

Shadow diagrams (independent). Compare with NOAA Solar Calculator

The screenshot shows the NOAA Solar Calculator web application. The browser address bar displays `https://gml.noaa.gov/grad/solcalc/`. The page header includes the NOAA logo and the text "Global Monitoring Laboratory Earth System Research Laboratories". A navigation menu contains links for "About", "People", "Research", "Observing Networks", "Data", "Products", and "Information". Below the header, the page title is "NOAA Solar Calculator" with the subtitle "Find Sunrise, Sunset, Solar Noon and Solar Position for Any Place on Earth".

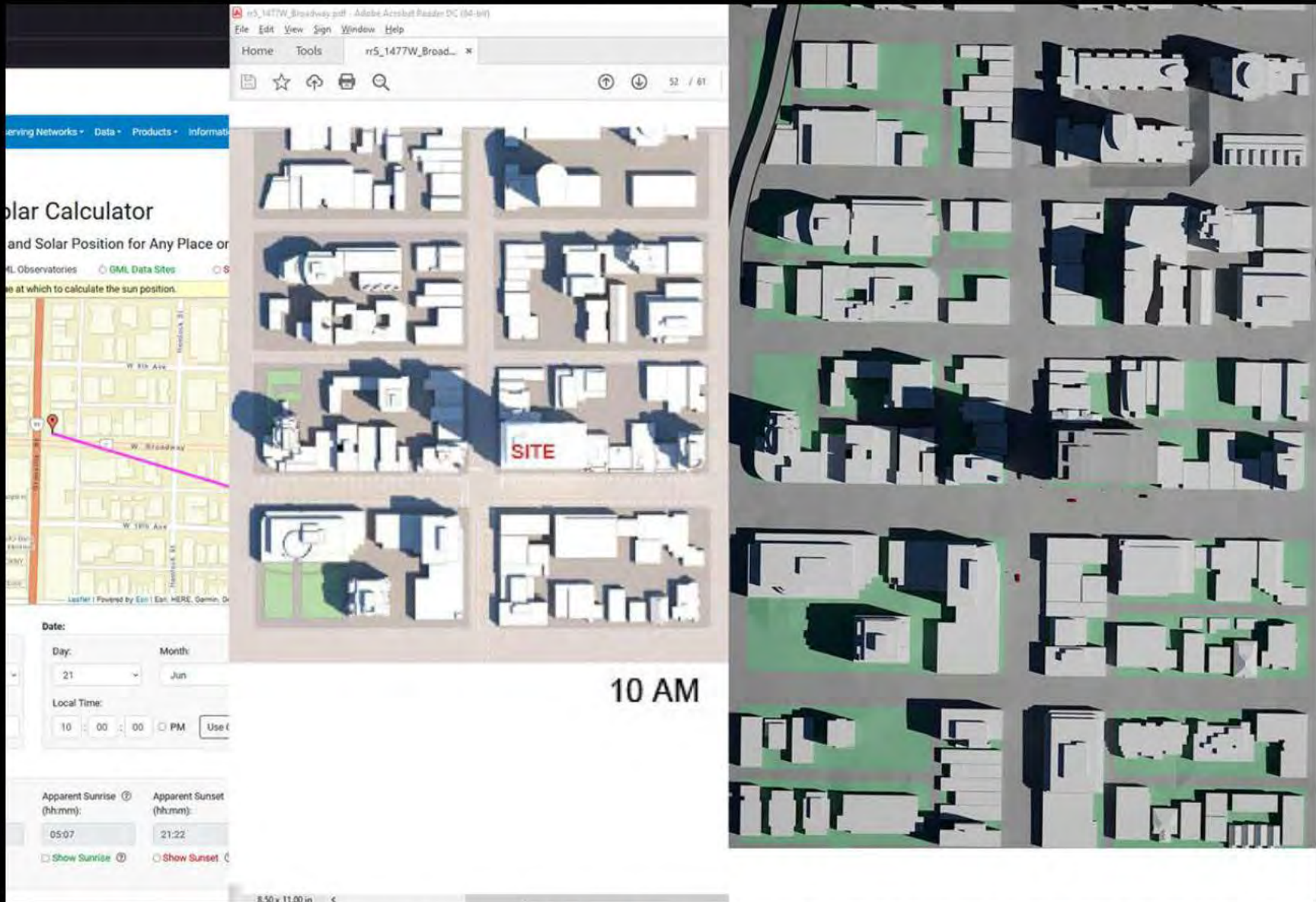
The interface features a map with a red pin and a pink line indicating the sun's position. Below the map are input fields for "Location" (Latitude: 49.263708, Longitude: -123.1383, Time Zone: America/Vancouver) and "Date" (Day: 20, Month: Mar, Year: 2022). A "Local Time" field shows 10:00:00 AM. The "Result" section displays the following data:

Equation of Time (minutes):	Solar Declination (in°):	Solar Noon (hh:mm:ss):	Apparent Sunrise (hh:mm):	Apparent Sunset (hh:mm):	Az/EI (in °) at Local Time:
-7.38	0.02	13:19:54	07:15	19:26	122.45 24.87

At the bottom of the result section, there are three checkboxes: "Show Sunrise" (unchecked), "Show Sunset" (unchecked), and "Show Azimuth" (checked).



Shadow diagrams on Policy Report (Appendix D Page 9 of 9)



June 21 at 10am. Compare NOAA, Policy Report and independently generated shadow diagram

From: s.22(1)
To: "Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/27/2022 10:01:23 AM
Subject: [EXT] Upcoming civic elections

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

I recently answered a questionnaire regarding my intentions regarding the next Vancouver civic election. My support for possible candidates was based, almost exclusively on how they have voted on issues around the Broadway Plan and my opposition to many of the newly conceived and revised plans, most of which have not been approved by the public.

With regards to this larger issue, I strongly oppose the referral of CD-1 rezoning of 1477 West Broadway in light of an existing Broadway Plan. I will certainly be interested to see who votes in favour of the rezoning of 1477.

There has been a plethora of articles recently denouncing the virtues of high rise buildings in terms of mental well being, environmental issues and visual impact. It is time for Vancouver to complete the original Broadway Plan and act on what the public wants rather than elected officials seeking self aggrandizement.

Listen to those who oppose this nonsense.

s.22(1)

From: s.22(1)
To: "Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/27/2022 9:33:43 PM
Subject: [EXT] We oppose

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello all,

Please note that I strongly oppose the referral of CD+1 rezoning: 1477 west Broadway.

Sincerely,
s.22(1)

From: "Monckton, Neil" <Neil.Monckton@vancouver.ca>
To: "Tuerlings, Leslie" <leslie.tuerlings@vancouver.ca>
Date: 4/29/2022 1:31:53 PM
Subject: FOI Request: 1477 West Broadway

From: Monckton, Neil
Sent: Friday, February 25, 2022 10:41 AM
To: Stewart, K s.15(1)(l) MacLean, Laurie <laurie.macleam@vancouver.ca>
Subject: FW: 1477 W. Broadway Rezoning Referral - March 1st

FYI.

From: Tim Grant <Tgrant@pci-group.com>
Sent: Friday, February 25, 2022 9:06 AM
To: Stewart, Kennedy <Kennedy.Stewart@vancouver.ca>
Cc: Monckton, Neil <Neil.Monckton@vancouver.ca>; Zaenker, Anita <Anita.Zaenker@vancouver.ca>
Subject: [EXT] 1477 W. Broadway Rezoning Referral - March 1st

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Mayor Stewart,

I hope you are well.

Our South Granville Station integrated rezoning proposal is now scheduled to be considered for referral to public hearing on the March 1st Council agenda. In the lead up to next Tuesday, please do let me know if I can clarify any aspect or provide further information with respect to our proposal: <https://shapeyourcity.ca/1477-w-broadway> [shapeyourcity.ca]

You may recall this past July, Mayor & Council supported an Issues Report allowing staff to process our rezoning proposal to proceed ahead of the Broadway Plan's completion due to our integration with the Broadway Subway Project. Construction has continued on-site under existing permitting & zoning, including components of transit infrastructure. We continue to work closely and effectively with the Broadway Subway Project to facilitate & support their construction at this complex location. We anticipate reaching level 3 later this spring when we will be required to stop vertical construction until updated permitting can be achieved to suit final City-supported development plans for the property. We hope to resume construction again as soon as possible to ensure completion of transit infrastructure and minimize disruption to the operation of South Granville Station which is located at the base of our development. After extensive community engagement, we believe there is significant support for our proposal at this important node, notably including a grocery store, office job space for over 500 workers and 223 secured rental apartments, including 20% dedicated for moderate income households secured with "MIRHPP-like" vacancy control provisions to regulate rent

escalation.

Thank you in advance for your consideration.

Tim

Tim Grant
PRESIDENT



PCI DEVELOPMENTS

300 – 1030 West Georgia Street, Vancouver, BC Canada V6E 2Y3

778 668 7024 cell

tgrant@pci-group.com

www.pci-group.com [pci-group.com]

From: "Stewart, K" s.15(1)(l)
To: "Tuerlings, Leslie" <leslie.tuerlings@vancouver.ca>
Date: 5/2/2022 1:30:44 PM
Subject: FW: 1477 Granville Approval

1477 Granville FOI - 3

Kennedy Stewart | Mayor
City of Vancouver
453 W 12th Avenue | Vancouver | BC V5Y 1V4
604.873.7621 | s.15(1)(l)
he/him/his
Twitter: @kennedystewart

I am humbly thankful that I live and work on the territories of the x̱m̱əθ̱ŋ̱ł̱ə̱əm (Musqueam), Skwx̱w̱ú7mesh (Squamish), and Ǿ̱ł̱ə̱ł̱w̱ə̱ṯ / Ǿ̱ł̱ə̱š̱ə̱ł̱w̱ (aututh) people

From: Stewart, K
Sent: Tuesday, April 26, 2022 11:44 AM
To: Mochrie, Paul <Paul.Mochrie@vancouver.ca>
Cc: Monckton, Neil <neil.monckton@vancouver.ca>; Singh, Alvin <alvin.singh@vancouver.ca>
Subject: RE: 1477 Granville Approval

Great

From: Mochrie, Paul <Paul.Mochrie@vancouver.ca>
Sent: Tuesday, April 26, 2022 11:40 AM
To: Stewart, K s.15(1)(l)
Cc: Monckton, Neil <Neil.Monckton@vancouver.ca>; Singh, Alvin <Alvin.Singh@vancouver.ca>
Subject: RE: 1477 Granville Approval

Thanks Kennedy. There is considerable misunderstanding on those issues so anything we can do to educate would be worthwhile, I think. We would be happy to pull that briefing together as/when appropriate.

Neil – perhaps we can connect regarding steps to advance this as a proposed agenda topic for MC.

Paul

From: Stewart, K s.15(1)(l)
Sent: Tuesday, April 26, 2022 11:33 AM

To: Mochrie, Paul <Paul.Mochrie@vancouver.ca>
Cc: Monckton, Neil <Neil.Monckton@vancouver.ca>; Singh, Alvin <Alvin.Singh@vancouver.ca>
Subject: 1477 Granville Approval

Paul,

I was thinking that it would be good for the Translink mayor's council to get a briefing on this project – in terms of how adding rental and affordable rental deeply cuts into our CACs/DCLs but changes the nature of the housing we approve. It should help to change the discussion about us getting all this cash from these transit investments. Might even be worth an opinion piece.

Best wishes,

Kennedy

From: "Monckton, Neil" <Neil.Monckton@vancouver.ca>
To: "Stewart, K" s.15(1)(l)
"MacLean, Laurie" <Laurie.Maclean@vancouver.ca>
Date: 2/25/2022 10:41:01 AM
Subject: FW: 1477 W. Broadway Rezoning Referral - March 1st

FYI.

From: Tim Grant <Tgrant@pci-group.com>
Sent: Friday, February 25, 2022 9:06 AM
To: Stewart, Kennedy <Kennedy.Stewart@vancouver.ca>
Cc: Monckton, Neil <Neil.Monckton@vancouver.ca>; Zaenker, Anita <Anita.Zaenker@vancouver.ca>
Subject: [EXT] 1477 W. Broadway Rezoning Referral - March 1st

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Mayor Stewart,

I hope you are well.

Our South Granville Station integrated rezoning proposal is now scheduled to be considered for referral to public hearing on the March 1st Council agenda. In the lead up to next Tuesday, please do let me know if I can clarify any aspect or provide further information with respect to our proposal: <https://shapeyourcity.ca/1477-w-broadway> [shapeyourcity.ca]

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Thank you in advance for your consideration.

Tim

Tim Grant
PRESIDENT



PCI DEVELOPMENTS

300 – 1030 West Georgia Street, Vancouver, BC Canada V6E 2Y3
778 668 7024 cell

tgrant@pci-group.com

www.pci-group.com [pci-group.com]

From: ["Zaenker, Anita" <Anita.Zaenker@vancouver.ca>](mailto:Anita.Zaenker@vancouver.ca)
To: ["Stewart, K" s.15\(1\)\(l\)](mailto:Stewart, K)
["MacLean, Laurie" <Laurie.Maclean@vancouver.ca>](mailto:Laurie.Maclean@vancouver.ca)
["Monckton, Neil" <Neil.Monckton@vancouver.ca>](mailto:Neil.Monckton@vancouver.ca)
Date: 4/13/2022 3:19:55 PM
Subject: FW: CM: [EXT] File No. 627171 (David Eby)
Attachments: 627171 response.pdf

The minister for housing supports the 1477 West Broadway development, on agenda for April 14 PH.

From: Stewart, Kennedy <Kennedy.Stewart@vancouver.ca>
Sent: Wednesday, April 13, 2022 3:11 PM
To: Zaenker, Anita <Anita.Zaenker@vancouver.ca>; Monckton, Neil <Neil.Monckton@vancouver.ca>
Cc: Hendren, Paul <Paul.Hendren@vancouver.ca>; Dempster, Celeste <Celeste.Dempster@vancouver.ca>; Lai, Clarence <Clarence.Lai@vancouver.ca>
Subject: FW: CM: [EXT] File No. 627171 (David Eby)

For your information

From: AG Correspondence AG:EX <MAG.Correspondence@gov.bc.ca>
Sent: Wednesday, April 13, 2022 1:59 PM
To: Stewart, Kennedy <Kennedy.Stewart@vancouver.ca>; 'LRbligh@vancouver.ca' <LRbligh@vancouver.ca>; Boyle, Christine <Christine.Boyle@vancouver.ca>; Carr, Adriane <Adriane.Carr@vancouver.ca>; De Genova, Melissa <Melissa.DeGenova@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Hardwick, Colleen <Colleen.Hardwick@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Swanson, Jean <Jean.Swanson@vancouver.ca>; Wiebe, Michael <Michael.Wiebe@vancouver.ca>
Subject: CM: [EXT] File No. 627171 (David Eby)

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Mayor Stewart and Council:

Please find the attached letter from the Honourable David Eby, Attorney General and Minister Responsible for Housing.

VIA EMAIL

Ref. 627171

April 13, 2022

His Worship Kennedy Stewart and Council
Mayor of the City of Vancouver
453 West 12th Avenue
Vancouver BC V5Y 1V4
Email: kennedy.stewart@vancouver.ca

Dear Mayor Stewart and Council:

I am writing to you today in my capacity as Minister Responsible for Housing, to express my support of the proposed rezoning for the development at 1477 West Broadway. This development, a mixed-use building located directly above the South Granville Transit Station, will bring urgently needed rental housing to the community. It will also provide five storeys of office space and 30,000 square feet of retail space to serve the local neighbourhood, including a grocery store.

The availability of rental housing remains a challenging problem in Vancouver, as well as many other parts of the province. Through inter-provincial migration and international immigration, an increasing number of people are coming to British Columbia every year, putting even greater demand on an already strained housing supply. In fact, our most recent data indicates a sixty-year high level of in-migration from other countries and provinces last year, over 100,000 people. Failing to provide and maintain an affordable housing supply will result in increasing levels of displacement, eviction, and homelessness. This project will include 223 rental homes, of which 45 units will be for moderate income households and a minimum of 35 per cent will have two or more bedrooms, providing much-needed housing options for families in the city.

The development of mixed-use buildings such as this one, which bring density to areas surrounding rapid transit stations, are generally accepted as a best practice in urban design, as well as optimal utilization of transit infrastructure. Accordingly, the Province is actively supporting proposals of this kind, which align and support government's affordable housing, climate change and transportation infrastructure goals.

.../2

His Worship Kennedy Stewart and Council
Page 2

I encourage the City to urgently advance required rezoning so that these proposed new rental homes can be built as soon as possible.

Yours truly,

A handwritten signature in black ink, appearing to be 'DE', written in a cursive style.

David Eby, QC
Attorney General and
Minister Responsible for Housing

From: ["Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>](mailto:Kennedy.Stewart@vancouver.ca)
To: ["Medhurst, Billa" <billa.medhurst@vancouver.ca>](mailto:billa.medhurst@vancouver.ca)
Date: 4/20/2022 12:14:06 PM
Subject: FW: Letter of Support for 1477 West Broadway
Attachments: LOS Granville and Broadway Development April 12 2022.pdf

Heyman letter here.

It may have already been included in the package. Clerks can double check

\~

Laurie MacLean
Senior Legislative Advisor
Office of the Mayor
City of Vancouver

\~

From: Heyman.MLA, George <George.Heyman.MLA@leg.bc.ca>
Sent: Wednesday, April 13, 2022 3:29 PM
To: Public Hearing <PublicHearing@vancouver.ca>
Cc: Stewart, Kennedy <Kennedy.Stewart@vancouver.ca>; Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Boyle, Christine <Christine.Boyle@vancouver.ca>; Carr, Adriane <Adriane.Carr@vancouver.ca>; De Genova, Melissa <Melissa.DeGenova@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Hardwick, Colleen <Colleen.Hardwick@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Swanson, Jean <Jean.Swanson@vancouver.ca>; Wiebe, Michael <Michael.Wiebe@vancouver.ca>
Subject: [EXT] Letter of Support for 1477 West Broadway

\~

Forward to Anita Z. Neil M. & Laurie M. 4/14/22 np

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Mayor and Councillors,

\~

Please see the attached letter of support for the development at 1477 West Broadway.

\~

Kind regards,

\~

Nadja Komnenc *(she/her/hers)* | -1-

Constituency Assistant | Vancouver-Fairview | MLA George Heyman \~

ü \~ [Click here \[can01.safelinks.protection.outlook.com\]](https://can01.safelinks.protection.outlook.com) to learn more about COVID-related news and supports available from the Government of BC.

ü \~ [Click here \[canada.ca\]](https://canada.ca) to learn more about COVID-related supports available from the Government of Canada.

ü \~ [Click HERE \[can01.safelinks.protection.outlook.com\]](https://can01.safelinks.protection.outlook.com) subscribe to our newsletter, now with bi-weekly COVID-19 updates.

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2/2

April 12, 2022

Mayor and Council
City of Vancouver
453 W. 12th Avenue
Vancouver, BC V5Y 1V4

Via email: publichearing@vancouver.ca

Re: Moderate Income Rental Housing Pilot Project proposal – 1477 West Broadway

Dear Mayor and Council,

I write in support for the creation of new and much-needed housing in my constituency of Vancouver-Fairview. It is my understanding that, if approved, the development at 1477 West Broadway will be built as part of the *Moderate Income Rental Housing Pilot Program* (MIRHPP), and it is on this basis that my support is offered. I believe this program will begin to provide much-needed affordable rental housing in Fairview and it is clear from my many interactions with constituents that this is a priority.

I have heard from many constituents who struggle to find affordable housing in Vancouver – people who are priced out of their communities due to rising rents and a lack of rental housing supply. My support for this specific project is based on the strength of the provisions under MIRHPP and the important supports and protections they provide to renters. I believe the urgency of the housing crisis requires this kind of response, which will add much-needed purpose-built rental stock to the constituency – and, more importantly, will provide dozens of units at below-market rents.

I also support this project because it will not displace any current renters. I have heard from too many constituents who have had to fight renovictions and demovictions and I understand the importance of strong rental protections.

I hear from many constituents who do not own cars and who advocate for active transportation policies. I am glad to support transit-oriented development with plenty of bicycle storage as this helps address congestion and the greenhouse gas emissions associated with lengthy commutes.

I also note that the creation of a grocery store would be welcomed by local residents as the South Granville neighbourhood has fewer grocery stores than many other areas.

I hope Council will continue to prioritize the creation of much more affordable rental and other housing for low and middle-income people. I also hope that Council will impose requirements on developers of a variety of projects and project sizes to meet the objectives and provisions of MIRHPP and similar programs so the highest possible percentage of units are designed to meet the objectives of truly affordable housing.

Sincerely yours,

A handwritten signature in black ink that reads "George Heyman". The signature is written in a cursive, flowing style.

George Heyman
MLA, Vancouver-Fairview

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
To: "Direct to Mayor and Council - DL" s.15(1)(l)
CC: "Leckovic, Katrina" <Katrina.Leckovic@vancouver.ca>
"O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>
Date: 4/26/2022 11:12:13 AM
Subject: FW: Public Hearing Amendments DL and IT Support - April 19, 2022

Mayor and Council,

\~

With regard to concerns expressed by Councillor Hardwick regarding the implication of her amendment to defer a decision on the rezoning for 1477 W Broadway, I am writing to confirm that staff provided advice on April 21 that such deferral would likely trigger a new public hearing.\~

\~

I have attached below the email correspondence from Rosemary to Councillor Hardwick confirming same.

\~

Best,

Paul

\~

\~

\~

From: Hagiwara, Rosemary
Sent: Thursday, April 21, 2022 8:38 PM
To: Hardwick, Colleen <colleen.hardwick@vancouver.ca>
Subject: RE: Public Hearing Amendments DL and IT Support - April 19, 2022

\~

Yes, you should recirculate.\~ You should know that it is very likely that council could receive new information from the Broadway Plan when Council considers the decision on this item.\~ If so, it would trigger a new Public Hearing.

\~

Rosemary Hagiwara [*she/her*]
Chief Election Officer
Office of the City Clerk | City of Vancouver
t:\~ 604.873.7177\~
e:\~ rosemary.hagiwara@vancouver.ca

\~

From: Hardwick, Colleen <Colleen.Hardwick@vancouver.ca>
Sent: Thursday, April 21, 2022 8:35 PM
To: Hagiwara, Rosemary <rosemary.hagiwara@vancouver.ca>
Subject: RE: Public Hearing Amendments DL and IT Support - April 19, 2022

\~

Works for me.

\~

Should I recirculate?

\~

Colleen Hardwick | Councillor
City Hall | City of Vancouver
CLRhardwick@vancouver.ca
604.873.7240



\~

From: Hagiwara, Rosemary <rosemary.hagiwara@vancouver.ca>
Sent: Thursday, April 21, 2022 8:19 PM
To: Hardwick, Colleen <Colleen.Hardwick@vancouver.ca>
Subject: RE: Public Hearing Amendments DL and IT Support - April 19, 2022

\~

Hi,

Could I make a suggestion to one word? **s.13(1)**
s.13(1)

\~

Rosemary Hagiwara [*she/her*]
Chief Election Officer
Office of the City Clerk | City of Vancouver
t:\~ 604.873.7177\~
e:\~ rosemary.hagiwara@vancouver.ca

\~

From: Hardwick, Colleen <Colleen.Hardwick@vancouver.ca>
Sent: Thursday, April 21, 2022 7:56 PM
To: Swanston, Denise <Denise.Swanston@vancouver.ca>; Council Meeting Amendments - DL
s.15(1)(l)
Subject: RE: Public Hearing Amendments DL and IT Support - April 19, 2022

\~

s.13(1)

\~

Colleen Hardwick | Councillor
City Hall | City of Vancouver
CLRhardwick@vancouver.ca
604.873.7240



~

From: Swanston, Denise <Denise.Swanston@vancouver.ca>
Sent: Tuesday, April 19, 2022 5:59 PM
To: Council Meeting Amendments - DL s.15(1)(l)
Subject: Public Hearing Amendments DL and IT Support - April 19, 2022

~

Good evening,

~

Should you wish to propose amendments during this evening's hearing, please use this DL.

~

For IT purposes, please call: Andrew at 604-404-4164

~

~

Kind regards,

~

Denise Swanston | Meeting Coordinator
Office of the City Clerk | City of Vancouver
denise.swanston@vancouver.ca
604.871.6399

~

Pronouns: she/her/hers

~

I acknowledge that the land I work, live and play on is the unceded territory of the Coast Salish peoples, including the territories of the xʷməθəm (Musqueam), Skwxw̓mesh (Squamish), and ɕənilwətaʔ / ɕł̓n̓š̓n̓wítulh (Tsleil-Waututh) Nations.

~

From: "Jack Habart" s.22(1)
To: "Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 4/4/2022 11:48:00 AM
Subject: Lagan # 101015906709 The Need to Revisit the Proposed Broadway Plan
Attachments: Concerns about the Broadway Plan V10.docx

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

The following article has been submitted to the Vancouver Sun for publication. As a courtesy I have attached a copy for your attention.

Warmest Regards
Jack Habart

The Need to Revisit the Proposed Broadway Plan

Formatted Left: 0", Right: 0", Top: 0", Bottom: 0"

The current Broadway Plan runs contrary to the science around housing supply and demand, transit planning, affordability, environmental impact and livability. The plan would put 25% of the City's projected growth into less than 7% of its area in the communities of Kitsilano, Fairview and Mount Pleasant.

The Plan is proposing an increased density of 50,000 people in a 500 block area over the next 30 years. The City envisions high-rises the length of Broadway, with towers up to 40 storeys around subway stations and up to 30 storeys between stations. In surrounding residential areas there would be gradual erosion of existing older 3 to 4 storey wood-frame affordable housing apartments to be replaced with 15 - 20 storey towers. The result will be the displacement of renters from their current affordable homes and that would have devastating impact.

There has been some public dialogue about this plan but the City has not been transparent with many of the relevant issues that affect both residents and neighbourhoods.

For starters, how much housing do we really need? Over the past 20 years, Vancouver's population has grown at a rate of 1%, or about 7,000 per year. Based on the average household size of 2.2 people, this means about 100,000 new homes over 30 years. Unfortunately, the City does not publish how many developments have already been proposed. However, local architect Brian Palmquist's review of data on various City websites shows almost 130,000 units in the pipeline, without any additional housing proposed in the Broadway Plan.

What about support for the subway? According to the City, the 99B-Line is the busiest bus line in Canada and the US. This ridership will be transferred to the new subway line and less crowding during peak hours will encourage more ridership. Translink's own planning guidelines suggest that a density of 50 dwellings / hectare is sufficient to support rapid transit. The Broadway area is already at 62 dwellings per hectare, so support of the new subway does not seem to require a significant increase in density.

What about housing affordability? We continually hear that the solution to the affordability crisis is for municipalities to approve more developments. However, urban planning experts like UBC's Prof. Patrick Condon, SFU's Andy Yan and KPU's Prof. John Rose do not buy into the premise that lack of supply is the problem. A recent report from the Union of BC Municipalities confirms that supply of new housing has matched demand over the last 5 years while prices have continued to rise so speed of municipal approvals isn't the issue. This Plan will just result in more expensive, smaller condos and rental units that will attract more foreign investors, fueling housing prices and making housing even more unaffordable.

Most of the new buildings proposed are steel and concrete high-rises, which have several negative impacts. A 2019 BC Hydro report states, "Despite many new, high-end condo buildings being marketed as energy efficient, those living in them have a much larger energy footprint than those living in older style buildings". Even Vancouver's 2016 Zero Emissions Building Plan stated "Low-rise multi-unit residential buildings are the ideal building form and construction type for cost-effective high performing building envelopes and ventilation systems." It's not just the operation, it's also the GHGs from construction. Studies have shown low- to mid-rise developments have 45% of the lifecycle GHG emissions than high-rise developments for the same population density. Clearly the massive number of high-rises proposed in the Broadway Plan contradicts the City's objectives to improve energy efficiency and reducing greenhouse gases (GHGs) as part of their Climate Plan.

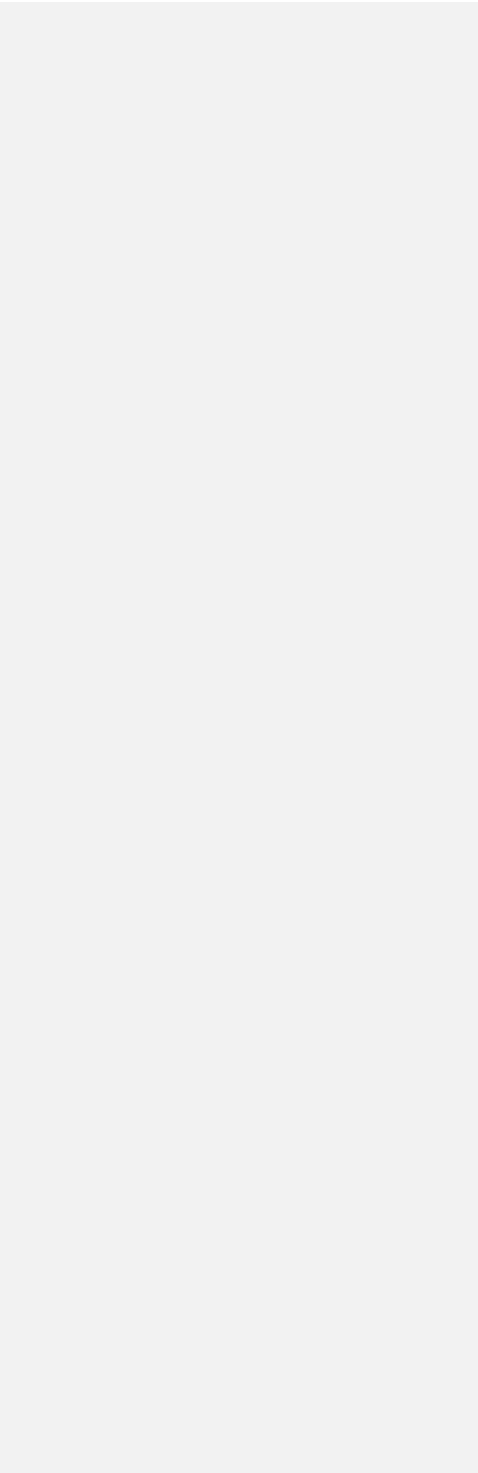
Finally, the Broadway Plan lacks any clear-cut proposals or budget for additional parks, schools, recreation centres and other facilities. There is already an amenity deficit in many of the affected communities. The additional density will put a tremendous strain on the neighbourhoods.

We all understand the need for change, for growth and for more affordable housing. However, the proposed Broadway Plan has a number of shortfalls. Let's not rush the plan through for approval as it needs to be revisited in terms of the scale and height of the developments proposed. There needs to be more local consultation about the livability and the amenities impacting the affected neighbourhoods.

The City has started a comprehensive city-wide plan for Vancouver. The Broadway Plan is being rushed through for approval in advance of the larger plan and will affect future housing options for Vancouver. Its like the cart before the

horse. Let's revisit the proposed Broadway Plan and develop an integrated vision for all of Vancouver that addresses these shortcomings.

Jack Habart (BA, MBA) Retired after 30 years of experience with energy efficiency programs
Paul Morris PhD. Former Research Leader for Durability and Sustainability for FPInnovations.





LEGISLATIVE ASSEMBLY
of BRITISH COLUMBIA



Hon. George Heyman, MLA
Vancouver-Fairview

April 12, 2022

Mayor and Council
City of Vancouver
453 W. 12th Avenue
Vancouver, BC V5Y 1V4

Via email: publichearing@vancouver.ca

Re: Moderate Income Rental Housing Pilot Project proposal – 1477 West Broadway

Dear Mayor and Council,

I write in support for the creation of new and much-needed housing in my constituency of Vancouver-Fairview. It is my understanding that, if approved, the development at 1477 West Broadway will be built as part of the *Moderate Income Rental Housing Pilot Program* (MIRHPP), and it is on this basis that my support is offered. I believe this program will begin to provide much-needed affordable rental housing in Fairview and it is clear from my many interactions with constituents that this is a priority.

I have heard from many constituents who struggle to find affordable housing in Vancouver – people who are priced out of their communities due to rising rents and a lack of rental housing supply. My support for this specific project is based on the strength of the provisions under MIRHPP and the important supports and protections they provide to renters. I believe the urgency of the housing crisis requires this kind of response, which will add much-needed purpose-built rental stock to the constituency – and, more importantly, will provide dozens of units at below-market rents.

I also support this project because it will not displace any current renters. I have heard from too many constituents who have had to fight renovictions and demovictions and I understand the importance of strong rental protections.

Vancouver-Fairview Constituency Office

642 W. Broadway

Vancouver, BC V5Z 1G1

George.Heyman.MLA@leg.bc.ca City of Vancouver - FOI 2022-226 - Page 298 of 396

I hear from many constituents who do not own cars and who advocate for active transportation policies. I am glad to support transit-oriented development with plenty of bicycle storage as this helps address congestion and the greenhouse gas emissions associated with lengthy commutes.

I also note that the creation of a grocery store would be welcomed by local residents as the South Granville neighbourhood has fewer grocery stores than many other areas.

I hope Council will continue to prioritize the creation of much more affordable rental and other housing for low and middle-income people. I also hope that Council will impose requirements on developers of a variety of projects and project sizes to meet the objectives and provisions of MIRHPP and similar programs so the highest possible percentage of units are designed to meet the objectives of truly affordable housing.

Sincerely yours,

A handwritten signature in black ink that reads "George Heyman". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

George Heyman
MLA, Vancouver-Fairview

From: ["MacLean, Laurie" <Laurie.Maclean@vancouver.ca>](mailto:Laurie.Maclean@vancouver.ca)
To: ["Monckton, Neil" <Neil.Monckton@vancouver.ca>](mailto:Neil.Monckton@vancouver.ca)
["Zaenker, Anita" <Anita.Zaenker@vancouver.ca>](mailto:Anita.Zaenker@vancouver.ca)
CC: president@vdlc.ca
Date: 4/22/2022 1:13:16 PM
Subject: RE: Eby Letter
Attachments: 627171 response.pdf
LOS Granville and Broadway Development April 12 2022.pdf

Hi Stephen,

The two letters of support from Ministers Eby and Heyman are attached.

The building at 1477 Broadway is applying under the MIRHPP program. However, it does meet the same standards for affordability requirements, unit mix, rent increase limits as the MIRHPP program. 20% of the floor space in this building will be permanently set aside for individuals and families with a moderate income (30 – 80k / year) with rent capped at the RTA annual allowable rental increase regardless of a change in tenancy.

Please let me know if you have any questions.

Laurie

Laurie MacLean
Senior Legislative Advisor
Office of the Mayor
City of Vancouver

From: Monckton, Neil <Neil.Monckton@vancouver.ca>
Sent: Friday, April 22, 2022 9:27 AM
To: Zaenker, Anita <Anita.Zaenker@vancouver.ca>; MacLean, Laurie <Laurie.Maclean@vancouver.ca>
Cc: president@vdlc.ca
Subject: Eby Letter

Hi Anita and Laurie,

Can you send Minister Eby or Minister Heyman's letter on the Granville/Broadway project to Stephen who is Cced here.

Also, can you confirm for him that while this is not part of the MIRHPP program it is projected to deliver similar outcomes for renters?

Thanks,

Neil

s.15(1)(l)

VIA EMAIL

Ref. 627171

April 13, 2022

His Worship Kennedy Stewart and Council
Mayor of the City of Vancouver
453 West 12th Avenue
Vancouver BC V5Y 1V4
Email: kennedy.stewart@vancouver.ca

Dear Mayor Stewart and Council:

I am writing to you today in my capacity as Minister Responsible for Housing, to express my support of the proposed rezoning for the development at 1477 West Broadway. This development, a mixed-use building located directly above the South Granville Transit Station, will bring urgently needed rental housing to the community. It will also provide five storeys of office space and 30,000 square feet of retail space to serve the local neighbourhood, including a grocery store.

The availability of rental housing remains a challenging problem in Vancouver, as well as many other parts of the province. Through inter-provincial migration and international immigration, an increasing number of people are coming to British Columbia every year, putting even greater demand on an already strained housing supply. In fact, our most recent data indicates a sixty-year high level of in-migration from other countries and provinces last year, over 100,000 people. Failing to provide and maintain an affordable housing supply will result in increasing levels of displacement, eviction, and homelessness. This project will include 223 rental homes, of which 45 units will be for moderate income households and a minimum of 35 per cent will have two or more bedrooms, providing much-needed housing options for families in the city.

The development of mixed-use buildings such as this one, which bring density to areas surrounding rapid transit stations, are generally accepted as a best practice in urban design, as well as optimal utilization of transit infrastructure. Accordingly, the Province is actively supporting proposals of this kind, which align and support government's affordable housing, climate change and transportation infrastructure goals.

.../2

His Worship Kennedy Stewart and Council
Page 2

I encourage the City to urgently advance required rezoning so that these proposed new rental homes can be built as soon as possible.

Yours truly,

A handwritten signature in black ink, appearing to be 'DE', written in a cursive style.

David Eby, QC
Attorney General and
Minister Responsible for Housing

April 12, 2022

Mayor and Council
City of Vancouver
453 W. 12th Avenue
Vancouver, BC V5Y 1V4

Via email: publichearing@vancouver.ca

Re: Moderate Income Rental Housing Pilot Project proposal – 1477 West Broadway

Dear Mayor and Council,

I write in support for the creation of new and much-needed housing in my constituency of Vancouver-Fairview. It is my understanding that, if approved, the development at 1477 West Broadway will be built as part of the *Moderate Income Rental Housing Pilot Program* (MIRHPP), and it is on this basis that my support is offered. I believe this program will begin to provide much-needed affordable rental housing in Fairview and it is clear from my many interactions with constituents that this is a priority.

I have heard from many constituents who struggle to find affordable housing in Vancouver – people who are priced out of their communities due to rising rents and a lack of rental housing supply. My support for this specific project is based on the strength of the provisions under MIRHPP and the important supports and protections they provide to renters. I believe the urgency of the housing crisis requires this kind of response, which will add much-needed purpose-built rental stock to the constituency – and, more importantly, will provide dozens of units at below-market rents.

I also support this project because it will not displace any current renters. I have heard from too many constituents who have had to fight renovictions and demovictions and I understand the importance of strong rental protections.

I hear from many constituents who do not own cars and who advocate for active transportation policies. I am glad to support transit-oriented development with plenty of bicycle storage as this helps address congestion and the greenhouse gas emissions associated with lengthy commutes.

I also note that the creation of a grocery store would be welcomed by local residents as the South Granville neighbourhood has fewer grocery stores than many other areas.

I hope Council will continue to prioritize the creation of much more affordable rental and other housing for low and middle-income people. I also hope that Council will impose requirements on developers of a variety of projects and project sizes to meet the objectives and provisions of MIRHPP and similar programs so the highest possible percentage of units are designed to meet the objectives of truly affordable housing.

Sincerely yours,

A handwritten signature in black ink that reads "George Heyman". The signature is written in a cursive, flowing style.

George Heyman
MLA, Vancouver-Fairview

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
To: "Leckovic, Katrina" <Katrina.Leckovic@vancouver.ca>
Date: 4/25/2022 2:36:19 PM
Subject: RE: HARDWICK: amendment re rezoning at 1477 W Broadway - Council agenda April 26

Many thanks Katrina. I had not seen that.

Paul

\~

From: Leckovic, Katrina <Katrina.Leckovic@vancouver.ca>
Sent: Monday, April 25, 2022 1:23 PM
To: Mochrie, Paul <Paul.Mochrie@vancouver.ca>
Subject: RE: HARDWICK: amendment re rezoning at 1477 W Broadway - Council agenda April 26

\~

Hi Paul,

\~

Not sure if you were looped in on the below for tomorrow's Council meeting.

\~

s.14

\~

Katrina Leckovic | City Clerk
City Clerk's Office | City of Vancouver
katrina.leckovic@vancouver.ca
604.873.7998

\~

From: Hagiwara, Rosemary <rosemary.hagiwara@vancouver.ca>
Sent: Thursday, April 21, 2022 10:12 PM
To: Leckovic, Katrina <Katrina.Leckovic@vancouver.ca>
Cc: Penney, Tina <Tina.Penney@vancouver.ca>
Subject: FW: HARDWICK: amendment

\~

FYI – if Hardwick goes ahead. She did update "approved" to "consider".

\~

Rosemary Hagiwara [*she/her*]
Chief Election Officer
Office of the City Clerk | City of Vancouver
t:\~ 604.873.7177\~
e:\~ rosemary.hagiwara@vancouver.ca

\~

s.14

s.14

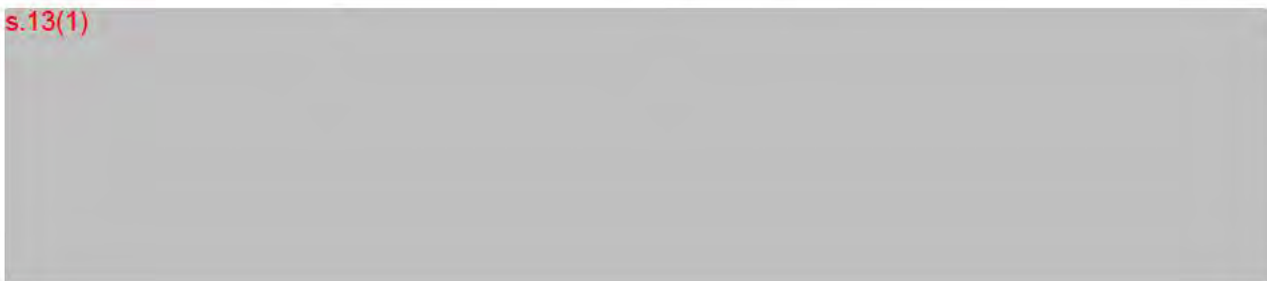


s.14



From: Hardwick, Colleen <Colleen.Hardwick@vancouver.ca>
Sent: Thursday, April 21, 2022 7:56 PM
To: Swanston, Denise <Denise.Swanston@vancouver.ca>; Council Meeting Amendments - DL
s.15(1)(l)
Subject: RE: Public Hearing Amendments DL and IT Support - April 19, 2022

s.13(1)



~
Colleen Hardwick | Councillor
City Hall | City of Vancouver
CLRhardwick@vancouver.ca
604.873.7240



~

From: Swanston, Denise <Denise.Swanston@vancouver.ca>
Sent: Tuesday, April 19, 2022 5:59 PM
To: Council Meeting Amendments - DL **s.15(1)(l)**
Subject: Public Hearing Amendments DL and IT Support - April 19, 2022

~

Good evening,

~

Should you wish to propose amendments during this evening's hearing, please use this DL.

~

For IT purposes, please call: Andrew at 604-404-4164

~

~

Kind regards,

~

Denise Swanston | Meeting Coordinator
Office of the City Clerk | City of Vancouver
denise.swanston@vancouver.ca
604.871.6399

~

Pronouns: she/her/hers

~

I acknowledge that the land I work, live and play on is the unceded territory of the Coast Salish peoples, including the territories of the xʷməθŋəʔəm (Musqueam), Skwxw̓mesh (Squamish), and ɕənilwətaʔ / ɕł̓n̓š̓n̓wɪtulh (Tsleil-Waututh) Nations.

~

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 4/12/2022 10:41:56 AM
Subject: [Released from COV quarantine] [EXT] Spot rezoning of 1477 West Broadway

Dear Mayor Stewart:\~\~

I am writing with regard to the spot rezoning of 1477 West Broadway (the Royal Bank site), which is coming before Council on April 14.\~

I hope you will vote against it. It is the wrong building for that location. Its extreme height and high FSR will contribute, not to making Broadway "a great street", but rather to making it a disagreeable one. Also, It will cause severe shadowing on the north-facing slope below it, especially during the winter months, when light is at its most precious.\~

Sincerely,\~

s.22(1)

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 4/14/2022 2:14:00 PM
Subject: Spam: [EXT] OPPOSED to 1477 W. Broadway @ Granville rezoning

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Mayor Stewart:

I am opposed to the proposed rezoning at the above-referenced address that would permit the construction of a 40-odd storey building there.~ Towers such as the one proposed are the most carbon-intensive to build.~ Moreover, studies have shown that the taller a building is, the less energy efficient it is to operate over its life cycle.~

The City of Vancouver has an opportunity to become a world leader in facilitating environmentally responsible, livable development by prioritizing the creation of new green spaces and protecting and enhancing existing ones to maximize carbon sequestration, facilitating the development of low-rise buildings with a significantly lower embedded carbon footprint, and prohibiting the gratuitous development of high-rise towers such as this one.~ At a time when vast swaths of the province are literally burning for several months over the course of the summer, and people are actually dying in Vancouver due to climate change-related heat waves, it strikes me as environmentally reckless that Council would even consider approving this proposed rezoning, particularly given that the entire corridor of West Broadway has already been ear-marked for massive development as part of the city's Broadway Plan.

In the interests of people who live in and love this city, please vote NO to this proposed rezoning.

Regards,
s.22(1)

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
To: "Direct to Mayor and Council - DL" s.15(1)(l)
CC: "City Manager's Correspondence Group - DL" s.15(1)(l)
"O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>
Date: 4/14/2022 11:43:19 AM
Subject: Yellow Memo: CD-1 Rezoning: 1477 West Broadway – Amendment to draft CD-1 By-law in Appendix A
Attachments: 1477 W Broadway Rezoning Memo - 2022-04-13.pdf

Dear Mayor and Council,

Please see the attached Yellow Memo from Theresa O'Donnell regarding Item 4 at tonight's Public Hearing - CD-1 Rezoning: 1477 West Broadway – Amendment to draft CD-1 By-law in Appendix A.

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca
604.873.7666



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθNə́m (Musqueam), lóóvú 7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

**Refers to Referral Report Item #4
Public Hearing of April 14th, 2022**

MEMORANDUM

April 14, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Armin Amrolia, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Jeff Greenberg, Assistant Director of Legal Services
Yardley McNeill, Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1477 West Broadway – Amendment to draft CD-1 By-law in Appendix A

RTS #: 14913

On March 1, 2022 Council referred the above-mentioned rezoning application to a Public Hearing. After referral, staff determined that a correction is required to the draft CD-1 By-law in Appendix A related to the exclusion of floor area for amenity areas. The proposed amendment would align more closely with FSR exclusions for amenity areas, permitted under the local C-3A District Schedule zoning. The maximum percentage of amenity floor area that can be excluded has been adjusted in the draft By-law, to better reflect an appropriate scale of amenity areas for this development.

This memo will form part of the April 14, 2022 Public Hearing agenda package and be available for public viewing.

RECOMMENDATION

That section 6.5 of the draft CD-1 By-law in Appendix A for 1477 West Broadway be amended as follows:

(a) strike out section 6.5:

~~6.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses.~~

(b) substitute with:

"6.5 Amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that: (i) the total area being excluded shall not exceed the lesser of 10% of the total floor area being provided or 1000m²; and (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood."

Staff have evaluated this amendment and concluded that the change does not affect the total proposed floor area represented in the draft By-law, or form of development shown in Appendix E of the referral report and no change is required to the conditions of approval as noted in Appendix B.

Council action is required to amend the proposed draft CD-1 By-law at Public Hearing.

Regards,

Theresa O'Donnell

Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability
604.673.8434 | theresa.o'donnell@vancouver.ca

Question 2:~|~

- \- \- \- \- \- \- \- \- Your response to provides details about the process followed but does not answer the question, which asked you, specifically, to provide a complete listing of the assumptions that were made in preparing the preliminary capacity estimates. Please provide a detailed, bulleted listing of these assumptions.\-|~

Question 4:~|~|~|~|~|~

- \- \- \- \- \- \- \- \- In your response, you advise that these limitations were not relevant to development capacity estimates for the Broadway Plan, because new land use allowances outside of the current zoning are being contemplated throughout the Plan area. \-|~ However, that means that staff's Broadway Plan estimates have no baseline. Council will be asked to judge the merit of staff's recommendations without any context for the existing area, nor whether the estimates that staff have developed meet the growth needs of the City given the best possible data (Census) and the other anticipated developments in the City. In the interest of validating the Broadway Plan's recommendations and fulfilling our fiduciary duty to the public, I urge you to provide an analysis of the existing zoned capacity in the Broadway Plan scope before the Draft is presented to Council.\-|~

Question 5:

- \- \- \- \- \- \- \- \- Page 5, Notes:\-|~ In your response, you write that "a slightly larger geography has been used for analysis of households for the Broadway Plan (please refer to pg. 18 of the Broadway Plan Area Profile for more information on the geographic boundaries used for Census analysis). The census area includes large, densely populated areas on the periphery of the scope area, including the Olympic Village and homes north of 1st Avenue, skewing all the estimates upward.
 - \- \- \- \- \- \- \- \- Statistically, what margin of error does the inaccuracy above introduce into the Broadway Plan estimates that staff have provided to date?
 - \- \- \- \- \- \- \- \- Did staff reduce the census figure using some logical measure to account for the existing households and in-process households located outside of the scope area, in order to ensure that their figures were not artificially inflated? If not, why not?
 - \- \- \- \- \- \- \- \- Accounting for households which are outside of the scope area, what are the precise figures for the current number of households in the Broadway Plan scope area?\-|~

\-|~

- \- \- \- \- \- \- \- \- Page 6, B:\-|~ In your response, you write that "the capacity estimate is expressed as a range up to what staff consider to be the realistic maximum that could potentially be developed in the Broadway Plan area over the next 30 years, based on the emerging land use policy. \-|~ The Jun@2018 policy report that launched the Broadway Plan directed staff to undertake a planning process with the goal of delivering housing and amenities for a "growing population". It does not direct staff to estimate the maximum number of homes that could be constructed in the scope area - it specifically refers to population growth.\-|~

- Why have staff pursued a model which seeks to maximize capacity, instead of one which considers accurate population figures and growth rates, as well as the other homes approved for construction and those that are anticipated in areas such as False Creek South, Senakw, Jericho, etc.?
- This methodology does not appear to have been approved by Council. Who, specifically, approved this "maximum capacity estimate" approach, and under what authority?

\~

- Page 6, C: In your response, your development capacity estimates are based on the maximum number of homes that staff calculated could be built in the scope area, instead of actual population growth estimates. Therefore, the Broadway Plan average annual growth rate is much higher than the actual growth rate.
- Why have staff used artificially high growth rates, instead of basing the development capacity estimates on the best data available - the historic average annual growth rate?
- This methodology does not appear to have been approved by Council. Who, specifically, approved this "maximum capacity estimate" approach, and under what authority?

\~

- Page 7, D, Bullet 1: In your response, you write that "The capacity estimate is directly tied to the proposed land use policies within the Broadway Plan Refined Directions, which do not contemplate multiple different policy scenarios. While Broadway Plan Refined Directions may not contemplate multiple policy scenarios, they do not, to the writer's recollection, include the requirement that the Plan be prepared on the basis of a high growth scenario. Moreover, the officially sanctioned Metro Vancouver projections (Metro Vancouver's Regional Growth Strategy) contemplate lower growth for Vancouver to 2040.
- Who, specifically, approved this "maximum capacity estimate" approach, and under what authority?
- What assurance/proof can you provide to Council that this approach has not, in fact, triggered land speculation in the Broadway Plan area?

\~

- Page 7, D, Bullet 2: You write that the "capacity estimate is intended to express a range up to the maximum realistic potential capacity for the area, so that adequate infrastructure and amenities are planned for to support growth. On slide 01 of the Phase 3 Boards, staff write that since the Plan's focus is on affordable housing and job space, new developments will produce lower levels of the development contributions that are used to fund public benefits, requiring the prioritization of public benefits. Your statements and those in the Phase 3 Boards are inconsistent. Using abnormally high growth rates for the area will result in overestimating the potential infrastructure and amenity needs of the Broadway Plan area and if, as staff warned, there will be less money for public benefits, the use of high growth rates will

place unrealistic stressors on PBS funds allocation, potentially skewing the process. How do you propose to counter the degree of error that staff have introduced into the allocation of PBS funds?\~

Question 7:\~

- \-\-\-\-\-\-\-\-\-\-\ In your response, you state \propto but staff have also heard significant support for taller buildings from many citizens (including residents of the Plan area) participating in the planning process \~\~
 - \-\-\-\-\-\-\-\-\-\-\ Where did staff learn this support?\~
 - \-\-\-\-\-\-\-\-\-\-\ Was this information gleaned through the Broadway Plan consultation process? If so, please elaborate and provide data demonstrating the residents preference for the heights of buildings proposed, since one of the major criticisms of the City s work thus far is that staff has not asked the public, through the three rounds of consultation, a single question relating to the possible built form of the Broadway Plan area. If this data was gathered through statements made at Public Hearings, how was this data analyzed to be deemed suitable input for an Official Plan?

\~

- \-\-\-\-\-\-\-\-\-\-\ The Broadway Plan's 9 Guiding Principles include "Encouraging Contextual Design: New development should include architecture and building forms that respond to the evolving local context, including topography and elements of neighbourhood character (i.e., terracing, access to views and light, green and leafy streetscapes, variety of building materials, gardens, etc.), as well as the new Broadway Subway." \~ My Constituents tell me that, during the early Walkshops, staff (including Zane Hill, Holly Sovdi and John Grottenberg), pointed to this principle to assuage their concerns about excessive height, density, and shadowing. The Phase 3 Plan is proposing massive height and density increases that will dramatically change the scope area neighbourhoods. Why weren t engagement staff more transparent with the residents about your ambitious height and density increases for the scope area?
- \-\-\-\-\-\-\-\-\-\-\ In your response, you make reference to the goal of creating affordable housing. I recognize developers may have purchased land speculatively, in the expectation that they will be able to upzone a site and build a condominium, but I do not see where the City is under any obligation whatsoever to guarantee that a developer will get the rezoning (and financial windfall) they want. Isn t one of the simplest ways to ensure properties are developed for affordable rental use, rather than strata, is by the City using its ability to zone areas for rental only buildings?

Question 8:

- \-\-\-\-\-\-\-\-\-\-\ Page 8, A:\~ Your response does not answer the question. Please advise why Planning has not developed a robust shadow study policy (including measurements at the two equinoxes and two solstices, at a minimum) so that Council and residents know that the shadow impacts of all projects are being presented and assessed on a consistent, defensible, and transparent basis.\~

\~

- \- \- \- \- \- \- \- \- Page 8, B:\- In your response, you write that "Shadow studies for specific development proposals would be prepared at the rezoning and/or development permit application stage. \- However, this dismisses the concern raised in 8a, above, concerning the failings and inconsistencies in the existing process. Current rezonings only provide shadow studies for March and June, the brightest times of the year, when the sun is almost overhead. They do not include shadow studies for the darkest months (October and December), when the taller buildings that staff are proposing will cast their longest shadows. This provides misleading information about the shadowing impacts of the proposed developments. Will the shadow studies that staff produce for the Broadway Plan Draft Plan be incomplete, like the ones we are currently seeing for rezonings, or will they be performed at the two equinoxes and two solstices?\-

Question 9:

- \- \- \- \- \- \- \- \- Page 9, A:\- In your response, you write that "Economic testing confirms that 100% rental and non-market housing developments result in a much lower land lift (or in the case of non-market housing, negligible lift) relative to ownership forms. \- Please provide the source, methodology and data sources used, and the detailed results of this economic testing, and a contemporary, comparative example to validate this claim.\-

\-

- \- \- \- \- \- \- \- \- Page 9, A:\- In your response, you make the following observation: "The Broadway Plan Refined Directions propose a number of measures to provide affordable housing options for residents including Introducing a new below market rental housing option to be delivered by the private sector . This approach seems to be a variant on the Moderate Income Rental Housing Pilot Program.\-
 - \- \- \- \- \- \- \- \- Is the success of this new approach dependent on financial incentives or additional height/density concessions from the City?
 - \- \- \- \- \- \- \- \- If so, has the Planning Department confirmed with Finance that the City has the capacity to offer large scale financial incentives?\-
 - \- \- \- \- \- \- \- \- How would implementation of the Broadway Plan be impacted if the City cannot afford the financial incentives required?

Question 10:\-\-

- \- \- \- \- \- \- \- \- I note your comment with respect to this question. I think it would be helpful if the City adopted a clear and consistent definition of "affordable" that is used by staff across all its activities, be it applicable to the Broadway Plan, a rezoning application, or the Vancouver Plan. The current ambiguity is unhelpful and concerning to my constituents.\-

Question 11:\-\-

- \- \- \- \- \- \- \- \- In your response, you write that "As part of the Plan process, staff are conducting economic testing using a third-party consultant to determine what densities are required to support various affordability scenarios in the Broadway area. \- Please provide the name of this third party, the methodology and data sources used and the detailed results of this

you meant to refer them to Questions 12 on the same issue. Question 19 asks "How can a plan that ignores any robust analysis of these services be considered complete?" On slide 01 of the Phase 3 Boards, staff write that since the Plan's focus is on affordable housing and job space, new developments will produce lower levels of the development contributions that are used to fund public benefits, requiring the prioritization of public benefits. I am concerned that your answer to Question 12 does not directly address the concerns of this question and that, at this stage in the Plan development, more concrete plans are not in place for the PBS. Given the limited funds that staff claim will be available, and the massive increase in housing and population that has been estimated, how are these conflicting goals feasible, and how will they preserve the livability and social fabric of the neighbourhoods in the Broadway Plan scope area, as the Plan purports to do?

Question 20:

- The question concerns the conflicting plans to add 50,000 new residents without concrete plans to add sufficient parking. Your response does not address this concern. It speaks at length about the removal of the parking minimum and the benefits that this will provide in the scope area. The central purpose of removing parking minimums is to lower building costs for the proponents and, while this may encourage other transportation choices to a degree, what it also does is push residents to park in the streets, in a decreasing ratio of spots, further and further from home. As you wrote, while the elimination of minimum parking requirements has not resulted in *no* additional parking being provided, it has dramatically reduced the parking available in recent rezonings, placing additional pressure on street parking. For instance, a quick review of the TDM for the rezoning application at 1477 W Broadway shows that it has half the number of parking spots that it has suites. Constituents in the scope area who rely on street parking have told me that street parking has become untenable due to its limited availability and increasing expense. The assumption implied in your response is that everyone is young, healthy, and mobile, which could be construed as ageist. With 40,000-50,000 new residents proposed for the scope area, and no more (or even less) parking, please respond to this question directly, providing staff's detailed plan to manage the increasing parking needs of the residents and businesses.

Question 21:

- This question asks, "How will the number of skyscrapers be limited to avoid completely ruining the character of the neighbourhood?" In your response, you discuss how the skyscrapers will be constructed using "complementary development," but you do not directly respond to the question. Please respond to the concern directly and advise "how the number of skyscrapers will be limited in Fairview Slopes to avoid completely ruining the character of the neighbourhood."

Question 22:

- In your response, you state that "The DCE Policy is intended to be reviewed upon completion of the Broadway Plan and transferred into the City's Community Amenity Contributions Policy for Rezoning." Does this mean that the DCEs will be negotiated, development by development, as CACs are now?

- \- \- \- \- \- \- \- \- In your response, you state that “While economic testing is ongoing, staff expect that the revenue the City receives from development contributions will be very considerably less than \$8 billion over the 30-year plan.” Please provide the source, methodology, data, and detailed results of this economic testing before the Draft Plan is presented.\~

\~

- \- \- \- \- \- \- \- \- In your response, you note that you expect fewer than 25,000 new strata units being developed under the Broadway Plan. What is the overall mix of units you are targeting, broken down by strata/rental/affordable/coop/social?

Question 25:\~\~

- \- \- \- \- \- \- \- \- In your response to this question, you state that “the results of the monitoring (with latest results to January 2020) indicate that commercial land values have been performing similarly to other parts of the city, which suggests that the DCE Policy has been effective in tempering land speculation in Broadway.”\~ Based on cursory research, this does not paint a complete picture about the apparent speculation that is occurring in the Broadway Plan scope area:\~

- \- \- \- \- \- \- \- \- 2331 Granville Street (located kitty-corner to 1477 W Broadway):

- \- \- \- \- \- \- \- \- On July 16, 2021, 2331 Granville St. was listed for \$25M, \$6M over assessed value.\~
- \- \- \- \- \- \- \- \- On July 20th, 2021, Council gave Staff permission to consider upzoning 1477 W Broadway.\~
- \- \- \- \- \- \- \- \- On September 4th, 2021, PCI developments announced that it was seeking 39-storeys at 1477 W Broadway.\~
- \- \- \- \- \- \- \- \- On September 22, 2021, 2331 Granville Street was relisted for \$30M, more than at almost double the assessed value.\~

- \- \- \- \- \- \- \- \- Development permits DP-2018-01160, DP-2019-00407 and DP-2017-01278 are approved C3-A developments in the Broadway Plan scope area which have stalled. The first is now a dog walk and the last is a community garden. Given the City’s housing affordability crisis, are these developments being held-up by issues with Planning, or have the developers chosen to suspend their progress, pending the outcome of the Broadway Plan?\~

Please respond to the above and recommend further actions that can be taken to eliminate this apparent speculation and motivate in-progress applications to proceed.\~

Additional Inquiries:\~

- \- \- \- \- \- \- \- \- The 2021 census data became available on February 9th, providing updated statistics for the scope area. Will staff be adjusting their capacity estimates based on these statistics?\~

Please provide a copy of the Rate of Change Impact Assessment that staff were directed to produce in the early stages of the Broadway Plan (see June 2018 Policy Report).

Please provide a copy of the Social Impact Assessment that staff were directed to produce in the early stages of the Broadway Plan (see June 2018 Policy Report).

Please provide copies of all sustainability assessments which have been performed as a part of the Broadway Plan.

~

Thank you for your attention to answering these important questions, and I look forward to receiving your responses.

~

Kind regards,

~

Colleen Hardwick | Councillor

City Hall | City of Vancouver

CLRhardwick@vancouver.ca

604.873.7240



~

From: "Drewitt, Desiree" <Desiree.Drewitt@vancouver.ca>
To: "O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>
"Thomas, Robin" <robin.thomas@vancouver.ca>
CC: "McNeill, Yardley" <yardley.mcneill@vancouver.ca>
"Peters, Casey" <Casey.Peters@vancouver.ca>
"Lau, Cynthia" <Cynthia.Lau@vancouver.ca>
Date: 2/4/2022 8:50:21 PM
Subject: CD-1 Rezoning: 1477 West Broadway
Attachments: 1477 W Broadway - DRAFT Referral Report - RTS 14913-2022-02-04.tr5
RTS 14913 - REFERRAL - CD-1 Rezoning 1477 West Broadway.pdf
1477 W Broadway - DRAFT Referral Report - RTS 14913-2022-02-04.docx

Hi Theresa and Robin,

\~

The report for 1477 West Broadway is ready for review, see link to VanDocs and the Word file attached. Yardley has completed her review. CSF also attached - please note we'd like to add as a late item to the April PH rezonings (different date from the CSF approval).

\~

Items of note:

-|-|-|-|-|-|-|- I'm working through formatting on Appendix numbering

-|-|-|-|-|-|-|- Some items flagged for clarification from the team

\~

Deadline to Law & Finance: early as possible week of Feb 7

Deadline to City Clerk: Feb 15

\~

Looking forward to your feedback. Thanks and have a nice weekend!

\~

Dez

Please complete this form, with GM approval, email completed CSF (or any related questions) to [CC Meeting Coordinators - DL](#). Use the [SharePoint Deadlines document](#) to check meeting dates and deadlines. The focused information on this form assist the City Manager and City Clerk with agenda planning.

Date submitted (MM/DD/YY): 11/18/21

Title: CD-1 Rezoning: 1477 West Broadway

Type: Report Referral Report Presentation & Report Presentation only

Proposed meeting date (MM/DD/YY): 4/12/22 (use link above for meeting dates / types)

Proposed meeting type: Council CF&S P&SP Public Hearing
 In Camera – review for public release date: 6 months (default)

Item theme: City Administration

Level of complexity:

(Where, routine report = 1, and, 1
highly complex report = 5)

Level of public profile:

(Where, no profile / risk = 1; and, 3
extremely high profile / risk = 5)

Brief bullet point summary of a) issue & recommendations, b) risks & strategy:

- rezoning from C-3A to CD-1 for a mixed use development (commercial and secured rental housing w/20% below market units) with integrated Subway Station
- Rezoning consideration concurrent with Broadway Plan policy development

Are there any future / unexpected **financial implications?** Yes No

If yes, advise amount: \$

and source:

Does the report require a **by-law** to be drafted or amended? Yes No

Concurring Departments: FINANCE LAW ACCS DBL ENG
 HR PDS REFM VAHA PARKS VPL VPD VFRS

Service Group: PDS

Author name & local #: Desiree Drewitt - 86340

General Manager Approval*: _____



**via forwarding GM approval email w/completed form; approved use of e-signature; or, print, sign & scan*

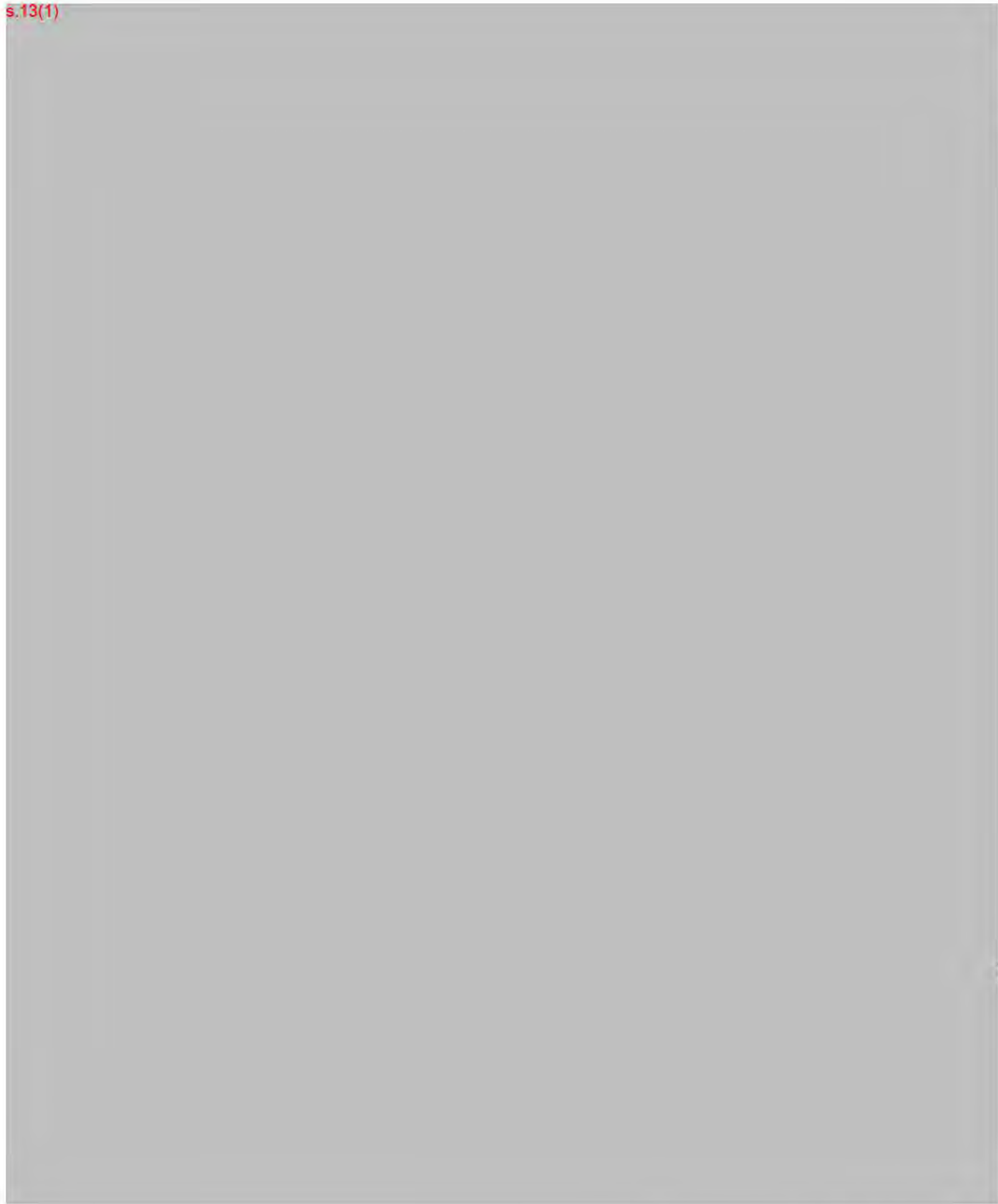
CITY MANAGER'S OFFICE USE ONLY - City Manager Direction

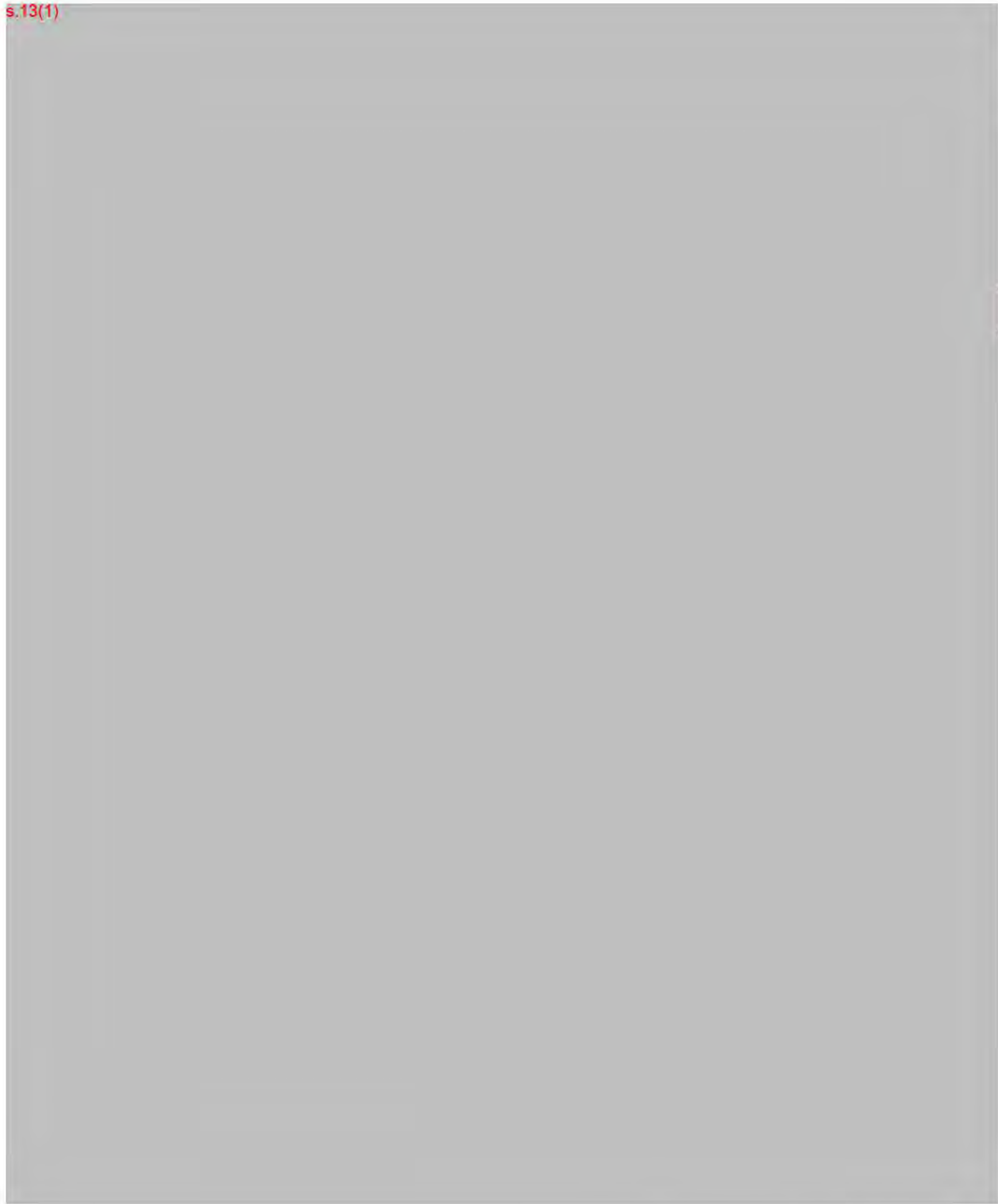
CM Briefing Staff/Council Briefing Council Memo (not report) Other

Notes:











































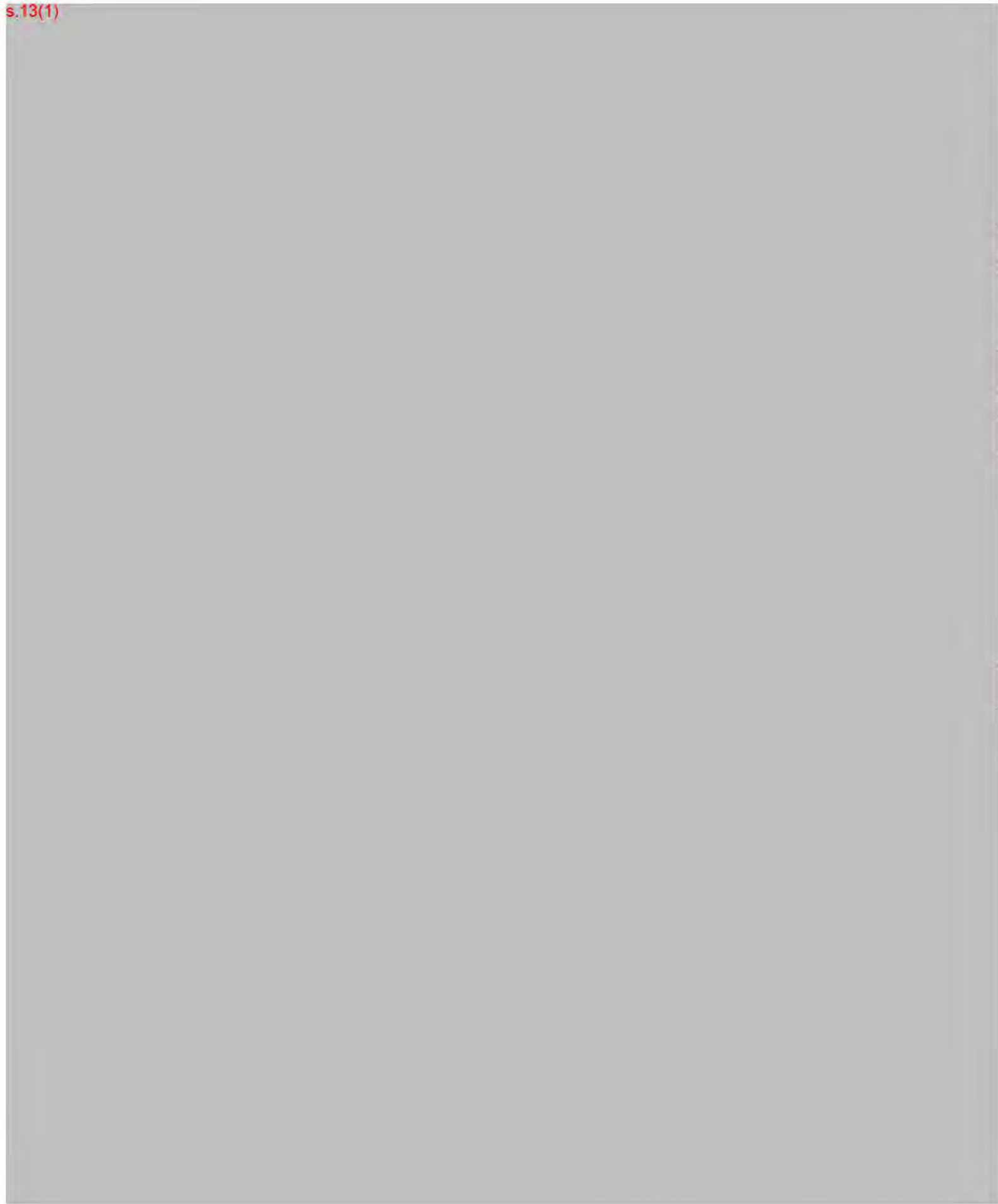












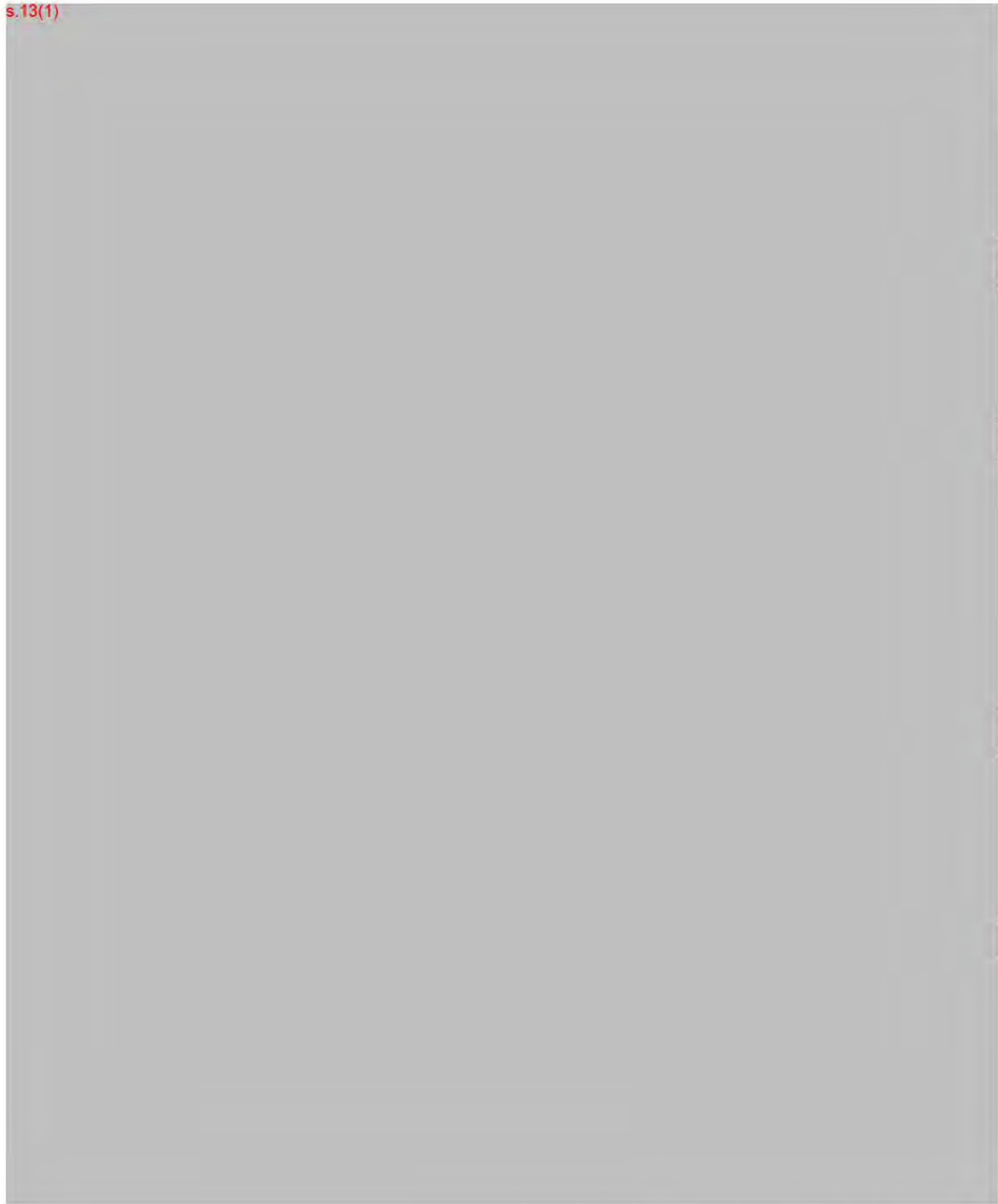






















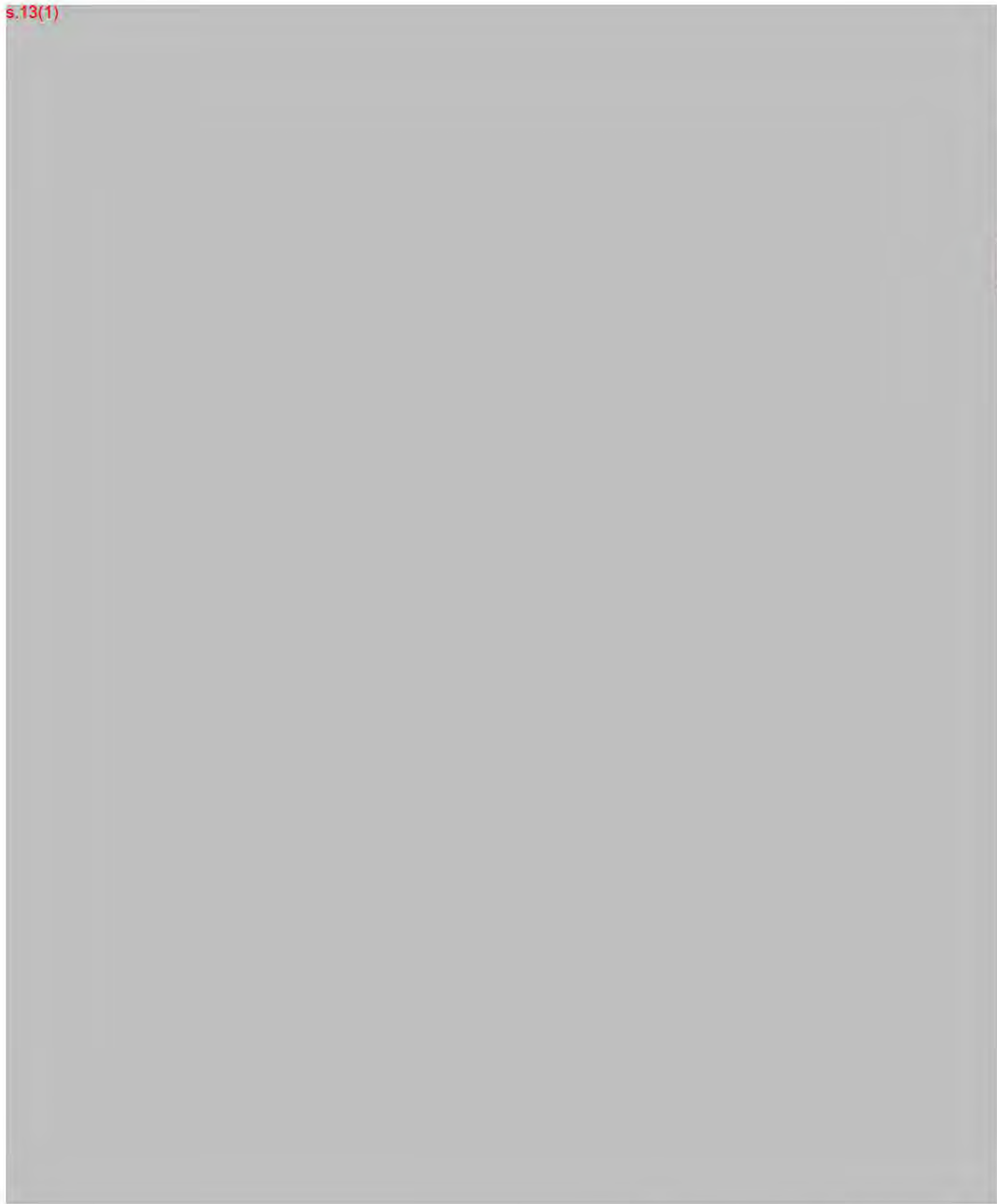




























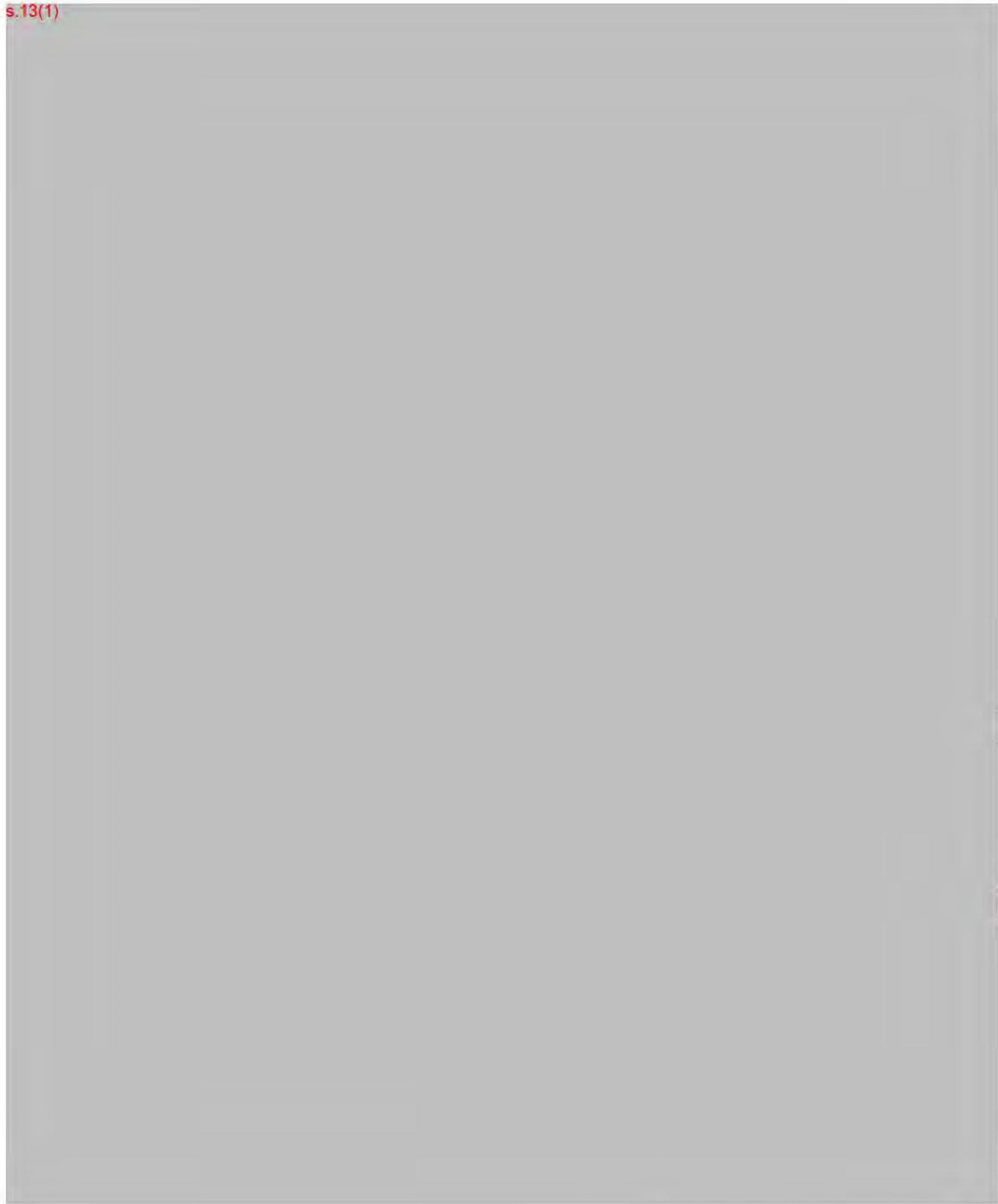






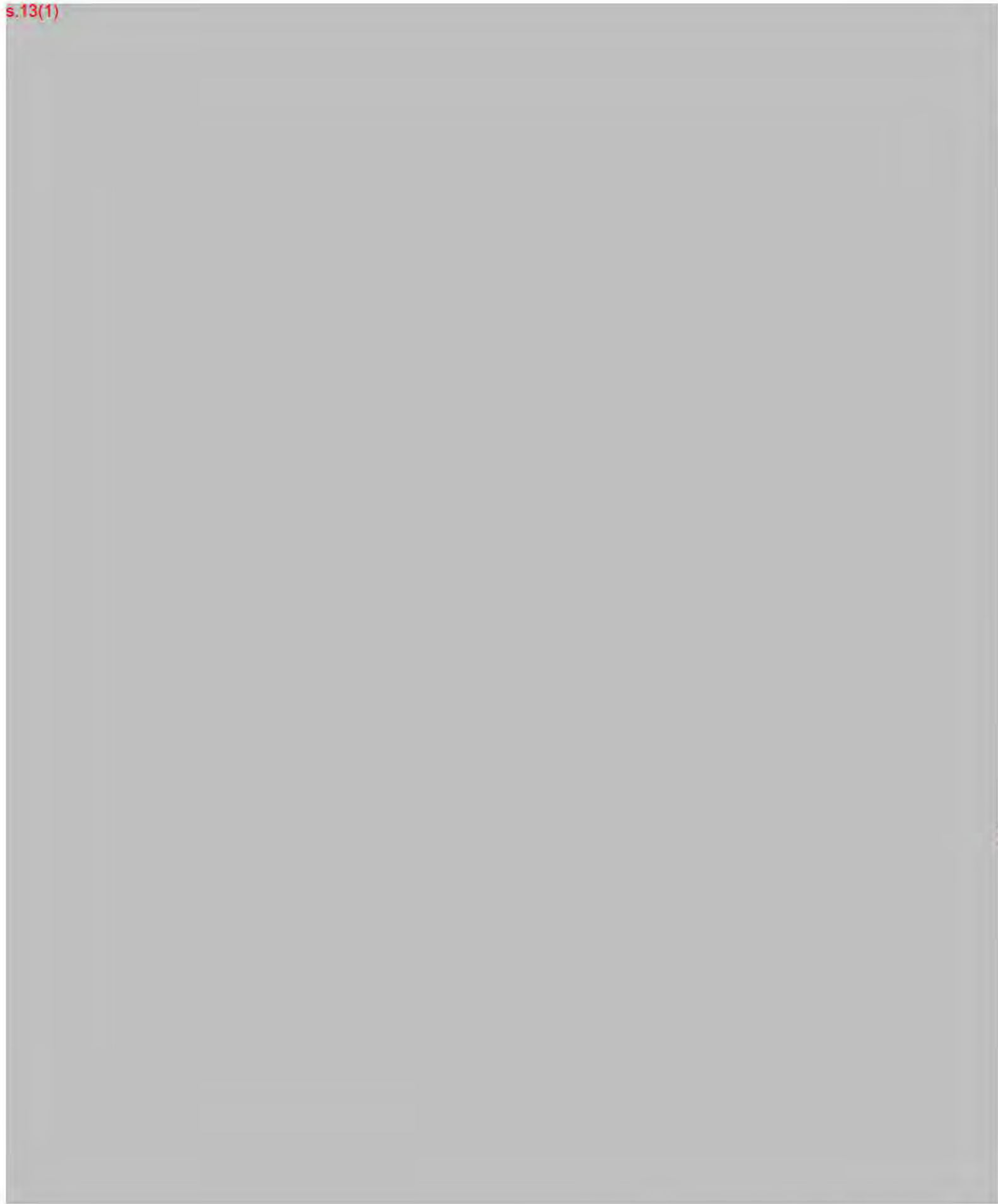






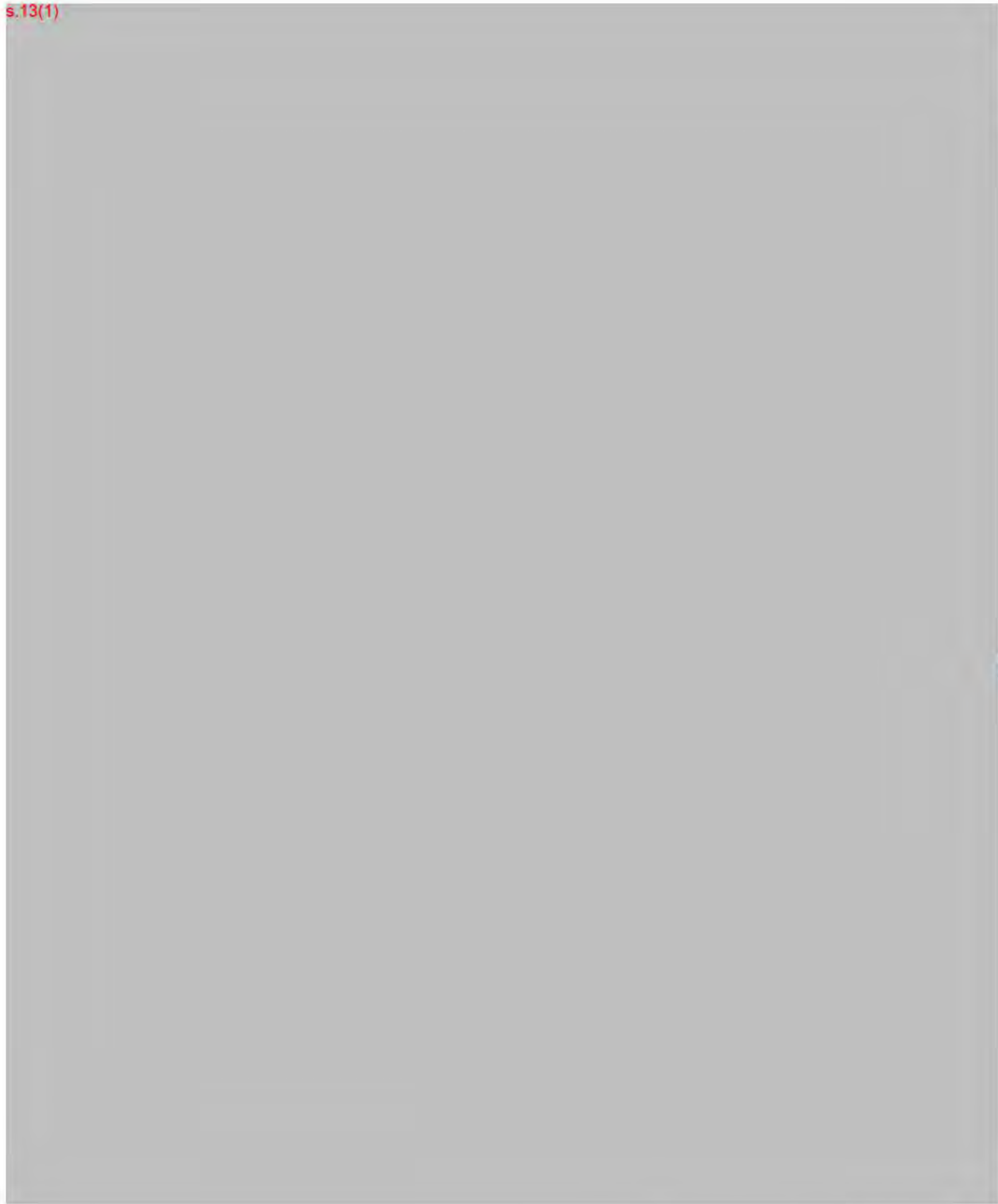












From: ["Lau, Cynthia" <Cynthia.Lau@vancouver.ca>](mailto:Cynthia.Lau@vancouver.ca)
To: ["O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>](mailto:Theresa.O'Donnell@vancouver.ca)
Date: 2/10/2022 6:20:06 PM
Subject: RE: public hearing schedule
Attachments: PUBLIC HEARING SCHEDULE - 2022 - target dates - 2022-02-010.pdf
Copy of HEARING DATES DEADLINES SCHEDULE 2022-02-10-cl.XLSX

And because things change multiple times a day and I found, gasp, an error, here's today's version.

\~

From: Lau, Cynthia
Sent: Thursday, February 10, 2022 10:25 AM
To: O'Donnell, Theresa <theresa.o'donnell@vancouver.ca>
Subject: RE: public hearing schedule

\~

Of course it does J

\~

From: O'Donnell, Theresa <Theresa.O'Donnell@vancouver.ca>
Sent: Thursday, February 10, 2022 10:00 AM
To: Lau, Cynthia <Cynthia.Lau@vancouver.ca>
Subject: RE: public hearing schedule

\~

Thanks for this.\~ Does this include the new dates that were added on Tuesday?

\~

theresa

\~

From: Lau, Cynthia <Cynthia.Lau@vancouver.ca>
Sent: Wednesday, February 9, 2022 9:30 AM
To: O'Donnell, Theresa <Theresa.O'Donnell@vancouver.ca>
Subject: RE: public hearing schedule

\~

Hi!

Here you go. First file is the target dates and goes thru July. Note that it is looking like we may need a fourth hearing in June, and I've heard that there could be more items on it.

Second file is the whole meal deal, has the actual schedule in Tab 1, the Target items in Tab 2, and the deadlines in Tab 3.

Let me know if you have questions.

\~

Thanks,
Cynthia

\~

From: O'Donnell, Theresa <Theresa.O'Donnell@vancouver.ca>

Sent: Wednesday, February 9, 2022 6:53 AM
To: Lau, Cynthia <Cynthia.Lau@vancouver.ca>
Subject: public hearing schedule

\~

Hey

\~

When you get a minute, please send me the public hearing schedule through the end of the term please.

\~

Thanks,
theresa

REZONING PUBLIC HEARING TENTATIVE SCHEDULE
FOR INTERNAL USE ONLY

issued	colour	reports in Sharepoint for CM review or complete
19-May-22, 3:54 PM	coded	reports due for CM review Nov 23
	by	reports due for CM review Jan 25
	report	reports due for CM review Feb 15
	deadlines	reports due for CM review Mar 29
		reports due for CM review May 3
		reports due for CM review May 24

No	Item	POSSE No.	Risk	CAC	Rental units		Type	Planner	RTS	Sr Plnr	w/ AD	w/ GM	at Law	at CMO	Re zoning Referral	RZ Div.	AD	Policy
----	------	-----------	------	-----	--------------	--	------	---------	-----	---------	-------	-------	--------	--------	--------------------	---------	----	--------

HEARING Thursday - Jan 27, 2022 Cancelled
HEARING Tuesday - Feb 8, 2022 Cancelled
HEARING Thursday - Feb 10, 2022 Cancelled

HEARING Tuesday - Mar 1, 2022 (back-up: Mar 8/9/10) CC Mtg Coordinator (tbd), PDS PH Coordinator (Jason), REFERRAL REPORTS DUE AT CMO Jan 25

<i>order is confirmed</i>																		
1	Misc Text amendments (CD-1s)	staff-initiated						Simon Jay						complete	8-Feb	CW	Yardley	app requests enact Mar 2
2	877-887 W 28th (CC TH)	RZ-2021-00051	1	fixed	2	TBD	RS-1 to RM-8A	Allison Smith						complete	8-Feb	CP	Yardley	Cambie TH
3	5327-5477 Oak St & 1006-1008 W 37th Ave (CC TH)	RZ-2021-00036	2	fixed	18	TBD	RS-1 to RM-8AN	Austin Norrie						complete	8-Feb	CP	Yardley	Cambie TH
4	Oakridge Mall	RZ-2020-00046	2	nego	0		CD-1 to CD-1	Tiffany Rougeau						complete	8-Feb	MajPro	Yardley	
4 items Max																		

HEARING Thursday - Mar 3, 2022, (back-up: Mar 8/9/10) CC Mtg Coordinator (tbd), PDS PH Coordinator (Jason), REFERRAL REPORTS DUE AT CMO Jan 25

<i>order is confirmed</i>																		
1	277-291 W 42nd Ave (18-storey MTC)	RZ-2021-00030	2	fixed	0	211	RS-1 to CD-1	Tess Munro	14942					complete	8-Feb	CP	Yardley	Cambie
2	1002 Station St & 250-310 Prior St (text amend)	RZ-2021-00039	1	n/a	n/a	n/a	Amend CD-1 (761)	Lex Dominiak						complete	8-Feb	CW	Yardley	New St. Paul's
3	Misc Text Amendments	staff-initiated		n/a	n/a	n/a	n/a	Alena Straka						complete	8-Feb	City-wide	Chris	
4	510 W Hastings St (Standard Building)						Heritage	Eli Sabadlan	14973	21-Dec	13-Jan	27-Jan	1-Feb	15-Feb	n/a	Htg	Jason	
5 items max																		

HEARING Tuesday, April 12, 2022, (back-up: Apr 19/20/21) CC Mtg Coordinator (Kelsey-Rae), PDS PH Coordinator (tbd), REFERRAL REPORTS DUE AT CMO Feb 15

<i>order not fixed yet</i>																		
1	5337-5387 Willow (CC TH)	RZ-2021-00052	1	fixed	2	TBD	RS-1 to RM-8A	Dez Drewitt	14390	21-Dec	13-Jan	27-Jan	1-Feb	15-Feb	1-Mar	CP	Yardley	
2	RCS ODP amendment (TMH) - 1325-1333 East Georgia Stre	staff-initiated		n/a	0	0	amend RCS ODP	Robert White	14678	21-Dec	13-Jan	27-Jan	1-Feb	15-Feb	1-Mar	HP	Yardley	
3	2406-2484 Renfrew Street (MIRHPP)						C-1 and RS-1 to CD-1	Chee Chan	14938	21-Dec	13-Jan	27-Jan	1-Feb	15-Feb	1-Mar	HP	Yardley	
4	6409-6487 Cambie (office)	RZ-0021-0034	1	neg.	7	0	RT-1 to CD-1	Tess Munro	14922	21-Dec	13-Jan	27-Jan	1-Feb	15-Feb	1-Mar	CP	Yardley	
4 items Max																		

HEARING Thursday, April 14, 2022, (back-up: Apr 19/20/21) CC Mtg Coordinator (Kelsey-Rae), PDS PH Coordinator (tbd), REFERRAL REPORTS DUE AT CMO Feb 15

<i>order not fixed yet</i>																		
1	5 W 2nd Ave (SEFC)	RZ-2020-00073	2	nego	0	122	M-2 to CD-1	Nick Danford		21-Dec	13-Jan	27-Jan	1-Feb	15-Feb	1-Mar	CW	Yardley	
2	901 W Broadway	RZ-2020-00076	1	fixed	0	0	C-3A to CD-1	Leifka Vissers		21-Dec	13-Jan	27-Jan	1-Feb	15-Feb	1-Mar	CW	Yardley	
3	1477 W Broadway (subway)				0	0	C-3A to CD-1	Dez Drewitt		21-Dec	13-Jan	27-Jan	1-Feb	15-Feb	1-Mar	CW	Yardley	
4	I-2 District Schedule Amendments	staff-initiated						Marten Hansen		21-Dec	13-Jan	27-Jan	1-Feb	15-Feb	1-Mar	City-wide	Chris	
5	Z and D sec 10 patio extension	staff-initiated						Karen Wong	15004	21-Dec	13-Jan	27-Jan	1-Feb	15-Feb	1-Mar	City-wide	Chris	
5 items Max																		

HEARING Tuesday, May 17, 2022, (back-up: May 25/26) CC Mtg Coordinator (tbd), PDS PH Coordinator (tbd), REFERRAL REPORTS DUE AT CMO March 29

<i>order not fixed</i>																		
1	160 W 44th (townhouse)	RZ-2021-00059	1	fixed	1	0	RS-1 to RM-8A	Simon Jay	14907	3-Feb	17-Feb	3-Mar	8-Mar	29-Mar	12-Apr	CP	Yardley	
2	7969-7089 Cambie (strata)	RZ-2021-00041	1	fixed	3	0	RS-1 to CD-1	Allison Smith	14928	3-Feb	17-Feb	3-Mar	8-Mar	29-Mar	12-Apr	CP	Yardley	
3	1668 Alberni							Leifka Vissers		3-Feb	17-Feb	3-Mar	8-Mar	29-Mar	12-Apr	CW	Yardley	

HEARING Thursday, May 19, 2022, (back-up: May 25/26) CC Mtg Coordinator (tbd), PDS PH Coordinator (tbd), REFERRAL REPORTS DUE AT CMO March 29

<i>order not fixed</i>																		
1	Climate Emergency Z and D amendments							Marga Pacis		3-Feb	17-Feb	3-Mar	8-Mar	29-Mar	12-Apr	Sus	Yardley	

No	Item	POSSE No.	Risk	CAC	exist.	prop.	Type	Planner	RTS	Sr Plnr	w/ AD	w/ GM	at Law	at CMO	Referral	Div.	AD	Policy
2	2146 Semlin Drive (Kilpin Residence)						Heritage	Eli Sabadlan	14973	10-Mar	24-Mar	7-Apr	19-Apr	3-May	n/a	Htg	Jason	
3	2086-2098 W 7 Ave - Arbutus PMSHI							Chee Chan		3-Feb	17-Feb	3-Mar	8-Mar	29-Mar	12-Apr	HP	Yardley	
HEARING Tuesday, May 24, 2022 , (back-up: May 25/26) CC Mtg Coordinator (tbd), PDS PH Coordinator (tbd), REFERRAL REPORTS DUE AT CMO March 29 <i>order not fixed</i>																		
1	Heather Lands							Kirsten Robinson		3-Feb	17-Feb	3-Mar	8-Mar	29-Mar	12-Apr	MajPro	Yardley	
2	DTES amendments	staff-initiated						Tom/Bonnie		3-Feb	17-Feb	3-Mar	8-Mar	29-Mar	12-Apr	ComPlan	Neil	
HEARING Tuesday, June 21, 2022 , (back-up: Jun 28/29/30) CC Mtg Coordinator (tbd), PDS PH Coordinator (tbd), REFERRAL REPORTS DUE AT CMO May 3																		
HEARING Thursday, June 23, 2022 , (back-up: Jun 29/30) CC Mtg Coordinator (tbd), PDS PH Coordinator (tbd), REFERRAL REPORTS DUE AT CMO May 3																		
HEARING Tues June 28, 2022 , (back-up: Jun 29/30) CC Mtg Coordinator (tbd), PDS PH Coordinator (tbd), REFERRAL REPORTS DUE AT CMO May 3																		
HEARING Tuesday, July 5, 2022 , (back-up: July 13/14) CC Mtg Coordinator (tbd), PDS PH Coordinator (tbd), REFERRAL REPORTS DUE AT CMO May 24																		
HEARING Thursday, July 7, 2022 , (back-up: July 13/14) CC Mtg Coordinator (tbd), PDS PH Coordinator (tbd), REFERRAL REPORTS DUE AT CMO May 24																		
HEARING Tuesday, July 12, 2022 , (back-up: July 13/14) CC Mtg Coordinator (tbd), PDS PH Coordinator (tbd), REFERRAL REPORTS DUE AT CMO May 24																		
HEARING Tuesday, October 25, 2022 , (back-up: Oct 27) CC Mtg Coordinator (tbd), PDS PH Coordinator (tbd), REFERRAL REPORTS DUE AT CMO June 21																		
HEARING Thursday, October 27, 2022 , (back-up: Oct 27) CC Mtg Coordinator (tbd), PDS PH Coordinator (tbd), REFERRAL REPORTS DUE AT CMO June 21																		
HEARING Tuesday, November 15, 2022 , (back-up: Nov 22/23/24) CC Mtg Coordinator (tbd), PDS PH Coordinator (tbd), REFERRAL REPORTS DUE AT CMO Oct 11																		
HEARING Thursday, November 15, 2022 , (back-up: Nov 22/23/24) CC Mtg Coordinator (tbd), PDS PH Coordinator (tbd), REFERRAL REPORTS DUE AT CMO Oct 11																		
HEARING Tuesday, December 6, 2022 , (back-up: Dec 13/14/15) CC Mtg Coordinator (tbd), PDS PH Coordinator (tbd), REFERRAL REPORTS DUE AT CMO Nov 1																		
HEARING Thursday, December 8, 2022 , (back-up: Dec 13/14/15) CC Mtg Coordinator (tbd), PDS PH Coordinator (tbd), REFERRAL REPORTS DUE AT CMO Nov 1																		
Unscheduled Rezoning Applications																		
	RCS ODP amendment (TMH) - 323 Alexander Street	staff-initiated		n/a	0	0	amend RCS ODP	Marcel Gelein	14677	23-Sep	4-Oct	14-Oct	19-Oct	2-Nov	16-Nov	MC	Yardley	
	5 W 2nd Av (rental housing with below-market units)	RS-2020-00073	2	negot	0	122	M-1 to CD-1	Nick Danford		23-Sep	7-Oct	14-Oct	19-Oct	2-Nov	16-Nov	MC	Yardley	
	Amendments to Sign By-law: Phase 2 Review	staff-initiated	3-Jan	n/a	n/a	n/a	amend Sign By-law	Karen Wong	13765	20-Aug					17-Jan	CWR		
	Artist Studio Class A amendments (Arts & Culture)	staff-initiated	2/1	n/a	n/a	n/a	amend Z&D By-law	Lisa King	13662						24-Nov	CWR	Chris	
	CD-1 Amendment: 1636 Clark Dr/1321-1395 E 1st Av	staff-initiated	1	n/a	0	0	amend CD-1(xxx)	Lecia Desjarlais	13132	30-Jul			18-Aug	1-Sep	15-Sep	HP	Yardley	
	CD-1 Amendment: 2133 Nanton Ave (Arbutus Centre)	staff-initiated	1	n/a	0	0	amend CD-1(642)	Lecia Desjarlais	13086	30-Jul			18-Aug	1-Sep	15-Sep	CP	Yardley	
	1668-1684 Alberni St (strata housing - Westbank)	RZ-2017-00050	√	tbd			RM-6 to CD-1	Leifka Vissers		2-Jan			15-Jan	29-Jan	12-Feb	MC	Yardley	

Public Hearing timing - Wish List - DRAFT AND CONFIDENTIAL

Instructions: Please fill in based on desired timelines, indicate project type and use notes to indicate if there is an urgency/need for that specific date

NOTE: there may need to be special exemption for 2 RCS ODP amendments for TMH projects. And we may need to fit in Misc TAs as needed

Tues, Jan 25	Staff	CSF/RTS	Notes	Thurs, Jan 27 - CANCELLED	Staff	CSF/RTS	Notes
150 Robson St (text amendment)	Leifka Vissers						
7929-7949 Cambie St (strata)	Nick Danford						
622 SW Marine Dr (Denny's - rental)	Joseph Tohill						
2037-2061 E Broadway (strata)	Joseph Tohill						
Tues, Mar 1	Staff		Notes	Thurs, Mar 3	Staff		Notes
877-887 W 28th (CC TH)	Allison Smith	Y	Allison's first PH	1002 Station St & 250-310 Prior St (text amend)	Lex Dominiak	Y	St. Paul's
5327-5477 Oak St & 1006-1008 W 37th Ave (CC TH)	Austin Norrie	Y		277-291 W 42nd Ave (18-storey MTC)	Tess Munro	Y	
Oakridge Mall	Tiffany Rougeau	Y		510 W Hastings (Standard Building)	Eli Sabadlan	Y	
Misc Text Amendments	Simon Jay	14933		Misc Text Amendment	Alena Straka	14799	
Tues, Apr 12	Staff		Notes	Thurs, April 14	Staff		Notes
6409-6487 Cambie (office)	Tess Munro	14922		I-2 District Schedule Amendments	Marten Hansen		
5337-5387 Willow (CC TH)	Dez Drewitt	Y	Dez's first PH	5 W 2nd Ave (SEFC)	Nick Danford	Y	
2406-2484 Renfrew Street (MIRHPP)	Chee Chan	Y	MIRHPP	901 W Broadway	Leifka Vissers	Y	passed 1-year target
RCS ODP Amendment: 1325-1333 E Georgia	Robert White	Y		Z and D sec 10 patio extension	Karen Wong	Y	
				1477 W Broadway (rental)	Dez Drewitt	Y	Granville Subway
Tues, May 17; Thurs, May 19 and Tues, May 24							
7969-7089 Cambie (strata)	Allison Smith	14928	appln jul 2021	Climate Emergency Z and D amendments	Marga Pacis		
2086-2098 W 7 Ave - Arbutus PMSHI	Chee Chan	Y	SHORT	Heather Lands	Kirsten Robinson		Multi nights, 1st on agenda - MST
1668 Alberni	Leifka Vissers	Y	appln aug 2017	2146 Semlin Dr (Kilpin Residence)	Eli Sabadlan	Y	
160 W 44th (townhouse)	Simon Jay	Y	Townhouse	DTES amendments	Tom/Bonnie		
Tues, June 21; Thurs June 23 and Tues June 28							
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809 W 41 (rental and BMR)	Scott Erdman	Y		365 Railway St (Fleck Brothers Warehouse)	Eli Sabadlan		Heritage - DP-2021-00844
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Tues, July 5; Thurs, July 7 and Tues July 12							
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2009 -2037 Stainsbury Ave	Allison Smith		SHORT	906 W 18th (Balfour Block)	Kent MacDougall	Y	resubmit aug 2021, multi nights
855 W 10th	Leifka Vissers	Y		1780 E Broadway (Grandview Safeway)	Kent MacDougall	Y	multi nights
1290 Hornby (strata, in-kind, cash)	Lex Dominiak	Y		131-163 W 49th Ave (strata)	Helen Chan	Y	appln jul 2021
2010 Harrison (seniors hsg and rental)	Helen Chan	Y		5589-5661 Baille St (Cambie 6-storey rental)	Simon Jay	Y	
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RCS ODP Amendment: 323 Alexander	Robert White	Y	
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REGULAR COUNCIL - JUNE

1075 Granville - Policy/direction/issues report
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REGULAR COUNCIL - JULY

Skeena Terrace Sarah Crowley 14929

REZONINGS - 2022 Public Hearing Schedule and Critical Deadlines

Note: This is your Report Date

HEARING TARGET	Close Public Comment Form	Reviews completed - finish draft report	Report due with Sr. Planner for review	Report due with AD for review	Report due with GM PDS	Report due at Law & Finance for review	Report due "for City Manager review"	Referral at Regular Council	Newspaper Advert Due with Comms	PH Postcards Due at City Printshop	1st Print Advert Run	PH Postcards Delivery	Last Print Advert Run	Bylaws Posted & Speaker Sign-up	Public Hearing 6 00pm	Public Hearing Additional Date (if needed)	Time from Referral to Public Hearing
↓	3 weeks prior to reviews completed	1 1/2 weeks prior to report due with RZ Senior Planner	2 weeks prior to report due with AD RZ	2 weeks prior to report due with GM PDS	5 days prior to when report due with Law & Finance	2 weeks prior to due "For CM Review"	2 weeks prior to referral - use for Report Date	minimum 3 weeks prior to hearing	Date determined by COMMs	Wednesday the week before Notice of Hearing Mailed	3 Thursdays before hearing (except as noted*)	2 weeks prior to hearing	2 Thursdays before hearing (except as noted*)	10 days prior to hearing	2022	2022	
Jan 18	Tues, Aug 24	Tues, Sept 14	Thurs, Sept 23	Mon, Oct 4	Thurs, Oct 14	Tues, Oct 19	Tues, Nov 2	Tues, Nov 16		Wed, Dec 22	Thurs, Jan 6*	Thurs, Jan 4	Mon, Jan 10*	Fri, Jan 7	Tues, Jan 18	Thurs, Jan 20	10 weeks
Jan 25	Tues, Sept 7	Tues, Sep 28	Thurs, Oct 7	Thurs, Oct 21	Thurs, Nov 4	Tues, Nov 9	Tues, Nov 23	Tues, Dec 7	Thurs, Dec 9	Wed, Jan 5	Thurs, Jan 13*	Tues, Jan 11	Mon, Jan 17*	Fri, Jan, 14	Tues, Jan 25	Thurs, Jan 27	^6 weeks
Feb 8	Tues, Sept 7	Tues, Sep 28	Thurs, Oct 7	Thurs, Oct 21	Thurs, Nov 4	Tues, Nov 9	Tues, Nov 23	Tues, Dec 7	Thurs, Dec 9	Wed, Jan 19	Thurs, Jan 20	Tues, Jan 25	Thurs, Jan 27	Fri, Jan 28	Tues, Feb 8	Thurs, Feb 10	^8 weeks
Mar 1	Thurs, Oct 14^	Thurs, Nov 4^	Tues, Nov 16^	Tues, Nov 30^	Thurs, Dec 14^	Tues, Jan 11	Tues, Jan 25	Tues, Feb 8	Thurs, Feb 10	Wed, Feb 9	Thurs, Feb 17*	Tues, Feb 15	Mon, Feb 21*	Fri, Feb 18	Tues, Mar 1	Thurs, Mar 3	3 weeks
April 12	Thurs, Nov 18^	Thurs, Dec 9^	Tues, Dec 21^	Thurs, Jan 13	Thurs, Jan 27	Tues, Feb 1	Tues, Feb 15	Tues, Mar 1	Weds, Mar 16	Wed, Mar 23	Thurs, Mar 24	Tues, Mar 29	Thurs Mar, 31	Fri, Apr 1	Tues, Apr 12	Thurs, April 14	^5 weeks
May 17	Thurs, Dec 9^	Tues, Jan 25^	Thurs, Feb 3^	Thurs, Feb 17^	Thurs, Mar 3^	Tues, Mar 8^	Tues, Mar 29	Tues, April 12	Weds, April 20	Wed, Apr 27	Thurs, Apr 28	Tues, May 3	Thurs, May 5	Fri, May 6	Tues, May 17	Thurs, May 19 Tues, May 24	5 weeks
June 21	Tues, Feb 8^	Tues, Mar 1^	Thurs, Mar 10^	Thurs, Mar 24^	Thurs, Apr 7^	Tues, Apr 19	Tues, May 3	Tues, May 17	Weds, May 25	Wed June 1	Thurs, June 2	Tues, June 7	Thurs, June 9	Fri, June 10	Tues, June 21	Thurs, June 23 Tues June 28	5 weeks
July 5	Thurs, Mar 3^	Thurs, Mar 24^	Tues, Apr 5^	Thurs, Apr 21	Thurs, May 5	Tues, May 10	Tues, May 24	Tues, June 7	Weds, June 8	Wed, Jun 15	Thurs, June 16	Tues, June 21	Thurs, June 23	Fri, June 24	Tues, July 5	Tues, July 7 Tues, Jul 12	4 weeks
	Election Break														Election Break		
Oct 25**	Tues, Apr 5	Tues, Apr 26	Thurs, May 5	Thurs, May 19	Thurs, Jun 2	Tues, Jun 7	Tues, June 21	Tues, July 5		Wed, Oct 5	Thurs, Oct 6	Tues, Oct 11	Thurs, Oct 13	Fri, Oct 14	Tues, Oct 25	N/A	^16 weeks
Nov 15	Tues, Jul 26	Tues, Aug 16	Thurs, Aug 25	Thurs, Sept 8	Thurs, Sept 22	Tues, Sept 27	Tues, Oct 11	Tues, Oct 25		Wed, Oct 26	Thurs, Nov 3*	Tues, Nov 1	Mon, Nov 7*	Fri, Nov 4	Tues, Nov 15	TBD	3 weeks
Dec 6	Tues, Jul 26^	Tues, Sept 6	Thurs, Sept 15	Thurs, Sept 29	Thurs, Oct 13	Tues, Oct 18	Tues, Nov 1	Tues, Nov 15		Wed, Nov 16	Thurs, Nov 24*	Tues, Nov 22	Mon, Nov 28*	Fri, Nov 25	Tues, Dec 6	Thurs, Dec 8	3 weeks

Vancouver Charter - two ads required in 2 consecutive weeks (§.3), with the last ad appearing no closer than 7 calendar days before hearing (§.566)

* 1st ad in Vancouver is Awesome (Thu), 2nd ad in Vancouver Sun (Mon)

^ dates adjusted to accommodate Christmas and other breaks

Public Hearing timing - Wish List - DRAFT AND CONFIDENTIAL

Instructions: Please fill in based on desired timelines, indicate project type and use notes to indicate if there is an urgency/need for that specific date

NOTE: there may need to be special exemption for 2 RCS ODP amendments for TMH projects. And we may need to fit in Misc TAs as needed

Tues, Jan 25			Staff	CSF/RTS	Notes	Thurs, Jan 27 - CANCELLED			
150 Robson St (text amendment)	Leifka Vissers								
7929-7949 Cambie St (strata)	Nick Danford								
622 SW Marine Dr (Denny's - rental)	Joseph Tohill								
2037-2061 E Broadway (strata)	Joseph Tohill								
Tues, Mar 1			Staff	CSF/RTS	Notes	Thurs, Mar 3			
877-887 W 28th (CC TH)	Allison Smith	Y			Allison's first PH	1002 Station St & 250-310 Prior St (text amend)	Lex Dominiak	Y	St. Paul's
5327-5477 Oak St & 1006-1008 W 37th Ave (CC TH)	Austin Norrie	Y				277-291 W 42nd Ave (18-storey MTC)	Tess Munro	Y	
Oakridge Mall	Tiffany Rougeau	Y				510 W Hastings (Standard Building)	Eli Sabadlan	Y	
Misc Text Amendments	Simon Jay	14933				Misc Text Amendment	Alena Straka	14799	
Tues, Apr 12			Staff	CSF/RTS	Notes	Thurs, April 14			
6409-6487 Cambie (office)	Tess Munro		14922			I-2 District Schedule Amendments	Marten Hansen		
5337-5387 Willow (CC TH)	Dez Drewitt	Y			Dez's first PH	5 W 2nd Ave (SEFC)	Nick Danford	Y	
2406-2484 Renfrew Street (MIRHPP)	Chee Chan	Y			MIRHPP	901 W Broadway	Leifka Vissers	Y	passed 1-year target
RCS ODP Amendment: 1325-1333 E Georgia	Robert White	Y				Z and D sec 10 patio extension	Karen Wong	Y	
						1477 W Broadway (rental)	Dez Drewitt	Y	Granville Subway
Tues, May 17; Thurs, May 19 and Tues, May 24									
7969-7089 Cambie (strata)	Allison Smith	14928			appln jul 2021	Climate Emergency Z and D amendments	Marga Pacis		
2086-2098 W 7 Ave - Arbutus PMSHI	Chee Chan	Y			SHORT	Heather Lands	Kirsten Robinson		Multi nights, 1st on agenda - MST
1668 Alberni	Leifka Vissers	Y			appln aug 2017	2146 Semlin Dr (Kilpin Residence)	Eli Sabadlan	Y	
160 W 44th (townhouse)	Simon Jay	Y			Townhouse	DTES amendments	Tom/Bonnie		
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