

File No.: 04-1000-20-2019-562

October 9, 2019

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of September 6, 2019 for:

**All correspondence between the City of Vancouver's Planning Department and/or the Mayor's Office and members of the Urban Design Panel relating to the Rezoning Application for 2538 Birch St, Vancouver, BC from April 1, 2019 to August 9, 2019.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

Please note, the Mayor's Office staff confirms they have no responsive records.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipbc.bc.ca](mailto:info@oipbc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2019-562); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,



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

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

\*If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:ag

**From:** "Cheng, Paul" <paul.cheng@vancouver.ca>  
**To:** "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>  
"Gelein, Marcel" <Marcel.Gelein@vancouver.ca>  
**Date:** 7/10/2019 8:55:26 AM  
**Subject:** FW: July 10 meeting of Urban Design Panel

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

**From:** Olinek, Jason  
**Sent:** Tuesday, July 09, 2019 9:49 PM  
**To:** Jennifer Marshall; Jim Huffman; Colette Parsons  
**Cc:** Cheng, Paul; O'Donnell, Theresa; Yijin Wen (Yijin.wen@yahoo.com); abrudar@gblarchitects.com; hbesharat@besharatfriars.com; dneale@nsda.bc.ca; jennifer@dki.bc.ca; s.ockwell@hcma.ca; Collette Parsons  
**Subject:** RE: July 10 meeting of Urban Design Panel

Jennifer, Agreed and I have no idea! Thank you for bringing this to my attention.

Jim et al. Unfortunately I am out of office through the 22<sup>nd</sup> on my behalf please ask/remind the Panel that:

- The Panel meetings are open to the public but, the meetings are NOT a forum for public comment.
- Vancouver's Urban Design Panel's role is to advise on proposals with significant urban design implications.
- The Panel's mandate is to advise Council, the Director of Planning or the Development Permit Board, where urban design challenges are anticipated. The criteria which determines the type of discussion is relative and includes all Council adopted policies including: neighbourhood fit, community input, and building design, as well as any other applicable urban design considerations.
- The Panel's voice must be impartial and reflect project evaluation based on your understanding of the project as presented, policy background and your professional urban design expertise.

I am also asking Paul to reinforce this at Panel tomorrow.

Regards,

**Jason Olinek** NCARB, MArch  
Acting Assistant Director of Planning – Development Planning  
Planning, Urban Design & Sustainability  
City of Vancouver  
Tel. 604.873.7492

**From:** Jennifer Marshall [mailto:marshall@urban-arts.ca]  
**Sent:** July-09-19 9:12 PM  
**To:** Jim Huffman; Colette Parsons; Olinek, Jason  
**Subject:** Fwd: July 10 meeting of Urban Design Panel

Pretty inappropriate to be lobbying the panel - how did they our emails?

Jennifer Marshall , Architect AIBC, FRAIC

Partner

Urban Arts Architecture

#300 - 111 Water Street

Vancouver, BC, V6B 1A7

604-683-5060

Begin forwarded message:

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

**Date:** July 9, 2019 at 8:20:03 PM PDT

**To:** [yijin.wen@yahoo.com](mailto:yijin.wen@yahoo.com), [udp.info@vancouver.ca](mailto:udp.info@vancouver.ca), [abrudar@gblarchitects.com](mailto:abrudar@gblarchitects.com),  
[hbesharat@besharatfriars.com](mailto:hbesharat@besharatfriars.com), [jim.huffman@bharchitects.com](mailto:jim.huffman@bharchitects.com), [GNewfield@rjc.ca](mailto:GNewfield@rjc.ca),  
[dneale@nsda.bc.ca](mailto:dneale@nsda.bc.ca), [jennifer@dkl.bc.ca](mailto:jennifer@dkl.bc.ca), [s.ockwell@hcma.ca](mailto:s.ockwell@hcma.ca), [colette@studioparsons.ca](mailto:colette@studioparsons.ca),  
[mattyounger@amegroup.ca](mailto:mattyounger@amegroup.ca), [marshall@urban-arts.ca](mailto:marshall@urban-arts.ca)

**Subject:** July 10 meeting of Urban Design Panel

Hello Urban Design Panel -- I would like to offer some input on the 2538 Birch St. rezoning application. We have strong concerns about the increase in size of the project from the already approved 16 story structure to 28 stories, which would make it the tallest tower in the area, mostly made up of high-end rentals with great views for people at top of the Vancouver's income distribution and will primarily benefit that sector.

In the absence of a plan to handle this high concentration of people on this block, we are opposed to the increase in size without the following neighbourhood deficits being addressed:

1. Lack of green space and parks in the neighbourhood
2. Insufficient street parking, and insufficient parking for the building itself.
3. Insufficient traffic calming measures on side-streets which are now being used for cross-town traffic
4. Lack of grocery options for residents
5. Lack of library and recreation facilities (the nearby Firehall Library location is tiny)
6. It makes no contribution to the neighbourhood at street level or to the skyline, which will be very unbalanced
7. It does not show a strategy for the neighbourhood and its future and will likely set a norm that is not based on a good plan.

We feel that these issues need to be addressed before such a large building is inserted into the residential mix. A freeze should be put on this expansion. We support the smaller scale of the already approved 16-story rental building as the impact would be much less significant, though even in that case we hope that the neighbourhood issues above are addressed.

Yours truly,

s.22(1)