

File No.: 04-1000-20-2020-134

April 1, 2020

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 February 19, 2020 for:

All internal and external correspondence and email (whether transmitted/received on City-supplied or personal devices) sent or received by Holly Sovdi, Zane Hill and John Grottenberg concerning 1296 West Broadway / 2538 Birch Street.

Date range: March 1, 2018 - October 22, 2019

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1), s.15(1)(l) and s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

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@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2020-134); 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,

Cobi Falconer, FOI Case Manager, for

[Signature on file]

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

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

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

Encl.

:kt

From: "McNaney, Kevin" <kevin.mcnaney@vancouver.ca>
To: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>
"Grottenberg, John" <John.Grottenberg@vancouver.ca>
Date: 11/30/2018 10:12:59 AM
Subject: Broadway and Birch

<http://dailyhive.com/vancouver/2538-birch-street-vancouver-1296-west-broadway-2018>

Kevin McNaney

Assistant Director of Planning | SPECIAL PROJECTS OFFICE

CITY OF VANCOUVER

[p] 604 871 6851 [e] kevin.mcnaney@vancouver.ca

From: "McNaney, Kevin" <kevin.mcnaney@vancouver.ca>
To: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>
"Grottenberg, John" <John.Grottenberg@vancouver.ca>
"Hill, Zane" <Zane.Hill@vancouver.ca>
"Chitrakar, Sahisna" <Sahisna.Chitrakar@vancouver.ca>
"Whitney, Lauren" <Lauren.Whitney@vancouver.ca>

Date: 6/13/2019 3:28:45 PM

Subject: Broadway and Birch

A community open house will be held on June 27, 2019, 5-8 pm at the Holiday Inn Hotel (711 West Broadway), with City staff and the applicant team available to answer questions.

<https://rezoning.vancouver.ca/applications/2538birch/index.htm>

Kevin McNaney

Director | SPECIAL PROJECTS OFFICE

PLANNING, URBAN DESIGN AND SUSTAINABILITY | CITY OF VANCOUVER

[p] 604 871 6851 [e] kevin.mcnaney@vancouver.ca

From: "McNaney, Kevin" <kevin.mcnaney@vancouver.ca>
To: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>
"Grottenberg, John" <John.Grottenberg@vancouver.ca>
Date: 7/4/2019 12:15:57 PM
Subject: FW: 28 storey B rental proposed at Birch and West Broadway MIRHPP

From: Kelley, Gil
Sent: Thursday, July 04, 2019 11:38 AM
To: Hoese, Karen; Garrison, Dan (COV); McNaney, Kevin
Cc: O'Donnell, Theresa
Subject: Fwd: 28 storey B rental proposed at Birch and West Broadway MIRHPP

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

Please excuse any typos
Sent from my iPhone

Begin forwarded message:

From: s.22(1)
Date: July 3, 2019 at 2:32:08 PM PDT
To: Kirby-Yung Sarah <sarah.kirby-yung@vancouver.ca>, Wiebe Michael <michael.wiebe@vancouver.ca>, Public Hearing COV <publichearing@vancouver.ca>, Bligh Rebecca <rebecca.bligh@vancouver.ca>, Fry Pete <pete.fry@vancouver.ca>, De Genova Melissa <melissa.degenova@vancouver.ca>, Dominato Lisa <lisa.dominato@vancouver.ca>, Stewart Kennedy <kennedy.stewart@vancouver.ca>, Swanson Jean <jean.swanson@vancouver.ca>, Hardwick Colleen <colleen.hardwick@vancouver.ca>, Boyle Christine <christine.boyle@vancouver.ca>, Carr Adrienne <adriane.carr@vancouver.ca>, Kelley Gil <Gil.Kelley@vancouver.ca>
Subject: 28 storey B rental proposed at Birch and West Broadway MIRHPP

Respectfully, there is a problem with the City having 3 competing projects going on at the same time in the same area.

- longer term, City wide plan
- more immediate, Broadway planning process from Clark Drive to Vine
- MIRHPP Application in heart of West Broadway

I may not be happy if the Broadway planning process concludes with 28 storey buildings as the maximum on West Broadway (actually 29-30 with roof top mechanical) but it will have come with full consultation and discussion and planning.

The MIRHPP proposal on the old Denny's site, is in essence, getting to jump the queue, and set the precedent for the entire Broadway area. This is the cart before the horse. I realize we can't wait for the full city wide plan. But surely there should be a moratorium on the Broadway area since it is actively under the planning

process. Besides they are already approved for 16 storeys and shouldn't have been allowed to reapply (you might already have taken care of this).

Proceeding and rezoning up to 28 storeys gives the impression that the planning process is a "done-deal" and that after 10 years of the previous regime. It still appears that the City and developers are deciding what is happening. Perception is everything here.

The integrity of the planning process for an area needs to be preserved to maintain the credibility of the planning department. Otherwise people lose faith.

☐ Thanks, s.22(1)

From: "McNaney, Kevin" <kevin.mcnaney@vancouver.ca>
To: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>
Date: 6/27/2019 11:23:59 AM
Subject: FW: 2538 Birch (formerly 1296 W. Broadway)

From: Hoese, Karen
Sent: Thursday, June 27, 2019 11:16 AM
To: O'Donnell, Theresa
Cc: Kelley, Gil; Tsang-Trinaistich, Templar; McNaney, Kevin
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Responses below - hope this helps!

Why did two letters go out and what was the purpose of those letters?

Timeline:

- ☐ MIRHPP was approved by Council in November 2018.
- ☐ The pre-enquiry application under MIRHPP for 1296 W Broadway was originally received on February 16, 2018 during the initial MIRHPP proposal intake window.
- ☐ An initial response was provided on March 19, 2018 indicating "not right now" to the proposal, noting the upcoming Broadway planning work and emerging directions as a key factor.
- ☐ A follow-up letter was sent out on June 12, 2018, inviting the property owner to participate in the limited pilot program. This was based on the preliminary review of the pre-enquiry application and its fit with key policy objectives of the MIRHPP program as well as on the progress that had been made on the Broadway planning program framework. The letter did not provide support for specific project details (i.e. height and density).
- ☐ The letter of June 12, 2018 predated Council's approval on June 20 of the Broadway Planning Program Terms of Reference and the Interim Rezoning Policies.
- ☐ A full enquiry application was received July 25, 2018. A more detailed letter of response to the rezoning enquiry was sent on October 2, 2018, providing further policy and form of development advice.

When was the application officially submitted?

May 17, 2019

Do these besting letter last forever? What if the terms of the rezoning change?

This is a limited pilot project – 20 applications will be considered and the deadline for submission of an enquiry from those invited to participate is July 2, 2018.

The letters regarding 1296 W Broadway provided written confirmation that the proposal was selected to participate in the pilot and conditional confirmation that a future rezoning application could be considered, subject to the proposal proceeding through the standard rezoning process. Rezoning typically goes through a design evolution from enquiry through application and public hearing based on staff review and feedback from the public and advisory committees. This may include changes to the form of development or changes to the public benefit offered (noting that for MIRHPP, a minimum of 20% of the units must provide middle income rents).

Karen Hoese

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

From: O'Donnell, Theresa
Sent: Thursday, June 27, 2019 7:50 AM

To: McNaney, Kevin; Hoese, Karen; Tsang-Trinaistich, Templar
Cc: Kelley, Gil
Subject: Re: 2538 Birch (formerly 1296 W. Broadway)

Kevin/Karen.

I've read this several times to try to understand the Councillor's question.

Let me see if I have this straight.

- * Staff sent letter to applicant stating we would accept a Rezoning in March 18, 2018 and then again on June 12, 2018
- * MIRHPP was approved on June 20, 2018
- * so he made it in under the wire, true?

questions-

Why did 2 different letters go out?

What was the purpose of those letters? Just to vest the project? Or did they set out the terms of zoning case?

When was the application officially submitted?

Do these besting letter last forever? What if the terms of the rezoning change?

Thanks,
T

Sent from my iPhone

On Jun 26, 2019, at 6:14 PM, McNaney, Kevin <kevin.mcnaney@vancouver.ca> wrote:

Hmmm.

Not sure that I understand the confusion. We provided a written response of the support for considering the application prior to the Interim Rezoning Policy for Broadway Plan being adopted by Council. Therefore, it is considered to be an in-stream application and can proceed ahead of the Plan.

Sent from my iPhone

On Jun 26, 2019, at 6:09 PM, O'Donnell, Theresa <Theresa.O'Donnell@vancouver.ca> wrote:

?

Sent from my iPhone

Begin forwarded message:

From: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Date: June 26, 2019 at 4:43:51 PM PDT
To: "O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>, "Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>
Subject: Fwd: 2538 Birch (formerly 1296 W. Broadway)

??

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

Begin forwarded message:

From: "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
Date: June 26, 2019 at 3:37:04 PM PDT
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Cc: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Thank you for getting back to me, Mr. Kelley.

In your reply, you write that: Prior to this policy being approved, staff had provided a written response to the applicant regarding 2538 Birch Street stating that the rezoning application under the Moderate Income Rental Housing Pilot Program (MIRHPP) could be considered initially on March 19, 2018 and then again on June 12, 2018.

Were staff responding to the applicant's MIRHPP entry application regarding 2538 Birch Street? I am confused by the timeline, sequence of events, and applicability to the relevant policy.

Thoughts?

Colleen

From: Kelley, Gil
Sent: Wednesday, June 26, 2019 11:57 AM
To: Hardwick, Colleen
Cc: Mochrie, Paul
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Hello Councillor Hardwick,

On June 20th, 2018, an interim rezoning policy (*Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process*) was approved for the Broadway Plan study area that would remain in place until the area plan was completed. The policy established the conditions under which new rezonings and heritage revitalization agreements will be considered while the Broadway Planning Program is underway. Specially,

"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."

The policy can be found here: <https://vancouver.ca/files/cov/broadway-planning-consideration-of-rezoning-applications.pdf>

Prior to this policy being approved, staff had provided a written response to the applicant regarding 2538 Birch Street stating that the rezoning application under the Moderate Income Rental Housing Pilot Program (MIRHPP) could be considered initially on March 19, 2018 and then again on June 12, 2018. As such, the rezoning application for this site can be considered concurrent to the Broadway Plan process through the MIRHPP.

Warm regards,

Gil

From: Hardwick, Colleen
Sent: Sunday, June 23, 2019 9:14 PM
To: Kelley, Gil
Cc: Mochrie, Paul
Subject: 2538 Birch (formerly 1296 W. Broadway)

Dear Gil;

As I understand it, the Broadway Planning Program includes an Interim Rezoning Policy that places a moratorium on rezoning in the scope area during execution, in order to not divert or pre-empt the planning process. This policy provides three exceptions.

It would appear that the proposed rezoning at 2538 Birch (formerly 1296 W. Broadway) is subject to this moratorium, without exception, and yet the rezoning is being advanced. Is an exception under the Interim Rezoning Policy being applied to this rezoning? If so, what exception is being applied, and please provide a detailed explanation as to why the rezoning is eligible for this exception.

Thanking you in advance for your attention to this matter.

Colleen

<<

RE: Meeting Follow-Up (1296 Broadway/2538 Birch) (21.2KB)

(21.2KB)

>>

From: "McNaney, Kevin" <kevin.mcnaney@vancouver.ca>
To: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>
Date: 6/27/2019 8:29:34 AM
Subject: FW: 2538 Birch (formerly 1296 W. Broadway)

Do you know the details below?

From: O'Donnell, Theresa
Sent: Thursday, June 27, 2019 7:50 AM
To: McNaney, Kevin; Hoese, Karen; Tsang-Trinaistich, Templar
Cc: Kelley, Gil
Subject: Re: 2538 Birch (formerly 1296 W. Broadway)

Kevin/Karen.

I've read this several times to try to understand the Councillor's question.

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Gil Kelley, FAICP
General Manager, Planning, Urban Design and Sustainability
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Warm regards,

Gil

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Colleen

From: "McNaney, Kevin" <kevin.mcnaney@vancouver.ca>
To: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>
"Grottenberg, John" <John.Grottenberg@vancouver.ca>
Date: 7/2/2019 8:37:26 AM
Subject: FW: 2538 Birch (formerly 1296 W. Broadway)

From: Hoese, Karen
Sent: Saturday, June 29, 2019 10:49 AM
To: O'Donnell, Theresa; Kelley, Gil; Tsang-Trinaistich, Templar
Cc: McNaney, Kevin
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

I've made a few tweaks to provide even more clarity!

From: O'Donnell, Theresa
Sent: Friday, June 28, 2019 4:21 PM
To: Kelley, Gil; Tsang-Trinaistich, Templar
Cc: Hoese, Karen; McNaney, Kevin
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Gil – We've prepared the response below to address Councilor Hardwick's questions . Karen/Kevin – please check my work.

Councilor Hardwick has asked for clarification regarding the timeline, sequence of events, and applicability to the relevant policy or the project at 2538 Birch. The following information is offered to address her questions

Timeline and sequence of events:

- ☐ MIRHPP was approved by Council in November 2018.
- ☐ The pre-enquiry application under MIRHPP for 1296 w Broadway (now known as 2538 Birch) was originally received on February 16, 2018 during the initial MIRHPP proposal intake window.
- ☐ An initial response to the pre-inquiry application was provided on March 19, 2018 indicating that not right now to the proposal, noting the upcoming Broadway planning work and emerging directions as a key factor.
- ☐ A follow-up letter was sent on June 12, 2018, inviting the property owner to participate in the limited pilot program. This was based on the preliminary review of the pre-enquiry application and its fit with key policy objectives of the MIRHPP program as well as on the progress that had been made on the Broadway planning program framework. The letter did not provide support for specific project details (i.e. height and density).
- ☐ On June 20th of Council approved the Broadway Planning Program Terms of Reference and the Interim Rezoning Policies.
- ☐ A full enquiry application was received July 25, 2018. A more detailed letter of response to the rezoning enquiry was sent on October 2, 2018, providing further policy and form of development advice.

Applicability of policy:

- ☐ The letters regarding 1296 W Broadway provided written confirmation that the proposal was selected to participate in the pilot program and conditional confirmation that a future rezoning application could be considered, subject to the proposal proceeding through the standard rezoning process.
- ☐ The letters inviting the property owner to participate in the pilot program predated Council's approval on June 20th of the Broadway Planning Program Terms of Reference and the Interim Rezoning Policies.
- ☐ 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."

- A Rezoning request was submitted on May 17, 2019 and is currently being processed. Typically these applications go through a design evolution from enquiry through application and public hearing based on staff review and feedback from the public and advisory committees. This may include changes to the form of development or changes to the public benefit offered (noting that for MIRHPP, a minimum of 20% of the units must provide middle income rents).

From: Kelley, Gil
Sent: Wednesday, June 26, 2019 4:44 PM
To: O'Donnell, Theresa; Tsang-Trinaistich, Templar
Subject: Fwd: 2538 Birch (formerly 1296 W. Broadway)

??

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

Please excuse any typos
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Thoughts?

Colleen

From: Kelley, Gil
Sent: Wednesday, June 26, 2019 11:57 AM
To: Hardwick, Colleen
Cc: Mochrie, Paul
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Hello Councillor Hardwick,

On June 20th, 2018, an interim rezoning policy (*Policy on Consideration of Rezoning Applications and*
City of Vancouver - FOI 2020-134 - Page 13 of 78

Heritage Revitalization Agreements during Broadway Planning Process) was approved for the Broadway Plan study area that would remain in place until the area plan was completed. The policy established the conditions under which new rezonings and heritage revitalization agreements will be considered while the Broadway Planning Program is underway. Specially,

"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."

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Warm regards,

Gil

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Thanking you in advance for your attention to this matter.

Colleen

From: "Singer, Jessie" <Jessie.Singer@vancouver.ca>
To: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>
CC: "Grottenberg, John" <John.Grottenberg@vancouver.ca>
Date: 7/2/2019 10:05:00 AM
Subject: FW: 2538 Birch Street (formerly 1296 West Broadway) - Open House Summary

FYI

From: Huang, Emily
Sent: Friday, June 28, 2019 12:10 PM
To: Crowley, Sarah; McNeill, Yardley; Garrison, Dan (COV); Mauboules, Annie; Anderson, Graham; Singer, Jessie; Gelein, Marcel; Spaans, Kevin; Jiang, Grace; Draskovic, Rosemarie; Cheng, Paul; Jay, Simon; McDonald, Amy; Lui, Jason; Hoese, Karen; O'Donnell, Theresa
Subject: 2538 Birch Street (formerly 1296 West Broadway) - Open House Summary

Hello everyone,

The following is a brief summary of the MIRHPP Rezoning Application Open House for **2538 Birch Street (formerly 1296 West Broadway)** that was held on Thursday June 27, 2019 from 5:00 pm to 8:00 pm at the Holiday Inn Hotel.

Project Overview

Jameson Development has applied to rezone 2538 Birch Street (formerly 1296 West Broadway) from CD-1 (708) to CD-1 to allow for the development of a 28-storey mixed-use building. The building has 248 secured rental units with 20% of residential floor area (53 units) assigned to moderate income households. The site was previously approved by Council on January 16, 2018 under Rental 100 to allow for a 16-storey mixed-use building. The applicant re-applied under the MIRHPP policy to secure more storeys and provide moderate income units.

2538 Birch Street (formerly 1296 West Broadway)

Open House Summary

Number of attendees: **439**

Number of open house comment forms: **232**

Number of emails submissions received to date: **244**

Members of the applicant team, their consultants, and 16 City staff were at the open house to answer questions. While City staff prepared for a large attendance and vocal opposition, public members who attended the open house were generally respectful despite their concerns. Equal support for the project were expressed by the public as well. The open house attracted attendees who not only lived in the three block radius of the site, but also other areas of Vancouver with

some who lived in neighbouring municipalities. During the event, there was a steady flow of attendees arriving and leaving the open house. The main concerns about the proposal included the project setting precedence on the Broadway Corridor before the implementation of the Broadway Plan. Attendees also preferred the original 16-storeys under Rental 100. Other general concerns included massing, density, shadowing, sufficient community amenities, and school capacities. Support for the proposal indicated the need for affordable housing in the area, especially for first-responders and hospital staff and its location along a major arterial. General support for MIRHPP was also expressed.

Rental housing and urban development

- ☐ Concern that the proposal will set precedence for future developments of similar scale, especially since this project is being proposed before the implementation of the Broadway Plan.
- ☐ Support for more affordable rental housing, especially for employees who work in the area but may not be able to afford living in close proximity to their workplaces.
- ☐ General support for the site due to its location along a major arterial.
- ☐ General support for MIRHPP.

Building height, density, and design

- ☐ Preference for the 16-storey proposed building that was approved under Rental 100.
- ☐ General concern of the massing, height, and shadowing of the proposed development.

Neighbourhood context and amenities

- ☐ Concern that there aren't sufficient amenities within the proposed development.
- ☐ Concern that there are not enough community amenities in the area to support the additional population.
- ☐ Concern that schools in the area will experience an overcapacity of students due to the proposed development.

Have a lovely long weekend!

Emily Huang | Planning Assistant

Planning, Urban Design & Sustainability | City of Vancouver

Unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples

604.673.8329 | emily.huang@vancouver.ca

From: "Singer, Jessie" <Jessie.Singer@vancouver.ca>
To: "Grottenberg, John" <John.Grottenberg@vancouver.ca>
Date: 6/26/2019 10:29:32 AM
Subject: FW: 2538 Birch Street- Open House prep material
Attachments: 2538 Birch Street -OH Prep.pptx
AGENDA.docx
2538 Birch Street- Open House Q&A - staff notes.DOCX

FYI

From: Crowley, Sarah
Sent: Tuesday, June 25, 2019 5:19 PM
To: McNeill, Yardley; Garrison, Dan (COV); Mauboules, Annie; Anderson, Graham; Singer, Jessie; Gelein, Marcel; Spaans, Kevin; Jiang, Grace; Draskovic, Rosemarie; Cheng, Paul; Jay, Simon; McDonald, Amy; Huang, Emily; Lui, Jason; Langan, Kirsten; Wells, Neal
Subject: 2538 Birch Street- Open House prep material
Importance: High

Hello All,

2538 Birch Street- Open House prep material

Thanks very much to those people who were able to join us at lunch today to discuss the open house preparation for Thursday at the Holiday Inn.

For those unable to join and those who have been asking me about the material presented today, I attach copies of the cheat sheet- FAQ , Agenda Items and the PowerPoint we discussed today. Please review before Thursday evening.

For those not at the meeting, this will officially be my last Open House with the City of Vancouver ☹. Marcel Gelein will be the new Rezoning Planner on file after UDP and will be seeing this through to Public Hearing- it has been a pleasure working such a passionate group of people. No better group to be tasked with looking to remedy the housing crisis in Vancouver.

Note that given the anticipated crowds, I have devised a buddy system for this Open House for internal staff to offer some support entitled *Operation Domino*. Please remember to keep a look out for your fellow co-worker during the Open House to ensure that they don't become overwhelmed with the barrage of questions etc.

Operation Domino Teams again are as follows:

Team 1: Yardley M , Paul C
Team 2: Annie M , Graham A
Team 3: Jessie S, Amy Mc
Team 4: Simon J, Emily H , Jason L
Team 5: Kevin S, Grace J
Team 6: Kirsten L, Dan G. Neal W
Team 7: Sarah C, Marcel G, Rosemarie D

Let me know if you have any questions for me before Thursday.

Cheers!!

Sarah Crowley MRUP
Rezoning Planner | Housing Priority
Rezoning Centre
Planning, Urban Design and Sustainability

2538 Birch Street

City-led Open house

June 27, 2019




Community Interest

← → ↻ 🏠 https://www.28floors.com/petition-broadway-plan


Apps COV Apps convert feet to met... Corporate Commu...

Home Background Our Position Petition & Broadway Plan Contact Privacy Policy

SIGN THE PETITION & GET UPDATES ON THE BROADWAY PLAN



Sign the Petition



Sign Up for Updates on Broadway Plan

594 signed petition

MIRHPP- who will it house?



Operation Domino



Operation Domino- Teams

Team 1: Yardley M , Paul C

Team 2: Annie M , Graham A

Team 3: Jessie S, Amy Mc

Team 4: Simon J, Emily H , Jason L

Team 5: Kevin S, Grace J

Team 6: Kirsten L, Dan G. Neal W

Team 7: Sarah C, Marcel G, Rosemarie D

Goodbye

s.22(1)



AGENDA

1. Project Overview

2. Community Interest

- con: online petition
- pro: employers

3. MIRHPP 101

4. Broadway Plan

- Interim Rezoning Policy

5. Open House

- Location
- OH rules
- Staff team & buddy system (Operation Domino)
- Comment forms
- Security
- Media

Project Overview

Address: 2538 Birch Street (formerly 1296 West Broadway)

Application Submitted: May 11, 2019

Policy: *Moderate Income Rental Housing Pilot Program* (MIRHPP)

Pre-application Open House: **November 29, 2018** (96 attended, 83 provided comments)

City-led Open House: June 27, 2019 @ Arbutus Room, Holiday Inn, 711 West Broadway (5-8pm)

Architect: Tony Wai and Christa Min (IBI Group)

Applicant: Tom Pappajohn (Jameson Development)

COV Team

Rezoning: Sarah Crowley, Yardley McNeill, Marcel Gelein, Amy McDonald, Simon Jay, Emily Huang

Urban Design: Paul Cheng, Kevin Spaans, Grace Jiang

Housing: Dan Garrison, Annie Mauboules

Policy: Graham Anderson, Jessie Singer

Engineering: Rosemarie Draskovic

Communications: Kirsten Langan, Neal Wells

Admin: Jason Lui

Other

Security: Andrew Fraser, Securiguard

Project Details

Current Site: The site is currently vacant and is known locally as the former Denny's restaurant site. The restaurant has been demolished and the site has been excavated. Two site signs are in situ on the site informing the public about the project and the Open House.

Current Zoning: CD-1 (708) – Comprehensive Development

This site was approved by council on January 16, 2018 under Rental 100 for a 16-storey mixed use development with 153 secured rental units. Little community interest shown at the time for the previous proposal with 42 people attending the city-led Open House and 14 people providing feedback.

Proposal:

To rezone 2538 Birch Street (formerly 1296 West Broadway) from CD-1 (708) (Comprehensive Development) to CD-1 (Comprehensive Development) to allow for the development of a 28-storey mixed-use building including:

- a total of 248 secured rental units (53 units are designated as MIRHPP units);
- commercial uses at grade;
- a total floor space ratio (FSR) of 10.52;
- a total floor area of 18,335 sq. m (197,359 sq. ft.);
- a maximum height of 84.25 m (276.40 ft.); and
- 187 underground parking stalls and 438 bike spaces.

The application is being considered under the Moderate Income Rental Housing Pilot Program.

Additional Info:

- Applicant is seeking DCL Waiver.
- Applicant is **not** seeking a parking reduction.

1. What policy is this proposal being considered under?

- a. The rezoning application is being considered under the City's *Moderate Income Rental Housing Pilot Program* (MIRHPP).
- b. If more questions arise related to this, direct to Graham Anderson or MIRHPP boards.

2. Is this a "spot rezoning"?

- a. This is a rezoning application for a specific site under a city-wide rezoning policy, whereas, a spot rezoning is generally defined as a rezoning application that is not anticipated by city-wide or neighbourhood policy. The *Moderate Income Rental Housing Pilot Program* (MIRHPP) policy supports consideration of this rezoning to achieve new, secured rental including moderate income rental housing units across the city.
- b. If more questions arise related to this, direct to Sarah Crowley or Yardley McNeill or Marcel Gelein

3. How can you permit this rezoning to proceed when the Broadway Corridor planning work is not yet finalized?

- a. On June 20, 2018, an interim rezoning policy (*Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process*) was approved for the Broadway Plan study area that would remain in place until the area plan was completed. The policy also clearly established the conditions under which new rezoning application could be considered while the Broadway Planning Program is underway:

"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."

- b. The policy can be found here: <https://vancouver.ca/files/cov/broadway-planning-consideration-of-rezoning-applications.pdf>
- c. The applicant submitted an expression of interest in the MIRHPP pilot to COV on February 16, 2018. Prior to this policy being approved, staff had provided a written response to the applicant on June 12, 2018 regarding 2538 Birch Street stating that the rezoning application under the Moderate Income Rental Housing Pilot Program (MIRHPP) could be considered. As such, the rezoning application for this site can be considered concurrent to the Broadway Plan process through the MIRHPP.
- d. If questions arise related to this, direct to Sarah Crowley, Yardley McNeill, Jessie Singer.

4. Could this result in other similar rezonings in the area?

- a. The rezoning application is being considered under the City's *Moderate Income Rental Housing Pilot Program* (MIRHPP) and under the policy, up to 20 applications can be considered city-wide. This is the third rezoning application to be submitted under this policy. MIRHPP applications can only be considered in locations which meet specific criteria, such as sites in certain zones located on frequent transit arterials. This site is located within the future Broadway subway line.
- b. If more questions arise related to this, direct to Sarah Crowley or Marcel Gelein or Yardley McNeil.

5. Does the proposal provide all the necessary parking?

- a. While the *Moderate Income Rental Housing Pilot Program* (MIRHPP) includes an incentive for reduced parking, this application is not pursuing a parking reduction, and proposes a total of 187 vehicle parking spaces. Staff are continuing to review the parking and transportation aspects of the application as part

INTERNAL STAFF USE ONLY- 2538 Birch Street- Project Overview and FAQs

of the overall assessment of the rezoning application. The applicant has also submitted an independent transportation study that will be used in this assessment.

- b. If more questions arise related to this, direct to Rosemarie Draskovic or the Applicant.

6. Are all rental units deemed “affordable”?

- a. This application proposes 100% rental units to be secured through a Housing Agreement which will be registered on title and in effect for 60 years or the life of the building, whichever is longer. 20% of the residential floor area (53 units) will be permanently secured for households earning moderate incomes between \$30,000 to \$80,000 per year, and the remaining units will be secured rental units at rates outlined in the Rental Incentive Guidelines.
- b. If more questions arise related to this, direct to Graham Anderson or MIRHPP boards.

From: "Grottenberg, John" <John.Grottenberg@vancouver.ca>
To: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>
Date: 6/24/2019 11:58:45 AM
Subject: FW: Birch MIRHPP process criticism

From: Langan, Kirsten
Sent: Monday, June 24, 2019 10:31 AM
To: McNeill, Yardley
Cc: Cho, Edna; Mah, Chris; Cheng, Aaron; Crowley, Sarah; Gelein, Marcel; Anderson, Graham; Singer, Jessie; Grottenberg, John
Subject: RE: Birch MIRHPP process criticism

Hi Yardley ☺ thanks for this. From my perspective, there are three main key messages for why this proposal is being considered:

1. This application was submitted prior to the IRP for Broadway being implemented
2. Affordable housing, which this project will deliver if approved, is a high priority for the Mayor and Council
3. This project has not yet been approved. The purpose of the open house is to seek feedback from the public and to share that with Council who will make the ultimate decision.

What is the metro-core land-use policy? This may work as a message.

s.13(1)

We can discuss in more detail tomorrow.

Cheers,
Kirsten

From: McNeill, Yardley
Sent: Sunday, June 23, 2019 1:46 PM
To: Langan, Kirsten
Cc: Cho, Edna; Mah, Chris; Cheng, Aaron; Crowley, Sarah; Gelein, Marcel; Anderson, Graham
Subject: RE: Birch MIRHPP process criticism

Thanks Kirsten,

We will firm up our response at the pre-open house staff meeting at noon on Tuesday. As background to this question on pre-empting process, its useful to note the following points:

- ☐ The metro-core land-use policy in this area provided staff with the opportunity to consider higher building forms.
- ☐ The Broadway Corridor IRP permits consideration of rezoning proposals that were submitted prior to the deadline of July 2018, such as the Birch MIRHPP rezoning. (The City is in receipt of several other RZ enquires on Broadway that can proceed in advance of the Corridor study).
- ☐ Transit oriented development is a goal of the Broadway Corridor study and will likely result in higher building forms around transit stations. For the Birch/Broadway site, the proximity to the future transit station bolsters the consideration of a higher building form than the 17-storeys approved by Council for this site through the earlier R-100 rezoning.
- ☐ Ultimately, the decision on this rezoning lies with Council through the public hearing process, where the local community will be provided with opportunity to speak to council or submit comments.

We can talk through these points on Tuesday, and with your advice, decide what can comfortably be conveyed to the public.

Yardley

From: Langan, Kirsten
Sent: Friday, June 21, 2019 4:19 PM
To: Anderson, Graham; McNeill, Yardley
Cc: Cho, Edna; Mah, Chris; Cheng, Aaron
Subject: Birch MIRHPP process criticism

We will need to ensure all staff have the correct answer on why we're allowing exceptions to rezonings on Broadway for MIRHPP. Excerpt from opinion piece is below, with link to full piece at bottom.

The development is being considered under the city's Moderate Income Rental Housing Pilot Project or MIRHPP. Until the Broadway Subway is completed, rezoning applications will not be considered unless they meet three specific exemptions.

What does the Fairview/South Granville Action Committee oppose exactly? I met with two committee members Ian Crook and Sean Nardi and learned their biggest concern is actually the abuse of public process.

The committee, in general, supports the redevelopment of the Broadway Corridor and has some very good ideas for a bustling community. But MIRHPP has a flaw. Is this committee opposing development or trying to stick to a plan?

At what expense does this workaround of public process look like? The city is spending thousands – if not millions – taking in public input and developing a proper Broadway Corridor plan.

<https://dailyhive.com/vancouver/2538-birch-street-vancouver-west-broadway-tower-nimby-opinion>

Kirsten Langan
Civic Engagement and Communications | City of Vancouver
t. 604-829-9473
kirsten.langan@vancouver.ca

From: "McNaney, Kevin" <kevin.mcnaney@vancouver.ca>
To: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>
Date: 6/27/2019 10:11:38 AM
Subject: Fwd: 2538 Birch (formerly 1296 W. Broadway)

All good

Sent from my iPhone

Begin forwarded message:

From: "Hoese, Karen" <karen.hoese@vancouver.ca>
Date: June 27, 2019 at 10:09:08 AM PDT
To: "McNaney, Kevin" <kevin.mcnaney@vancouver.ca>
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

This is a rezoning, so I can handle this.

From: McNaney, Kevin
Sent: Thursday, June 27, 2019 8:46 AM
To: O'Donnell, Theresa; Hoese, Karen; Tsang-Trinaistich, Templar
Cc: Kelley, Gil
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Just waiting to hear back from Staff on the lower four questions. Will get back to you.

From: O'Donnell, Theresa
Sent: Thursday, June 27, 2019 7:50 AM
To: McNaney, Kevin; Hoese, Karen; Tsang-Trinaistich, Templar
Cc: Kelley, Gil
Subject: Re: 2538 Birch (formerly 1296 W. Broadway)

Kevin/Karen.

I've read this several times to try to understand the Councillor's question.

Let me see if I have this straight.

- * Staff sent letter to applicant stating we would accept a Rezoning in March 18, 2018 and then again on June 12, 2018
- * MIRHPP was approved on June 20, 2018
- * so he made it in under the wire, true?

questions-

Why did 2 different letters go out?

What was the purpose of those letters? Just to vest the project? Or did they set out the terms of zoning case?

When was the application officially submitted?

Do these besting letter last forever? What if the terms of the rezoning change?

Thanks,
T

Sent from my iPhone

On Jun 26, 2019, at 6:14 PM, McNaney, Kevin <kevin.mcnaney@vancouver.ca> wrote:

Hmmm.

Not sure that I understand the confusion. We provided a written response of the support for considering the application prior to the Interim Rezoning Policy for Broadway Plan being adopted by Council. Therefore, it is considered to be an in-stream application and can proceed ahead of the Plan.

Sent from my iPhone

On Jun 26, 2019, at 6:09 PM, O'Donnell, Theresa <Theresa.O'Donnell@vancouver.ca> wrote:

?

Sent from my iPhone

Begin forwarded message:

From: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Date: June 26, 2019 at 4:43:51 PM PDT
To: "O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>, "Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>
Subject: Fwd: 2538 Birch (formerly 1296 W. Broadway)

??

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

Please excuse any typos
Sent from my iPhone

Begin forwarded message:

From: "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
Date: June 26, 2019 at 3:37:04 PM PDT
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Cc: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Thank you for getting back to me, Mr. Kelley.

In your reply, you write that: Prior to this policy being approved, staff had provided a written response to the applicant regarding 2538 Birch Street stating that the rezoning application under the Moderate Income Rental Housing Pilot Program (MIRHPP) could be considered initially on March 19, 2018 and then again on June 12, 2018.

Were staff responding to the applicant's MIRHPP entry application regarding 2538 Birch Street? I am confused by the timeline, sequence of events, and applicability to the relevant

policy.

Thoughts?

Colleen

From: Kelley, Gil
Sent: Wednesday, June 26, 2019 11:57 AM
To: Hardwick, Colleen
Cc: Mochrie, Paul
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Hello Councillor Hardwick,

On June 20th, 2018, an interim rezoning policy (*Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process*) was approved for the Broadway Plan study area that would remain in place until the area plan was completed. The policy established the conditions under which new rezonings and heritage revitalization agreements will be considered while the Broadway Planning Program is underway. Specially,

"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."

The policy can be found here: <https://vancouver.ca/files/cov/broadway-planning-consideration-of-rezoning-applications.pdf>

Prior to this policy being approved, staff had provided a written response to the applicant regarding 2538 Birch Street stating that the rezoning application under the Moderate Income Rental Housing Pilot Program (MIRHPP) could be considered initially on March 19, 2018 and then again on June 12, 2018. As such, the rezoning application for this site can be considered concurrent to the Broadway Plan process through the MIRHPP.

Warm regards,

Gil

From: Hardwick, Colleen
Sent: Sunday, June 23, 2019 9:14 PM
To: Kelley, Gil
Cc: Mochrie, Paul
Subject: 2538 Birch (formerly 1296 W. Broadway)

Dear Gil;

As I understand it, the Broadway Planning Program includes an Interim Rezoning Policy that places a moratorium on rezoning in the scope area during execution, in order to not divert or pre-empt the planning process. This policy provides three exceptions.

It would appear that the proposed rezoning at 2538 Birch (formerly 1296 W. Broadway) is subject to this moratorium, without exception, and yet the rezoning is being advanced. Is an exception under the Interim Rezoning Policy being applied to this rezoning? If so, what exception is being applied, and please provide a detailed explanation as to why the rezoning is eligible for this exception.

Thanking you in advance for your attention to this matter.

Colleen

From: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>

To: "Garrison, Dan (COV)" <Dan.Garrison@vancouver.ca>

CC: "McNaney, Kevin" <kevin.mcnaney@vancouver.ca>

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

Date: 6/1/2018 5:02:56 PM

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

Attachments: MIRHPP - 1296 W Broadway - Follow-Up Response Letter - May 2018.DOCX

Hi Dan,

s.13(1) [REDACTED] 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

May 24, 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**

s.13(1)



Sincerely,

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

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

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

From: "Gomes, Catarina" <Catarina.Gomes@vancouver.ca>
To: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>
"Cheng, Paul" <paul.cheng@vancouver.ca>
CC: "Herod, Megan" <Megan.Herod@vancouver.ca>
"Olinek, Jason" <Jason.Olinek@vancouver.ca>
"Drohan, Joyce" <Joyce.Drohan@vancouver.ca>
"Cometto, Pascale" <Pascale.Cometto@vancouver.ca>
"Harms, Vivianne" <Vivianne.Harms@vancouver.ca>

Date: 9/20/2018 6:23:09 AM

Subject: Re: 1296 W broadway - DRM result

Attachments: image002.png

Thanks Holly.

Paul,
Pascale, Vivianne and I are working with Holly's team on the Broadway Plan, as part of the project office. s.13(1) Please include them in correspondence related to Broadway.

FYI, Megan is assisting with individual planning enquiries, DRM and tracking our responses.

Thanks!
Sent from my iPhone

On Sep 19, 2018, at 12:47 PM, Sovdi, Holly <Holly.Sovdi@vancouver.ca> wrote:

Thanks Megan and Paul. s.13(1)

s.13(1) Once we get into the public process for the Broadway Plan next year, we'll better understand the needs and opportunities, and we'll have a better sense of the priorities for new developments, including a comprehensive approach to determining development contributions.

From: Cheng, Paul
Sent: Wednesday, September 19, 2018 12:44 PM
To: Herod, Megan; Gomes, Catarina; Sovdi, Holly
Cc: Olinek, Jason; Drohan, Joyce
Subject: RE: 1296 W broadway - DRM result

Hi Megan,

s.13(1)

s.13(1)

s.13(1)

Best,

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: Herod, Megan
Sent: Wednesday, September 19, 2018 12:22 PM
To: Cheng, Paul
Subject: 1296 W Broadway - DRM result

Hi Paul,
s.13(1)

Thanks,
Meg

<image002.png>Meg Herod
Planner | Planning and Research
Vancouver Board of Parks and Recreation | 2099 Beach Avenue
t.604.654.0982 c. 604.754.5706 e. megan.herod@vancouver.ca

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,
s.13(1)

s.13(1)

s.13(1)

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

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,

Thanks for your input. s.13(1)

This item is going September 12. Attached is the draft
DRM write up and plans for reference.

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,

s.13(1)

s.13(1)

s.13(1)

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

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: 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

s.13(1)



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: 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? s.13(1)

s.13(1)



s.13(1)



<image001.jpg>

s.13(1)



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.

s.13(1)

My questions are:

- 1) s.13(1)
- 2)

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: "Anderson, Graham" <Graham.Anderson@vancouver.ca>
To: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>
"Hoese, Karen" <karen.hoese@vancouver.ca>
CC: "Cho, Edna" <edna.cho@vancouver.ca>
"Garrison, Dan \(\COV\)" <Dan.Garrison@vancouver.ca>
Date: 6/27/2019 10:50:02 AM
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Looping in Karen as well – some answers in green below.

Graham

From: Sovdi, Holly
Sent: Thursday, June 27, 2019 8:37 AM
To: Anderson, Graham
Subject: FW: 2538 Birch (formerly 1296 W. Broadway)

From: O'Donnell, Theresa
Sent: Thursday, June 27, 2019 7:50 AM
To: McNaney, Kevin; Hoese, Karen; Tsang-Trinaistich, Templar
Cc: Kelley, Gil
Subject: Re: 2538 Birch (formerly 1296 W. Broadway)

Kevin/Karen.

I've read this several times to try to understand the Councillor's question.

Let me see if I have this straight.

- * Staff sent letter to applicant stating we would accept a Rezoning in March 18, 2018 and then again on June 12, 2018
- * **MIRHPP was approved on June 20, 2018** the MIRHPP was approved November 2017, the Broadway IRP was approved June 20, 2018
- * so he made it in under the wire, true?

questions-

Why did 2 different letters go out?

The March letter said "not right now" to the proposal and noted the upcoming Broadway planning work and emerging directions as a key factor.

The June letter formally invited the proposal to proceed under the pilot, in part based on the progress made to date on the Broadway planning program framework.

What was the purpose of those letters? Just to vest the project? Or did they set out the terms of zoning case?

The purpose of the June letter was to invite the proposal to participate in the limited pilot program based on the preliminary review of the pre-enquiry application and the performance of the proposal and its fit with City policy. The letter explicitly did not provide an guarantee or support for specific project details (ie. height and density).

When was the application officially submitted?

A full enquiry application was received July 25, 2018, and the full rezoning application came in on May 17, 2019.

Do these besting letter last forever? What if the terms of the rezoning change?

The letters provided written confirmation that the proposal was selected to participate in the pilot and conditional

confirmation that a future rezoning application could be considered, subject to the proposal proceed through the standard rezoning process.

Thanks,
T

Sent from my iPhone

On Jun 26, 2019, at 6:14 PM, McNaney, Kevin <kevin.mcnaney@vancouver.ca> wrote:

Hmmm.

Not sure that I understand the confusion. We provided a written response of the support for considering the application prior to the Interim Rezoning Policy for Broadway Plan being adopted by Council. Therefore, it is considered to be an in-stream application and can proceed ahead of the Plan.

Sent from my iPhone

On Jun 26, 2019, at 6:09 PM, O'Donnell, Theresa <Theresa.O'Donnell@vancouver.ca> wrote:

?

Sent from my iPhone

Begin forwarded message:

From: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Date: June 26, 2019 at 4:43:51 PM PDT
To: "O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>, "Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>
Subject: Fwd: 2538 Birch (formerly 1296 W. Broadway)

??

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

Please excuse any typos
Sent from my iPhone

Begin forwarded message:

From: "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
Date: June 26, 2019 at 3:37:04 PM PDT
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Cc: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Thank you for getting back to me, Mr. Kelley.

In your reply, you write that: Prior to this policy being approved, staff had provided a written response to the applicant regarding

2538 Birch Street stating that the rezoning application under the Moderate Income Rental Housing Pilot Program (MIRHPP) could be considered initially on March 19, 2018 and then again on June 12, 2018.

Were staff responding to the applicant's MIRHPP entry application regarding 2538 Birch Street? I am confused by the timeline, sequence of events, and applicability to the relevant policy.

Thoughts?

Colleen

From: Kelley, Gil
Sent: Wednesday, June 26, 2019 11:57 AM
To: Hardwick, Colleen
Cc: Mochrie, Paul
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Hello Councillor Hardwick,

On June 20th, 2018, an interim rezoning policy (*Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process*) was approved for the Broadway Plan study area that would remain in place until the area plan was completed. The policy established the conditions under which new rezonings and heritage revitalization agreements will be considered while the Broadway Planning Program is underway. Specially,

"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."

The policy can be found here: <https://vancouver.ca/files/cov/broadway-planning-consideration-of-rezoning-applications.pdf>

Prior to this policy being approved, staff had provided a written response to the applicant regarding 2538 Birch Street stating that the rezoning application under the Moderate Income Rental Housing Pilot Program (MIRHPP) could be considered initially on March 19, 2018 and then again on June 12, 2018. As such, the rezoning application for this site can be considered concurrent to the Broadway Plan process through the MIRHPP.

Warm regards,

Gil

From: Hardwick, Colleen
Sent: Sunday, June 23, 2019 9:14 PM

To: Kelley, Gil
Cc: Mochrie, Paul
Subject: 2538 Birch (formerly 1296 W. Broadway)

Dear Gil;

As I understand it, the Broadway Planning Program includes an Interim Rezoning Policy that places a moratorium on rezoning in the scope area during execution, in order to not divert or pre-empt the planning process. This policy provides three exceptions.

It would appear that the proposed rezoning at 2538 Birch (formerly 1296 W. Broadway) is subject to this moratorium, without exception, and yet the rezoning is being advanced. Is an exception under the Interim Rezoning Policy being applied to this rezoning? If so, what exception is being applied, and please provide a detailed explanation as to why the rezoning is eligible for this exception.

Thanking you in advance for your attention to this matter.

Colleen

From: "McNaney, Kevin" <kevin.mcnaney@vancouver.ca>
To: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>
Date: 6/25/2019 4:59:03 PM
Subject: Re: 2538 Birch (formerly 1296 W. Broadway)

Looks good

Sent from my iPhone

On Jun 25, 2019, at 4:42 PM, Sovdi, Holly <Holly.Sovdi@vancouver.ca> wrote:

If you're ok with this response I can send it to Robin for Gil's signature:

On June 20th, 2018, an interim rezoning policy (*Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process*) was approved for the Broadway Plan study area that would remain in place until the area plan was completed. The policy established the conditions under which new rezonings and heritage revitalization agreements will be considered while the Broadway Planning Program is underway. Specially,

"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."

The policy can be found here: <https://vancouver.ca/files/cov/broadway-planning-consideration-of-rezoning-applications.pdf>

Prior to this policy being approved, staff had provided a written response to the applicant regarding 2538 Birch Street stating that the rezoning application under the Moderate Income Rental Housing Pilot Program (MIRHPP) could be considered initially on March 19, 2018 and then again on June 12, 2018. As such, the rezoning application for this site can be considered concurrent to the Broadway Plan process through the MIRHPP.

From: Tsang-Trinaistich, Templar
Sent: Tuesday, June 25, 2019 11:18 AM
To: Anderson, Graham; Sovdi, Holly
Cc: O'Donnell, Theresa; McNaney, Kevin; Hoese, Karen; Crowley, Sarah
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Hi Holly

Did this communication get finalized? Let me know if you need anything on my end. If you send the final response to Robin (copy Gil), she can coordinate sending it from Gil's computer.

Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP
Issues Manager
Planning, Urban Design and Sustainability | City of Vancouver
515 West 10th Avenue, Vancouver BC V5Z 4A8
T: 604.829.9474 | templar.tsang-trinaistich@vancouver.ca

From: Anderson, Graham
Sent: Monday, June 24, 2019 2:13 PM
To: Sovdi, Holly
Cc: Tsang-Trinaistich, Templar; O'Donnell, Theresa; McNaney, Kevin; Hoese, Karen; Crowley, Sarah
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Hi all,

The pre-enquiry application under MIRHPP was originally received on February 16, 2018 during the initial proposal intake window.

An initial response was provided on March 19, 2018, with a follow up letter inviting the proposal to proceed with the rezoning process provided on June 12, 2018 (that letter attached for reference).

Let me know if anything further is required.

Thanks,

Graham

From: Sovdi, Holly
Sent: Monday, June 24, 2019 1:33 PM
To: Anderson, Graham
Cc: Tsang-Trinaistich, Templar; O'Donnell, Theresa; McNaney, Kevin; Hoese, Karen
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Graham, can you provide the dates that Theresa is looking for? This is urgent.
Thanks!
Holly

From: O'Donnell, Theresa
Sent: Monday, June 24, 2019 12:32 PM
To: Sovdi, Holly; McNaney, Kevin; Hoese, Karen
Cc: Tsang-Trinaistich, Templar
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Holly

Can you please give us dates on when the application was submitted and when the response was given. Councilor Hardwick seems to be a stickler for detail and this might be important information to include in the response.

Thanks,
theresa

From: Sovdi, Holly
Sent: Monday, June 24, 2019 9:04 AM
To: McNaney, Kevin; Hoese, Karen; Kelley, Gil
Cc: O'Donnell, Theresa; Tsang-Trinaistich, Templar
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Here is a draft reply:

s.13(1)



s.13(1)

From: McNaney, Kevin
Sent: Monday, June 24, 2019 7:48 AM
To: Hoese, Karen; Kelley, Gil
Cc: O'Donnell, Theresa; Tsang-Trinaistich, Templar; Sovdi, Holly
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Will do.

I was an existing, in-stream application....hence it is permitted to move ahead.

From: Hoese, Karen
Sent: Sunday, June 23, 2019 11:11 PM
To: Kelley, Gil
Cc: McNaney, Kevin; O'Donnell, Theresa; Tsang-Trinaistich, Templar
Subject: Re: 2538 Birch (formerly 1296 W. Broadway)

Will do! We can resend her the last memo we wrote to Council via Sadhu regarding this application, perhaps highlighting the pertinent info again.

Sent from my iPhone

On Jun 23, 2019, at 10:03 PM, Kelley, Gil <Gil.Kelley@vancouver.ca> wrote:

Let's get her a response Monday. Thanks.
Gil

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

Please excuse any typos
Sent from my iPhone

Begin forwarded message:

From: "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
Date: June 23, 2019 at 9:14:18 PM PDT
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Cc: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
Subject: 2538 Birch (formerly 1296 W. Broadway)

Dear Gil;

As I understand it, the Broadway Planning Program includes an Interim Rezoning Policy that places a moratorium on rezoning in the scope area during execution, in order to not divert or pre-empt the planning process. This policy provides three exceptions.

It would appear that the proposed rezoning at 2538 Birch (formerly 1296 W. Broadway) is subject to this moratorium, without exception, and yet the rezoning is being advanced. Is an exception under the Interim Rezoning Policy being applied to this rezoning? If so, what exception is being applied, and please provide a detailed explanation as to why the rezoning is eligible for this exception.

Thanking you in advance for your attention to this matter.

Colleen

From: "O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>
To: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>
"McNaney, Kevin" <kevin.mcnaney@vancouver.ca>
"Hoeser, Karen" <karen.hoeser@vancouver.ca>
CC: "Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>
Date: 6/24/2019 12:31:34 PM
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Holly

Can you please give us dates on when the application was submitted and when the response was given. Councilor Hardwick seems to be a stickler for detail and this might be important information to include in the response.

Thanks,
theresa

From: Sovdi, Holly
Sent: Monday, June 24, 2019 9:04 AM
To: McNaney, Kevin; Hoeser, Karen; Kelley, Gil
Cc: O'Donnell, Theresa; Tsang-Trinaistich, Templar
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Here is a draft reply:

s.13(1)



s.13(1)



s.13(1)



From: McNaney, Kevin
Sent: Monday, June 24, 2019 7:48 AM
To: Hoeser, Karen; Kelley, Gil
Cc: O'Donnell, Theresa; Tsang-Trinaistich, Templar; Sovdi, Holly
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Will do.

I was an existing, in-stream application....hence it is permitted to move ahead.

From: Hoeser, Karen

Sent: Sunday, June 23, 2019 11:11 PM

To: Kelley, Gil

Cc: McNaney, Kevin; O'Donnell, Theresa; Tsang-Trinaistich, Templar

Subject: Re: 2538 Birch (formerly 1296 W. Broadway)

Will do! We can resend her the last memo we wrote to Council via Sadhu regarding this application, perhaps highlighting the pertinent info again.

Sent from my iPhone

On Jun 23, 2019, at 10:03 PM, Kelley, Gil <Gil.Kelley@vancouver.ca> wrote:

Let's get her a response Monday. Thanks.

Gil

Gil Kelley, FAICP

General Manager, Planning, Urban Design and Sustainability

City of Vancouver, British Columbia, Canada

Please excuse any typos

Sent from my iPhone

Begin forwarded message:

From: "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>

Date: June 23, 2019 at 9:14:18 PM PDT

To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>

Cc: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>

Subject: 2538 Birch (formerly 1296 W. Broadway)

Dear Gil;

As I understand it, the Broadway Planning Program includes an Interim Rezoning Policy that places a moratorium on rezoning in the scope area during execution, in order to not divert or pre-empt the planning process. This policy provides three exceptions.

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Thanking you in advance for your attention to this matter.

Colleen

From: "Gibbs, Amanda" <Amanda.Gibbs@vancouver.ca>
To: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>
Date: 6/24/2019 11:26:11 AM
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Thx – super clear !

From: Sovdi, Holly
Sent: Monday, June 24, 2019 11:22 AM
To: Gibbs, Amanda
Subject: FW: 2538 Birch (formerly 1296 W. Broadway)

From: Kelley, Gil
Sent: Monday, June 24, 2019 10:55 AM
To: Hoese, Karen
Cc: Sovdi, Holly; McNaney, Kevin; O'Donnell, Theresa; Tsang-Trinaistich, Templar
Subject: Re: 2538 Birch (formerly 1296 W. Broadway)

□

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 Jun 24, 2019, at 9:28 AM, Hoese, Karen <karen.hoese@vancouver.ca> wrote:

Short and sweet – covers the key points. Good work!

Karen Hoese

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

From: Sovdi, Holly
Sent: Monday, June 24, 2019 9:04 AM
To: McNaney, Kevin; Hoese, Karen; Kelley, Gil
Cc: O'Donnell, Theresa; Tsang-Trinaistich, Templar
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Here is a draft reply:

s.13(1)

A large rectangular area of the email body is redacted with a solid grey background.

s.13(1)

A rectangular area of the email body is redacted with a solid grey background.

From: McNaney, Kevin
Sent: Monday, June 24, 2019 7:48 AM
To: Hoese, Karen; Kelley, Gil
Cc: O'Donnell, Theresa; Tsang-Trinaistich, Templar; Sovdi, Holly
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Will do.

I was an existing, in-stream application....hence it is permitted to move ahead.

From: Hoese, Karen
Sent: Sunday, June 23, 2019 11:11 PM
To: Kelley, Gil
Cc: McNaney, Kevin; O'Donnell, Theresa; Tsang-Trinaistich, Templar
Subject: Re: 2538 Birch (formerly 1296 W. Broadway)

Will do! We can resend her the last memo we wrote to Council via Sadhu regarding this application, perhaps highlighting the pertinent info again.

Sent from my iPhone

On Jun 23, 2019, at 10:03 PM, Kelley, Gil <Gil.Kelley@vancouver.ca> wrote:

Let's get her a response Monday. Thanks.
Gil

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

Please excuse any typos
Sent from my iPhone

Begin forwarded message:

From: "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
Date: June 23, 2019 at 9:14:18 PM PDT
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Cc: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
Subject: 2538 Birch (formerly 1296 W. Broadway)

Dear Gil;

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three exceptions.

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Thanking you in advance for your attention to this matter.

Colleen

From: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
To: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>
CC: "McNaney, Kevin" <kevin.mcnaney@vancouver.ca>
"Hoese, Karen" <karen.hoese@vancouver.ca>
"O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>
"Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>
Date: 6/24/2019 10:54:47 AM
Subject: Re: 2538 Birch (formerly 1296 W. Broadway)

Thanks, Holly.

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 Jun 24, 2019, at 9:04 AM, Sovdi, Holly <Holly.Sovdi@vancouver.ca> wrote:

Here is a draft reply:

s.13(1)

A large rectangular area of the email body is redacted with a solid grey background.

s.13(1)

A rectangular area of the email body is redacted with a solid grey background.

s.13(1)

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From: McNaney, Kevin
Sent: Monday, June 24, 2019 7:48 AM
To: Hoese, Karen; Kelley, Gil
Cc: O'Donnell, Theresa; Tsang-Trinaistich, Templar; Sovdi, Holly
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Will do.

I was an existing, in-stream application....hence it is permitted to move ahead.

From: Hoesse, Karen
Sent: Sunday, June 23, 2019 11:11 PM
To: Kelley, Gil
Cc: McNaney, Kevin; O'Donnell, Theresa; Tsang-Trinaistich, Templar
Subject: Re: 2538 Birch (formerly 1296 W. Broadway)

Will do! We can resend her the last memo we wrote to Council via Sadhu regarding this application, perhaps highlighting the pertinent info again.

Sent from my iPhone

On Jun 23, 2019, at 10:03 PM, Kelley, Gil <Gil.Kelley@vancouver.ca> wrote:

Let's get her a response Monday. Thanks.
Gil

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

Please excuse any typos
Sent from my iPhone

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From: "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
Date: June 23, 2019 at 9:14:18 PM PDT
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Cc: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
Subject: 2538 Birch (formerly 1296 W. Broadway)

Dear Gil;

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Thanking you in advance for your attention to this matter.

Colleen

From: "Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>
To: "McNaney, Kevin" <kevin.mcnaney@vancouver.ca>
CC: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>
Date: 7/4/2019 1:38:45 PM
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

I will check with Robin. I haven't seen anything, but it doesn't mean it wasn't sent. I'll confirm.

Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP
Issues Manager
Planning, Urban Design and Sustainability | City of Vancouver
515 West 10th Avenue, Vancouver BC V5Z 4A8
T: 604.829.9474 | templar.tsang-trinaistich@vancouver.ca

From: McNaney, Kevin
Sent: Thursday, July 04, 2019 1:37 PM
To: Tsang-Trinaistich, Templar
Cc: Sovdi, Holly
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

We sent the text to Gil. Hopefully he sent it out.

From: Tsang-Trinaistich, Templar
Sent: Thursday, July 04, 2019 1:31 PM
To: Hoese, Karen; O'Donnell, Theresa; Kelley, Gil
Cc: McNaney, Kevin
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Hi

Did this response get sent back to Councillor Hardwick?

Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP
Issues Manager
Planning, Urban Design and Sustainability | City of Vancouver
515 West 10th Avenue, Vancouver BC V5Z 4A8
T: 604.829.9474 | templar.tsang-trinaistich@vancouver.ca

From: Tsang-Trinaistich, Templar
Sent: Tuesday, July 02, 2019 8:43 AM
To: Hoese, Karen; O'Donnell, Theresa; Kelley, Gil
Cc: McNaney, Kevin
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Hi
Minor edits below in red text (date correction for MIRHPP approval by Council)

Thank you,

From: Hoese, Karen

Sent: Saturday, June 29, 2019 10:49 AM

To: O'Donnell, Theresa; Kelley, Gil; Tsang-Trinaistich, Templar

Cc: McNaney, Kevin

Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

I've made a few tweaks to provide even more clarity!

From: O'Donnell, Theresa

Sent: Friday, June 28, 2019 4:21 PM

To: Kelley, Gil; Tsang-Trinaistich, Templar

Cc: Hoese, Karen; McNaney, Kevin

Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Gil & I've prepared the response below to address Councilor Hardwick's questions. Karen/Kevin please check my work.

Councilor Hardwick has asked for clarification regarding the timeline, sequence of events, and applicability to the relevant policy or the project at 2538 Birch. The following information is offered to address her questions

Timeline and sequence of events:

- ☐ MIRHPP was approved by Council in November 2017.
- ☐ The pre-enquiry application under MIRHPP for 1296 W Broadway (now known as 2538 Birch) was originally received on February 16, 2018 during the initial MIRHPP proposal intake window.
- ☐ An initial response to the pre-inquiry application was provided on March 19, 2018 indicating that not right now to the proposal, noting the upcoming Broadway planning work and emerging directions as a key factor.
- ☐ A follow-up letter was sent on June 12, 2018, inviting the property owner to participate in the limited pilot program. This was based on the preliminary review of the pre-enquiry application and its fit with key policy objectives of the MIRHPP program as well as on the progress that had been made on the Broadway planning program framework. The letter did not provide support for specific project details (i.e. height and density).
- ☐ On June 20th of Council approved the Broadway Planning Program Terms of Reference and the Interim Rezoning Policies.
- ☐ A full enquiry application was received July 25, 2018. A more detailed letter of response to the rezoning enquiry was sent on October 2, 2018, providing further policy and form of development advice.

Applicability of policy:

- ☐ The letters regarding 1296 W Broadway provided written confirmation that the proposal was selected to participate in the pilot program and conditional confirmation that a future rezoning application could be considered, subject to the proposal proceeding through the standard rezoning process.
- ☐ The letters inviting the property owner to participate in the pilot program predated Council's approval on June 20th of the Broadway Planning Program Terms of Reference and the Interim Rezoning Policies.
- ☐ 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."
- ☐ A Rezoning request was submitted on May 17, 2019 and is currently being processed. Typically these applications go through a design evolution from enquiry through application and public hearing based on staff review and feedback from the public and advisory committees. This may include changes to the form of

development or changes to the public benefit offered (noting that for MIRHPP, a minimum of 20% of the units must provide middle income rents).

From: Kelley, Gil
Sent: Wednesday, June 26, 2019 4:44 PM
To: O'Donnell, Theresa; Tsang-Trinaistich, Templar
Subject: Fwd: 2538 Birch (formerly 1296 W. Broadway)

??

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

Please excuse any typos
Sent from my iPhone

Begin forwarded message:

From: "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
Date: June 26, 2019 at 3:37:04 PM PDT
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Cc: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Thank you for getting back to me, Mr. Kelley.

In your reply, you write that: Prior to this policy being approved, staff had provided a written response to the applicant regarding 2538 Birch Street stating that the rezoning application under the Moderate Income Rental Housing Pilot Program (MIRHPP) could be considered initially on March 19, 2018 and then again on June 12, 2018.

Were staff responding to the applicant's MIRHPP entry application regarding 2538 Birch Street? I am confused by the timeline, sequence of events, and applicability to the relevant policy.

Thoughts?

Colleen

From: Kelley, Gil
Sent: Wednesday, June 26, 2019 11:57 AM
To: Hardwick, Colleen
Cc: Mochrie, Paul
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Hello Councillor Hardwick,

On June 20th, 2018, an interim rezoning policy (*Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process*) was approved for the Broadway Plan study area that would remain in place until the area plan was completed. The policy established the conditions under which new rezonings and heritage revitalization agreements will be considered while the

Broadway Planning Program is underway. Specially,

"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."

The policy can be found here: <https://vancouver.ca/files/cov/broadway-planning-consideration-of-rezoning-applications.pdf>

Prior to this policy being approved, staff had provided a written response to the applicant regarding 2538 Birch Street stating that the rezoning application under the Moderate Income Rental Housing Pilot Program (MIRHPP) could be considered initially on March 19, 2018 and then again on June 12, 2018. As such, the rezoning application for this site can be considered concurrent to the Broadway Plan process through the MIRHPP.

Warm regards,

Gil

From: Hardwick, Colleen
Sent: Sunday, June 23, 2019 9:14 PM
To: Kelley, Gil
Cc: Mochrie, Paul
Subject: 2538 Birch (formerly 1296 W. Broadway)

Dear Gil;

As I understand it, the Broadway Planning Program includes an Interim Rezoning Policy that places a moratorium on rezoning in the scope area during execution, in order to not divert or pre-empt the planning process. This policy provides three exceptions.

It would appear that the proposed rezoning at 2538 Birch (formerly 1296 W. Broadway) is subject to this moratorium, without exception, and yet the rezoning is being advanced. Is an exception under the Interim Rezoning Policy being applied to this rezoning? If so, what exception is being applied, and please provide a detailed explanation as to why the rezoning is eligible for this exception.

Thanking you in advance for your attention to this matter.

Colleen

From: "Mauboules, Annie" <Annie.Mauboules@vancouver.ca>
To: "Sovdi, Holly" <Holly.Sovdi@vancouver.ca>
"Singer, Jessie" <Jessie.Singer@vancouver.ca>
"Cho, Edna" <edna.cho@vancouver.ca>
"Grottenberg, John" <John.Grottenberg@vancouver.ca>
Date: 6/24/2019 12:51:28 PM
Subject: RE: Birch MIRHPP process criticism

I'll be there Thursday as well and can help with the questions from the public about all of this.

Thanks, Annie
(604) 829-9581

From: Sovdi, Holly
Sent: Monday, June 24, 2019 11:21 AM
To: Singer, Jessie; Cho, Edna; Grottenberg, John
Cc: Mauboules, Annie
Subject: RE: Birch MIRHPP process criticism

Thanks Jessie. The point of affordability tied to density will need to be explained.

From: Singer, Jessie
Sent: Monday, June 24, 2019 10:13 AM
To: Cho, Edna; Grottenberg, John; Sovdi, Holly
Cc: Mauboules, Annie
Subject: RE: Birch MIRHPP process criticism

Thanks for passing along Edna.

Holly/John ☞FYI I will be attending the open house as part of the housing policy team

From: Cho, Edna
Sent: Monday, June 24, 2019 10:06 AM
To: Singer, Jessie; Grottenberg, John; Sovdi, Holly
Cc: Mauboules, Annie
Subject: FW: Birch MIRHPP process criticism

Just FYI

From: Langan, Kirsten
Sent: Friday, June 21, 2019 4:19 PM
To: Anderson, Graham; McNeill, Yardley
Cc: Cho, Edna; Mah, Chris; Cheng, Aaron
Subject: Birch MIRHPP process criticism

We will need to ensure all staff have the correct answer on why we're allowing exceptions to rezonings on Broadway for MIRHPP. Excerpt from opinion piece is below, with link to full piece at bottom.

The development is being considered under the city's Moderate Income Rental Housing Pilot Project or MIRHPP. Until the Broadway Subway is completed, rezoning applications will not be considered unless they meet three specific exemptions.

What does the Fairview/South Granville Action Committee oppose exactly? I met with two committee members Ian Crook and Sean Nardi and learned their biggest concern is actually the abuse of public process.

The committee, in general, supports the redevelopment of the Broadway Corridor and has some very good ideas for a

bustling community. But MIRHPP has a flaw. Is this committee opposing development or trying to stick to a plan?

At what expense does this workaround of public process look like? The city is spending thousands – if not millions – taking in public input and developing a proper Broadway Corridor plan.

<https://dailyhive.com/vancouver/2538-birch-street-vancouver-west-broadway-tower-nimby-opinion>

Kirsten Langan

Civic Engagement and Communications | City of Vancouver

t. 604-829-9473

kirsten.langan@vancouver.ca

From: "Singer, Jessie" <Jessie.Singer@vancouver.ca>
To: "Cho, Edna" <edna.cho@vancouver.ca>
"Grottenberg, John" <John.Grottenberg@vancouver.ca>
CC: "Langan, Kirsten" <Kirsten.Langan@vancouver.ca>
Date: 6/24/2019 1:59:22 PM
Subject: RE: Birch MIRHPP process criticism

Sure Edna,

One thing to flag is that we are not using "corridor" but rather Broadway Plan and referencing the distinct neighbourhoods within the plan study area – don't want to give the impression that this is a subway plan when it's actually a community plan and will be looking at community needs/amenities and values beyond rapid transit

s.13(1)

In 2018, an interim rezoning policy (*Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process*) was approved for the Broadway Plan study area that would remain in place until the area plan was completed. The policy established the conditions under which new rezonings and heritage revitalization agreements will be considered while the Broadway Planning Program is underway. Specially,

"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."

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Prior to this policy being approved, staff had provided a written response to the applicant regarding 2538 Birch Street stating that the rezoning application under the Moderate Income Rental Housing Pilot Program (MIRHPP) could be considered. As such, the rezoning application for this site can be considered concurrent to the Broadway Plan process through the MIRHPP.

From: Cho, Edna
Sent: Monday, June 24, 2019 10:20 AM
To: Singer, Jessie; Grottenberg, John
Cc: Langan, Kirsten
Subject: FW: Birch MIRHPP process criticism

Hi,

Just looping in Jessie and John who are working on the Broadway Plan. Can you two review the third bullet and provide messaging about the Broadway Plan?

Thanks,

Edna

From: McNeill, Yardley
Sent: Sunday, June 23, 2019 1:46 PM
To: Langan, Kirsten
Cc: Cho, Edna; Mah, Chris; Cheng, Aaron; Crowley, Sarah; Gelein, Marcel; Anderson, Graham
Subject: RE: Birch MIRHPP process criticism

Thanks Kirsten,

We will firm up our response at the pre-open house staff meeting at noon on Tuesday. As background to this question on pre-empting process, its useful to note the following points:

- The metro-core land-use policy in this area provided staff with the opportunity to consider higher building forms.
- The Broadway Corridor IRP permits consideration of rezoning proposals that were submitted prior to the deadline of July 2018, such as the Birch MIRHPP rezoning. (The City is in receipt of several other RZ enquires on Broadway that can proceed in advance of the Corridor study).
- Transit oriented development is a goal of the Broadway Corridor study and will likely result in higher building forms around transit stations. For the Birch/Broadway site, the proximity to the future transit station bolsters the consideration of a higher building form than the 17-storeys approved by Council for this site through the earlier R-100 rezoning.
- Ultimately, the decision on this rezoning lies with Council through the public hearing process, where the local community will be provided with opportunity to speak to council or submit comments.

We can talk through these points on Tuesday, and with your advice, decide what can comfortably be conveyed to the public.

Yardley

From: Langan, Kirsten

Sent: Friday, June 21, 2019 4:19 PM

To: Anderson, Graham; McNeill, Yardley

Cc: Cho, Edna; Mah, Chris; Cheng, Aaron

Subject: Birch MIRHPP process criticism

We will need to ensure all staff have the correct answer on why we're allowing exceptions to rezonings on Broadway for MIRHPP. Excerpt from opinion piece is below, with link to full piece at bottom.

The development is being considered under the city's Moderate Income Rental Housing Pilot Project or MIRHPP. Until the Broadway Subway is completed, rezoning applications will not be considered unless they meet three specific exemptions.

What does the Fairview/South Granville Action Committee oppose exactly? I met with two committee members Ian Crook and Sean Nardi and learned their biggest concern is actually the abuse of public process.

The committee, in general, supports the redevelopment of the Broadway Corridor and has some very good ideas for a bustling community. But MIRHPP has a flaw. Is this committee opposing development or trying to stick to a plan?

At what expense does this workaround of public process look like? The city is spending thousands if not millions taking in public input and developing a proper Broadway Corridor plan.

<https://dailyhive.com/vancouver/2538-birch-street-vancouver-west-broadway-tower-nimby-opinion>

Kirsten Langan

Civic Engagement and Communications | City of Vancouver

t. 604-829-9473

kirsten.langan@vancouver.ca

From: "Garrison, Dan \(\COV\)" <Dan.Garrison@vancouver.ca>

To: "McNaney, Kevin" <kevin.mcnaney@vancouver.ca>

CC: "PDS PLN Special Projects Office - DL" <s.15(1)(l)>

Date: 12/18/2018 9:33:43 AM

Subject: Re: Broadway and Birch, and Broadway Plan

Attachments: image001.jpg
image002.jpg
image001 (1).jpg
image002 (1).jpg

The renderings look fine to me!

Sent from my iPhone

On Dec 18, 2018, at 9:32 AM, McNaney, Kevin <kevin.mcnaney@vancouver.ca> wrote:

Bigger isn't always better when it comes to rental housing in Vancouver

Developer of 1296 Broadway wants significant increases in height and number of units

Michael Geller / Vancouver Courier

DECEMBER 17, 2018 12:00 PM

/

Columnist Michael Geller says any further density and height increases to a proposed purpose-built rental housing development at Broadway and Birch should only be considered within the context of a new approved Broadway Corridor Plan. Photo Dan Toulgoet

Given the urgent need for more rental housing, can a proposed purpose-built rental housing development at Broadway and Birch be too large?

This question was fervently debated on Twitter last week following my posting of a website created by some nearby residents □ 28floors.com.

Many of my rezonings were what planners call “spot rezonings” since they were not in accordance with an approved community plan.

In 1985, I upset Point Grey residents by rezoning three blocks between West Seventh and Ninth Avenues and Alma and Highbury Streets from single-family to multi-family for low-rise apartments.

A few years later, I angered many Cambie corridor residents by proposing a fourth 18-storey rental tower at Langara Gardens. While it was approved, a subsequent application for three more rental towers was rejected due to community opposition. Today there are plans for buildings up to 28 storeys on the site.

In 1995, many Oak Street area residents opposed my proposal for a four-storey seniors’ apartment at 42nd and

Oak. It was eventually approved at three-storeys.

Two years later, a Kerrisdale neighbourhood opposed a three-and-a-half storey apartment at West 41st and Balaclava. Despite then-Alderman George Puil's claim in *the Courier* that the building would be as obscene as Eaton's large blank wall, today The Lanesborough sits comfortably in its surroundings.

Most recently, I rezoned a property at Capilano and Marine in North Vancouver, next to a Denny's restaurant. Although the Community Plan called for an 18-storey limit, I requested approval for 23 and 19 storey buildings. They are underway.

Which brings us back to the Broadway Denny's, where the purpose-built rental housing development has been proposed.

For decades, building designs along West Broadway have been controlled by the Central Broadway C3-A zoning and guidelines establishing a maximum height of approximately 12 floors and 3.0 FSR limit.

In early 2018, Jameson Development received rezoning approval for a 16-floor Secured Market Rental building containing 158 residential units. An increased 7.07 FSR was allowed.

The proposed massing of 1296 Broadway will dramatically change the neighbourhood character and views along the street, says columnist Michael Geller.

However, given the Millennium Line Broadway extension, the developer now wants rezoning approval for an even higher 28-storey, 10.7 FSR building containing 262 market rental units under a new Moderate-Income

On Twitter, I opined that notwithstanding the need for more rental housing, this building proposal appeared too big for its site context and should not be approved, especially in the absence of a new community plan.

I was immediately attacked — OK, challenged — by an organization called Abundant Housing and UBC professor Tom Davidoff and others, who questioned how I could possibly think any purpose-built rental building could be too big given today's rental housing crisis and the coming subway. Why was I so afraid of tall buildings?

As this column's introduction hopefully demonstrates, I am not afraid of tall buildings. However, I am concerned that too many very tall and dense buildings are being approved in the name of sustainability and affordability.

I wrote about this [six years ago](#), which led to an SFU City Conversations debate "[Where is big TOO big?](#)"

Rezoning for larger buildings are often justifiable. One higher density building in a lower density neighbourhood might be fine. However, we need to think about the cumulative effect of 20 similar buildings. Or 40.

What will be the impact on views? Shadowing? Will the buildings be neighbourly? Are new parks planned? Will there be adequate school and community centre spaces? This is what a good, overall plan will address.

Too often I see politicians allowing large Community Amenity Contributions, or developer claims to be responding to the housing crisis, to trump good planning and design.

Architects and planners have a responsibility to speak out.

The city has already approved a purpose-built rental project at Broadway and Birch at more than twice the previously zoned density. That's fine. But any further density and height increases should only be considered within the context of a new approved Broadway Corridor Plan.

Kevin McNaney

Director | SPECIAL PROJECTS OFFICE
CITY OF VANCOUVER

[p] 604 871 6851 [e] kevin.mcnaney@vancouver.ca



Building Massing



STREET VIEW FROM BROADWAY LOOKING EAST



STREET VIEW FROM 10th AVENUE LOOKING NORTH



STREET VIEW FROM SPRAGUE STREET LOOKING WEST

Artistic rendering for 2538 Birch Street (formerly 1296 West Broadway) in Vancouver. (IBI Group / Jameson Development Group)



Building Massing



STREET VIEW FROM BIRCH STREET LOOKING EAST



STREET VIEW FROM 10th AVENUE LOOKING NORTH



STREET VIEW FROM BIRCH STREET LOOKING WEST

Artistic rendering for 2538 Birch Street (formerly 1296 West Broadway) in Vancouver. (IBI Group / Jameson Development Group)

From: "Singer, Jessie" <Jessie.Singer@vancouver.ca>
To: "Bonamis, Iona" <Iona.Bonamis@vancouver.ca>
"Draskovic, Rosemarie" <Rosemarie.Draskovic@vancouver.ca>
"Grottenberg, John" <John.Grottenberg@vancouver.ca>
"Crowley, Sarah" <Sarah.Crowley@vancouver.ca>

Date: 6/27/2019 1:29:34 PM

Subject: RE: Broadway Plan board for RZ

Hi Iona - the IRP messaging is on the second page of the FAQ document – basically policy #1 of the IRP allows consideration of applications already being considered prior to adoption of the IRP.

From: Bonamis, Iona
Sent: Wednesday, June 26, 2019 11:17 AM
To: Draskovic, Rosemarie; Singer, Jessie; Grottenberg, John; Crowley, Sarah
Subject: RE: Broadway Plan board for RZ

Hi Rosemarie,

Here are some key messages around the subway that might be useful:

- Expected completion date: 2025; construction expected to start in 2020
- On choice of technology ☐ SkyTrain was endorsed for the Broadway Subway Project by both the region's Mayors' Council and Vancouver City Council. The project business case has been approved by the Provincial and Federal governments and the project is moving into procurement to find the contractor who will design and build the extension.
- On SkyTrain between Arbutus and UBC ☐ A decision was made by both Vancouver City Council and the regional Mayors' Council to endorse further study of a SkyTrain extension west of Arbutus to UBC. SkyTrain was the only technology that had the capacity needed for the long-term needs of Broadway. If more detail is required, get their contact information and the RTO will follow up.
- On station locations ☐ The exact locations of stations will be communicated once property negotiations are complete with affected businesses and property owners. At the moment, I can tell you that the stations will be located within one block of the major intersections (Main, Cambie, Oak, Granville, Arbutus).
- Any other queries, or if anyone is being more persistent, just collect their contact information and someone from the RTO can contact them.

Also attached is an FAQ sheet we had used for the public launch events for the Broadway Plan. Hopefully that is of use.

John also had mentioned that there is some messaging about why this development is still being considered with the interim rezoning policy in place. Jessie ☐ do you have that messaging readily available?

Iona Bonamis, Transportation Planner II, MCIP, RPP
City of Vancouver
Phone: 604-873-7152

I humbly acknowledge that I live, work and play on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples

From: Draskovic, Rosemarie
Sent: Wednesday, June 26, 2019 11:09 AM
To: Singer, Jessie; Grottenberg, John; Crowley, Sarah
Cc: Bonamis, Iona

Subject: RE: Broadway Plan board for RZ

Thanks all. I was hoping to find out a bit more about a few transportation-specific items, but I did receive Sarah's FAQ on general project info yesterday evening. Thanks!

Rosemarie Draskovic, P.Eng., PTOE, PTP | Senior Development Review Engineer
604.829.9218 | rosemarie.draskovic@vancouver.ca

From: Singer, Jessie
Sent: Wednesday, June 26, 2019 10:29 AM
To: Grottenberg, John; Crowley, Sarah
Cc: Bonamis, Iona; Draskovic, Rosemarie
Subject: RE: Broadway Plan board for RZ

Hi John, Iona and Rosemarie – Sarah sent out an email late last eve that has the key messages, project overview, staff roles etc. & the IRP policy under which this RZ policy is being considered. I can forward to you John as I don't think you're on that list.

If you would like a bit more info on MIRHPP, here's a link to our MIRHPP FAQ sheet: <https://vancouver.ca/files/cov/mirhpp-public-faqs.pdf> . Feel free to reach out if you have more specific MIRHPP questions!

Cheers,
Jessie

From: Grottenberg, John
Sent: Wednesday, June 26, 2019 10:15 AM
To: Crowley, Sarah; Singer, Jessie
Cc: Bonamis, Iona; Draskovic, Rosemarie
Subject: RE: Broadway Plan board for RZ

Hi Sarah/Jessie,

Do you have a set of key messages for the rezoning open house, which could be shared with Rosemarie who is attending the open house tomorrow?

Particularly around the MIRHPP, why this rezoning can be considered currently, and relation to the Broadway Plan?

(Iona passed along this request)

Thanks,

John Grottenberg
Broadway Planning Team
T: 604.873.7447
E: john.grottenberg@vancouver.ca

From: Crowley, Sarah
Sent: Monday, June 17, 2019 4:15 PM
To: Hill, Zane
Cc: Grottenberg, John
Subject: RE: Broadway Plan board for RZ

Thank you Zane! I will get these printed out for our Open House.

I'm going to bring along copies of the IRP for further questions we may get on this. People are interested in the timing of approval of the IRP by Council and when staff approval was provided for the MIRHPP pilot.

We have boards about MIRHPP we will be bringing along (I attach for your reference- sorry for the large MB!)

Thanks,

Sarah Crowley MRUP
Rezoning Planner | Housing Priority
Rezoning Centre
Planning, Urban Design and Sustainability
City of Vancouver
604.873.7455 | sarah.crowley@vancouver.ca

From: Hill, Zane
Sent: Monday, June 17, 2019 3:39 PM
To: Crowley, Sarah
Cc: Grottenberg, John
Subject: RE: Broadway Plan board for RZ

Hi Sarah,

We have attached the Broadway Plan boards to include at the open house. We've updated the language around the Interim Rezoning Policy and how inquiries that have received a written response within the last three years, stating that a rezoning application would be considered, can proceed during the planning process.

It is important that these Broadway Plan boards look and feel very separate to the rezoning boards at the open house, and are not connected to the rezoning application. We intentionally haven't included a connection to this site or application on the boards as the Broadway Plan process and the Interim Rezoning Policy do not enable the rezoning to occur. We suggest this information would come in the form of a separate board that explains MIRHP and further rationale from Housing Vancouver.

I hope that helps,
Kindly,
Zane.

From: Crowley, Sarah
Sent: Friday, June 14, 2019 5:37 PM
To: Hill, Zane
Cc: Grottenberg, John
Subject: RE: Broadway Plan board for RZ

Hi Zane,

Thanks very much for sending along the boards. I happened to be at the same meeting with Holly yesterday and we briefly discussed the timing of this rezoning Open House and roll out of the next consultation for the Broadway Plan . I have some of the Broadway Plan cards from Holly now which I will distribute to members of the public who are interested in learning about the plan at the Open House.

What would also be really useful for us in advance of the Open House is if we could amend the wording a little on the *Overview* board to make reference that this particular rezoning adheres to Policy 1 of the IRP. I get asked this question quite a bit from members of the public and it would be good for us to be clear that this is the case.

Apologies for my confusing interpretation of the IRP in my last email- when I indicated that this project predates the IRP what I meant was that staff support was provided before the IRP was initiated and yes therefore Policy 1 applies in this case.

Do you think we could get the *Overview* board updated to make it site specific to 2538 Birch Street. i.e. adding under B- "2538 Birch Street adheres to Policy 1 of the Interim Rezoning Policy".?

Have a great weekend,

Sarah Crowley MRUP
Rezoning Planner | Housing Priority
Rezoning Centre
Planning, Urban Design and Sustainability
City of Vancouver
604.873.7455 | sarah.crowley@vancouver.ca

From: Hill, Zane
Sent: Monday, June 10, 2019 1:26 PM
To: Crowley, Sarah
Cc: Grottenberg, John
Subject: RE: Broadway Plan board for RZ

Hi Sarah,

I've attached the Broadway Plan boards for the open house. Let us know if you need anything else.

I hope that helps.

Kindly,
Zane.

From: Hill, Zane
Sent: Friday, June 7, 2019 11:05 AM
To: Crowley, Sarah
Cc: Grottenberg, John
Subject: RE: Broadway Plan board for RZ

Hi Sarah,

We are well aware of this application and the community feedback on this site – we are hearing a mix of feedback through our engagement, including support and concern for the scale of the building.

To clarify, the boards include the correct information – the [Broadway Plan Interim Rezoning Policy](#) does apply to this site . Policy #1 is what allows the rezoning application to proceed during this planning process.

I hope that helps,
Zane.

From: Crowley, Sarah
Sent: Thursday, June 6, 2019 6:25 PM
To: Hill, Zane
Subject: RE: Broadway Plan board for RZ

Hi Zane,

Thanks for your prompt response on this!

Is there any way that board 3 & 4 could be modified a little to fit the circumstances of this rezoning application? We are getting some questions from members of the public asking us how we could accept a rezoning application for a 28 storey development while the Broadway Corridor work is currently being undertaken. If you haven't seen this yet, here is the online petition from the community : <https://www.28floors.com/> which has received 580 signatures opposing the project on last count.

The key message on this rezoning application is that the Interim Rezoning Policy doesn't apply to this site as acceptance

into the MIRHPP pilot predates this.

Let me know your thoughts.

Thanks,

Sarah

From: Hill, Zane

Sent: Thursday, June 06, 2019 3:16 PM

To: Crowley, Sarah

Subject: RE: Broadway Plan board for RZ

Hi Sarah,

Will it work to have board #3 and #4 at your open house? If so, we'll update the timeline and send you a pdf.

<https://vancouver.ca/files/cov/broadway-plan-launch-boards-web.pdf>

If you need or would like more information – let me know.

Kindly,

Zane.

From: Sovdi, Holly

Sent: Thursday, June 6, 2019 3:11 PM

To: Crowley, Sarah; Hill, Zane

Subject: Broadway Plan board for RZ

Zane, can you provide Sarah with a Broadway Plan overview board that she can use for a RZ open house on June 27th?

Thanks!

Holly Sovdi, MCIP, RPP | Senior Planner

Planning, Urban Design and Sustainability | City of Vancouver

t. 604.871.6330

holly.sovdi@vancouver.ca