is on dirt, but we can talk about who takes care of the green space.

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division  
Planning, Urban Design and Sustainability  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7100

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**From:** Gomes, Catarina  
**Sent:** Friday, August 31, 2018 12:30 PM  
**To:** Cheng, Paul  
**Cc:** King, Lisa (PLN)  
**Subject:** RE: 1296 W broadway

Thanks Paul.  
I got it. Let me take a look and will get back to you this afternoon.

Catarina Gomes  
[p] 604 257 8454

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**From:** Cheng, Paul  
**Sent:** Friday, August 31, 2018 12:14 PM  
**To:** Gomes, Catarina  
**Cc:** King, Lisa (PLN)  
**Subject:** RE: 1296 W broadway

Yes, the easternmost 40 ft. of the site could be a parklet. I would prefer it to be the westernmost 40ft, but the new tower needs to be a far from that existing tower left of the Denny's sign. The parklet would be mid-block, and that two-storey white wall would be facing it. The direct sun exposure would therefore be less than ideal, sandwiched between two towers. But it should be decent between 10-2 on any day of the year? Outside of that at least there is ambient natural light.

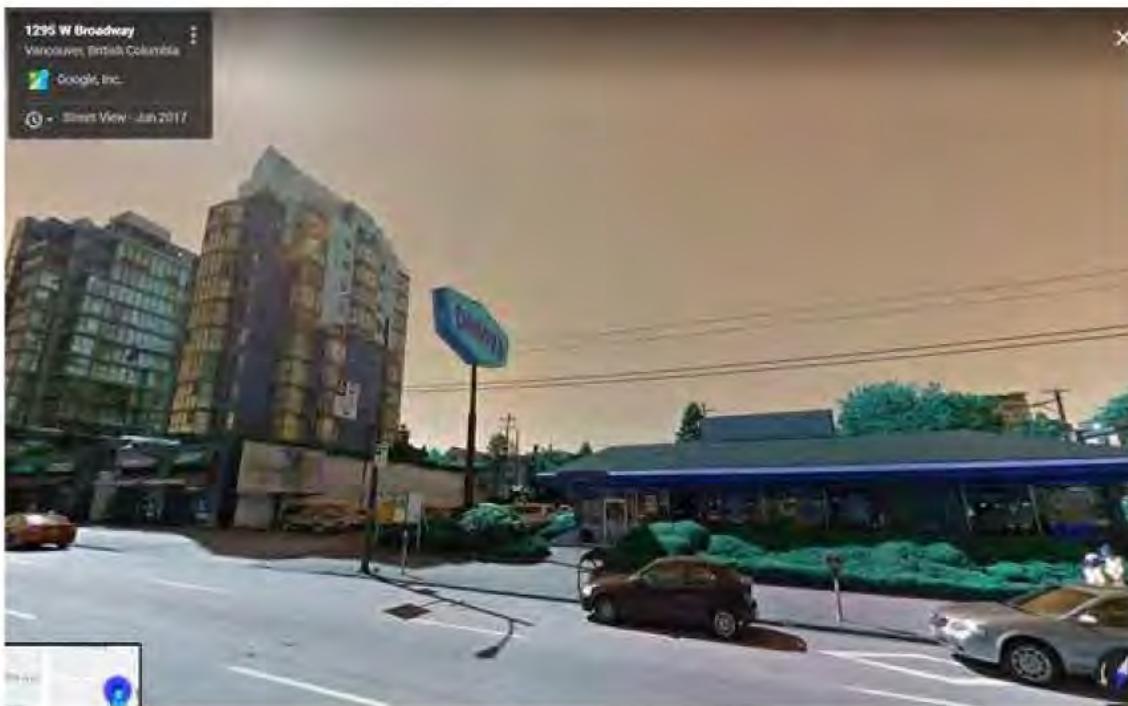
Here are the enquiry drawings. You can see they are currently proposing a 2-storey element of office and retail in that 40ft. While I am always strongly encouraging more commercial uses, on Broadway, the need for more green space trumps that notion.

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division  
Planning, Urban Design and Sustainability  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7100

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**From:** Gomes, Catarina  
**Sent:** Friday, August 31, 2018 11:28 AM  
**To:** Cheng, Paul  
**Cc:** King, Lisa (PLN); Embley, Erin; Harms, Vivianne; Sovdi, Holly  
**Subject:** RE: 1296 W Broadway  
**Importance:** High

Hi Paul,  
I will look into it now. Sounds promising.  
Can you send me plans and sections of your suggestion? Did you mean a parklet at the easternmost side of the site?  
What is the prospect for solar access? I see a podium and tall building right next to it. Maybe in the afternoon?



Re. active strategy for park acquisition, the person who can answer that is on EDO today. I know we will be looking into all opportunities to add parks and open spaces to the Broadway Corridor area, knowing that is already deficient and will very deficient once we plan for many more workers and residents.

Thanks,  
Catarina Gomes  
[p] 604 257 8454

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**From:** Cheng, Paul  
**Sent:** Thursday, August 30, 2018 2:48 PM  
**To:** Gomes, Catarina

**Cc:** King, Lisa (PLN)

**Subject:** 1296 W Broadway

Hi Catarina,

Lisa and I are currently looking at a rezoning inquiry at this address. It is a 150 ft. wide lot.

I note in my analysis that this property just skirts an area that Parks has noted in VanMap as "park deficient".

My questions are:

- 1) Does Parks currently have an active strategy on how to land a park in this area?
- 2) Would Parks welcome a dedicated plaza/parklet at this location? It would be no more than 40'x125' in size, over an u/g parking garage slab. And it would not be located at the corner of Broadway and Birch but instead on the westernmost portion of the site.

We are currently putting together recommendations to the department on how to proceed with this application, (due tomorrow!). It is coming in under the MHRRP program, and is seeking a 26-storey tower in what is typically allowing for 12-storeys.

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division  
Planning, Urban Design and Sustainability  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7100

**From:** "Borsa, Jaime Lynn" <JaimeLynn.Borsa@vancouver.ca>  
**To:** "Cho, Edna" <edna.cho@vancouver.ca>  
**Date:** 8/9/2018 3:26:32 PM  
**Subject:** RE: 1296 W Broadway

Hi Edna,

I've tried calling multiple times. Can you please call me when you have an opportunity. I am in the office this afternoon and tomorrow morning.

Thanks so much,  
Jaime Lynn

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**From:** Cho, Edna  
**Sent:** Tuesday, August 07, 2018 1:05 PM  
**To:** Borsa, Jaime Lynn  
**Subject:** 1296 W Broadway

Hi Jaime,

Got your voicemail - I'm free after 10 am tomorrow if you want to chat.

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:** "Cho, Edna" <edna.cho@vancouver.ca>  
**CC:** "Zeng, Yan" <yan.zeng@vancouver.ca>  
**Date:** 8/7/2018 1:53:12 PM  
**Subject:** RE: 1296 W Broadway

Hi Edna- It's Lisa King. s.22(1) if you need something- I can help you in the interim.  
y

---

**From:** Cho, Edna  
**Sent:** Tuesday, August 07, 2018 1:04 PM  
**To:** Zeng, Yan; McNeill, Yardley  
**Subject:** 1296 W Broadway

Hi both,

Can you let me know who is the rezoning planner on this MIRHPP file?

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:** "Dow, Kari" <Kari.Dow@vancouver.ca>  
**To:** "Cho, Edna" <edna.cho@vancouver.ca>  
**CC:** "Hiebert, Karis" <karis.hiebert@vancouver.ca>  
**Date:** 5/16/2018 2:59:38 PM  
**Subject:** RE: 1296 W Broadway (Denny's Site) - MIRHPP Pre-Enq Application

This is great. Thanks so much 😊

---

**From:** Cho, Edna  
**Sent:** Wednesday, May 16, 2018 2:57 PM  
**To:** Dow, Kari  
**Cc:** Hiebert, Karis  
**Subject:** FW: 1296 W Broadway (Denny's Site) - MIRHPP Pre-Enq Application

Hi Kari,

As discussed this morning, here's the MIRHPP proposal that was submitted by Jameson for the Denny's site.

Thanks,

Edna

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**From:** Anderson, Graham  
**Sent:** Wednesday, May 16, 2018 12:35 PM  
**To:** Cho, Edna  
**Subject:** 1296 W Broadway (Denny's Site) - MIRHPP Pre-Enq Application

### 1296 W Broadway (Denny's Site)

**Current Zoning:** C-3A  
**Site Size:** ~18,800 sq.ft.  
**Applicant:** Jameson / Gair Williamson Architects

Tom Pappajohn (Jameson)  
[Tom@jamesoncorp.ca](mailto:Tom@jamesoncorp.ca)  
604-732-7122 x 26

### Rezoning Application approved under Rental 100

- 16 storeys (159ft)
- 7.07 FSR
- 153 units

### MIRHPP Proposal

- 26 storeys (+10)
- 8.87 FSR (+1.80)
- 262 units (+109)
  - 54 [20.6%] permanently secured @ moderate income rents)
- No micro dwellings or inboard 3<sup>rd</sup> bedrooms proposed in pre-enquiry application

### Messaging in Response Letter

- MIRHPP proposal won't be considered *at this time* based on status of Broadway Corridor planning program and potential impact of a rezoning
- If R100 application proceeds, consider structural reinforcement to facilitate additional height

**From:** "Szeto, Nelson" <Nelson.Szeto@vancouver.ca>  
**To:** "Draskovic, Rosemarie" <Rosemarie.Draskovic@vancouver.ca>  
"King, Lisa (PLN)" <Lisa.King@vancouver.ca>  
**CC:** "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>  
"Cheng, Paul" <paul.cheng@vancouver.ca>  
"Scott, Douglas" <douglas.scott@vancouver.ca>  
"Kim, Dave (engineering)" <dave.kim@vancouver.ca>  
**Date:** 11/1/2018 10:44:07 AM  
**Subject:** RE: 1296 W Broadway (Denny's site)

Hi All,

I had a discussion with Tom Pappajohn about this last week and they will be retaining long term ownership of the building. I discussed our concerns with him regarding patios coming in after the fact which then pinched our desired 5.5m. As such he agreed to denote on the development permit drawings that his patios cannot exceed a certain size (or not patio at all) to achieve our desired pedestrian widths on Birch Street.

**Nelson Szeto, P. Eng.**

Section Head, Construction  
Engineering Development Services  
tel 604 829 4339

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**From:** Draskovic, Rosemarie  
**Sent:** Wednesday, October 31, 2018 10:03 AM  
**To:** King, Lisa (PLN)  
**Cc:** Crowley, Sarah; Cheng, Paul; Scott, Douglas; Szeto, Nelson; Kim, Dave (engineering)  
**Subject:** RE: 1296 W Broadway (Denny's site)

Hi Lisa,

Transportation preference is still to seek the 5.5m for widened sidewalks along Birch, to accommodate retail frontage, patios, etc. The widened sidewalk is consistent with the condition on the other side of the street, as well as allows for a full 5.5m around the corner. As Paul notes, if they are not providing new public open space and reducing the landscaping on the other side of the development, this should be achievable. If, for whatever reason, only 4.5m can truly be achieved along Birch, then the Engineering condition will be written such that no patios, furniture, etc can be placed along Birch St frontage for the life of the development.

I have meeting conflicts this afternoon so I'm unable to make the meeting with Tom Pappajohn at 3pm ; Paul if you are still able to speak to this on our behalf, it would be much appreciated.

Regards,

**Rosemarie Draskovic, P.Eng., PTOE, PTP**

Transportation Development Engineer  
City of Vancouver | T. 604.829.9218

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**From:** Cheng, Paul  
**Sent:** Monday, October 29, 2018 3:31 PM  
**To:** King, Lisa (PLN); Draskovic, Rosemarie; Crowley, Sarah  
**Subject:** RE: 1296 W Broadway (Denny's site)

If he is not providing a new public open space (and I am assuming he is not), then Planning supports the extra 1m for the Birch Street sidewalk.

I can speak to it if Rosemarie cannot make it.

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division  
Planning, Urban Design and Sustainability  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7100

---

**From:** King, Lisa (PLN)  
**Sent:** Monday, October 29, 2018 3:07 PM  
**To:** Draskovic, Rosemarie; Cheng, Paul; Crowley, Sarah  
**Subject:** 1296 W Broadway (Denny's site)

Hi everyone,

We're meeting with Tom Pappajohn on Wednesday to discuss the enquiry at 1296 W Broadway (Denny's site). The letter of response to the enquiry is attached. Tom has indicated to me that he is concerned regarding the 5.5 m SRW requirement for sidewalk widening along Birch St. The previous rezoning and DP required a SRW of 4.5 m. Should someone from Engineering attend or if there a response that we can prep to provide?

Thanks,

Lisa

**From:** "Anderson, Graham" <Graham.Anderson@vancouver.ca>  
**To:** "McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
**CC:** "Cho, Edna" <edna.cho@vancouver.ca>  
"Bennett, Zachary" <zak.bennett@vancouver.ca>  
"Garrison, Dan \(\COV\)" <Dan.Garrison@vancouver.ca>  
"Hoese, Karen" <karen.hoese@vancouver.ca>  
"Molaro, Anita" <anita.molaro@vancouver.ca>  
"Haid, Susan" <Susan.Haid@vancouver.ca>  
"Potter, Timothy" <Timothy.Potter@vancouver.ca>

**Date:** 6/5/2018 5:40:05 PM

**Subject:** RE: 1296 W Broadway (Denny's Site) MIRHPP Response Letter

Thanks Yardley, have accepted the changes.

Graham

---

**From:** McNeill, Yardley  
**Sent:** Tuesday, June 5, 2018 5:32 PM  
**To:** Anderson, Graham  
**Cc:** Cho, Edna; Bennett, Zachary; Garrison, Dan (COV); Hoese, Karen; Molaro, Anita; Haid, Susan; Potter, Timothy  
**Subject:** RE: 1296 W Broadway (Denny's Site) MIRHPP Response Letter

Hi Graham,  
I've made a few small edits, please review.  
Yardley

---

**From:** Anderson, Graham  
**Sent:** Tuesday, June 05, 2018 4:34 PM  
**To:** Hoese, Karen; McNeill, Yardley; Molaro, Anita; Potter, Timothy; Haid, Susan  
**Cc:** Cho, Edna; Bennett, Zachary; Garrison, Dan (COV)  
**Subject:** 1296 W Broadway (Denny's Site) MIRHPP Response Letter

Hi all,

Attached is the response letter regarding the MIRHPP proposal for the Denny's site. The proponent (Jameson) is being invited to submit an enquiry now that the Broadway work has proceeded and MIRHPP program capacity has become available. Sharing so everyone is on the same page, but please advise if you have any comments. The Broadway team, Kevin, Dan and Gil have all reviewed.

The messaging reiterates that it will be necessary to proceed through the full rezoning process, and a supportable FOD and necessary changes in relation to the previously approved R100 application are still to be determined.

We're aiming to send this out in the next couple days, along with follow-up letters to other MIRHPP applicants that are currently waitlisted.

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:** "Cho, Edna" <edna.cho@vancouver.ca>  
**To:** "Cheng, Paul" <paul.cheng@vancouver.ca>  
**CC:** "Borsa, Jaime Lynn" <JaimeLynn.Borsa@vancouver.ca>  
"Bennett, Zachary" <zak.bennett@vancouver.ca>  
"Anderson, Graham" <Graham.Anderson@vancouver.ca>  
**Date:** 6/6/2018 12:25:03 PM  
**Subject:** RE: 1296 W Broadway (Denny's Site) MIRHPP Response Letter

They want to proceed with the DE to sort out the details for site (while trying to work out the additional requirements needed to support a taller MIRHPP project). Once this letter goes out and before their enquiry is submitted, we should bring them in to get a sense of their plans and how we want to respond in terms of the processing streams.

Thanks,

Edna

---

**From:** Cheng, Paul  
**Sent:** Wednesday, June 06, 2018 12:15 PM  
**To:** Cho, Edna  
**Cc:** Borsa, Jaime Lynn  
**Subject:** RE: 1296 W Broadway (Denny's Site) MIRHPP Response Letter

That looks straight-forward enough.

I am going to forward this to Jaime, who is the project facilitator for the DE application of the CD-1. I would expect that the owner may want to pull the DE application, and that would save us all some time. On the other hand, he might want to hedge his bets and follow through with the DE anyways.

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division  
Planning, Urban Design and Sustainability  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7100

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**From:** Cho, Edna  
**Sent:** Wednesday, June 06, 2018 12:05 PM  
**To:** Cheng, Paul  
**Subject:** FW: 1296 W Broadway (Denny's Site) MIRHPP Response Letter

Just FYI...

I'm around if you wish to discuss.

---

**From:** Anderson, Graham  
**Sent:** Tuesday, June 05, 2018 4:34 PM  
**To:** Hoese, Karen; McNeill, Yardley; Molaro, Anita; Potter, Timothy; Haid, Susan  
**Cc:** Cho, Edna; Bennett, Zachary; Garrison, Dan (COV)  
**Subject:** 1296 W Broadway (Denny's Site) MIRHPP Response Letter

Hi all,

Attached is the response letter regarding the MIRHPP proposal for the Denny's site. The proponent (Jameson) is being invited to submit an enquiry now that the Broadway work has proceeded and MIRHPP program capacity has become available. Sharing so everyone is on the same page, but please advise if you have any comments. The Broadway team,

Kevin, Dan and Gil have all reviewed.

The messaging reiterates that it will be necessary to proceed through the full rezoning process, and a supportable FOD and necessary changes in relation to the previously approved R100 application are still to be determined.

We're aiming to send this out in the next couple days, along with follow-up letters to other MIRHPP applicants that are currently waitlisted.

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:** "Naundorf, Daniel" <daniel.naundorf@vancouver.ca>  
**To:** "King, Lisa (PLN)" <Lisa.King@vancouver.ca>  
**Date:** 9/4/2018 10:00:18 AM  
**Subject:** RE: 1296 W Broadway MIRHPP DRM

This sounds ok to me.

I know Paul is working with a team on this.

Minimum room dimensions for this flex space probably should be considered too though, because its quite likely to be a bedroom, and it should at least be large enough for a human to occupy.

---

**From:** King, Lisa (PLN)  
**Sent:** Tuesday, September 04, 2018 9:39 AM  
**To:** Naundorf, Daniel  
**Subject:** FW: 1296 W Broadway MIRHPP DRM

Hi Daniel,

Can we have a quick chat about this when you have a minute?

Lisa

---

**From:** Cheng, Paul  
**Sent:** Friday, August 31, 2018 10:45 AM  
**To:** King, Lisa (PLN)  
**Cc:** Cho, Edna; O'Connor, Eóin; Garrison, Dan (COV)  
**Subject:** 1296 W Broadway MIRHPP DRM

Hi Lisa,

I'd like to add in one more FOD recommendation for this DRM item.

s.13(1)



s.13(1)



Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division  
Planning, Urban Design and Sustainability  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7100

**From:** "Cheng, Paul" <paul.cheng@vancouver.ca>  
**To:** "Gomes, Catarina" <Catarina.Gomes@vancouver.ca>  
"King, Lisa \ (PLN)" <Lisa.King@vancouver.ca>  
**CC:** "Herod, Megan" <Megan.Herod@vancouver.ca>  
**Date:** 9/10/2018 4:05:55 PM  
**Subject:** RE: 1296 W broadway

Hi Catarina,

It will be one or the other. Either a pocket park or a sidewalk setback. Having both would be too much to ask from the owner. But the pocket park is the recommended option.

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division  
Planning, Urban Design and Sustainability  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7100

---

**From:** Gomes, Catarina  
**Sent:** Monday, September 10, 2018 4:04 PM  
**To:** King, Lisa (PLN)  
**Cc:** Cheng, Paul; Herod, Megan  
**Subject:** RE: 1296 W broadway

Thanks Lisa. I see that you didn't include that PB would not be interested in designing nor maintaining this space. This is important information that I would like you to add and convey verbally.

Also, could you elaborate on this statement **Staff note if a pocket park is requested that provision of a 5.5 m SRW from back of curb along Birch St. may be onerous.**

Thanks!

Catarina Gomes  
[p] 604.257.8454

---

**From:** King, Lisa (PLN)  
**Sent:** Wednesday, September 05, 2018 9:04 AM  
**To:** Gomes, Catarina  
**Cc:** Cheng, Paul  
**Subject:** RE: 1296 W broadway

Hi Catarina,

s.13(1)

Thanks,

Lisa

---

**From:** Gomes, Catarina  
**Sent:** Friday, August 31, 2018 3:09 PM  
**To:** Cheng, Paul  
**Cc:** King, Lisa (PLN); Shearer, Doug; Embley, Erin; Sovdi, Holly

**Subject:** RE: 1296 W Broadway

Hi Paul,

I can confirm that we don't have a big acquisition planned for this area at this moment.

We've taken a look at the enquiry drawings and I agree that, while the space is small (5,000 sf) and will have little direct sunlight, it can be a great amenity for those looking for a lunch spot outside. It will need a mural/green wall and the right design to mitigate its configuration and size. Can you maximize active uses facing the open space at grade?

**We support the recommendation for a public open space** noting that, because on its size, Park Board would not be interested in leading its design and maintenance.

Thanks for looping us in. Do give us more notice next time if you can. 😊

Cheers!

Catarina Gomes  
[p] 604 257 8454

---

**From:** Cheng, Paul  
**Sent:** Friday, August 31, 2018 1:33 PM  
**To:** Gomes, Catarina  
**Cc:** King, Lisa (PLN)  
**Subject:** RE: 1296 W Broadway

Just to be clear, this would only be over a parking slab!

Parks usually only takes ownership if it is on dirt, but we can talk about who takes care of the green space.

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division  
Planning, Urban Design and Sustainability  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7100

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**From:** Gomes, Catarina  
**Sent:** Friday, August 31, 2018 12:30 PM  
**To:** Cheng, Paul  
**Cc:** King, Lisa (PLN)  
**Subject:** RE: 1296 W Broadway

Thanks Paul.

I got it. Let me take a look and will get back to you this afternoon.

Catarina Gomes  
[p] 604 257 8454

---

**From:** Cheng, Paul  
**Sent:** Friday, August 31, 2018 12:14 PM  
**To:** Gomes, Catarina  
**Cc:** King, Lisa (PLN)  
**Subject:** RE: 1296 W Broadway

Yes, the easternmost 40 ft. of the site could be a parklet. I would prefer it to be the westernmost 40ft, but the new tower needs to be a far from that existing tower left of the Denny's sign. The parklet would be mid-block, and that two-storey white wall would be facing it. The direct sun exposure would therefore be less than ideal, sandwiched between two towers. But it should be decent between 10-2 on any day of the year? Outside of that at least there is ambient

natural light.

Here are the enquiry drawings. You can see they are currently proposing a 2-storey element of office and retail in that 40ft. While I am always strongly encouraging more commercial uses, on Broadway, the need for more green space trumps that notion.

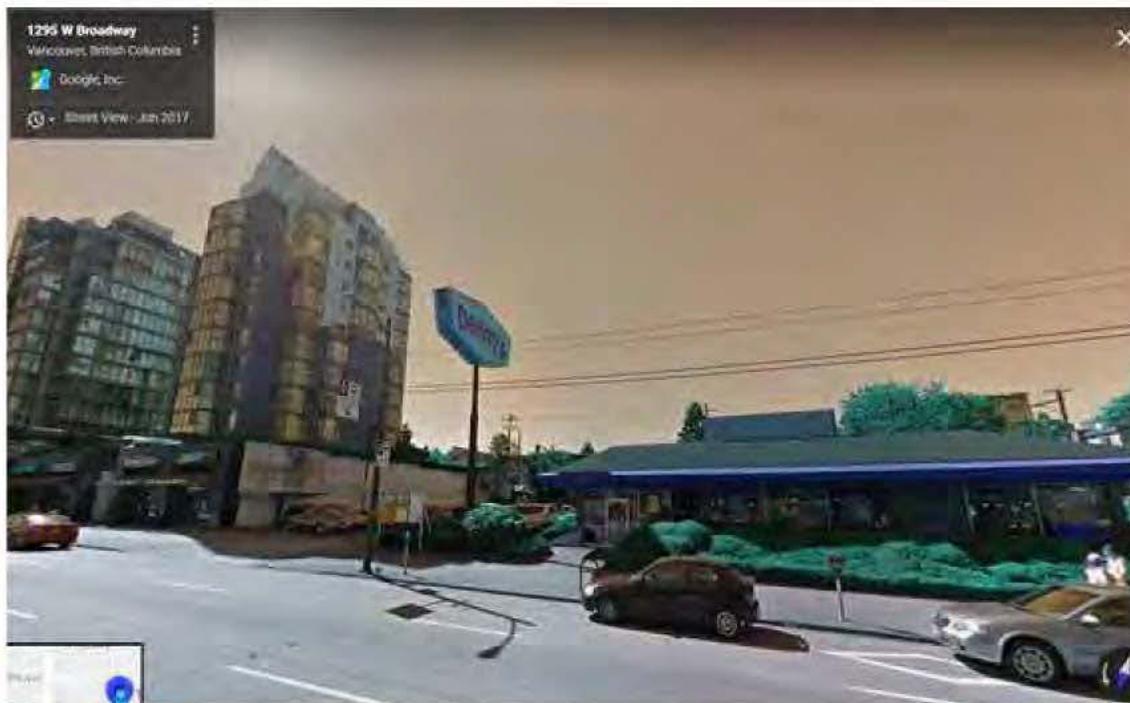
s.13(1)

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division  
Planning, Urban Design and Sustainability  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7100

**From:** Gomes, Catarina  
**Sent:** Friday, August 31, 2018 11:28 AM  
**To:** Cheng, Paul  
**Cc:** King, Lisa (PLN); Embley, Erin; Harms, Vivianne; Sovdi, Holly  
**Subject:** RE: 1296 W Broadway  
**Importance:** High

Hi Paul,  
I will look into it now. Sounds promising.  
Can you send me plans and sections of your suggestion? Did you mean a parklet at the easternmost side of the site?

What is the prospect for solar access? I see a podium and tall building right next to it. Maybe in the afternoon?



Re. active strategy for park acquisition, the person who can answer that is on EDO today. I know we will be looking into all opportunities to add parks and open spaces to the Broadway Corridor area, knowing that is already deficient and will very deficient once we plan for many more workers and residents.

Thanks,  
Catarina Gomes  
[p] 604 257 8454

**From:** Cheng, Paul  
**Sent:** Thursday, August 30, 2018 2:48 PM  
**To:** Gomes, Catarina  
**Cc:** King, Lisa (PLN)  
**Subject:** 1296 W Broadway

Hi Catarina,

Lisa and I are currently looking at a rezoning inquiry at this address. It is a 150 ft. wide lot.

I note in my analysis that this property just skirts an area that Parks has noted in VanMap as "park deficient".

My questions are:

- 1) Does Parks currently have an active strategy on how to land a park in this area?
- 2) Would Parks welcome a dedicated plaza/parklet at this location? It would be no more than 40'x125' in size, over an u/g parking garage slab. And it would not be located at the corner of Broadway and Birch but instead on the westernmost portion of the site.

We are currently putting together recommendations to the department on how to proceed with this application, (due tomorrow!). It is coming in under the MHRRP program, and is seeking a 26-storey tower in what is typically allowing for 12-storeys.

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division  
Planning, Urban Design and Sustainability  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7100

**From:** "Sears, Brian" <brian.sears@vancouver.ca>  
**To:** "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>  
"Lightfoot, Brian" <Brian.Lightfoot@vancouver.ca>  
**CC:** "Cho, Edna" <edna.cho@vancouver.ca>  
"Garrison, Dan \(\COV\)" <Dan.Garrison@vancouver.ca>  
"Anderson, Graham" <Graham.Anderson@vancouver.ca>  
**Date:** 12/3/2018 3:42:12 PM  
**Subject:** RE: 2538 Birch St (formerly 1296 W Broadway) - 17 & 28 storey Financials FINAL

Sarah

We wanted to discuss our conclusion on this and other MORHPP files with Housing and I reached out to Edna and Dan, when I last spoke to Dan he was going to set something up for after you had received input from a public meeting about this site, We are still awaiting a meeting invite.

Regards

**Brian Sears**, MRICS, AACI  
Associate Director of Real Estate | Real Estate Services | Real Estate and Facilities Management  
CITY OF VANCOUVER 507 West Broadway, Suite 400 Vancouver BC V5Z 0B4  
t: 604.873.7433 | f: 604.873-7064 | e: [brian.sears@vancouver.ca](mailto:brian.sears@vancouver.ca)

---

**From:** Crowley, Sarah  
**Sent:** Monday, December 03, 2018 3:35 PM  
**To:** Lightfoot, Brian; Sears, Brian  
**Subject:** RE: 2538 Birch St (formerly 1296 W Broadway) - 17 & 28 storey Financials FINAL

Hi Brian,

I just received a voicemail from Tom Pappajohn asking about next steps. The pre-application was held last Thursday and no doubt he is gearing up to submit the full rezoning application.

Before we let him submit however, I did want to loop back to Real Estate to verify the economics of the project before we proceed further.

Do you have any feedback to provide me at this time regarding the proforma analysis?

I understand that last we talked, you wanted to chat with the Housing Policy team around MIRHPP. Graham Anderson had indicated to me that he would be scheduling a meeting about the MIRHPP shortly- would this be of benefit to Real Estate to be involved at this time? Maybe you could provide us with some feedback on this project during the meeting?

Please let me know.

Thanks,

Sarah Crowley MRUP  
Rezoning Planner | Rezoning Centre  
Planning, Urban Design and Sustainability  
City of Vancouver  
604.873.7455 | [sarah.crowley@vancouver.ca](mailto:sarah.crowley@vancouver.ca)

**From:** Crowley, Sarah  
**Sent:** Wednesday, November 07, 2018 4:58 PM  
**To:** Lightfoot, Brian; Sears, Brian  
**Subject:** RE: 2538 Birch St (formerly 1296 W Broadway) - 17 & 28 storey Financials FINAL

Hi Brian,

Thanks for getting in touch- my responses are below in green. The link to the MIRHPP guidelines is as follows:

<https://vancouver.ca/files/cov/moderate-income-rental-housing-pilot-program-bulletin.pdf>

I have included a paragraph on the QS report piece- can you confirm that this is not needed during the rezoning enquiry stage? (For consistency and level of fairness, this was not required in other MIRHPP reviews at this stage- see below- I just want to be consistent here as this was not asked in the rezoning enquiry response letter attached).

Thanks,

Sarah

---

**From:** Lightfoot, Brian  
**Sent:** Wednesday, November 07, 2018 10:57 AM  
**To:** Sears, Brian; Crowley, Sarah  
**Subject:** RE: 2538 Birch St (formerly 1296 W Broadway) - 17 & 28 storey Financials FINAL

Hi Sarah,

Thank you for sending the proforma information for this new rezoning. Can you please send building plans for the new development and their new QS report. Do you have a memo or any other documents that would be helpful?

Attached is the enquiry response letter sent to the applicant. Please note that a QS report was not noted as a requirement at the enquiry stage. I understand from the MIRHPP team that a proforma is only required at this stage to confirm at a high-level that the affordability aligns with what the applicant is proposing in terms of height and density. I don't believe that an overly detailed review from Real Estate is required at this time. This can come at the full rezoning application stage if necessary as I understand it. If you want to check in with other Real Estate contacts that have been involved with MIRHPP reviews so far, I was told that Michael Chin and Mario may be able to fill you in on this. We just need to ensure that a high-level review has been undertaken by Real Estate in order to permit the applicant to proceed to a pre-application open house event (date likely end of November).- Note the applicant will submit a full rezoning application submission after the pre-application open house.

A few questions:

- The plans they provided us for their previous rezoning showed only 16 stories (159 feet high) and a different unit mix and fewer units (153 units). Now they are saying that they have already been approved for 17 stories and 158 units. Do you know why the discrepancy? The original application approved was for a 16-storey building (with mezzanine) for rezoning purposes we don't include the mezzanine as an additional floor but for building code requirements this would be considered a 17-storey building. Units could have increased/decreased since rezoning approval depending on unit reconfiguration at the development permit stage.
- Please confirm that ownership of the moderate income rentals will remain with Pappajohn Yes
- Please confirm that rental increases for the moderate income rentals (MIR) will be tied to each unit for the life of the building (if a tenant moves out they can't raise the rent to market rates). Please refer to Section 2(a) of the MIRHPP guidelines above
- Have minimum unit sizes been set for the MIR units? These units will all be located on the lowest residential floors? Please refer to Section 3 (e) of the MIRHPP guidelines above
- They agreed to pay the DCL previously. Can you confirm that they aren't requesting the DCL waiver with this new application. I believe he is paying the DCLs yes

Thank you,

Brian Lightfoot, B.Com., AACI  
Property Development Officer | Real Estate Services | Real Estate and Facilities Management  
CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4

---

**From:** Sears, Brian  
**Sent:** Wednesday, November 07, 2018 9:54 AM  
**To:** Crowley, Sarah  
**Cc:** Lightfoot, Brian  
**Subject:** FW: 2538 Birch St (formerly 1296 W Broadway) - 17 & 28 storey Financials FINAL

Sarah

Yes I did discuss this with Tom and told him to forward it to you so as you can coordinate things. Brian Lightfoot who worked on the previous application will review the proformas and we will get back to you.

Regards

Brian Sears, MRICS, AACI  
Associate Director of Real Estate | Real Estate Services | Real Estate and Facilities Management  
CITY OF VANCOUVER 507 West Broadway, Suite 400 Vancouver BC V5Z 0B4  
t: 604.873.7433 | f: 604.873-7064 | e: [brian.sears@vancouver.ca](mailto:brian.sears@vancouver.ca)

---

**From:** Crowley, Sarah  
**Sent:** Wednesday, November 07, 2018 9:30 AM  
**To:** Sears, Brian  
**Subject:** FW: 2538 Birch St (formerly 1296 W Broadway) - 17 & 28 storey Financials FINAL

Good morning Brian,

I received a phone call and a follow up email from the applicant, Tom Pappajohn regarding the site at 1296 West Broadway.

He indicated that you two were in touch about the proforma analysis already is that correct? He sent on the attached for your attention.

Can you or one of the team please review and let me know if this all looks in order? This is being considered under the Moderate Income Rental Housing Pilot Program (MIRHPP).

Thanks,

Sarah Crowley MRUP  
Rezoning Planner | Rezoning Centre  
Planning, Urban Design and Sustainability  
City of Vancouver  
604.873.7455 | [sarah.crowley@vancouver.ca](mailto:sarah.crowley@vancouver.ca)

---

**From:** Tom Pappajohn [<mailto:tom@jamesoncorp.ca>]  
**Sent:** Tuesday, November 06, 2018 5:41 PM  
**To:** Crowley, Sarah  
**Cc:** Tom Pappajohn  
**Subject:** Fw: 2538 Birch St (formerly 1296 W Broadway) - 17 & 28 storey Financials FINAL

Hi Sarah,

Please find attached the pro formas for the review of Real Estate Services. As mentioned, I spoke with Brian Sears (Associate Director, Development Real Estate Services, email: Brian.Sears@vancouver.ca) in regards to the format of the pro forma. Brian mentioned to forward to his attention so as to ensure it is reviewed on a timely basis.

Kind Regards,

Tom Pappajohn

Jameson Development Corp.

 Delete

---

**From:** Liz Chan

**Sent:** Tuesday, November 6, 2018 5:29 PM

**To:** Tom Pappajohn

**Subject:** 2538 Birch St (formerly 1296 W Broadway) - 17 & 28 storey Financials FINAL

Hi Tom,

Attached is Jameson Broadway and Birch's operating statement and proforma for the 17 and 28 storey building.

Best,

Liz Chan, CPA

**From:** "Grottenberg, John" <John.Grottenberg@vancouver.ca>  
**To:** "Robertson, Chris" <chris.robertson@vancouver.ca>  
"Sovdi, Holly" <Holly.Sovdi@vancouver.ca>  
**CC:** "McNaney, Kevin" <kevin.mcnaney@vancouver.ca>  
**Date:** 2/11/2019 4:21:04 PM  
**Subject:** RE: Draft Agenda for Planning update with the Mayor - for quick review

Hi Chris, I sent you some info just as you sent this.

**From:** Robertson, Chris  
**Sent:** Monday, February 11, 2019 4:20 PM  
**To:** Sovdi, Holly  
**Cc:** McNaney, Kevin; Grottenberg, John  
**Subject:** Fwd: Draft Agenda for Planning update with the Mayor - for quick review

Holly,

I just entered meeting with mayor. Sent this to John, he may be in a meeting. Hoping you might be available if John isn't.

Chris

Sent from my iPhone

Begin forwarded message:

**From:** "Robertson, Chris" <chris.robertson@vancouver.ca>  
**Date:** February 11, 2019 at 4:16:11 PM PST  
**To:** "Grottenberg, John" <John.Grottenberg@vancouver.ca>  
**Subject:** Re: Draft Agenda for Planning update with the Mayor - for quick review

Hi John, just heading into a meeting with Mayor and with Kevin away wondering if you can send me the latest on planning program and schedule.

Sent from my iPhone

On Feb 11, 2019, at 3:51 PM, Grottenberg, John <John.Grottenberg@vancouver.ca> wrote:

Hi all,

There are three rezoning enquiries in the s.13(1), s.17(1) area that would not be able to proceed under the IRP (response letters not yet received).

John

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

Address	Status	Proposal
2715 W 12th	Application	R100 (3.5 storey townhouse)
3701-3743 W Broadway	Application	R100 (6-storey mixed use)

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

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

**Totals**

Enquiries	2
Applications	2
Enquiries Unable to Proceed under IRP	3

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

**(Can Proceed Under IRP)**

Address	Status	Proposal
878-898 W Broadway	Application	Hotel
2202-2218 Main St & 206 E. 6th Ave	Application	Strata
610-644 Kingsway	Application	R100
2538 Birch Street	Application	MIRHPP

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

**Totals**

Applications	4
Enquiries	14

**From:** Hoese, Karen

**Sent:** Monday, February 11, 2019 2:19 PM

**To:** Kelley, Gil; McNaney, Kevin

**Cc:** Haid, Susan; Robertson, Chris; Thomas, Robin; Garrison, Dan (COV); Grottenberg, John

**Subject:** RE: Draft Agenda for Planning update with the Mayor - for quick review

Also add:

s.13(1)

**From:** Kelley, Gil

**Sent:** Monday, February 11, 2019 1:18 PM

**To:** McNaney, Kevin

**Cc:** Haid, Susan; Robertson, Chris; Hoese, Karen; Thomas, Robin; Garrison, Dan (COV); Grottenberg, John

**Subject:** Re: Draft Agenda for Planning update with the Mayor - for quick review

Thanks. Will it show which ones we might consider under the interim RZ policy and which not?

Gil Kelley, FAICP

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

Please excuse any typos

Sent from my iPhone

On Feb 11, 2019, at 1:16 PM, McNaney, Kevin <[kevin.mcnaney@vancouver.ca](mailto:kevin.mcnaney@vancouver.ca)> wrote:

John G is sending the list of Rezoning applications and inquiries shortly.

Sent from my iPhone

On Feb 11, 2019, at 1:14 PM, Kelley, Gil <[Gil.Kelley@vancouver.ca](mailto:Gil.Kelley@vancouver.ca)> wrote:

s.13(1)

Karen also has a couple of RZs to add.

Gil Kelley, FAICP

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

Please excuse any typos

Sent from my iPhone

On Feb 11, 2019, at 12:20 PM, Haid, Susan

<[Susan.Haid@vancouver.ca](mailto:Susan.Haid@vancouver.ca)> wrote:

Ok ☺hope you're feeling better

I wasn't too sure what we wanted to cover on

Broadway s.13(1) or

upcoming planning engagements or both), so look to

your, Dan, Chris and Karen's advice or we can pull

this item this week?

Tx

S

---

**From:** McNaney, Kevin

**Sent:** Monday, February 11, 2019 12:15 PM

**To:** Haid, Susan

**Cc:** Kelley, Gil

**Subject:** Re: Draft Agenda for Planning update with the Mayor - for quick review

I just finished up with Council in NEFC. s.22(1)

s.22(1)

Unfortunately I

won't be able to make the meeting.

Sent from my iPhone

On Feb 11, 2019, at 12:12 PM, Haid, Susan  
<[Susan.Haid@vancouver.ca](mailto:Susan.Haid@vancouver.ca)> wrote:

Here's what I took away from our management team meeting re Planning initiatives update with Mayor Stewart and Sadhu today at 4:15 pm.

Pls review and advise on any changes, additions. We'll need to be brief as there is lots to cover and please advise if you are not attending.

Robin, greatly appreciate if you can finalize into an agenda for us.

Thx Susan

**Bi-Weekly Planning Initiatives  
Update  
February 11, 2019**

s.13(1)



**From:** "McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
**To:** "King, Lisa (PLN)" <Lisa.King@vancouver.ca>  
**Date:** 9/4/2018 4:27:25 PM  
**Subject:** RE: Draft DRM Write Up for 1296 W Broadway - PS-2018-00702

Thanks Lisa, as discussed- please proceed. We can discuss all issues at DRM  
Yardley

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**From:** King, Lisa (PLN)  
**Sent:** Tuesday, September 04, 2018 4:06 PM  
**To:** McNeill, Yardley  
**Subject:** Draft DRM Write Up for 1296 W Broadway - PS-2018-00702

Hi Yardley,

Attached is the draft write-up for 1296 W Broadway Street (MIRHPP enquiry on the Denny site). I bring by a paper copy and the plans. If possible, I was targeting this to go to the Sept 12 DRM meeting. If you need any further info, please let me know.

Lisa

**Lisa King**  
Rezoning Planner  
Planning, Urban Design & Sustainability  
City of Vancouver | T: 604.873.7642 | E: [lisa.king@vancouver.ca](mailto:lisa.king@vancouver.ca)

**From:** "Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>  
**To:** "McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
**CC:** "Hoese, Karen" <karen.hoese@vancouver.ca>  
**Date:** 7/6/2018 9:01:31 AM  
**Subject:** RE: FYI - Jameson- pending call with Gil ( Re: 1296 W Broadway and 1805 Larch- MIRHPP projects)

Hi Yardley

I spoke with Karen this morning on the matter below. I've sent your summary to Kevin Quinlan, and suggested that a meeting with Pappajohn and Gil is not required at this time. I've also indicated that staff are meeting with the applicant next week and that staff can relay the same message next week. In speaking with Karen, we discussed that you / Karen can send an email directly to Pappajohn if you feel it is appropriate indicating that you've heard of their comments / concerns that were raised with Kevin and respond accordingly.

Thanks again.

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:** McNeill, Yardley  
**Sent:** Thursday, July 05, 2018 6:01 PM  
**To:** Tsang-Trinaistich, Templar  
**Cc:** Hoese, Karen  
**Subject:** RE: FYI - Jameson- pending call with Gil ( Re: 1296 W Broadway and 1805 Larch- MIRHPP projects)

Hi,  
Yes I can provide some background. Both sites are part of the 20 pilot projects through the Moderate Income Rental Housing Pilot Program ( MIRHPP).

- (1) 1296 W Broadway (Denny's site) was recently approved at PH (Jan 2018) under the R- 100 policy for 170 ft. Following the Hearing, the owner submitted an EOI for the MIRHP program and the project was accepted as one of the 20 pilot projects. We understand the owner will be submitting an enquiry package next week. Staff are supportive of increasing the amount of secured rental (with 20% below market ) at this location and look forward to working with the applicant. All MIRHPP projects are following the standard rezoning enquiry and application process along with an Open House and UDP review.

We are hoping to assign this enquiry and the future application to the same team as the earlier R-100 rezoning, which will allow for some efficiencies and may reduce the timeline for both phases (pending a review of the enquiry submission). For the RZ application stage, staff discussed the notion waiving the Open House and UDP review but determined both are required as the pending proposal is intended to add another 10 storeys to the site. The scale of this change is determined to be too great, to waive the Open House and UDP review.

- (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. We 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 ).

While it would be great if the project could accommodate a small amount of secured non-profit space along with the MIRHPP proposal, it's unlikely to be financially viable. Frankly, the form and massing changes required may kill the project all on their own. There are no plans to force retention of the community programs on this site through the MIRHPP rezoning.

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 need any further information.

Regards,  
Yardley

---

**From:** Tsang-Trinaistich, Templar  
**Sent:** Thursday, July 05, 2018 11:48 AM  
**To:** McNeill, Yardley  
**Subject:** FW: FYI - Jameson

Yardley

Can you take a look at the below from Kevin Quinlan and let me know if you have any added clarity / updates on these two files? Gil would like current updates to prep for his call with Tony.

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 ☺ spoke to Tony Pappajohn who gave me an update on 2 things. Gil, I asked him to call you to talk to him directly.

(1)- says he's being asked by a new planner on the file to go back to design panel for the existing proposal on the Denny site ☹ unclear why

(2)- 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>  
**To:** "McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
**CC:** "Olinek, Jason" <Jason.Olinek@vancouver.ca>  
"Hoese, Karen" <karen.hoese@vancouver.ca>  
"Zeng, Yan" <yan.zeng@vancouver.ca>  
"Garrison, Dan \ (COV)" <Dan.Garrison@vancouver.ca>

**Date:** 2/11/2019 3:28:50 PM

**Subject:** RE: Inquiry from Councillor De Genova- MIRHPP enquiry 1296 W Broadway ( Birch )

**Attachments:** RE: Inquiry from Councillor De Genova.msg

Hi all

Further to my conversation with Karen, see enclosed response to the Councillor's assistant regarding the below.

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)

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**From:** McNeill, Yardley  
**Sent:** Saturday, February 09, 2019 10:23 AM  
**To:** Tsang-Trinaistich, Templar  
**Cc:** Olinek, Jason; Hoese, Karen; Zeng, Yan; Garrison, Dan (COV)  
**Subject:** RE: Inquiry from Councillor De Genova- MIRHPP enquiry 1296 W Broadway ( Birch )

Hi Templar,

The project is the MIRHPP enquiry from Tom Pappajohn, see recent FOI request [s.13\(1\)](#)  
[s.13\(1\)](#)

Council can of course meet with the public but since there isn't a rezoning application to refer to, the discussions should focus on the MIRHPP policy. If C. De Genova is requesting assistance with understanding that policy, perhaps Dan's group could respond back?

Yardley

---

**From:** Tsang-Trinaistich, Templar  
**Sent:** Friday, February 08, 2019 4:25 PM  
**To:** Hoese, Karen; Zeng, Yan; McNeill, Yardley  
**Cc:** Olinek, Jason  
**Subject:** FW: Inquiry from Councillor De Genova

Karen

FYI, see below from Councillor De Genova's assistant, Cheryl. [s.22\(1\)](#) is seeking a meeting with the Councillor (tentatively set for March 1<sup>st</sup>). It relates to the Denny's site. The conversation will focus on the concerns relating to the changes in the proposed development from the current CD-1 / DP design to the enquiry under MIRHPP. Cheryl is looking for some feedback if this meeting is appropriate to take (given the circumstances with the enquiry) and if staff should be there.

Thoughts? I'd say yes to staff attending if we have the option! ☺

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)

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**From:** Rowley, Cheryl  
**Sent:** Friday, February 08, 2019 3:44 PM  
**To:** Tsang-Trinaistich, Templar  
**Subject:** Inquiry from Councillor De Genova

Hi Templar,

s.22(1) has requested to meet with Councillor De Genova (see background below).

I have set up a meeting tentatively for March 1<sup>st</sup> at 11am. Councillor De Genova just wanted me to check with you and ensure the meeting is appropriate and should a staff member be present?

Thanks very much,

**Cheryl Rowley** | Assistant to Councillor Melissa De Genova  
CITY OF VANCOUVER | City Clerk's Dept.  
P: 604.871.6714  
E: [cheryl.rowley@vancouver.ca](mailto:cheryl.rowley@vancouver.ca)

**From:** s.22(1)  
**Date:** January 31, 2019 at 12:44:29 PM PST  
**To:** <[CLRdegenova@vancouver.ca](mailto:CLRdegenova@vancouver.ca)>  
**Subject:** Re: Meeting Requested

Good afternoon Councillor De Genova,

A week ago, I wrote requesting a meeting to discuss a development matter in my neighbourhood. I haven't heard back, so I'm writing to ensure that you received my email and to check whether you'd be able to meet.

My colleague and I have had very informative meetings with your caucus, and we'd appreciate the opportunity to meet with you as well.

Thanks for your time and I look forward to hearing from you.

Regards,

s.22(1)

---

**From:** s.22(1)  
**Sent:** Thursday, January 24, 2019 2:02 PM  
**To:** 'CLRdegenova@vancouver.ca'  
**Subject:** Re: Meeting Requested

Dear Councillor De Genova,

I am writing to request a meeting with you to discuss a development matter in my neighbourhood. The matter of concern is the redevelopment of the Denny<sup>3</sup> site at Birch & Broadway, and the consequences for the Fairview/South Granville/False Creek communities. The redevelopment was originally approved for a 16-storey building, and now the developer is pursuing approval for a 28-storey building.

Your input is of significant importance to this matter, and I would appreciate the opportunity to discuss it with you. Recognizing that you have a very full schedule, I would be happy to coordinate a time/date with your assistant.

Thanks for your time, and I look forward to your response.

Regards,

s.22(1)

**From:** "Cheng, Paul" <paul.cheng@vancouver.ca>  
**To:** "Hiebert, Karis" <karis.hiebert@vancouver.ca>  
"Cho, Edna" <edna.cho@vancouver.ca>  
**CC:** "Olinek, Jason" <Jason.Olinek@vancouver.ca>  
"Dow, Kari" <Kari.Dow@vancouver.ca>  
"Potter, Timothy" <Timothy.Potter@vancouver.ca>  
"Garrison, Dan \ (COV)" <Dan.Garrison@vancouver.ca>  
**Date:** 5/15/2018 2:41:19 PM  
**Subject:** RE: Interim Rezoning Policy for Broadway

Btw,

The development permit application has also been made for the Rental100 CD-1.

Wow, the Housing people sure like to offer up a huge menu of options.

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division  
Planning, Urban Design and Sustainability  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7100

---

**From:** Cheng, Paul  
**Sent:** Tuesday, May 15, 2018 2:33 PM  
**To:** Hiebert, Karis; Cho, Edna  
**Cc:** Olinek, Jason; Dow, Kari  
**Subject:** RE: Interim Rezoning Policy for Broadway

Oooh! Just checked with Karis, and it looks like a NEW MHRIPP enquiry has been made for this site.

Even though we just recently brought the 15-storey version for council approval in January:

<http://council.vancouver.ca/20180116/phea20180116ag.htm>

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division  
Planning, Urban Design and Sustainability  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7100

---

**From:** Hiebert, Karis  
**Sent:** Tuesday, May 15, 2018 2:21 PM  
**To:** Cho, Edna  
**Cc:** Cheng, Paul; Olinek, Jason; Dow, Kari  
**Subject:** FW: Interim Rezoning Policy for Broadway

See below. It is on the MHRIPP list, correct?

Thanks,

Karis

---

**From:** Cheng, Paul  
**Sent:** Tuesday, May 15, 2018 9:54 AM  
**To:** Olinek, Jason; Hiebert, Karis; Dow, Kari; Crowley, Sarah  
**Cc:** Sovdi, Holly  
**Subject:** RE: Interim Rezoning Policy for Broadway

The 1296 W Broadway rezoning was recently passed by Council under the Rental100 policy.

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division  
Planning, Urban Design and Sustainability  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7100

---

**From:** Olinek, Jason  
**Sent:** Tuesday, May 15, 2018 9:51 AM  
**To:** Hiebert, Karis; Dow, Kari  
**Cc:** Sovdi, Holly; Cheng, Paul  
**Subject:** RE: Interim Rezoning Policy for Broadway

Paul Cheng is the Development Planner for the Denny's site. As far as I am aware, it is not on the MHIRPP list presently but, I haven't seen an update to it for a couple weeks. -Jason

---

**From:** Hiebert, Karis  
**Sent:** May-15-18 9:13 AM  
**To:** Dow, Kari; Olinek, Jason  
**Cc:** Sovdi, Holly  
**Subject:** FW: Interim Rezoning Policy for Broadway

Jason,

I'll find some time in our schedules to discuss. Jason, can you pull this inquiry and bring to the meeting?

Thanks,

Karis

---

**From:** Hiebert, Karis  
**Sent:** Tuesday, May 15, 2018 9:11 AM  
**To:** Cho, Edna; Sovdi, Holly  
**Subject:** RE: Interim Rezoning Policy for Broadway

Perhaps we need a discussion with the development planner reviewing the inquiry (Jason?). They should be fine under this interim rezoning policy if they get a written response in the next few weeks.

I'll follow up with Jason and Kari to assess what they see as reasonable, anticipating some potential for additional height around Granville as an outcome of future planning.

Karis

---

**From:** Cho, Edna  
**Sent:** Monday, May 14, 2018 4:51 PM  
**To:** Sovdi, Holly; Hiebert, Karis

**Subject:** Interim Rezoning Policy for Broadway

Hi both,

The Denny's site still keeps coming up. It came in as an enquiry under the MIRHPP pilot – for market and below-market rental.

We may need to consider finding a way to put a gate around it.

Happy to discuss if warranted.

Thanks,

Edna

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

**From:** "Cho, Edna" <edna.cho@vancouver.ca>  
**To:** "Hiebert, Karis" <karis.hiebert@vancouver.ca>  
"Bennett, Zachary" <zak.bennett@vancouver.ca>  
"Olinek, Jason" <Jason.Olinek@vancouver.ca>  
**CC:** "Dow, Kari" <Kari.Dow@vancouver.ca>  
"Cheng, Paul" <paul.cheng@vancouver.ca>  
**Date:** 5/15/2018 5:23:37 PM  
**Subject:** RE: Interim Rezoning Policy for Broadway

Hi all,

As part of the MIRHPP pilot program, interested applicants were asked to submit a proposal by February 16, 2018. We received 55 proposals - several within the Broadway Corridor Study area, with the Denny's site being one of them. As part of the review process, the project scored in the top 10 and was seen as the most favourable of the Broadway C3A projects, but was not invited to proceed to rezoning enquiry because the planning work hadn't started for the Broadway Corridor yet. In their response letter, they were asked to wait for the Broadway Corridor work.

We also provided the following advice in the response letter to leave possibilities open in the future:  
*Staff note that if you decide to proceed with the approved secured rental application consideration for structural reinforcement should be given to facilitate additional height in future. If this is pursued additional consideration may have to be given for below grade programming including parking, storage, etc.*

We did get some push back. At a recent Housing Leadership Meeting – the CM asked about the interim rezoning policy and whether any sites that had proposed MIRHPP would be considered. We had a similar question from Cllr Louie when we did a briefing with him in March.

From a Housing Policy perspective, a MIRHPP proposal is better for affordability, especially now as new market rents are so high on the Westside. So it's a missed opportunity, but not the end of the world. And if the DE is already in then perhaps the applicant has accepted this advice and has moved on.

Perhaps we should just be prepared at Council if the question comes up about the interim rezoning policy and how we handle inquiries that are proposing below-market rental housing.

Thanks,

Edna

---

**From:** Hiebert, Karis  
**Sent:** Tuesday, May 15, 2018 3:17 PM  
**To:** Bennett, Zachary; Olinek, Jason  
**Cc:** Dow, Kari; Cheng, Paul; Cho, Edna  
**Subject:** RE: Interim Rezoning Policy for Broadway

OK, thanks for your input all. I will discuss with Edna in greater detail.

---

**From:** Bennett, Zachary  
**Sent:** Tuesday, May 15, 2018 3:05 PM  
**To:** Olinek, Jason; Hiebert, Karis  
**Cc:** Dow, Kari; Cheng, Paul; Cho, Edna  
**Subject:** RE: Interim Rezoning Policy for Broadway

The Denny site at 1296 W Broadway came forward with early interest under the MIRHPP program. They were advised to wait for the upcoming Broadway corridor work however, and not included on the shortlist of 20 to proceed to rezoning enquiry stage.

- Zak

---

**From:** Olinek, Jason  
**Sent:** Tuesday, May 15, 2018 2:25 PM  
**To:** Bennett, Zachary  
**Subject:** FW: Interim Rezoning Policy for Broadway

Zak?

---

**From:** Hiebert, Karis  
**Sent:** May-15-18 2:21 PM  
**To:** Cho, Edna  
**Cc:** Cheng, Paul; Olinek, Jason; Dow, Kari  
**Subject:** FW: Interim Rezoning Policy for Broadway

See below. It is on the MHRIPP list, correct?

Thanks,

Karis

---

**From:** Cheng, Paul  
**Sent:** Tuesday, May 15, 2018 9:54 AM  
**To:** Olinek, Jason; Hiebert, Karis; Dow, Kari; Crowley, Sarah  
**Cc:** Sovdi, Holly  
**Subject:** RE: Interim Rezoning Policy for Broadway

The **1296 W Broadway** rezoning was recently passed by Council under the Rental100 policy.

Paul C.P. Cheng, Architect AIBC, LEED A.P.  
Senior Development Planner  
Urban Design Division  
Planning, Urban Design and Sustainability  
City of Vancouver  
Tel. 604.871.6665 Fax 604.873.7100

---

**From:** Olinek, Jason  
**Sent:** Tuesday, May 15, 2018 9:51 AM  
**To:** Hiebert, Karis; Dow, Kari  
**Cc:** Sovdi, Holly; Cheng, Paul  
**Subject:** RE: Interim Rezoning Policy for Broadway

Paul Cheng is the Development Planner for the Denny site. As far as I am aware, it is not on the MHRIPP list presently but, I haven't seen an update to it for a couple weeks. -Jason

---

**From:** Hiebert, Karis  
**Sent:** May-15-18 9:13 AM  
**To:** Dow, Kari; Olinek, Jason  
**Cc:** Sovdi, Holly  
**Subject:** FW: Interim Rezoning Policy for Broadway

Jason,

Can I find some time in our schedules to discuss. Jason, can you pull this inquiry and bring to the meeting?

Thanks,

Karis

---

**From:** Hiebert, Karis  
**Sent:** Tuesday, May 15, 2018 9:11 AM  
**To:** Cho, Edna; Sovdi, Holly  
**Subject:** RE: Interim Rezoning Policy for Broadway

Perhaps we need a discussion with the development planner reviewing the inquiry (Jason?). They should be fine under this interim rezoning policy if they get a written response in the next few weeks.

I'll follow up with Jason and Kari to assess what they see as reasonable, anticipating some potential for additional height around Granville as an outcome of future planning.

Karis

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**From:** Cho, Edna  
**Sent:** Monday, May 14, 2018 4:51 PM  
**To:** Sovdi, Holly; Hiebert, Karis  
**Subject:** Interim Rezoning Policy for Broadway

Hi both,

The Denny site still keeps coming up. It came in as an enquiry under the MIRHPP pilot for market and below-market rental.

We may need to consider finding a way to put a gate around it.

Happy to discuss if warranted.

Thanks,

Edna

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

**From:** "Wells, Neal" <Neal.Wells@vancouver.ca>  
**To:** "Hoese, Karen" <karen.hoese@vancouver.ca>  
"Crowley, Sarah" <Sarah.Crowley@vancouver.ca>  
**CC:** "Law, Andrea" <andrea.law@vancouver.ca>  
"McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
"Wroblewski, Andrew" <andrew.wroblewski@vancouver.ca>  
"Greer, John" <john.greer@vancouver.ca>  
"Olinek, Jason" <Jason.Olinek@vancouver.ca>

**Date:** 1/25/2019 1:04:24 PM

**Subject:** RE: Media request - 1296 West Broadway

Thanks Karen, and much appreciated all!

---

**From:** Hoese, Karen  
**Sent:** Friday, January 25, 2019 1:00 PM  
**To:** Wells, Neal; Crowley, Sarah  
**Cc:** Law, Andrea; McNeill, Yardley; Wroblewski, Andrew; Greer, John; Olinek, Jason  
**Subject:** RE: Media request - 1296 West Broadway

Looks good! One minor edit highlighted below.

Karen Hoese

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

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**From:** Wells, Neal  
**Sent:** Friday, January 25, 2019 12:12 PM  
**To:** Crowley, Sarah; Hoese, Karen  
**Cc:** Law, Andrea; McNeill, Yardley; Wroblewski, Andrew; Greer, John; Olinek, Jason  
**Subject:** RE: Media request - 1296 West Broadway

Thanks again Sarah, Karen here's the updated version for your signoff.

s.13(1)



**From:** Crowley, Sarah  
**Sent:** Friday, January 25, 2019 11:41 AM  
**To:** Wells, Neal; Olinek, Jason; Hoese, Karen  
**Cc:** Law, Andrea; McNeill, Yardley; Wroblewski, Andrew; Greer, John  
**Subject:** RE: Media request - 1296 West Broadway

Hi Neal,

No problem at all, you are welcome. The date of rezoning approval for the previous 16 storey development should read **Jan 16, 2018** (as noted in my previous email). That is the date it was approved by Council at Public Hearing. The link to the Council date and report is here: <https://council.vancouver.ca/20180116/phea20180116ag.htm> . I would also mention at this approval pertained to the "rezoning application" rather than simply application for clarity purposes.

I understand your concerns around staff support, however I just referenced staff support in principle to consider it under MIRHPP at this location. Housing Policy staff did preliminary vet this through the MIRHPP selection process already to be considered as one of the 20 applications under the pilot. As with all MIRHPP proposals, the progress of this MIRHPP is contingent on the submission of a rezoning enquiry and further analysis before it would proceed to a full rezoning application. With all rezoning applications, this is ultimately approved by Council.

I will leave it with Karen to approve the final wording on this press release with you.

If you need anything further at this time, just let me know.

Thanks,

Sarah Crowley MRUP  
Rezoning Planner | Rezoning Centre  
Planning, Urban Design and Sustainability  
City of Vancouver  
604.873.7455 | [sarah.crowley@vancouver.ca](mailto:sarah.crowley@vancouver.ca)

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**From:** Wells, Neal  
**Sent:** Friday, January 25, 2019 10:37 AM  
**To:** Crowley, Sarah; Olinek, Jason; Hoese, Karen  
**Cc:** Law, Andrea; McNeill, Yardley; Wroblewski, Andrew; Greer, John  
**Subject:** RE: Media request - 1296 West Broadway

Hi Sarah, thanks very much for the additional info and thanks also for looping in someone from my team on the letter previously.

There's been City Hall Watch and Price Tags posts on this already, so the reporter should know all of this info already. What I'm hoping to do is confirm that we haven't received the application yet and indicate that the process has been initiated (with the pre-app open house) by the applicant. **s.13(1)**



I'd like to go with this to keep it simple and straightforward. If there are any inaccuracies please let me know. If not, Karen could you please give me the go ahead? Thanks!

**s.13(1)**



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**From:** Crowley, Sarah  
**Sent:** Friday, January 25, 2019 10:18 AM  
**To:** Wroblewski, Andrew; Wells, Neal; Olinek, Jason; Greer, John  
**Cc:** Law, Andrea; Hoese, Karen; McNeill, Yardley  
**Subject:** RE: Media request - 1296 West Broadway

Hi Neal,

Communications has worked with Rezoning on the wording of a notification letter before Christmas – see attached. For consistency, may I suggest that similar language can be applied to the media request? I have extracted some key messaging and modified accordingly – see below:

Let me know if you require anything else.

Thanks,

Sarah Crowley MRUP  
Rezoning Planner | Rezoning Centre  
Planning, Urban Design and Sustainability  
City of Vancouver  
604.873.7455 | [sarah.crowley@vancouver.ca](mailto:sarah.crowley@vancouver.ca)

---

**From:** Wroblewski, Andrew  
**Sent:** Friday, January 25, 2019 9:10 AM  
**To:** Wells, Neal; Olinek, Jason; Greer, John  
**Cc:** Law, Andrea; Crowley, Sarah  
**Subject:** RE: Media request - 1296 West Broadway

Hi Neal,  
The pre-application open house was for a rezoning application.  
I suggest the following edits.

Thanks,  
Andrew

---

**From:** Wells, Neal  
**Sent:** Friday, January 25, 2019 9:05 AM  
**To:** Olinek, Jason; Greer, John; Wroblewski, Andrew  
**Cc:** Law, Andrea  
**Subject:** RE: Media request - 1296 West Broadway

Morning!

I had a quick chat with Andrew yesterday and based on that this is what I'm proposing for a statement back:

s.13(1)



Any concerns?

Neal

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**From:** Wells, Neal  
**Sent:** Thursday, January 24, 2019 3:49 PM  
**To:** Olinek, Jason; Greer, John; Wroblewski, Andrew  
**Cc:** Law, Andrea  
**Subject:** Media request - 1296 West Broadway

Hi guys, we've had a request from the Courier on the site formerly known as 1296 West Broadway.

The reporter is looking for a status update on the project at 2538 Birch St. and confirmation that the applicant is looking at 28 storeys rather than the 16 floors.

Please let me know what we can release in terms of details and next steps.

Thanks!

Neal

Neal Wells | Communications Manager  
Civic Engagement and Communications | City of Vancouver  
t. 604.829.2063 c. s.15(1)(l)  
[neal.wells@vancouver.ca](mailto:neal.wells@vancouver.ca)

**From:** "Naylor, Michael" <michael.naylor@vancouver.ca>  
**To:** "Tuerlings, Leslie" <leslie.tuerlings@vancouver.ca>  
**CC:** "Wong, Tamarra" <Tamarra.Wong@vancouver.ca>  
"Crowley, Sarah" <Sarah.Crowley@vancouver.ca>  
"McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
"Hoese, Karen" <karen.hoese@vancouver.ca>

**Date:** 12/14/2018 11:17:06 AM

**Subject:** RE: MEETING REQUESTED - Birch & Broadway

Hi Leslie,

This concerns a proposed tower on the southeast corner, addressed as 1296 W Broadway (or 2538 Birch St). There is CD-1 zoning for this site approved at public hearing on Jan. 16, 2018 and enacted July 24, 2018 to allow a 17-storey building with secured market rental housing and retail at grade. A DP application under the current CD-1 is in process (DP-2018-00425).

What's happening though is that the site is now being considered under the Moderate Income Rental Housing Interim Rezoning Policy. The proposed height is 28 storeys. This proposal was recently shared by the proponent with the Fairview community in a public open house (hosted by the proponent, not the City). The proposal is at the enquiry stage. Staff have yet to determine whether rezoning will be supported and at what height.

Sarah Crowley is the rezoning planner and Yardley McNeill the senior planner on the file.

Michael Naylor | Senior Rezoning Planner  
Planning, Urban Design & Sustainability | City of Vancouver  
t. 604.871.6269  
[michael.naylor@vancouver.ca](mailto:michael.naylor@vancouver.ca)

---

**From:** Tuerlings, Leslie  
**Sent:** Friday, December 14, 2018 10:30 AM  
**To:** Naylor, Michael  
**Cc:** Wong, Tamarra  
**Subject:** FW: MEETING REQUESTED

Hi Michael,

I checked the schedule and nothing jumped out at me. Do you know of any developments at Birch and Broadway that have been scheduled for Public Hearing? (see red text below)

Thank you,

Leslie

Leslie Tuerlings | Meeting Coordinator  
CITY OF VANCOUVER | Office of the City Clerk  
604.873.7015 | [leslie.tuerlings@vancouver.ca](mailto:leslie.tuerlings@vancouver.ca)

---

**From:** Wong, Tamarra  
**Sent:** Friday, December 14, 2018 9:46 AM  
**To:** Tuerlings, Leslie  
**Subject:** FW: MEETING REQUESTED

Hi Leslie,

Do you know if this project has been referred to public hearing or is scheduled for public hearing?

Thanks!

**Tamarra Wong**

Assistant to Councillors | City of Vancouver

P: 604.871.6710

E: [tamarra.wong@vancouver.ca](mailto:tamarra.wong@vancouver.ca)

---

**From:** Dominato, Lisa

**Sent:** Thursday, December 13, 2018 10:59 PM

**To:** Wong, Tamarra

**Subject:** Re: MEETING REQUESTED

Can you pls find out if this project has been referred to public hearing or is scheduled for public hearing? Thx

Sent from my iPhone

On Dec 12, 2018, at 3:07 PM, Wong, Tamarra <[Tamarra.Wong@vancouver.ca](mailto:Tamarra.Wong@vancouver.ca)> wrote:

Hi Lisa,

Here's [s.22\(1\)](#) response:

The nature of our matter lies within the Fairview community and potential unintended consequences from an original 16-storey zoning approval to a 28-storey building at Birch/Broadway.

With over 300 engaged citizens it is our hope that two of us can meet with you to further outline the position and seek your comments.

The citizens appreciate the need for density and affordable housing but engagement and availability of a community plan is of equal importance.

Please let me know if you would like me to schedule a meeting.

Tamarra

**Tamarra Wong**

Assistant to Councillors | City of Vancouver

P: 604.871.6710

E: [tamarra.wong@vancouver.ca](mailto:tamarra.wong@vancouver.ca)

---

**From:** Dominato, Lisa

**Sent:** Wednesday, December 12, 2018 10:41 AM

**To:** Wong, Tamarra

**Subject:** Fwd: MEETING REQUESTED

Can you pls follow up and find out what this is regarding?

Begin forwarded message:

**From:** s.22(1)  
**Date:** December 11, 2018 at 6:21:06 PM PST  
**To:** <clrdominato@vancouver.ca>  
**Subject:** MEETING REQUESTED

*Dear Councillor Dominato,*

*First my congratulations on your election to Vancouver City Council!*

*I am writing now to request the opportunity to meet with you to discuss a civic development matter and to seek your recommendations.*

*Recognizing the budget is the current focus of City Council and holidays are soon to be taken, I welcome talking with your assistant in order to set a date in January.*

*Looking forward to your valued response and meeting you in January.*

*Warmest regards and wishes for a wonderful holiday.*

s.22(1)

**From:** "Hoese, Karen" <karen.hoese@vancouver.ca>  
**To:** "Anderson, Graham" <Graham.Anderson@vancouver.ca>  
"Garrison, Dan (COV)" <Dan.Garrison@vancouver.ca>  
**CC:** "Cho, Edna" <edna.cho@vancouver.ca>  
"Bennett, Zachary" <zak.bennett@vancouver.ca>  
**Date:** 6/11/2018 4:34:35 PM  
**Subject:** RE: MIHRPP Waitlist Response Letters

I'm good with the letters.

Thanks!

Karen Hoese

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

---

**From:** Anderson, Graham  
**Sent:** Monday, June 11, 2018 3:37 PM  
**To:** Hoese, Karen; Garrison, Dan (COV)  
**Cc:** Cho, Edna; Bennett, Zachary  
**Subject:** MIHRPP Waitlist Response Letters  
**Importance:** High

Hi Dan & Karen,

Attached are the letters we've prepared to go out to waitlisted MIRHPP applicants. Given the time sensitivities, especially related to the Broadway Corridor work, we're hoping to have sign off to get these out tomorrow.

These invitations follow from the withdrawal of 3 of the top 20 projects that were originally invited to proceed with an enquiry. [s.13\(1\), s.17\(1\)](#)

Invites to Proceed:

1. 1296 W Broadway @Denny Site C-3A (Jameson) *signed off previously*
2. [s.13\(1\), s.17\(1\)](#)
3. [REDACTED]

Hold on Waitlist:

1. [s.13\(1\), s.17\(1\)](#)
2. [REDACTED]
3. [REDACTED]
4. [REDACTED]
5. [REDACTED]

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:** "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>  
**To:** "Garrison, Dan (COV)" <Dan.Garrison@vancouver.ca>  
**CC:** "Cho, Edna" <edna.cho@vancouver.ca>  
"Anderson, Graham" <Graham.Anderson@vancouver.ca>  
"McNaney, Kevin" <kevin.mcnaney@vancouver.ca>  
"Hiebert, Karis" <karis.hiebert@vancouver.ca>

**Date:** 5/29/2018 2:01:30 PM

**Subject:** RE: MIRHPP - 1296 W Broadway - Follow-Up Response Letter - May 2018

Letter looks good to me. If we send the letter supporting the inquiry before June 20<sup>th</sup>, they can proceed based on the draft Interim Rezoning Policy that will be considered as part of the Broadway Plan ToR.

Holly

---

**From:** Garrison, Dan (COV)  
**Sent:** Thursday, May 24, 2018 3:09 PM  
**To:** McNaney, Kevin; Sovdi, Holly; Hiebert, Karis  
**Cc:** Cho, Edna; Anderson, Graham  
**Subject:** MIRHPP - 1296 W Broadway - Follow-Up Response Letter - May 2018

Hi all,

Graham has drafted a letter based on the previous MIRHPP response letters. The idea here is that if we send this letter, we would not have to amend the Interim Rezoning Policy to enable this site to proceed during Broadway Corridor Planning. We could go ahead as it is an application that has received a positive response to an inquiry.

Please have a look and let us know how this sits with you, or if we need to find 30 mins to discuss, that's ok too.

Thanks,  
Dan

**From:** "Garrison, Dan \(\COV\)" <Dan.Garrison@vancouver.ca>  
**To:** "Cho, Edna" <edna.cho@vancouver.ca>  
**CC:** "Anderson, Graham" <Graham.Anderson@vancouver.ca>  
**Date:** 5/24/2018 3:04:28 PM  
**Subject:** RE: MIRHPP - 1296 W Broadway - Follow-Up Response Letter - May 2018

This is good, thanks! I'll forward it. I'll start with Kevin, Karis and Holly, and cc you both. Then if they're comfortable, we'll make a recommendation to Gil. I'm pretty sure Holly is supportive (he told me today he thinks 26 storeys might be leaving density on the table!), but not sure about Kev.

Let's give it the old college try.

Thanks again,  
Dan

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

**From:** Cho, Edna  
**Sent:** Thursday, May 24, 2018 12:45 PM  
**To:** Garrison, Dan (COV)  
**Cc:** Anderson, Graham  
**Subject:** FW: MIRHPP - 1296 W Broadway - Follow-Up Response Letter - May 2018

Hi Dan,

Graham has drafted the response letter to Jameson/Pappajohn for the Denny's site. Let us know if you have any comments.

What would you like to do in terms of next steps? Do you want me to send this out to Gil, Kevin, and Karis? Or would you like to do that?

Thanks,

Edna

**From:** "Garrison, Dan \(\COV\)" <Dan.Garrison@vancouver.ca>  
**To:** "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>  
**CC:** "McNaney, Kevin" <kevin.mcnaney@vancouver.ca>  
"Cho, Edna" <edna.cho@vancouver.ca>  
**Date:** 6/1/2018 5:35:43 PM  
**Subject:** Re: MIRHPP - 1296 W Broadway - Follow-Up Response Letter - May 2018

---

Thanks Holly (and Kevin). Good addition to emphasize the point.

Thanks,  
Dan

Sent from my iPhone

On Jun 1, 2018, at 5:02 PM, Sovdi, Holly <Holly.Sovdi@vancouver.ca> wrote:

Hi Dan,

Kevin reviewed the letter and added the highlighted sentence noting that the form may need work. We just dropped a copy off for Gil to review over the weekend and should have some direction on Monday.

Have a good weekend!

Holly

<MIRHPP - 1296 W Broadway - Follow-Up Response Letter - May 2018.DOCX>

**From:** "Christa Min" <Christa.Min@IBIGroup.com>  
**To:** "Tom Pappajohn" <tom@jamesoncorp.ca>  
**CC:** "King, Lisa (PLN)" <Lisa.King@vancouver.ca>  
**Date:** 7/24/2018 5:02:00 PM  
**Subject:** RE: MIRHPP Enquiry at 1296 W Broadway  
**Attachments:** 2018-07-09\_MIRHPP\_Birch and Broadway BOOKLET\_sm.pdf

Hello, Lisa,

Please see attached PDF.

Thanks.

---

**From:** Tom Pappajohn [mailto:tom@jamesoncorp.ca]  
**Sent:** Tuesday, July 24, 2018 4:17 PM  
**To:** Christa Min <Christa.Min@IBIGroup.com>  
**Cc:** Lisa King <lisa.king@vancouver.ca>  
**Subject:** Fw: MIRHPP Enquiry at 1296 W Broadway

Hi Christa

Could you kindly send a link to Lisa King at the COV with the complete architectural package incorporated into the full booklet/presentation.

Kind Regards,

Tom Pappajohn  
Jameson Development Corp.

---

**From:** King, Lisa (PLN) <Lisa.King@vancouver.ca>  
**Sent:** Tuesday, July 24, 2018 3:30 PM  
**To:** Tom Pappajohn  
**Subject:** RE: MIRHPP Enquiry at 1296 W Broadway

Hi Tom,

The plans are not attached to your email. Could you please reforward them to me.

Thanks,

Lisa

---

**From:** Tom Pappajohn [mailto:tom@jamesoncorp.ca]  
**Sent:** Thursday, July 19, 2018 5:12 PM  
**To:** King, Lisa (PLN)  
**Cc:** Tom Pappajohn  
**Subject:** Re: MIRHPP Enquiry at 1296 W Broadway

Hi Lisa,

As requested, please find attached the submitted plans with parking levels included. Our apologies for not including originally.

Regards,

Tom Pappajohn  
Jameson Development Corp.

Christa Min <Christa.Min@IBIGroup.com>

Today, 4:40 PM

Hi, Tom,

Here are the plans including the parking.

Christa Min

**IBI GROUP**

Suite 700 - 1285 West Pender Street  
Vancouver BC V6E 4B1 Canada  
tel +1 604 683 8797 ext 67066 fax +1 605 683 0492



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**From:** King, Lisa (PLN) <Lisa.King@vancouver.ca>

**Sent:** Thursday, July 19, 2018 4:11 PM

**To:** Tom Pappajohn

**Subject:** MIRHPP Enquiry at 1296 W Broadway

Hi Tom,

I received your rezoning enquiry application for a 26-storey mixed use building at 1296 W Broadway. I noticed that the plans submitted do not have parking plans included. Can you or IBI please email me a pdf of the enquiry drawings with the parking plans attached?

Thanks,

Lisa

**Lisa King**

Rezoning Planner

Planning, Urban Design & Sustainability

City of Vancouver | T: 604.873.7642 | E: [lisa.king@vancouver.ca](mailto:lisa.king@vancouver.ca)



JAMESON  
DEVELOPMENT  
CORP

## Broadway & Birch Project – Moderate Income Rental Housing Pilot Program Application



IBI Group on behalf of Jameson Development Corp.  
Submitted for Rezoning Advice, July 9, 2018



JAMESON  
DEVELOPMENT  
CORP

JULY 9, 2018

#### INQUIRER

IBI Group  
700-1285 West Pender Street  
Vancouver BC V6E 4B1  
Tony Wai  
604-683-8797  
tony.wai@ibigroup.com

On behalf of:  
Jameson Development Corp  
Tom Pappajohn  
604-732-7122  
tom@jamesoncorp.ca

#### PROPERTY ADDRESS

1296 West Broadway  
Vancouver BC

#### LEGAL DESCRIPTION

Lot 1 Plan EPP81033  
Of Lots 1, 2, & 3 Block 353  
District Lot 526 GP.1 NWD Plan 590  
(PID Nos. 015-185-303, 015-185-311 &  
015-185-320)

#### CURRENT USE

CD-1



### 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 endeavour 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	1296 West Broadway
Property Identification Number	030-417-261
Legal Description	LOT 1 BLOCK 353 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP81033
Existing Zoning District or CD-1 number	CD-1

#### Enquirer Information

Contact Name	Tom Pappajohn
Firm/Affiliation	Jameson Broadway and Birch LP
Address	670 - 1665 West Broadway, Vancouver BC V6J 1X1
Telephone	604 - 732 - 7122
Email	tom@jamesoncorp.ca

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: Yardley McNeill Development Planner: \_\_\_\_\_

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

1. Downtown Division - Michael Naylor	Planning, Urban Design and Sustainability, City of Vancouver, Second Floor, West Annex, 515 West 10 <sup>th</sup> Avenue Vancouver, BC, V5Y 1V4
2. Midtown Division - Yardley McNeill	
3. Vancouver South - Michelle McGuire	

For staff use only:	Pre-submittal number:	Date received:
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West Annex, 515 West 10th Avenue, Vancouver, BC, V5Y 1V4  
Application Questions: 604.873.7038 or [planninginfo@vancouver.ca](mailto:planninginfo@vancouver.ca)

### Submission Requirements Checklist

1	<b>Application Context Description</b> • Brief description of the current use and development on the site and its surrounding context.	<input checked="" type="checkbox"/>
2	<b>Brief Description of Proposal</b> • 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). • Program and function (e.g. land uses and hours of operation).	<input checked="" type="checkbox"/>
3	<b>Brief description of applicable plans, policies and guidelines</b> • Identify the applicable rezoning policy. • 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. • Identify which option within the <i>Green Buildings Policy for Rezonings</i> is proposed, and what strategies are intended to meet the requirements of that option. • If required, and suggested by the Rezoning Planner, identify: • How the <i>Rezoning Policy for Sustainable Large Developments</i> is integrated into the site. • How the proposal meets the <i>General Policy for Higher Buildings</i> .	<input checked="" type="checkbox"/>
4	<b>Public Benefits</b> • 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.).	<input checked="" type="checkbox"/>
5	<b>Urban Design Analysis</b> Drawings should be scaled and include: • Dimensioned plans, sections and elevations, including overall dimension strings; • Site Plan, including property lines and existing City curb lines; • Current and proposed setbacks; • Site plan and elevation drawings, including existing building footprints and elevations of two adjacent developments in each direction; • Sections through the proposed building showing the context (sidewalks, roadways, etc.); • Photos of the site and nearby properties as seen from the street, keyed to a context plan; and • Preliminary strategies, opportunities, or constraints for the site Integrated Rainwater Management Plan.	<input checked="" type="checkbox"/>
6	<b>Additional Information (to be determined in consultation with the Rezoning Planner):</b> • 3D and perspective drawings; • Alternate options for siting and massing; • Conceptual landscape design; • If there are "permit" trees on site, or if there are potential impacts to street or adjacent trees: o Arborist Report o A detailed site plan (based on accurate survey information) showing existing trees and describing any proposals for tree retention or removal; • Section through street with building heights noted; • Shadow diagrams in plan view at standard times showing adjacent properties; and • View cone locations and elevations. • 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.	<input checked="" type="checkbox"/>

West Annex, 515 West 10th Avenue, Vancouver, BC, V5Y 1V4  
Application Questions: 604.873.7038 or [planninginfo@vancouver.ca](mailto:planninginfo@vancouver.ca)



# Project Statistics

PROJECT SUMMARY	
SITE AREA	18,762 SF
PROPOSED RESIDENTIAL AREA	167,141 SF
PROPOSED RETAIL/OFFICE AREA	27,815 SF
PROPOSED FLOOR SPACE RATIO	10.39
SECURED MARKET RENTAL UNITS	206
MODERATE INCOME RENTAL UNITS	52

FLOOR AREA		(SF)	(SM)				
Site Area		18,762	1743.05				
Level	Floor to Floor Height (F)	Elevation (F)	Retail / Office	Residential	Rentable (Net)	Efficiency	Amenity (Exclusions)
Root	9.92	408.54					
26	9.17	399.37		5386	4549	84.5%	
25	9.17	390.20		5386	4549	84.5%	
24	9.17	381.03		5386	4549	84.5%	
23	9.17	371.86		5386	4549	84.5%	
22	9.17	362.69		5386	4549	84.5%	
21	9.17	353.52		6172	4552	73.8%	
20	9.17	344.35		6172	5249	85.0%	
19	9.17	335.18		6172	5249	85.0%	
18	9.17	326.01		6172	5249	85.0%	
17	9.17	316.84		6172	5249	85.0%	
16	9.17	307.67		6911	4508	65.2%	
15	9.17	298.50		6911	4508	65.2%	
14	9.17	289.33		6911	4509	65.2%	
13	9.17	280.17		6911	5962	86.3%	
12	9.17	271.00		6911	5962	86.3%	
11	9.17	261.83		6911	5962	86.3%	
10	9.17	252.67		6911	5962	86.3%	
9	9.17	243.50		6911	5962	86.3%	
8	9.17	234.33		6911	5962	86.3%	
7	9.17	225.17		6892	5909	85.7%	
6	9.17	216.00		9319	8294	89.0%	
5	9.17	206.83		9319	8294	89.0%	
4	9.17	197.67		9447	8424	89.2%	
3	9.17	188.50		9667	7841	81.1%	646
2	13	173.50	14,914	938			
Mezz (Mech)			2,179	331			
1	19	154.50	10,722	1,239			
Total	254.04		27,815	167,141	136,352	81.6%	646
Total Gross Area				195,602			
Total Net Area				194,956			
FSR Achieved				10.39			

UNIT MIX				
Total Number of Units				
Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom
26	3	4	2	
25	3	4	2	
24	3	4	2	
23	3	4	2	
22	1	2	2	2
21		4	4	1
20		4	4	1
19		4	4	1
18		4	4	1
17		4	4	1
16	2	5	3	1
15	3	6	3	
14	3	6	3	
13	3	6	3	
12	3	6	3	
11	3	6	3	
10	3	6	3	
9	3	6	3	
8	3	6	3	
7		3		5
6	5	5	4	1
5	5	5	4	1
4	5	3	4	2
3		4	3	4
2				
1				
Total	54	111	72	21
% of Total	21%	43%	27.9%	8.1%

UNIT MIX BY TYPE						
	Market Rental Portion		Below Market Rental Portion		Total # of Units	Total % of Units
	Number of Units	% of Market Units	Number of Units	% of Below Market Units		
Studio	41	19.90%	13	25.00%	54	20.93%
1-Bed	91	44.17%	20	38.46%	111	43.02%
2-Bed	57	27.67%	15	28.85%	72	27.91%
3-Bed	17	8.25%	4	7.69%	21	8.14%
TOTAL	206	100%	52	100%	258	100%

PARKING AND BICYCLE SPACES: CITY REQUIREMENTS			
Use	Bylaw	Definition	Required
<b>Secured Market Rental Residential</b>			
Parking Stalls	Vancouver Parking Bylaw Section 4.5B	Minimum of 1 stall per 1346 SF Less 20% for proximity to major bus routes	Total Residential Area = 140,472 SF 140,472 SF / 1,346 SF = 104 104 - 20% = 84
Visitor Stalls	Vancouver Parking Bylaw Section 4.5B	7.5% of total number of dwelling units	206 dwelling units x 7.5% = 15
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 for first 7 units + .034/unit	206 dwelling units 1 for first 7 units = 1 206 - 7 = 199 199 x .034 = 7 1 + 7 = 8
Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.25 spaces for every dwelling unit	206 dwelling units x 1.25 = 258
Storage: We have provided at least (1) 201 cubic foot storage space for each dwelling unit. (206 units)			
<b>Moderate Income Rental Residential</b>			
Parking Stalls	Moderate Income Rental Housing Parking Requirement Reduction	Minimum of 1 stall per 1346 SF Less 20% for proximity to major bus routes Less 30% for Moderate Income Rental Incentive	Total Residential Area = 26,669 SF 26,669 SF / 1,346 SF = 20 20 - 20% = 16 16 - 30% = 11
Visitor Stalls	Moderate Income Rental Housing Parking Requirement Reduction	7.5% of total number of dwelling units Less 30% for Moderate Income Rental Incentive	52 dwelling units x 7.5% = 4 4 - 30% = 3
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 for first 7 units + .034/unit	52 dwelling units 1 for first 7 units = 1 52 - 7 = 45 45 x .034 = 2 1 + 2 = 3
Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.25 spaces for every dwelling unit	52 dwelling units x 1.25 = 65
Storage: We have provided at least (1) 201 cubic foot storage space for each dwelling unit. (52 units)			
<b>Retail / Office</b>			
Parking Stalls	Vancouver Parking Bylaw Section 4.1.7	1 stall per 1561 SF for first 3122 SF 1 stall per 753 SF for remaining area	Total Retail Area = 25,636 SF 25,636 SF - 3,122 SF = 22,514 SF 3,122 SF / 1,561 SF = 2 22,514 SF / 753 SF = 30 2 + 30 = 32
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 stall for first 5382 SF Plus 0.4 stalls per 10,764 SF	Total Retail Area = 27,815 SF 5382 SF = 1 27,815 SF - 5382 SF = 22,433 SF 22,433 SF / 10,764 SF = 2 2 x 0.4 = 1 1 + 1 = 2
Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.4.1	1 space per 5382 SF	27,815 SF / 5382 SF = 5

From Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives, 3d. Parking Requirement Reductions:  
*If the project is within two blocks of a rapid transit station, or within two blocks of the intersection of two distinct bus routes that run north to south and east to west, the minimum parking requirement can be relaxed to 30% less than what is required or projects that provide 100% of units at full market rates.*



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CORP

# Context



BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

JULY 9, 2018

## Context Plan

1" = 1/32"



SITE AT BIRCH AND BROADWAY



APPROACHING SITE EASTBOUND ON BROADWAY

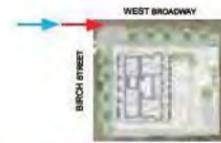


OFFICE BUILDING KITTY-CORNER TO SITE



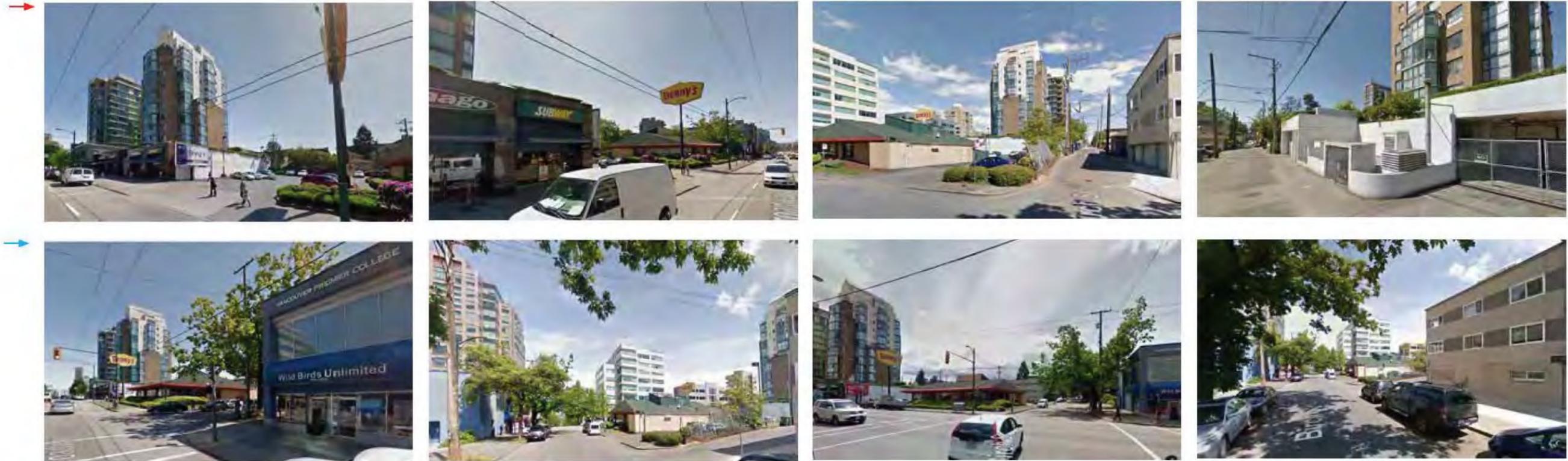
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# Context



BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

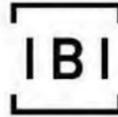
JULY 9, 2018



EAST ON BIRCH



SOUTH ON WEST BROADWAY



# Project Information and Design Rationale

## APPLICABLE PLANS, POLICIES AND GUIDELINES

- Moderate Income Rental Housing Pilot Program
- Rental 100 – Secured Market Rental Housing Policy
- CD-1 Rezoning: 1296 West Broadway
- Green Buildings Policy for Rezonings
  - Zero Emissions Building Plan
  - Central Broadway C-3A Urban Design Guidelines, Fairview Slopes Sub-Area
  - Central Area Plan: Goals and Land Use Policy C-3A – Central Broadway
- C-3A District Schedule
- High-Density Housing for Families with Children Guidelines (1992)
- Transportation 2040 Plan
- Off Street Parking Space Regulations and Street and Traffic By-Law No. 2849
  - Housing and Homelessness Strategy, 2012-2021
  - Renewable City Strategy 2015-2050

## PROJECT INFORMATION

This development at the corner of West Broadway and Birch Street will be a valuable contribution to the community and to the animation of activity along the Broadway Corridor.

This Rezoning Enquiry is made under the **Moderate Income Rental Housing Pilot Program**, and the application seeks increased density in return for 20% of all proposed housing units being secured as Moderate Income Rental Units.

Located along the Broadway transit corridor, facing West Broadway Avenue to the north, adjacent to new development to the east, backing onto a lane to the south, and facing Birch Street to the west, this project will support transit use and further the City of Vancouver's goal of prioritizing walking and biking. The project provides form and definition that respects the character of the surrounding neighbourhood while harnessing the potential of the site's development.

The residential portion proposes 100% rental units – 80% Secured Market rental and 20% Moderate Income rental. The project is committed to the diversity of the community, while ensuring that newly developed housing in an attractive location is accessible to a range of Vancouver residents, including families.

The site is currently zoned as CD-1.

## REZONING DESCRIPTION

This rezoning involves the redevelopment of one lot on West Broadway Avenue and rezoning from CD-1. Currently the old Denny's Restaurant building is on the site, but it is unoccupied. The current CD-1 zoning is for a 16-storey Secured Market Rental building (158 units) with retail at the street. The site is approximately 1,743 square metres (18,762 square feet).

## DENSITY

Understanding the City of Vancouver's continued commitment to enhancing high quality public transit along the Broadway Corridor, this project proposes to support transit while accommodating Vancouver's growth with an FSR of 10.39 for the development. The density and height proposed for this project is related to its location, particularly its proximity to Broadway and Granville Street – two major transit corridors. Given the site's strategic location along the Broadway Corridor, the additional density is an important step to shifting the modal share to achieve a key goal outlined in the Greenest City Action Plan. Further, the fact that the

development is slated to be a mix of market and below-market rental units and retail, thereby contributing to the income and housing diversity of the neighbourhood and Broadway Corridor to the aims of Vancouver's Housing and Homelessness Strategy, 2012-2021, justifies the proposed increase in density.

## FAMILY-ORIENTED UNIT MIX

In total, the project proposes 52 units of below market rental – 36% of which are family-oriented units.

## PUBLIC BENEFIT

The public benefits of this project are:

1. No dislocation of residential tenancies, as the existing building is non-residential;
2. Situated in a desirable location, 100% of the residential units are rentals. 36% of these units are family sized (two bedrooms or more) with 8% being three bedrooms;
3. Of the additional 100 units sought from the existing CD-1 zoning, 52 units are earmarked for the Moderate Income Rental Housing Program. About 40% of these units are family sized with two or more bedrooms. This provides "missing middle income" households to enjoy a much deeper level of affordability in comparison to market rents of other similar high-rise buildings with amenity spaces in a prime west side location;
4. Steps away from public transit and shops. Walking distance to Lord Tennyson, L'Ecole Bilingue, Kitsilano Secondary Schools as well as False Creek and Kitsilano Community Centers;
5. A significant public art investment in the Broadway Corridor Community. The art display will be located on the corner elevation of the building closest to the Broadway and Birch St intersection for public enjoyment;
6. Amenity areas on the 3<sup>rd</sup> floor for residents' enjoyment. The indoor area includes a full kitchen and bathroom. In addition, the outdoor area of approx. 4500 sq.ft. includes children play area, outdoor pet area and outdoor tables and seating;
7. Urban agriculture area on the 7<sup>th</sup> floor of approx. 1500 sq.ft. includes garden plots, a gathering area and a tool shed;
8. This will be a pet friendly building with a dedicated pet washing area.

## ENVIRONMENTAL POLICY

This project will follow the Green Buildings Policy for Rezoning by following the Low Emissions Green Buildings Path. The project will meet its policy and energy-related goals through the following design features:

- Terminal water-source heat pumps in retail/office spaces
- High-efficiency heat recovery on ventilation air for suites and podium
- High performance envelope with brick masonry walls
- Interior lighting power reductions in common, retail, and office areas through the use of LED
- Low-flow plumbing features

The new rezoning policy requires that buildings of different types meet different targets, and that they use area weighted values for mixed-use buildings. This project is a mix of office, retail, and residential spaces, so the weighted targets are:

- TEDI of 30.1 kWh/m<sup>2</sup>
- TEUI of 123.7 kWh/m<sup>2</sup>
- GHGI of 5.3 ekgCo<sub>2</sub>/m<sup>2</sup>

## DESIGN RATIONALE

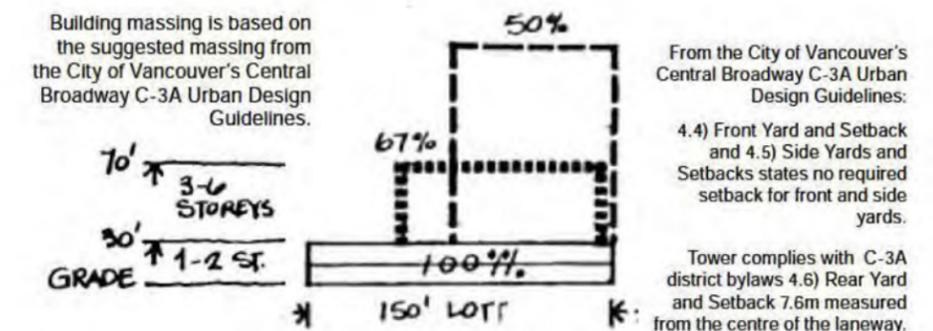
The overall proposed design is an effort to ensure a significant amount of affordable rental housing while respecting the character of the surrounding neighbourhood.

Located along the Broadway Corridor, along a relatively dense spine that is facilitated by C-3A zoning, the development will be a transition from C-3A to a taller tower on West Broadway.

1. The building massing for the podium, mid-rise, and tower follow the setbacks and proportions in the C-3A

guidelines. This proposal is ten-storeys higher than the current CD-1 zoning.

2. The podium is composed of a retail block, around 30' in height, that will maintain a human scale at street level with a continuous glass overhang above the sidewalk. Vertical brick walls vary in width, creating a changing proportion on the street, offering a variety of store fronts.
3. The 26 storey building is designed to be slender in proportions. The vertical expression of the brick walls at the podium is continued in the tower. The width and location of these walls is dictated both by the interior suite layouts as well as their orientation to the sun.
4. There are multiple colours of brick, and where the colours are used relates to breaking up the massing. The colours emphasize the vertical expression of the building, resulting in a slender appearance and animated façades. For the residential balconies between brick walls, the guardrails will have a dark tinted glass to give the façade contrast and emphasize shadows.
5. The Level 7 rooftop offers an Urban Agricultural opportunity to all building residents enabling them to enjoy their rich surroundings and take pride in their neighbourhood. Furthermore, where the brick walls of the building extend upwards, they terminate with small planters, providing greenery at the building's edge that can be seen from the street. The amenity room will be located on Level 3 with access to the outdoor amenity roof including a children's play area. The landscape design on the podium roof incorporates stepped planters adjacent to the neighbouring building's podium deck to provide a transition that will minimize impact and shadows.







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# Street Elevations

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

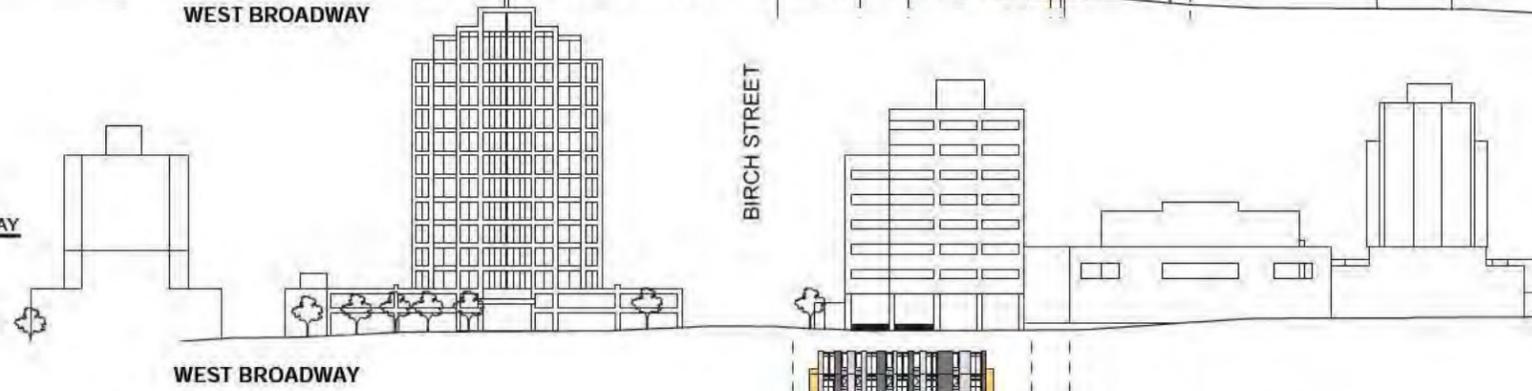
JULY 9, 2018



1 SOUTH SIDE OF WEST BROADWAY  
3/128" 1'-0"



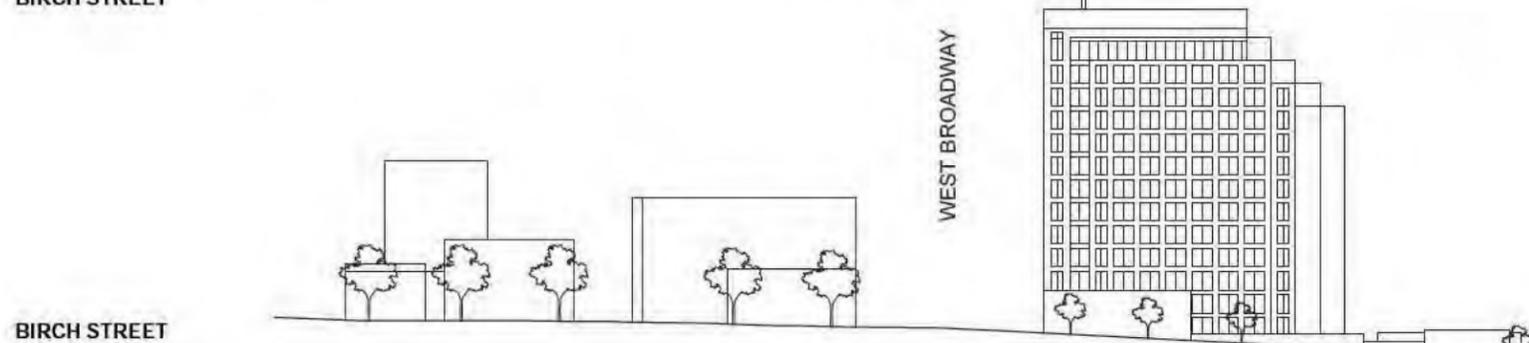
2 NORTH SIDE OF WEST BROADWAY  
3/128" 1'-0"



3 EAST SIDE OF BIRCH STREET  
3/128" 1'-0"



4 WEST SIDE OF BIRCH STREET  
3/128" 1'-0"



[B]

# Plans Site Plan

1' = 1/16"

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

JULY 9, 2018

## WEST BROADWAY

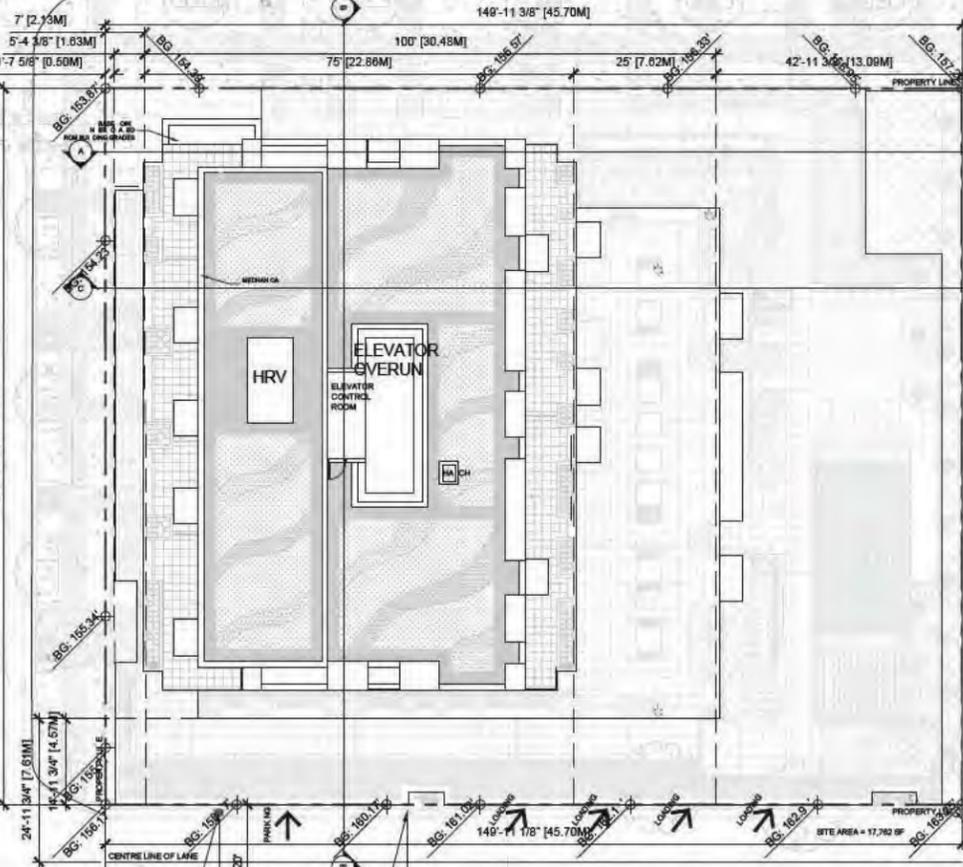
LEGAL DESCRIPTION  
Lots 1-3, Block 353, District Lot 526, Plan 590  
(PID Nos. 015-185-303, 015-185-311 & 015-185-320)

FIRE HYDRANT

## BIRCH STREET

LANE

LANE





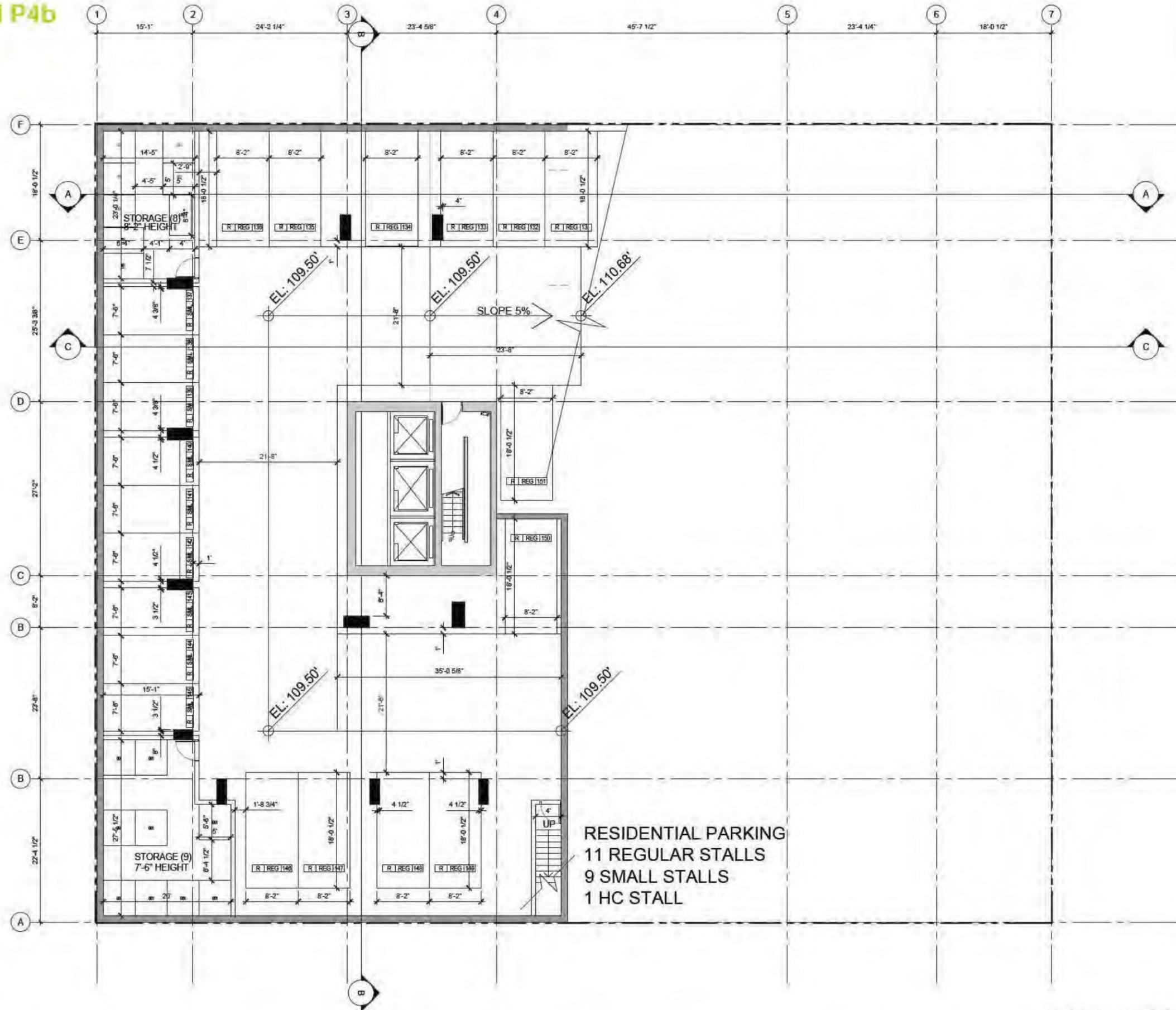
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DEVELOPMENT  
CORP.

# Level P4b

1' = 1/8"

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

JULY 9, 2018



RESIDENTIAL PARKING  
 11 REGULAR STALLS  
 9 SMALL STALLS  
 1 HC STALL



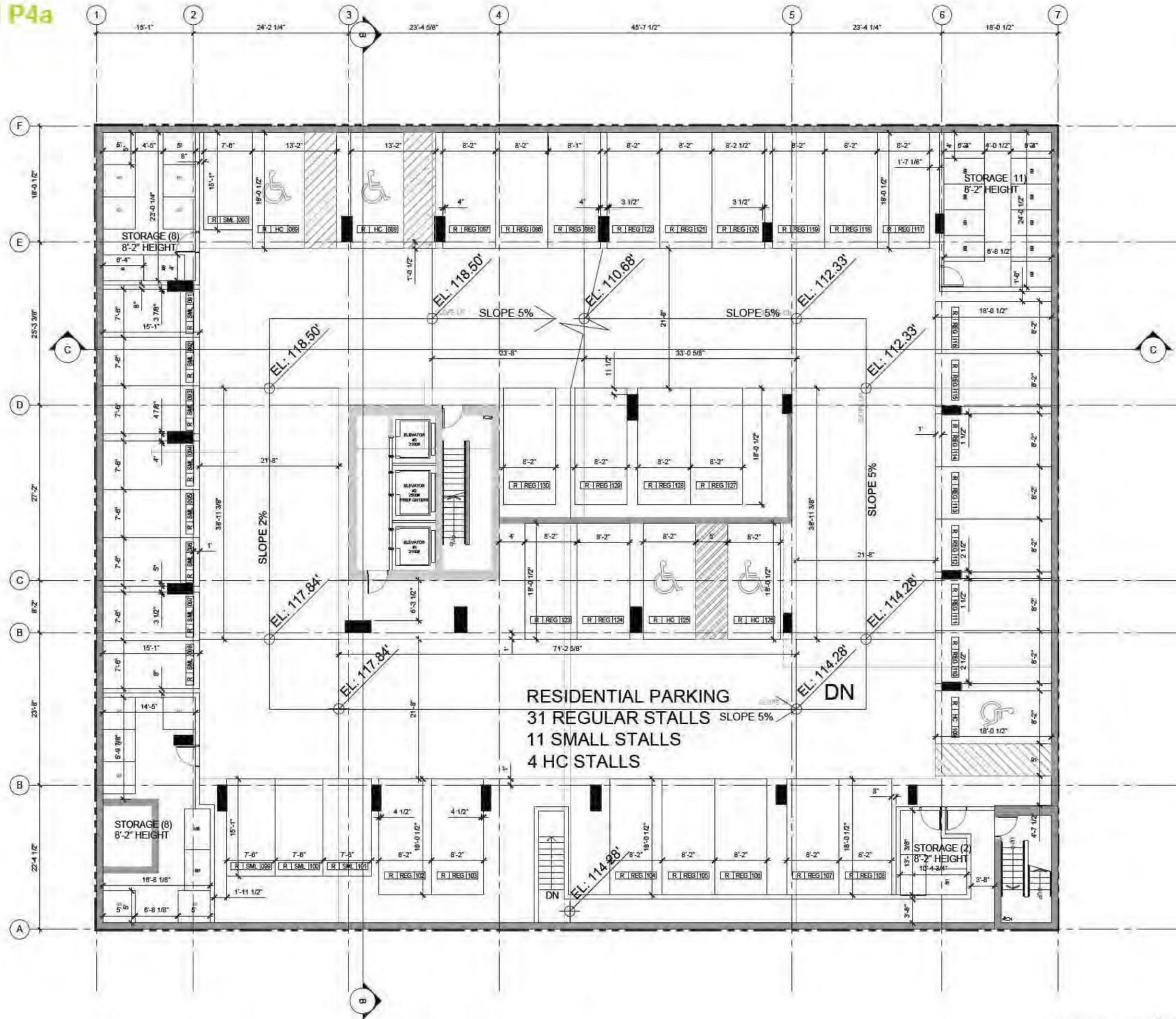
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DEVELOPMENT  
CORP.

# Level P4a

1' = 1/8"

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

JULY 9, 2018







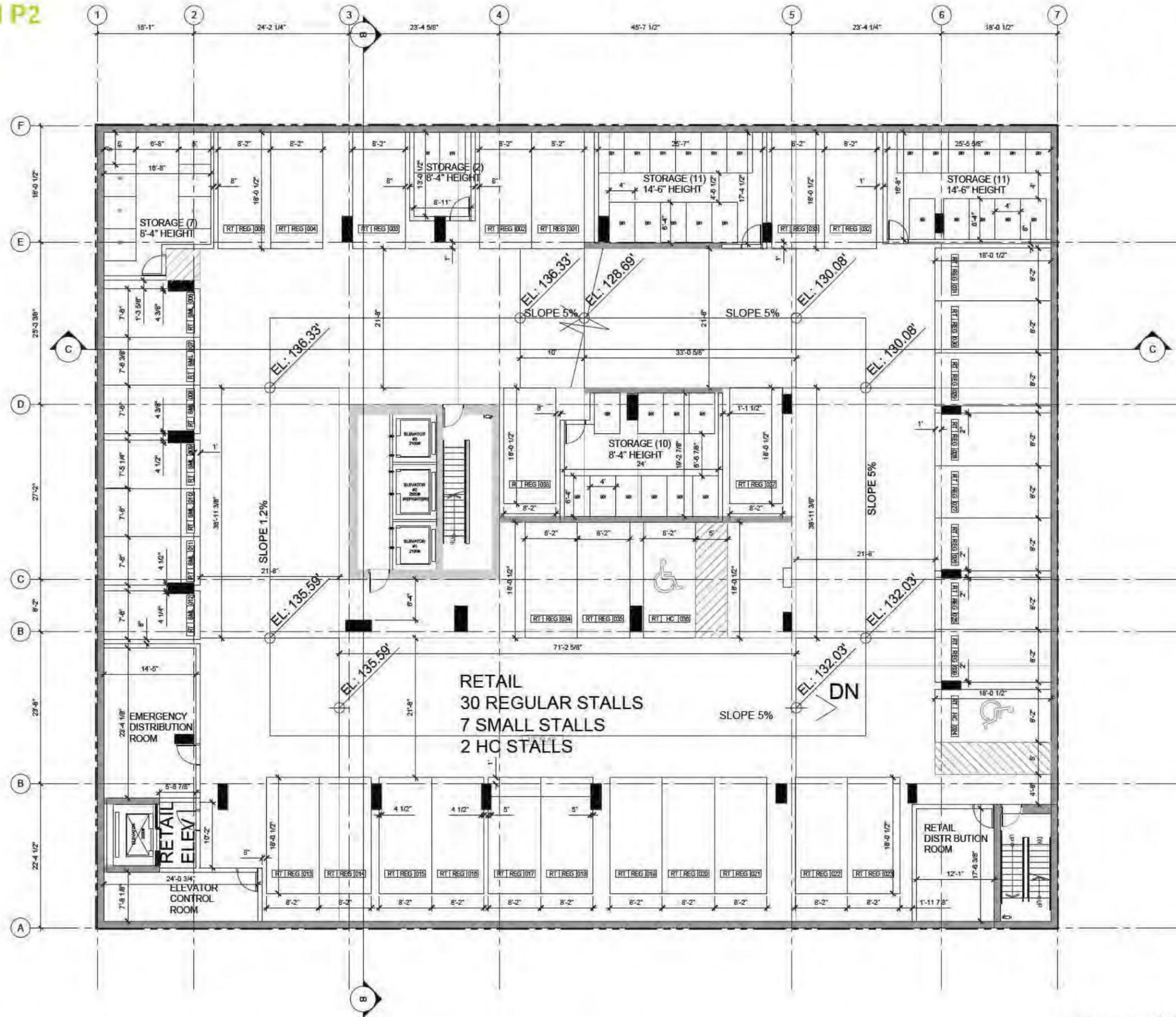
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DEVELOPMENT  
CORP.

# Level P2

1" = 1/8"

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

JULY 9, 2018





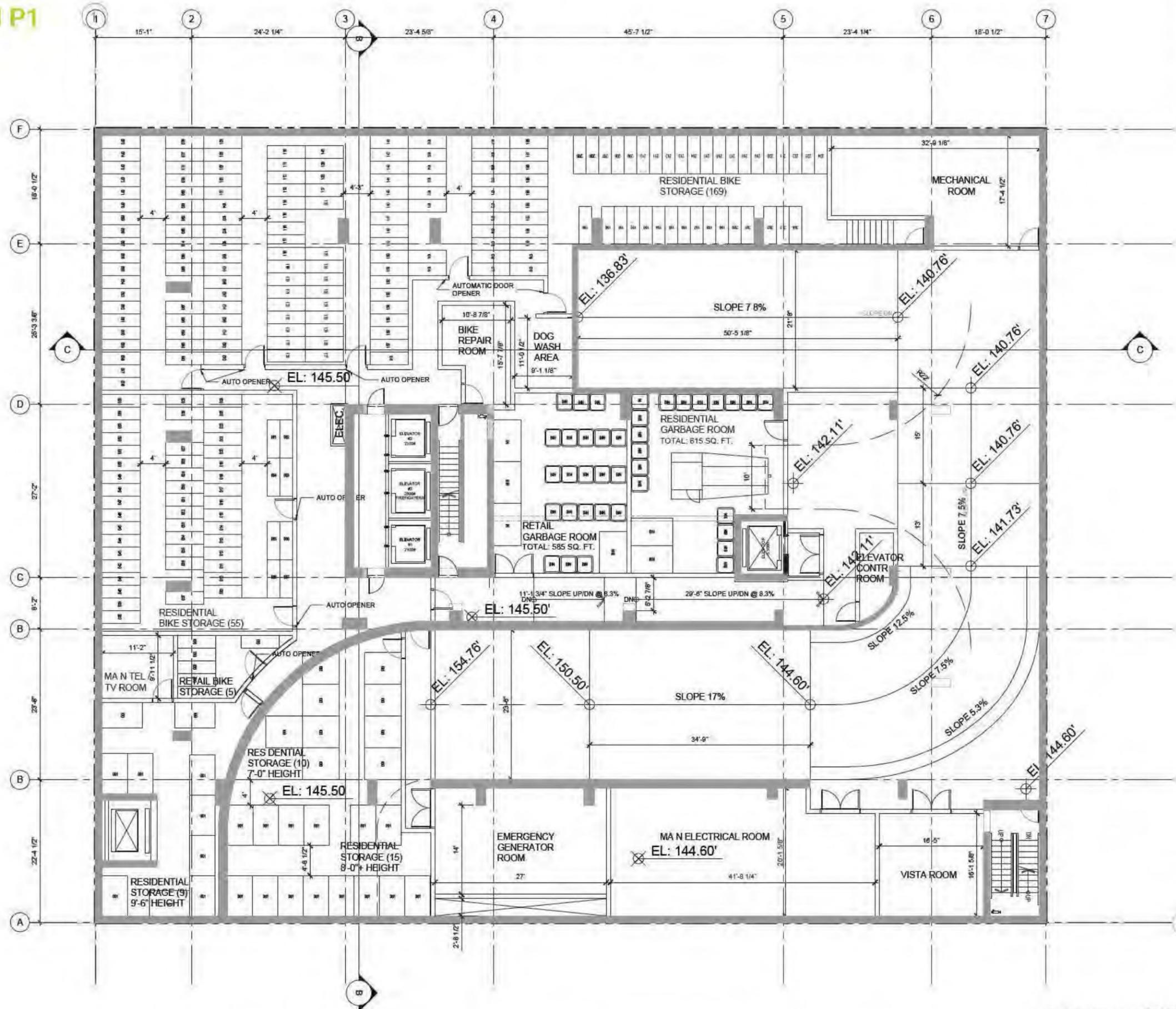
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DEVELOPMENT  
CORP.

# Level P1

1" = 1/8"

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MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

JULY 9, 2018



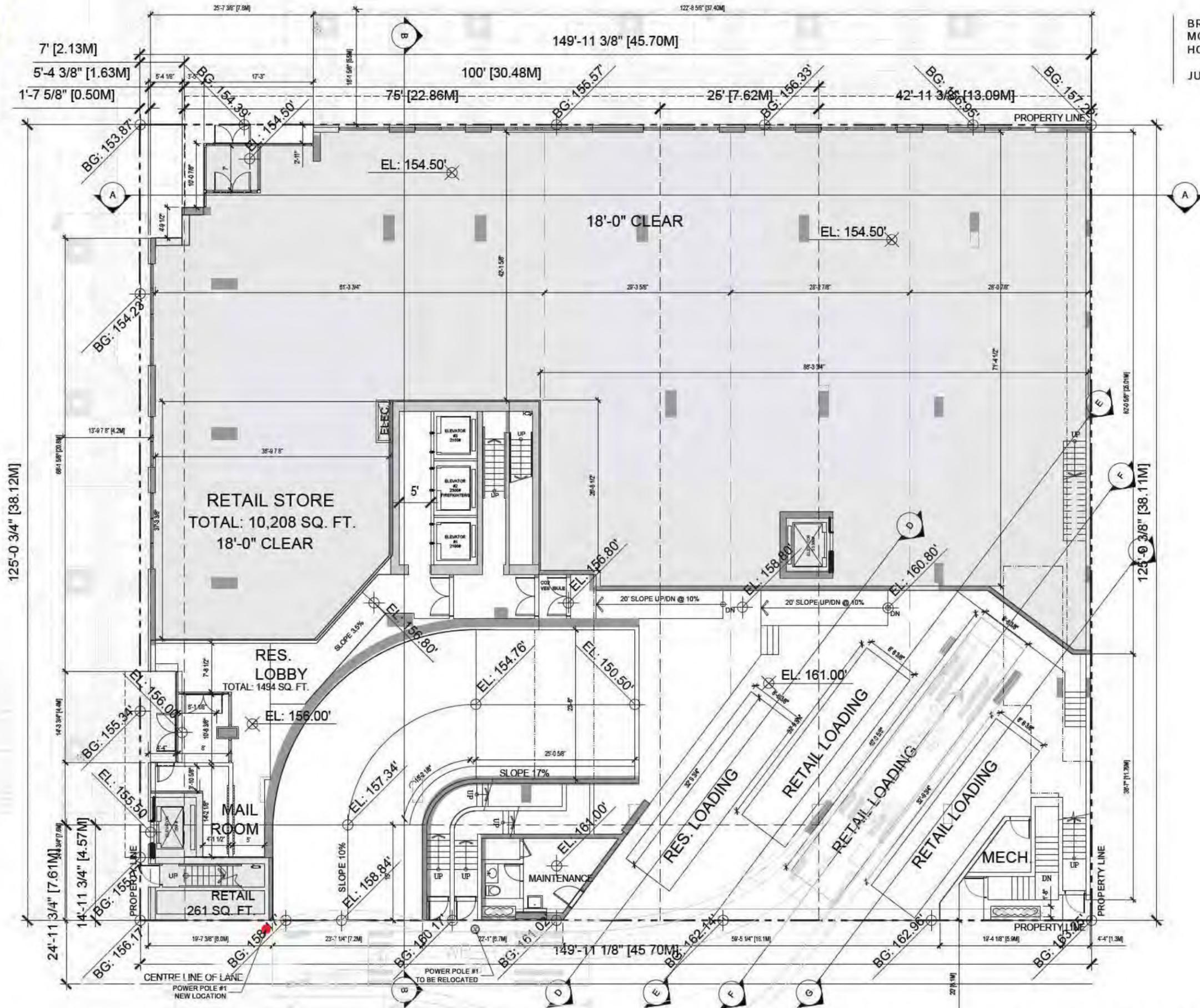


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Level 1  
1" = 1/8"

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

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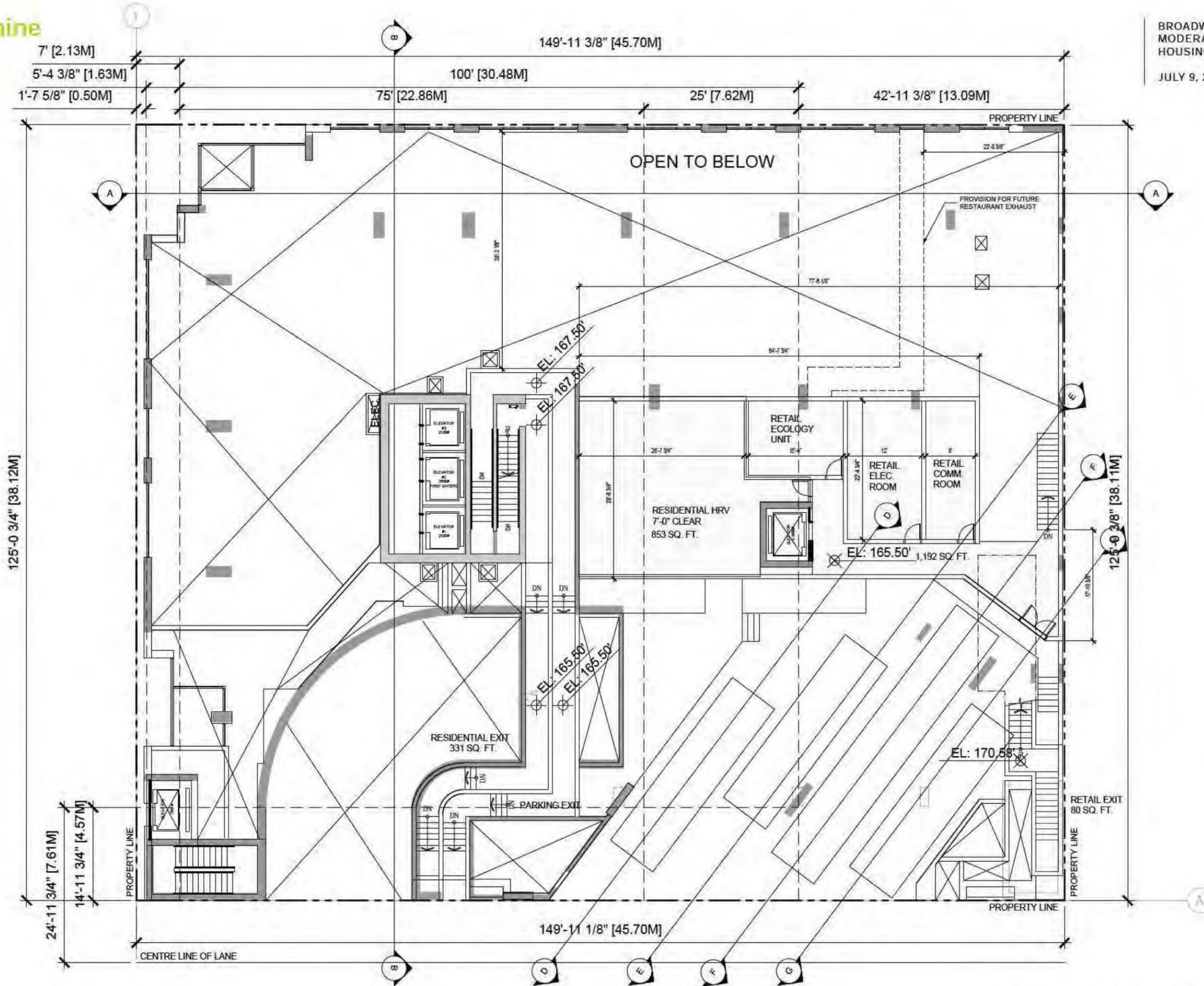
JAMESON  
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# Mezzanine

1' = 1/8"

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MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

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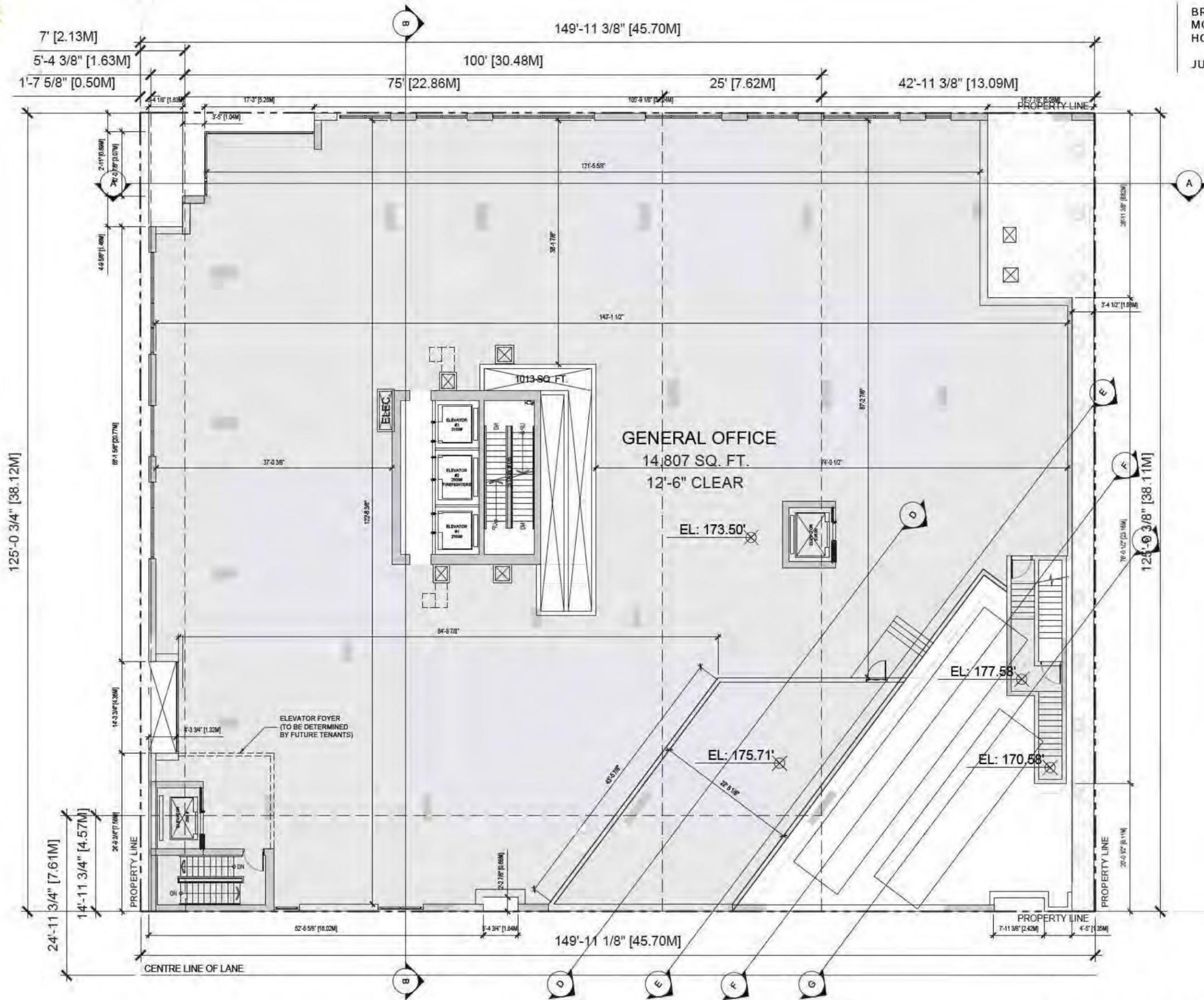
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### Level 2

1" = 1/8"

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

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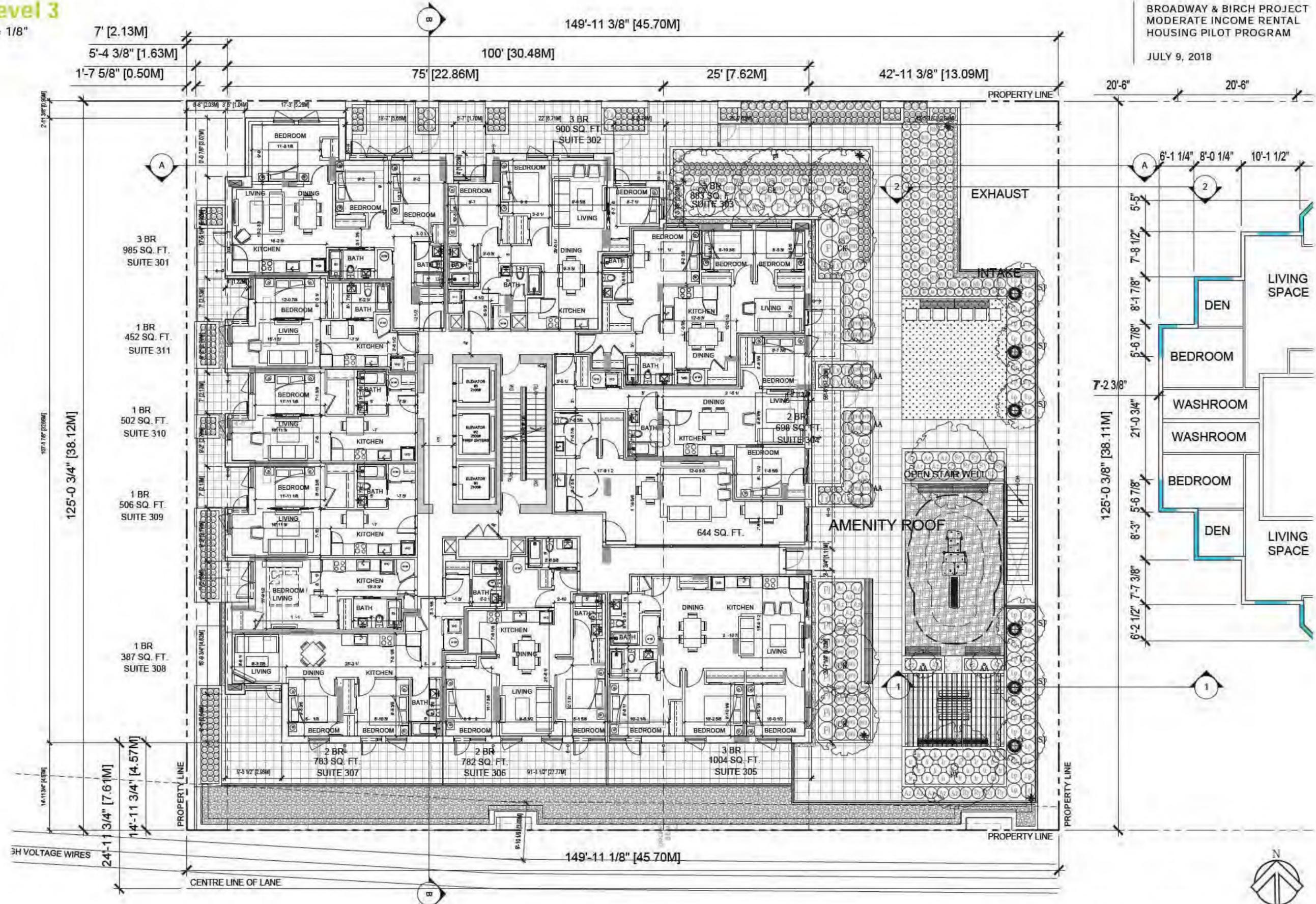
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### Level 3

1' = 1/8"

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

JULY 9, 2018





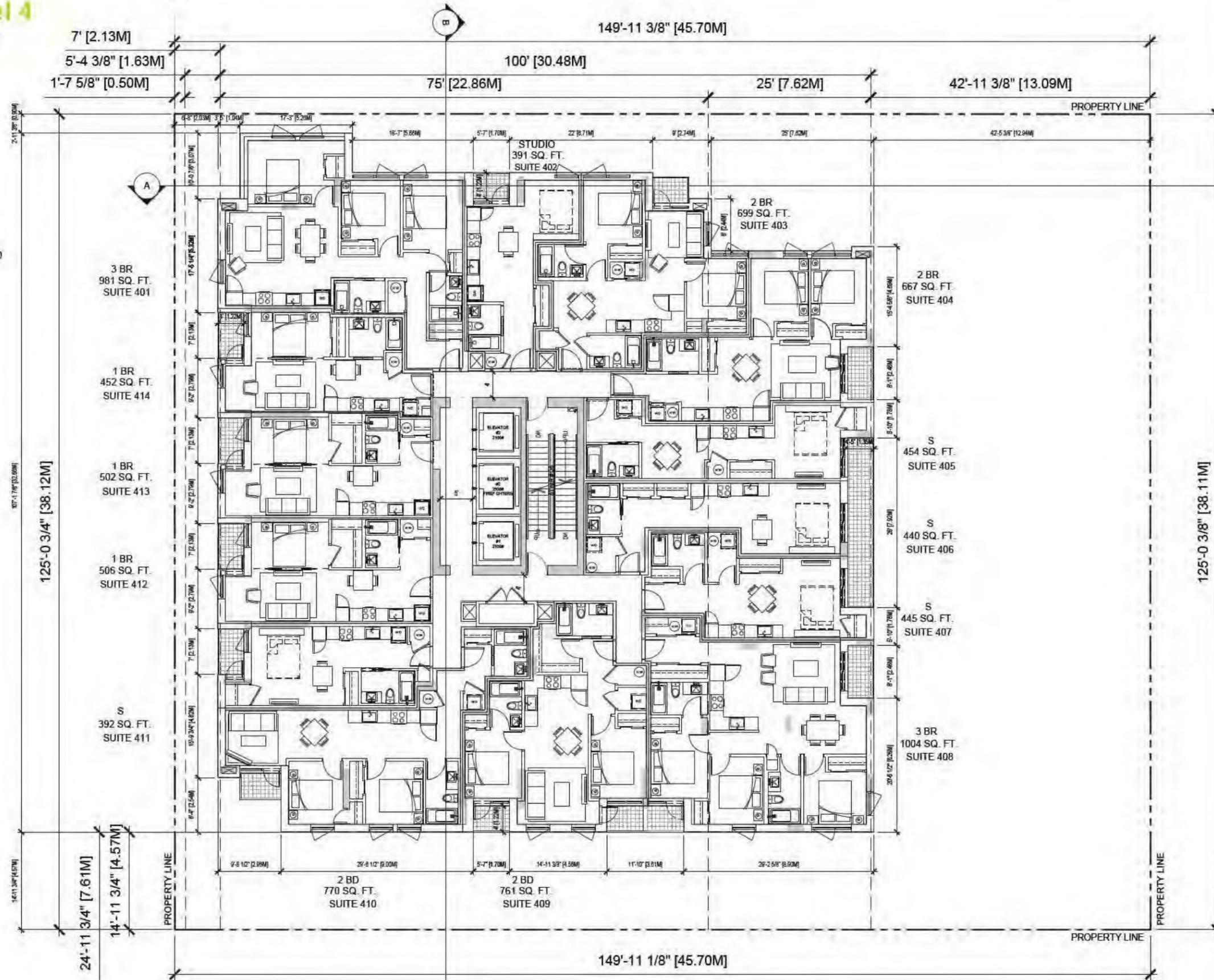
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DEVELOPMENT  
CORP.

### Level 4

1" = 1/8"

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

JULY 9, 2018





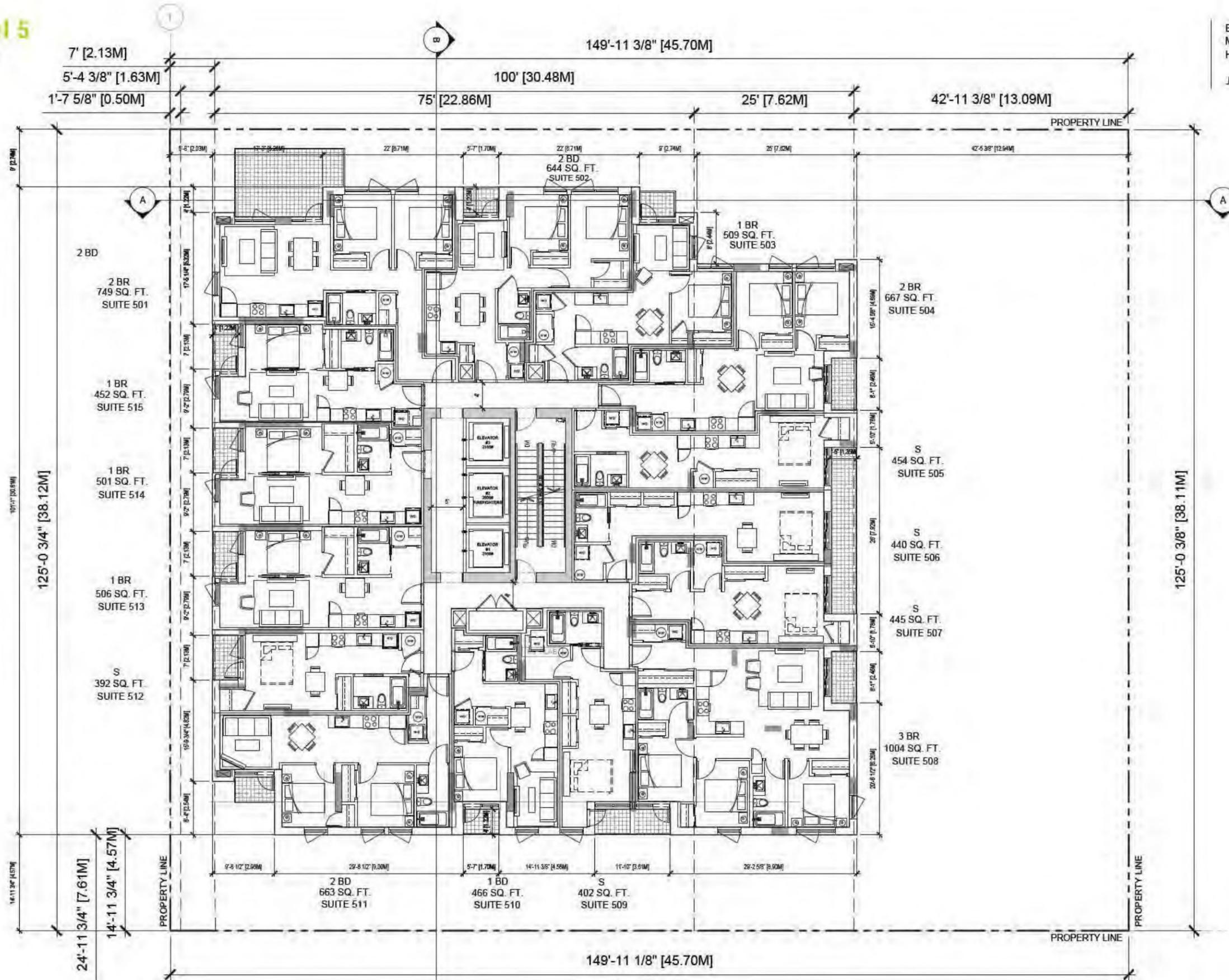
JAMESON  
DEVELOPMENT  
CORP.

# Level 5

1' = 1/8"

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

JULY 9, 2018







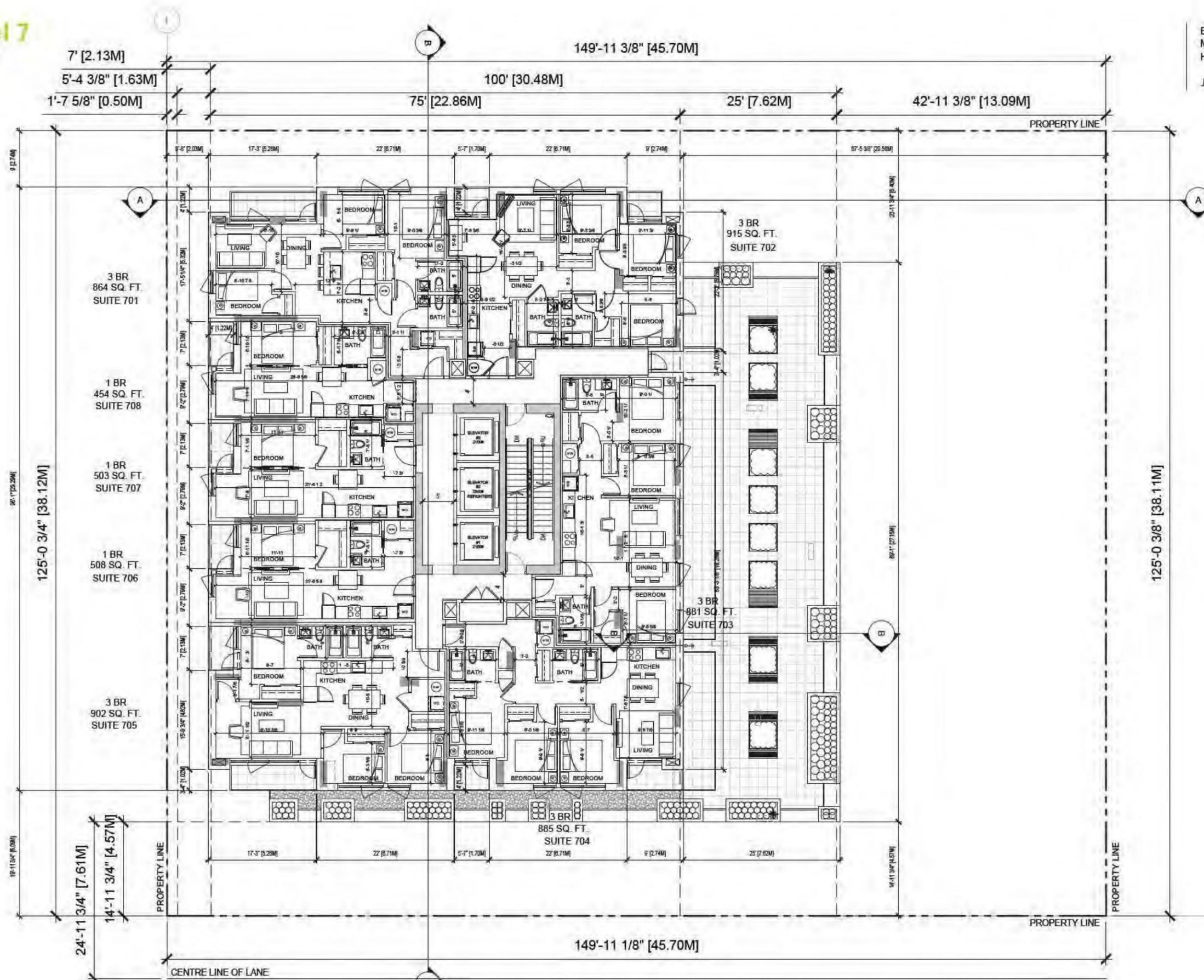
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DEVELOPMENT  
CORP.

# Level 7

1' = 1/8"

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

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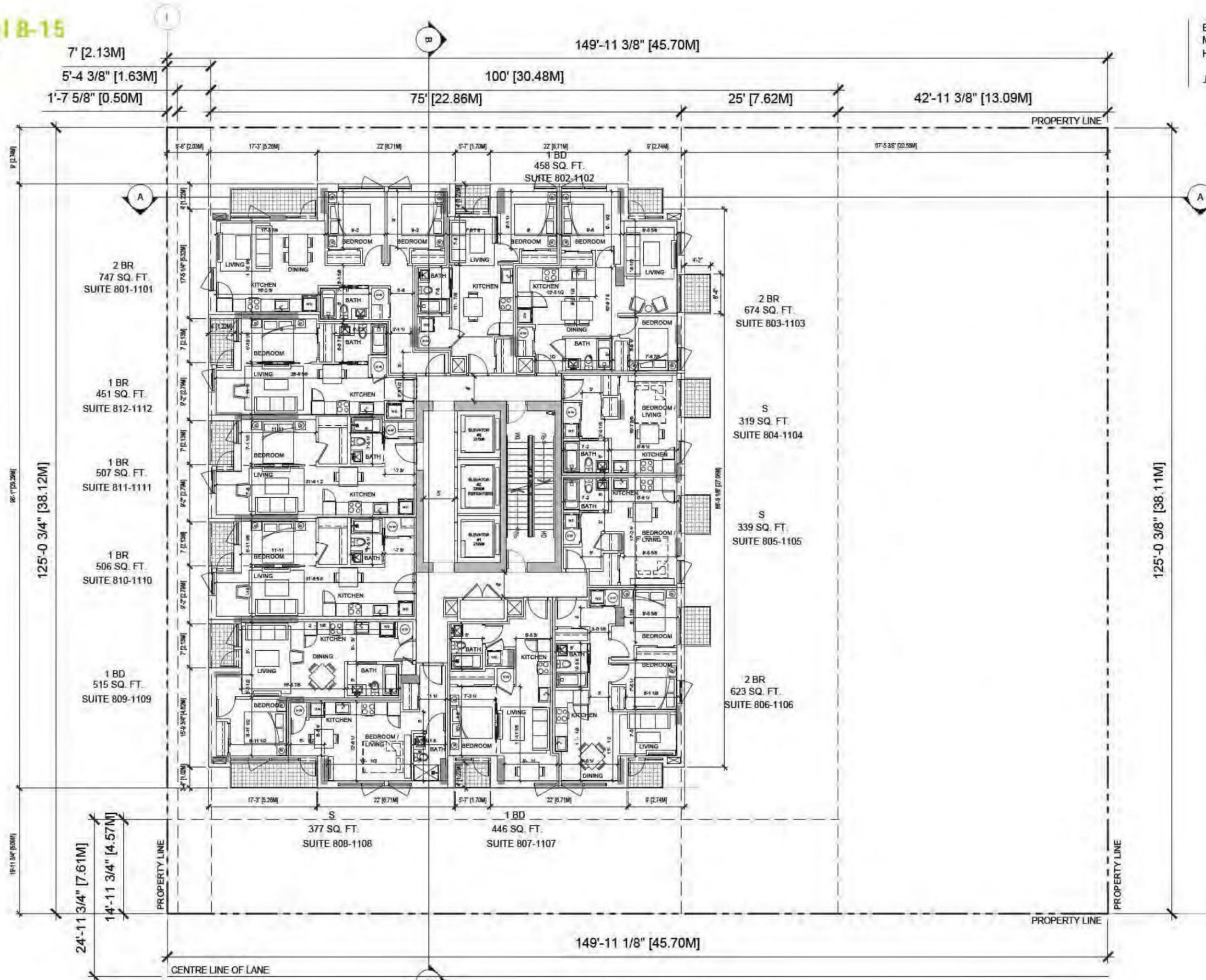
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DEVELOPMENT  
CORP.

### Level B-15

1' = 1/8"

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

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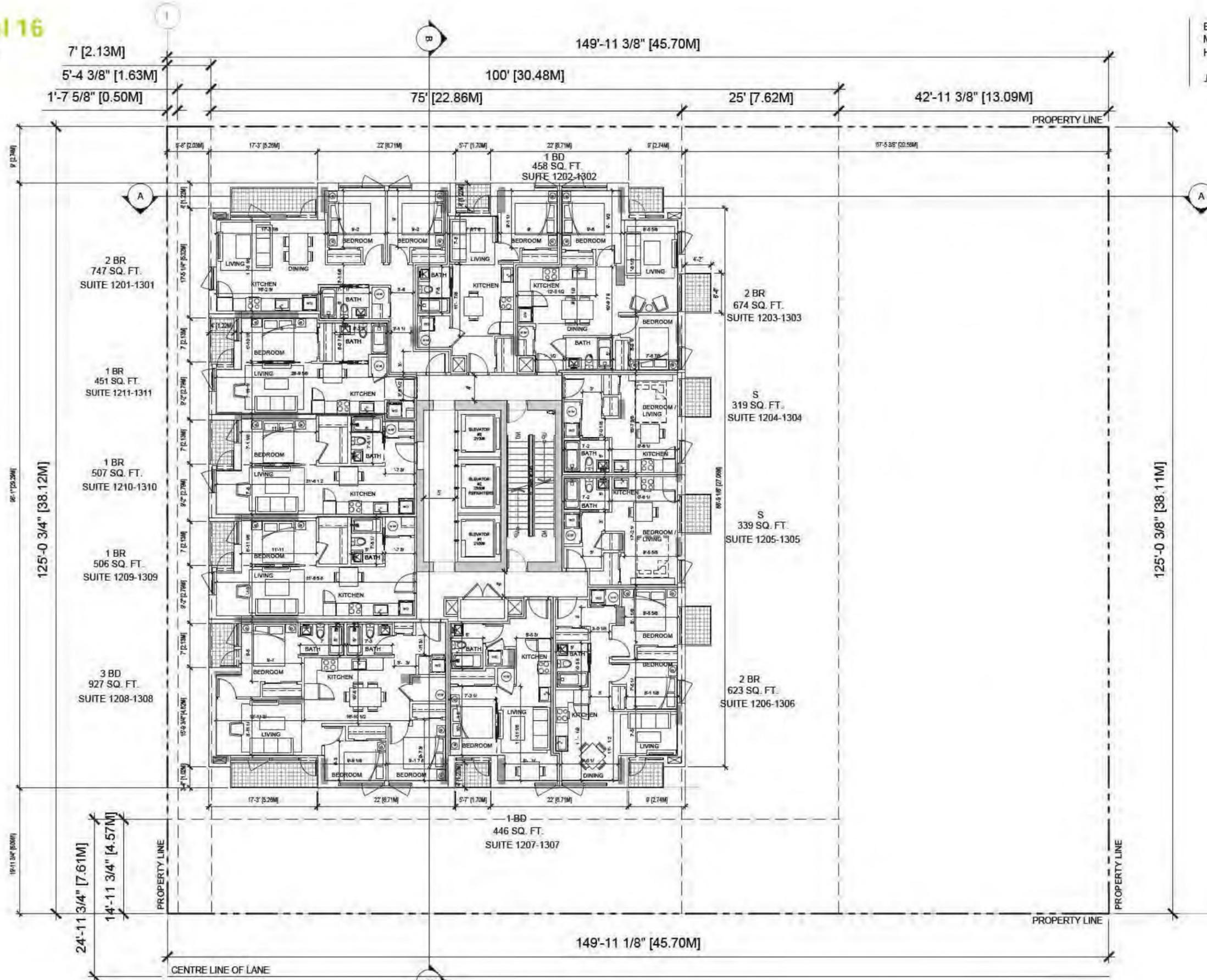
JAMESON  
DEVELOPMENT  
CORP.

# Level 16

1" = 1/8"

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

JULY 9, 2018





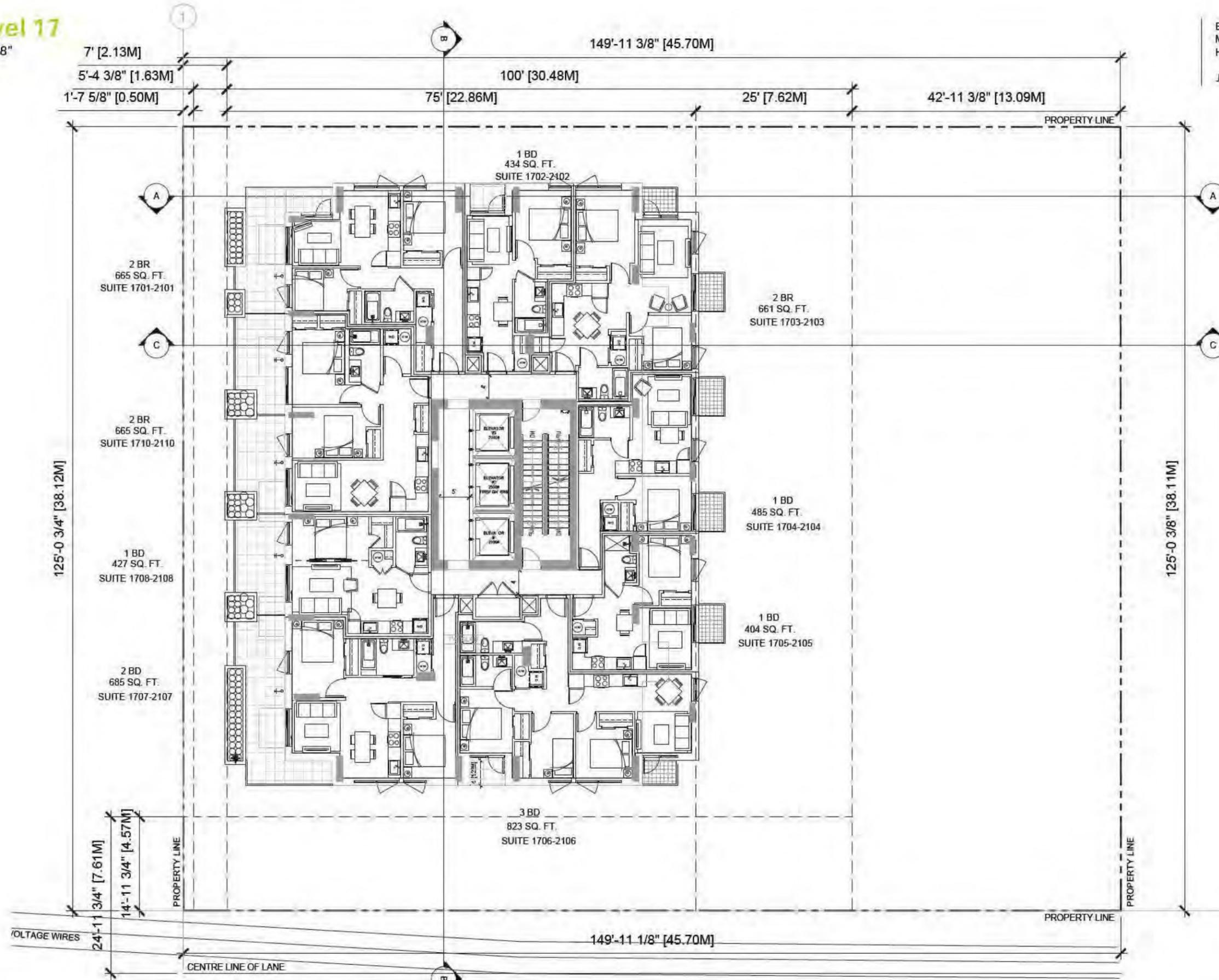
JAMESON  
DEVELOPMENT  
CORP.

# Level 17

1" = 1/8"

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

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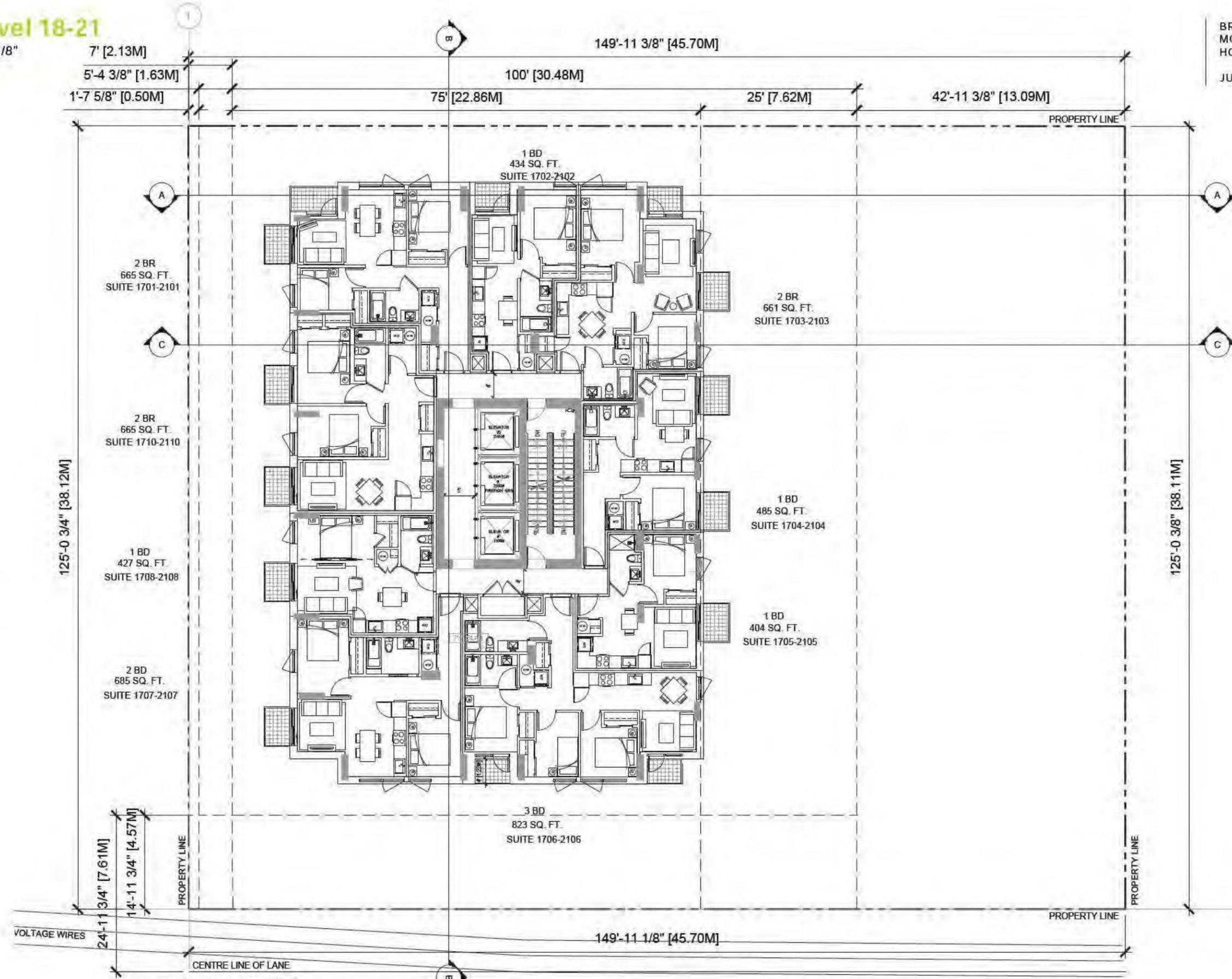
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DEVELOPMENT  
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# Level 18-21

1" = 1/8"

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

JULY 9, 2018





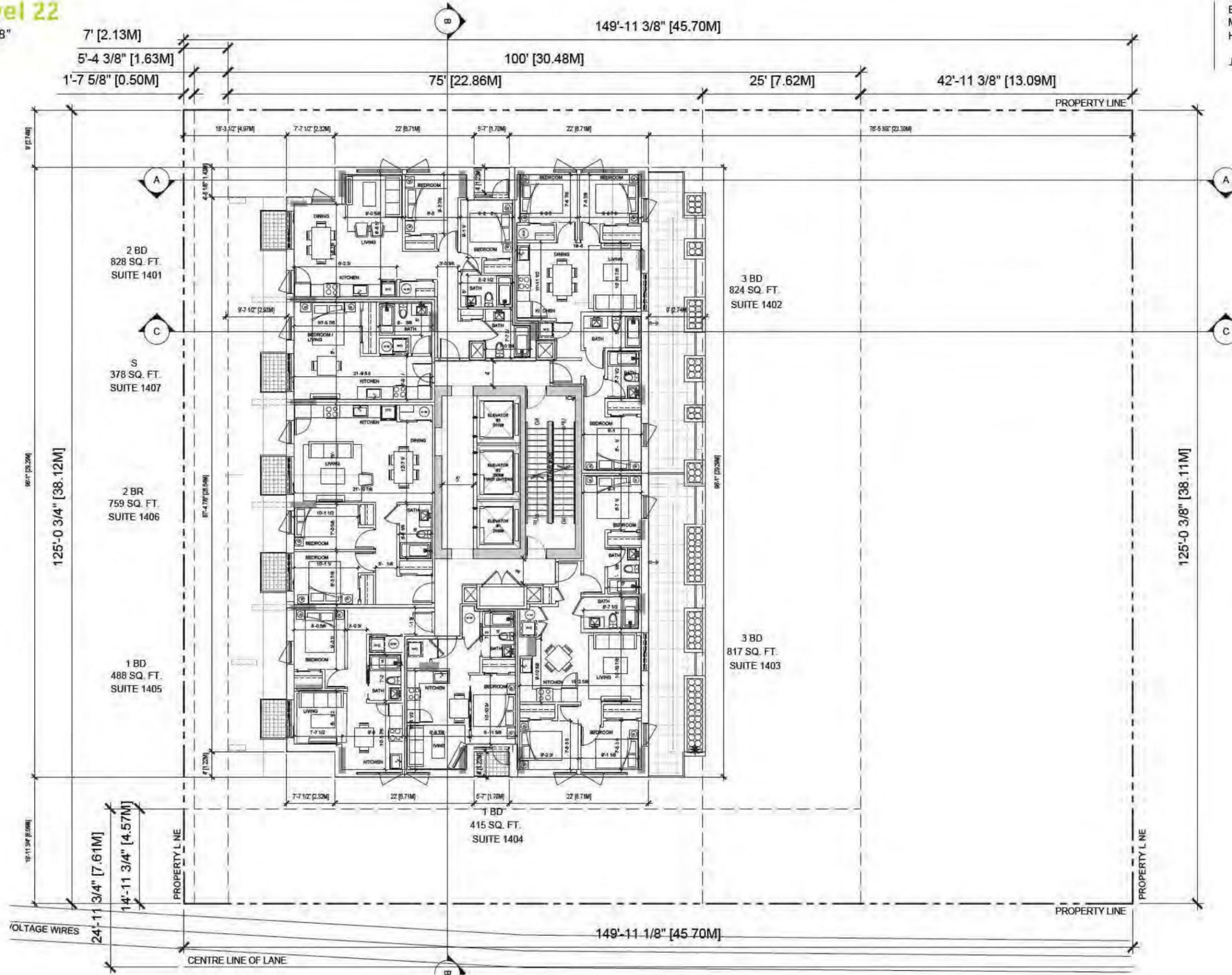
JAMESON  
DEVELOPMENT  
CORP.

# Level 22

1" = 1/8"

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

JULY 9, 2018





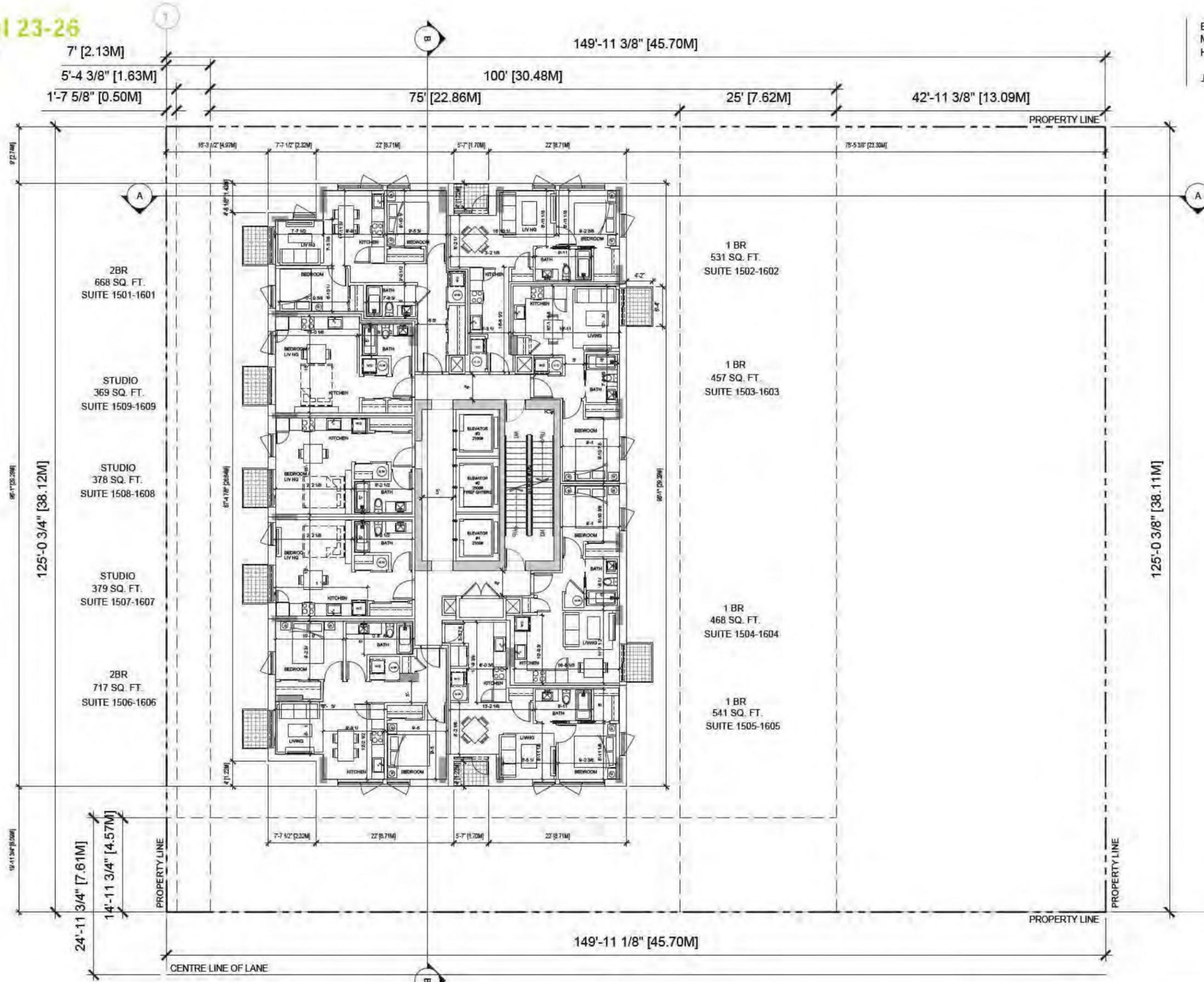
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DEVELOPMENT  
CORP.

# Level 23-26

1" = 1/8"

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

JULY 9, 2018







JAMESON  
DEVELOPMENT  
CORP

## Elevations

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

JULY 9, 2018



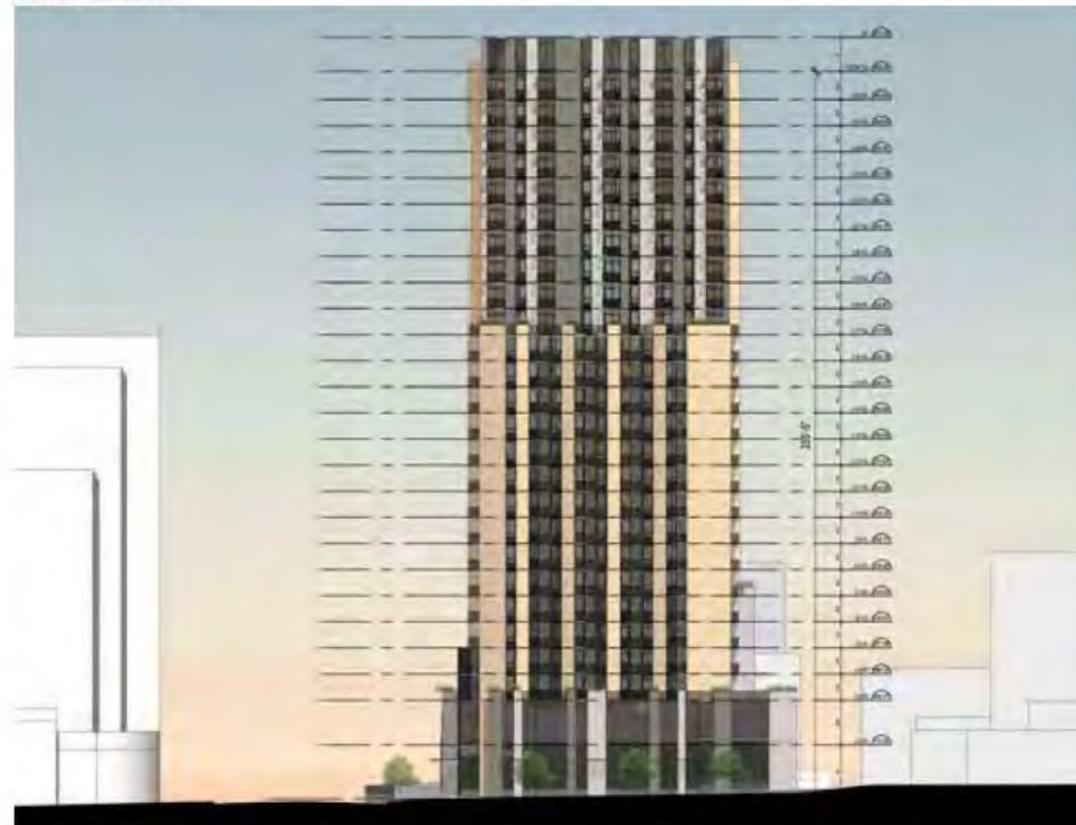
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION





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DEVELOPMENT  
CORP

## Shadow Study



EXISTING SHADOWS



PROPOSED BUILDING SHADOWS



OVERLAPPING EXISTING AND  
PROPOSED SHADOWS

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

JULY 9, 2018

16 STOREY  
BUILDING



21 MARCH - 10 AM

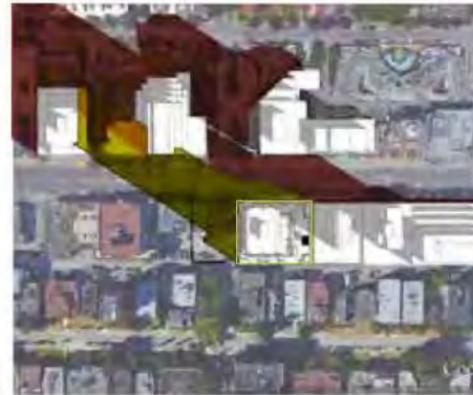


21 MARCH - 12 PM

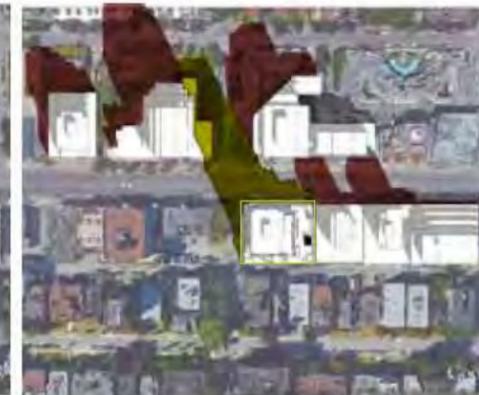


21 MARCH - 2 PM

26 STOREY  
BUILDING



21 MARCH - 10 AM



21 MARCH - 12 PM



21 MARCH - 2 PM

16 STOREY  
BUILDING



21 SEPTEMBER - 10 AM

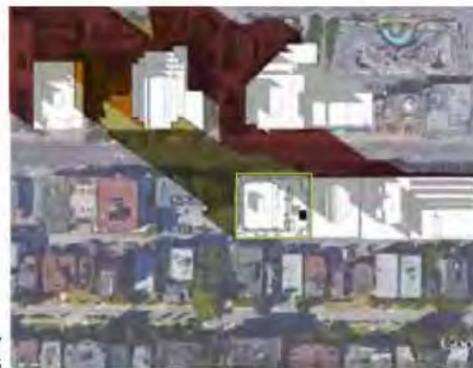


21 SEPTEMBER - 12 PM



21 SEPTEMBER - 2 PM

26 STOREY  
BUILDING



21 SEPTEMBER - 10 AM



21 SEPTEMBER - 12 PM



21 SEPTEMBER - 2 PM

Shadow Study - March

Shadow Study - September

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IBI Group is a multi-disciplinary consulting firm offering services in three areas of practice: Intelligence, Buildings, and Infrastructure.

We provide services from offices located strategically across Canada, the United States, Europe, the Middle East, India and China.



**Defining the cities of tomorrow**  
ibigroup.com

**From:** "Cho, Edna" <edna.cho@vancouver.ca>  
**To:** "Anderson, Graham" <Graham.Anderson@vancouver.ca>  
"Bennett, Zachary" <zak.bennett@vancouver.ca>  
**Date:** 6/6/2018 12:48:28 PM  
**Subject:** RE: MIRHPP Response Letters for Review

The letters look good.

I made some minor changes. Zak, should we check the August 3 date for Round 4 deadline with Karen prior to sending out?

Thanks,

Edna

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**From:** Anderson, Graham  
**Sent:** Monday, June 04, 2018 4:41 PM  
**To:** Cho, Edna; Bennett, Zachary  
**Subject:** MIRHPP Response Letters for Review

Attached are draft versions of the response letters for waitlisted applicants and the final draft version of the response letter re the Denny's site.

Assuming we want to get these out at the same time, once they're signed off I'll prepare versions for each site:

Invite to Proceed:

1. 1296 W Broadway
2. s.13(1), s.17(1)
3. [REDACTED]

Hold on Waitlist:

1. s.13(1), s.17(1)
2. [REDACTED]
3. [REDACTED]
4. [REDACTED]
5. [REDACTED]

I've noted a submission deadline date of August 3 (8.5 weeks – which gives us 11 weeks to October 19).

Have updated team designations and included Karen and Anita in the cc.

**From:** "Tom Pappajohn" <tom@jamesoncorp.ca>  
**To:** "Cho, Edna" <edna.cho@vancouver.ca>  
**CC:** "Bennett, Zachary" <zak.bennett@vancouver.ca>  
"Anderson, Graham" <Graham.Anderson@vancouver.ca>  
"Garrison, Dan \ (COV)" <Dan.Garrison@vancouver.ca>  
**Date:** 6/29/2018 9:48:44 AM  
**Subject:** Re: Moderate Income Rental Housing Pilot Program Application - 1296 W Broadway

Hi Edna

Thank you for sending me the letter in regards to the MIRHPP for Jameson's project at 1296 West Broadway.

Please note that Jameson/IBI are planning to submit the Application for Rezoning Advice, along with all submission checklist requirements and fee on Monday July 9th, 2018.

Kind Regards,

Tom Pappajohn  
Jameson Development Corp

Sent from my iPhone

On Jun 13, 2018, at 2:19 PM, Cho, Edna <edna.cho@vancouver.ca> wrote:

Hi Tom,

Please find attached a follow-up letter of response regarding your application under the Moderate Income Rental Housing Pilot Program, as well as a rezoning enquiry checklist.

Best regards,

Edna

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

<PDS - MIRHPP - 1296 W Broadway.pdf>

<Rezoning Enquiry Application Form & Checklist.pdf>

**From:** "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>  
**To:** "King, Lisa (PLN)" <Lisa.King@vancouver.ca>  
**CC:** "Lee-Hunt, Michelle" <Michelle.Lee-Hunt@vancouver.ca>  
**Date:** 9/4/2018 1:10:43 PM  
**Subject:** RE: Rezoning Enquiry at 1296 W Broadway

You've got it. Nothing yet from the Broadway Plan process to update on. We intend to launch the process Jan 2019, finish up with a plan by the end of 2020. We had drafted a letter to these guys just before the Interim Rezoning Policy was adopted to ensure they could proceed with a rezoning app concurrent to the Broadway Plan process.

**From:** King, Lisa (PLN)  
**Sent:** Tuesday, September 04, 2018 11:30 AM  
**To:** Sovdi, Holly; Lee-Hunt, Michelle  
**Subject:** Rezoning Enquiry at 1296 W Broadway

Hi,

I am working on a rezoning enquiry under the Moderate Income Rental Pilot Program at 1296 W Broadway (Denny site). There was a rezoning recently approved for this site for a 16-storey mixed-use building under Rental 100 (153 secured market rental units). The new enquiry is for a 26-storey mixed use building containing retail on the ground level, office use on the second level and 258 secured rental units (52 moderate income rental/206 market rental). An FSR of 10.39 and height of approx. 255.42 ft. is proposed. I understand that there were previous discussions with Kevin and Dan Garrison that the project would come in under Policy 1 in the interim rezoning policy for Broadway:

- *Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during the Broadway Planning Process (2018)*
  - Policy 1: Where, at the time of adoption of this rezoning policy, there is an active rezoning application or where a recent application for rezoning advice has been received, and the applicant has received a written response stating that a rezoning application would be considered (within the past three years), the application will be considered.

I've noted this policy in the DRM write up. Are there any updates regarding the Broadway Corridor planning that are relevant to this site that I should mention? If there is someone else I should touch base with please let me know. I've attached links to the enquiry drawings and DRM write-up.

Thanks,

Lisa

**Lisa King**  
Rezoning Planner  
Planning, Urban Design & Sustainability  
City of Vancouver | T: 604.873.7642 | E: [lisa.king@vancouver.ca](mailto:lisa.king@vancouver.ca)

**From:** "Lightfoot, Brian" <Brian.Lightfoot@vancouver.ca>  
**To:** "Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>  
"Crowley, Sarah" <Sarah.Crowley@vancouver.ca>  
**CC:** "Hoese, Karen" <karen.hoese@vancouver.ca>  
"Sutton, Sarah" <Sarah.Sutton@vancouver.ca>  
**Date:** 2/13/2019 10:24:48 AM  
**Subject:** RE: Thursday Meeting - Gil - Re: 1296 West Broadway

Hi Templar,

Yes we will discuss both [s.13\(1\), s.17\(1\)](#) and 1296 West Broadway at the meeting.

Brian

---

**From:** Tsang-Trinaistich, Templar  
**Sent:** Wednesday, February 13, 2019 10:08 AM  
**To:** Lightfoot, Brian; Crowley, Sarah  
**Cc:** Hoese, Karen; Sutton, Sarah  
**Subject:** RE: Thursday Meeting - Gil - Re: 1296 West Broadway

Hi

I am sending the meeting invite for tomorrow at 11:15 now. From my recollection and conversation with Sarah (Sutton) I understood the meeting was regarding [s.13\(1\), s.17\(1\)](#) I see the above relates to 1296 W Broadway. I will add both to the agenda? Please confirm.

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)

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**From:** Lightfoot, Brian  
**Sent:** Tuesday, February 12, 2019 5:02 PM  
**To:** Crowley, Sarah  
**Cc:** Hoese, Karen; Tsang-Trinaistich, Templar; Sutton, Sarah  
**Subject:** RE: Thursday Meeting - Gil - Re: 1296 West Broadway

Hi Templar,

Sarah Sutton also wishes to discuss the CAC that she has been working on at the same meeting.

Thanks,

Brian Lightfoot, B.Com., AACI  
Property Development Officer | Real Estate Services | Real Estate and Facilities Management  
CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4  
t: 604.873.7432 | f: 604.873-7064 | e: [brian.lightfoot@vancouver.ca](mailto:brian.lightfoot@vancouver.ca)

**From:** Crowley, Sarah  
**Sent:** Tuesday, February 12, 2019 4:56 PM  
**To:** Lightfoot, Brian  
**Cc:** Hoese, Karen; Tsang-Trinaistich, Templar  
**Subject:** FW: Thursday Meeting - Gil - Re: 1296 West Broadway

Thanks for the update Brian- I am cc'ing in Karen and Templar into this email so they are aware of the status of this.

Karen & Templar- this is a meeting requested by Real Estate to meet with Gil following discussions last week with the applicant's pro forma where an agreement was reached to achieve 25% MIRHPP units on site.

Let us know if you need any other information at this time.

Thanks,

Sarah Crowley MRUP  
Rezoning Planner | Rezoning Centre  
Planning, Urban Design and Sustainability  
City of Vancouver  
604.873.7455 | [sarah.crowley@vancouver.ca](mailto:sarah.crowley@vancouver.ca)

---

**From:** Lightfoot, Brian  
**Sent:** Tuesday, February 12, 2019 3:05 PM  
**To:** Crowley, Sarah  
**Subject:** Thursday Meeting - Gil - Re: 1296 West Broadway

Hi Sarah,

Sarah Sutton in my group has been waiting to confirm the Thursday meeting with Gil through Templar Tsang-Trinaistich. We haven't heard back whether it is confirmed yet or not. Not sure how often you work with Templar, but if it is important that we meet as soon as possible, perhaps it would be worth touching base with him to confirm Thursday's meeting before calling Tom.

Thanks,

**Brian Lightfoot**, B.Com., AACI  
Property Development Officer | Real Estate Services | Real Estate and Facilities Management  
CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4  
t: 604.873.7432 | f: 604.873-7064 | e: [brian.lightfoot@vancouver.ca](mailto:brian.lightfoot@vancouver.ca)

**From:** "Chandra, Irene" <irene.chandra@vancouver.ca>  
**To:** "King, Lisa (PLN)" <Lisa.King@vancouver.ca>  
**Date:** 7/25/2018 2:20:28 PM  
**Subject:** receipt  
**Attachments:** 20180725141821252.pdf

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

**From:** No-Reply@vancouver.ca  
**Sent:** Wednesday, July 25, 2018 2:18 PM  
**To:** Chandra, Irene  
**Subject:** Message from "HN152"

This E-mail was sent from "HN152" (MP 4054).

Scan Date: 07.25.2018 14:18:20 (-0700)  
Queries to: no-reply@vancouver.ca



450 West Broadway  
Vancouver BC V5Y 1R3



PS-2018-00702

Printed: Jul 25, 2018

# Payment Notice

\*Current Fees for: Pre-submittal PS-2018-00702

## For Applicant

## Location

Tom Pappajohn  
670 - 1665 West Broadway  
VANCOUVER, BC V6J 1X1

1296 W BROADWAY  
Vancouver, BC V6H 1G6

Date	Description	Fee Amount	Tax	Fee Total
Jul 19, 2018	10(a) - Rezoning Advice	3,620.00	0.00	3,620.00
<b>Total:</b>		<b>3,620.00</b>	<b>0.00</b>	<b>3,620.00</b>



PS-2018-00702

*This is not a Permit or a License and does not provide authorization for work to proceed or business related activities to occur.*

*\*Fees may have changed or additional charges applied since receiving this notice.*

Received at  
 City of Vancouver  
 1296 W BROADWAY  
 VANCOUVER BC V6H 1G6  
 RECEIVED JUL 25 2018  
 RECEIPT 09501/61  
 Retard JUL 25 2018  
 Station 0501/3000  
 PS-2018-00702  
 PPPT 3,620.00  
 Total 3,620.00  
 OREORE JAMISON 3,620.00  
 JUL 25 2018  
 02:16:07 PM

**From:** "Yip, Michelle" <Michelle.Yip@vancouver.ca>

**To:** "Molaro, Anita" <anita.molaro@vancouver.ca>

"O'Sullivan, Patrick" <Patrick.O'Sullivan@vancouver.ca>

tom@jamesoncorp.ca

Tony.Wai@ibigroup.com

mbruckner@ibigroup.com

"Charn Gill \charn.gill@ibigroup.com\" <charn.gill@ibigroup.com>

**Date:** 5/2/2016 12:05:58 PM

**Subject:** Rezoning Enquiry: 1296 West Broadway (Denny's Site) - Rental 100

**From:** "King, Lisa \ (PLN)" <Lisa.King@vancouver.ca>  
**To:** [tom@jamesoncorp.ca](mailto:tom@jamesoncorp.ca)  
**Date:** 10/2/2018 9:17:21 AM  
**Subject:** Rezoning Enquiry at 1296 W Broadway  
**Attachments:** 1296 W Broadway - Enquiry Response Letter.pdf

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Hi Tom,

Please find attached a letter in response to your rezoning enquiry for a 26-storey mixed-use building at 1296 W Broadway under the Moderate Income Rental Housing Pilot Program (MIRHPP). If you have any questions, please let me know.

Regards,

Lisa

**Lisa King**

Planner

Planning, Urban Design & Sustainability

City of Vancouver | T: 604.873.7642 | E: [lisa.king@vancouver.ca](mailto:lisa.king@vancouver.ca)

October 2, 2018

Tom Pappajohn  
Jameson Development Corp  
670-1665 W Broadway  
Vancouver, BC V6J 1X1

Dear Mr. Pappajohn:

**RE: Rezoning Enquiry – 1296 W Broadway**

Thank you for your letter of enquiry for 1296 W Broadway, which the City received in full on July 9, 2018. Staff have reviewed the proposal and have the following commentary and advice.

**Proposal**

The enquiry proposes to rezone 1296 W Broadway from CD-1(708) to a new CD-1 to construct a 26-storey mixed-use building with a two storey podium with 258 secured rental units under the *Moderate Income Rental Housing Pilot Program (MIRHPP)*. This 1,743 sq.m (18,762 sq.ft.) site is located on the southeast corner of West Broadway and Birch Street and is currently developed with a one-storey commercial building with surface parking. The proposal includes a total gross floor area of 18,112 sq.m (194,956 sq. ft.), a density of 10.39 FSR, and an approximate height of 77.85 m (255.42 ft.). 151 vehicle parking spaces and 224 bicycle spaces are proposed in four 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)*
- *Central Broadway C-3A Urban Design Guidelines (Fairview Slopes Sub-area) (1976, last amended 2004)*
- *Central Area Plan: Goals and Land Use Policy (1991)*
- *Greenest City Action Plan (2011)*
- *Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during the Broadway Planning Process (2018)*



## **Staff Advice**

The *Moderate Income Rental Housing Pilot Program* (MIRHPP) allows for consideration of redevelopment of a limited number of CD-1 zoned sites, with supportable height and density varying depending on the site. 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 proposed mixed-use development at this site is generally consistent with MIRHPP and eligible for consideration.

Staff are supportive in principle of the enquiry, pending a successful resolution of the following advice noted below. We recommend scheduling an in-person meeting to discuss the following comments with staff prior to submitting a revised enquiry. Staff acknowledge that revisions may result in a commensurate reduction in density and unit count.

### ***Form of Development***

- It is anticipated that the Broadway planning process will provide further direction on height and density for this area. The process is expected to take two years and there is currently no policy direction on height and density. As a result, a proforma is requested at the enquiry stage to clarify rationale for the proposed height and density in the proposal. The intent of the pro-forma is to provide staff with a more fulsome understanding of the relationship between the proposed form and the amount of moderate income rental units proposed on this site. Once a pro-forma has been received and assessed, there may be further staff comment on the proposed height and built form.
- A high level of architectural design is expected on sites that redevelop along the Broadway corridor. Further consideration and resolution of the exterior finishes, built form and public realm is encouraged as the plans for the proposal are more fully developed. In particular, tapering of the building form at the highest storeys is encouraged. Although a maximum floorplate for a tower is typically 6,500 sq.ft. (not including balconies), an averaging of the 6,500 sq.ft. floorplate between the third storey to the top storey can be considered for this building design. A general guideline that reflects the proposed form is: floorplates between the 7th to 16th storeys may be greater than 6,500 sq.ft.; floorplates between the 17th and 20th storey may be approximately 6,500 sq.ft. and the floorplate above the 20th storey should be less than 6,500 sq.ft.
- Explore opportunities to provide open space at the ground level on top of the parking slab. The Greenest City Action Plan includes a target for all Vancouver residents to live within a five-minute walk of a park, greenway or other green space by 2020. This site has been identified as located within a park-deficient area. Options to consider include open space at the northwest corner of the site adjacent to the sidewalk on Birch Street. Alternatively, an open space on the eastern portion of the site could be explored.
- Encourage the addition of a “flex room” to be provided into the family-sized units (i.e. 2 and 3 bedroom units), incorporated within one of the required bedrooms which could be physically subdivided by sliding glass partitions.

Note these flex rooms when subdivided, will not be required to be equipped with an exterior window, on the condition that borrowed light from the other subdivided portion is achievable. Staff are available for further clarification on the “flex rooms” concept and this item can be discussed at an in-person meeting to review the comments in this letter.

- Encourage a minimum unit size of 700 sq.ft. for 2 bedroom units and 900 sq.ft. for 3 bedroom units.
- Consider providing an indoor and outdoor amenity space in the form of an added 27th storey with setbacks to take advantage of the access to sunlight, views and open space provided on the rooftop.
- Provide an in-depth shadow analysis in preparation for discussions with the public about shadow impacts.

### **Engineering**

- 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 that changes to the Parking By-law were approved by City Council on July 25, 2018. Development Permit applications received after January 1, 2019 will be subject to new requirements for vehicle parking, bicycle parking, pick-up-drop-off spaces, and transportation demand management. For more information: <https://council.vancouver.ca/20180724/documents/p10.pdf>

- After the first 10 ft. from the property line, the maximum parking ramp slope permitted is 12.5%. Alternatively, up to 15% slope may be acceptable with 7.5% - 10% transition ramps.
- Additional width will be required for the second and subsequent Class B loading spaces.
- Provide the following improvements:
  - Building setbacks/ Statutory Right-of-Way's (SRWs) to achieve 5.5 m from back of existing curb for widened sidewalks along Birch Street. The SRW will be free of any encumbrances at-grade. Setbacks less than 2 ft. do not require a SRW.
  - Public realm improvements along the site frontages such as, but not limited to: sidewalks, curb and gutter, lighting, curb ramps, lane crossings, and street trees.

- Provision of funding towards off-site improvements to be determined following review of the rezoning application such as, but not necessarily limited to:
  - the conversion of the pedestrian signal at W Broadway and Birch Street from a pedestrian signal to a full signal; and
  - minor signal modifications to the pedestrian signal at W Broadway and Birch Street including LED lighting, a UPS unit and an accessible pedestrian signal and curb bulges.
- Provide a Transportation Assessment and Management Study. The TAMS should also include maneuvering and turning swath assessment of the proposed loading configuration. For additional information, refer to: <http://vancouver.ca/files/cov/TAMS-consultant-design-guidelines.pdf>
- Provision of convenient, internal, stair-free loading access to/from all site uses.
- Bicycle parking is shown on level P2. All bicycle parking must be provided on the P1 level or at-grade. Alternatively a dedicated bicycle access elevator may be provided.
- 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.
- Further analysis is required to determine if sewers capacity is sufficient to service the proposed development. Sewers upgrade may be required and will be evaluated during the rezoning application process.
- Provide adequate water service to meet the fire flow demands of the project. It is anticipated the development shall be serviced by the 300mm water main on W Broadway. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading.
- Note that Engineering Services has recently revised the submission requirements for rezoning applications. Further information will be provided with the rezoning application submission checklist. All rezoning application submissions must now provide Water Demand Calculations, including average day and peak hour domestic water demands, fire flow calculations based on the Fire Underwriter's Survey document, Water Supply for Public Fire Protection, and building sprinkler demands based on the NFPA 13/14 (sealed by a qualified Engineer).
- This application falls within the area with potential impacts from the Broadway Millennium Line construction. From 2019 to 2025, street-use along W Broadway will be significantly restricted. Note there may be additional requirements and/or limitations on encroachments on W Broadway including underground soil anchors. Please contact the Rapid Transit Office for additional information.

## **Housing**

- Confirm the total amount of net residential floor area dedicated to moderate income rental units is at least 20%. Identify the moderate income rental units on the floor plans.
- Design development to unit mix to more closely align with MIRHPP Unit Mix Guidelines.
- Design development to bring the unit types between the market and moderate income rental units into closer alignment. In particular, more 1 and 3 bedrooms should be proposed as moderate income rental units.
- 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
- 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 commensurate with the number of units proposed.

## **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 and for information on Integrated Rainwater Management Plans, refer to page 15. Further information on rainwater management submission requirements can be found in Appendix I of the following Council report: <https://council.vancouver.ca/20180711/documents/cfsc1.pdf>

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 requirements.

## **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 \$177,002 per Schedule 2, Section 3(b) of the Zoning and Development Fee By-law.

### **Sign By-law Amendment Fees**

The 2018 Sign By-law amendment application fee to initiate an amendment to Schedule A only to assign a new Comprehensive Development District to a Sign District Schedule is \$600, as per Schedule 1, Section 1.5 of the Sign Fee By-law.

### **Public Benefits**

#### *Development Cost Levy (DCL)*

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 there is a new Citywide Utility DCL 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. The proposed new rates 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>

#### *Community Area Contribution (CAC)*

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. Prior to submission of a formal application, a proforma will be required in order for staff to better understand the financial feasibility of these pilot projects and the relationship between the proposed height and density.

#### *Public Art Program*

The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning applications having a floor area of 9,290 m<sup>2</sup> (100,000 sq. ft.) or greater to contribute public art or provide 80 per cent cash in lieu as a condition of rezoning. Public art budgets are based on a formula (2016) of \$21.31 per m<sup>2</sup> (\$1.98 per sq. ft.) for all areas contributing to the total FSR calculation. Developers may fulfill the public art commitment in one of two ways:

Option A — Artwork is commissioned by the developer. An experienced public art consultant must be engaged to coordinate the public art process – ideally before application stage.

Consultants are responsible for the preparation of art plans and the coordination of artist selection and artwork fabrication, installation, and documentation. The Public Art Committee reviews and approves the Public Art Plan.

Option B — For developers not wanting to directly commission the artwork, 80 per cent of the required art budget is paid to the City as a contribution to the Signature Projects Fund. These contributions are pooled with contributions from the City, philanthropists, and other agencies to commission artworks of major significance at key city sites.

For more information:

<http://vancouver.ca/parks-recreation-culture/property-developers.aspx>

<http://vancouver.ca/files/cov/public-art-policy-and-procedures-for-rezoned-developments.pdf>

### **Next Steps**

In summary, staff are supportive in principle of a MIRHPP project at this location, subject to the advice outlined above. We recommend scheduling an in-person meeting to discuss comments prior to submitting a revised drawing package. Review of a revised drawing package which incorporates staff advice will be required prior to proceeding with a pre-application open house.

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 the Rezoning Planner to confirm your project or conditions related to your project have not changed. Otherwise, further revisions may be required prior to submitting a rezoning application.

Staff look forward to working with you on this project. Please do not hesitate to contact me if you have questions regarding the staff advice.

Sincerely,



Lisa King, Planner  
604-873-7642  
lisa.king@vancouver.ca

cc: Karen Hoese, Assistant Director, Rezoning Centre  
Yardley McNeill, Senior Planner, Rezoning Centre

**From:** "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>  
**To:** "Hoese, Karen" <karen.hoese@vancouver.ca>  
**CC:** "McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
**Date:** 12/12/2018 6:35:25 PM  
**Subject:** Site sign at 1296 W Broadway

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Hi Karen,

I just wanted to provide you with an update on the DP site sign after our discussion earlier- I talked to Development Services and they have confirmed that the site sign has now been removed. They explained that because that the public notification period has finished, they are entitled to remove the sign. They also confirmed that the contact number for the PF on the sign was incorrect which further added to community frustration (I also spoke to a resident in the area who indicated that the number was for another organization so I flagged that for the Development Services previously).

As discussed, I will work on getting a draft community letter prepared and it will be provided to you, Yardley and Neal before I leave on Friday.

Have a good evening!

Sarah

Sarah Crowley MRUP  
Rezoning Planner | Rezoning Centre  
Planning, Urban Design and Sustainability  
City of Vancouver  
604.873.7455 | [sarah.crowley@vancouver.ca](mailto:sarah.crowley@vancouver.ca)

**From:** "Lightfoot, Brian" <Brian.Lightfoot@vancouver.ca>  
**To:** "Tom Pappajohn" <tom@jamesoncorp.ca>  
**CC:** "Sears, Brian" <brian.sears@vancouver.ca>  
"Garrison, Dan \(\COV\)" <Dan.Garrison@vancouver.ca>  
"McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
**Date:** 1/14/2019 2:50:50 PM  
**Subject:** Pappajohn Rezoning - 1296 West Broadway (2538 Birch Street)

Hi Tom,

Further to your recent conversation with Brian Sears, please find attached the City's revised version of your proforma indicating the potentially far greater land lift that could be achievable from this proposed rezoning which would suggest a potential capacity to increase the provision of MIRHPP units.

s.13(1), s.17(1), s.21(1)

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

Also please note that Development Contributions Expectation Policy was approved by Council in June of 2018 (<https://vancouver.ca/files/cov/development-contribution-expectations-policy-appendix-c.pdf>) and requires that the City maximizes the MIR units on any rezoning in this area.

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

Thank you,

**Brian Lightfoot**, B.Com., AACI  
Property Development Officer | Real Estate Services | Real Estate and Facilities Management  
CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4  
t: 604.873.7432 | f: 604.873-7064 | e: [brian.lightfoot@vancouver.ca](mailto:brian.lightfoot@vancouver.ca)

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(50.1KB)

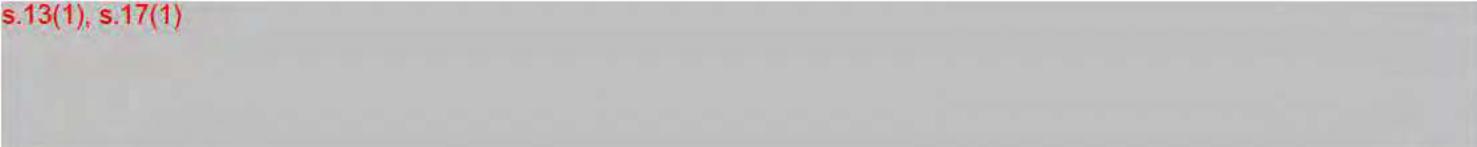
(50.1KB)

>>

**From:** "Lightfoot, Brian" <Brian.Lightfoot@vancouver.ca>  
**To:** "Garrison, Dan (COV)" <Dan.Garrison@vancouver.ca>  
**CC:** "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>  
**Date:** 2/11/2019 10:38:51 AM  
**Subject:** Pappajohn Rezoning - 1296 West Broadway

Hi Dan,

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

A large grey rectangular area redacting the main body of the email.

Thank you,

**Brian Lightfoot**, B.Com., AACI

Property Development Officer | Real Estate Services | Real Estate and Facilities Management

CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4

t: 604.873.7432 | f: 604.873-7064 | e: [brian.lightfoot@vancouver.ca](mailto:brian.lightfoot@vancouver.ca)

**From:** "Hoese, Karen" <karen.hoese@vancouver.ca>  
**To:** "Garrison, Dan (COV)" <Dan.Garrison@vancouver.ca>  
**Date:** 1/29/2019 7:56:34 AM  
**Subject:** RE: 1296 Broadway (Denny's)

Darn - I didn't write it down and forgot to discuss with Yardley. Will try to grab her this morning and will get back to you.

I'm assuming you don't need me at Council this morning...?

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

**From:** Garrison, Dan (COV)  
**Sent:** Tuesday, January 29, 2019 6:03 AM  
**To:** Hoese, Karen  
**Subject:** 1296 Broadway (Denny's)

Hi Karen,

I noticed I have a meeting tomorrow with about 10 people in it talking about the timeline for this project. The purpose is stated as "managing the applicants expectation on timeline". I'm wondering if you had a chance to speak with Yardley about the timeline for the rezoning and any potential for time savings?

Brian Sears has set a meeting with Jameson for Thursday, so would be good to have a sense before then.

Thanks!

Dan

Sent from my iPhone

**From:** "Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>  
**To:** "McNeill, Yardley" <yardley.mcneill@vancouver.ca>  
**CC:** "Olinek, Jason" <Jason.Olinek@vancouver.ca>  
"Hoese, Karen" <karen.hoese@vancouver.ca>  
"Zeng, Yan" <yan.zeng@vancouver.ca>  
"Garrison, Dan (COV)" <Dan.Garrison@vancouver.ca>  
**Date:** 2/11/2019 9:20:36 AM  
**Subject:** RE: Inquiry from Councillor De Genova- MIRHPP enquiry 1296 W Broadway ( Birch )

Hi Yardley

Thanks for the feedback. I am mindful of the enquiry process, and my only added suggestion is that since this enquiry has gone to pre-app open house, there may be some details that are "public" as presented by the applicant. Another "grey" area for how Council interacts on various RZ stages. I can respond to the Councillor to indicate the confidential nature of the enquiry, and any discussion would have to focus on the MIRHPP policy (perhaps materials presented at the pre-app open house if the resident seeking the meeting wants to bring material). I would recommend a staff person attend in support given the history of this site (CD-1, DP, now enquiry).

Happy to discuss further as needed.

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)

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**From:** McNeill, Yardley  
**Sent:** Saturday, February 09, 2019 10:23 AM  
**To:** Tsang-Trinaistich, Templar  
**Cc:** Olinek, Jason; Hoese, Karen; Zeng, Yan; Garrison, Dan (COV)  
**Subject:** RE: Inquiry from Councillor De Genova- MIRHPP enquiry 1296 W Broadway ( Birch )

Hi Templar,

The project is the MIRHPP enquiry from Tom Pappajohn, see recent FOI request . s.13(1) [REDACTED]  
s.13(1) [REDACTED]

Council can of course meet with the public but since there isn't a rezoning application to refer to, the discussions should focus on the MIRHPP policy. If C. De Genova is requesting assistance with understanding that policy, perhaps Dan's group could respond back?

Yardley

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**From:** Tsang-Trinaistich, Templar  
**Sent:** Friday, February 08, 2019 4:25 PM  
**To:** Hoese, Karen; Zeng, Yan; McNeill, Yardley  
**Cc:** Olinek, Jason  
**Subject:** FW: Inquiry from Councillor De Genova

Karen

FYI, see below from Councillor De Genova's assistant, Cheryl. s.22(1) is seeking a meeting with the Councillor (tentatively set for March 1<sup>st</sup>). It relates to the Denny's site. The conversation will focus on the concerns relating to the changes in the proposed development from the current CD-1 / DP design to the enquiry under MIRHPP. Cheryl is looking for some feedback if this meeting is appropriate to take (given the circumstances with the enquiry) and if staff should be there.

Thoughts? I'd say yes to staff attending if we have the option! 😊

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)

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**From:** Rowley, Cheryl  
**Sent:** Friday, February 08, 2019 3:44 PM  
**To:** Tsang-Trinaistich, Templar  
**Subject:** Inquiry from Councillor De Genova

Hi Templar,

s.22(1) has requested to meet with Councillor De Genova (see background below).

I have set up a meeting tentatively for March 1<sup>st</sup> at 11am. Councillor De Genova just wanted me to check with you and ensure the meeting is appropriate and should a staff member be present?

Thanks very much,

**Cheryl Rowley** | Assistant to Councillor Melissa De Genova  
CITY OF VANCOUVER | City Clerk's Dept.  
P: 604.871.6714  
E: [cheryl.rowley@vancouver.ca](mailto:cheryl.rowley@vancouver.ca)

**From:** s.22(1)  
**Date:** January 31, 2019 at 12:44:29 PM PST  
**To:** <[CLRdegenova@vancouver.ca](mailto:CLRdegenova@vancouver.ca)>  
**Subject:** Re: Meeting Requested

Good afternoon Councillor De Genova,

A week ago, I wrote requesting a meeting to discuss a development matter in my neighbourhood. I haven't heard back, so I'm writing to ensure that you received my email and to check whether you'd be able to meet.

My colleague and I have had very informative meetings with your caucus, and we'd appreciate the opportunity to meet with you as well.

Thanks for your time and I look forward to hearing from you.

Regards,

s.22(1)

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**From:** s.22(1)  
**Sent:** Thursday, January 24, 2019 2:02 PM  
**To:** 'CLRdegenova@vancouver.ca'  
**Subject:** Re: Meeting Requested

Dear Councillor De Genova,

I am writing to request a meeting with you to discuss a development matter in my neighbourhood. The matter of concern is the redevelopment of the Denny's site at Birch & Broadway, and the consequences for the Fairview/South Granville/False Creek communities. The redevelopment was originally approved for a 16-storey building, and now the developer is pursuing approval for a 28-storey building.

Your input is of significant importance to this matter, and I would appreciate the opportunity to discuss it with you. Recognizing that you have a very full schedule, I would be happy to coordinate a time/date with your assistant.

Thanks for your time, and I look forward to your response.

Regards,

s.22(1)

**From:** "Lightfoot, Brian" <Brian.Lightfoot@vancouver.ca>  
**To:** "Tom Pappajohn" <tom@jamesoncorp.ca>  
**CC:** "Sears, Brian" <brian.sears@vancouver.ca>  
"Garrison, Dan \(\COV\)" <Dan.Garrison@vancouver.ca>  
**Date:** 2/5/2019 10:06:15 AM  
**Subject:** RE: Pappajohn Rezoning - 1296 West Broadway

Hi Tom,

Yes the meeting is confirmed for tomorrow at 3pm. It is located on the main floor City Hall meeting rooms, room # 114, located on the west side of the building.

Thanks,

**Brian Lightfoot**, B.Com., AACI  
Property Development Officer | Real Estate Services | Real Estate and Facilities Management  
CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4  
t: 604.873.7432 | f: 604.873-7064 | e: [brian.lightfoot@vancouver.ca](mailto:brian.lightfoot@vancouver.ca)

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**From:** Tom Pappajohn [mailto:tom@jamesoncorp.ca]  
**Sent:** Monday, February 04, 2019 7:14 PM  
**To:** Lightfoot, Brian  
**Cc:** Sears, Brian; Garrison, Dan (COV)  
**Subject:** Re: Pappajohn Rezoning - 1296 West Broadway

Will bring to the meeting  
Please confirm 3 pm we Wednesday  
Thanks  
Tom

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**From:** Lightfoot, Brian <brian.lightfoot@vancouver.ca>  
**Sent:** Monday, February 4, 2019 10:25 AM  
**To:** Tom Pappajohn  
**Cc:** Sears, Brian; Garrison, Dan (COV)  
**Subject:** RE: Pappajohn Rezoning - 1296 West Broadway

Hi Tom,

I understand that you have been preparing a response to our comments below. Will you be providing us anything to review prior to our meeting this Wednesday or will we be discussing everything at the meeting?

Thank you,

**Brian Lightfoot**, B.Com., AACI  
Property Development Officer | Real Estate Services | Real Estate and Facilities Management  
CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4  
t: 604.873.7432 | f: 604.873-7064 | e: [brian.lightfoot@vancouver.ca](mailto:brian.lightfoot@vancouver.ca)

---

**From:** Lightfoot, Brian

**Sent:** Wednesday, January 23, 2019 11:20 AM

**To:** 'Tom Pappajohn'

**Cc:** Sears, Brian

**Subject:** FW: Pappajohn Rezoning - 1296 West Broadway

s.13(1), s.17(1), s.21(1)



Thank you,

**Brian Lightfoot**, B.Com., AACI

Property Development Officer | Real Estate Services | Real Estate and Facilities Management

CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4

t: 604.873.7432 | f: 604.873-7064 | e: [brian.lightfoot@vancouver.ca](mailto:brian.lightfoot@vancouver.ca)

**From:** "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>  
**To:** "Lightfoot, Brian" <Brian.Lightfoot@vancouver.ca>  
**CC:** "Garrison, Dan (COV)" <Dan.Garrison@vancouver.ca>  
**Date:** 2/12/2019 3:08:15 PM  
**Subject:** RE: Pappajohn Rezoning - 1296 West Broadway

Hi Brian,

s.13(1)

s.13(1)

s.13(1)

I look forward to hearing how the meeting on Thursday goes between Finance and Gil. I can check in via Templar to see if this meeting has been confirmed and will let you know.

Thanks,

Sarah Crowley MRUP  
Rezoning Planner | Rezoning Centre  
Planning, Urban Design and Sustainability  
City of Vancouver  
604.873.7455 | [sarah.crowley@vancouver.ca](mailto:sarah.crowley@vancouver.ca)

---

**From:** Garrison, Dan (COV)  
**Sent:** Monday, February 11, 2019 11:51 AM  
**To:** Lightfoot, Brian  
**Cc:** Crowley, Sarah  
**Subject:** Re: Pappajohn Rezoning - 1296 West Broadway

s.13(1)

Sent from my iPhone

On Feb 11, 2019, at 10:38 AM, Lightfoot, Brian <Brian.Lightfoot@vancouver.ca> wrote:

Hi Dan,

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

Thank you,

Brian Lightfoot, B.Com., AACI  
Property Development Officer | Real Estate Services | Real Estate and Facilities Management  
CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4  
t: 604.873.7432 | f: 604.873-7064 | e: [brian.lightfoot@vancouver.ca](mailto:brian.lightfoot@vancouver.ca)