

File No.: 04-1000-20-2024-304 - res 2

OIPC File No.: F25-00139

October 10, 2025

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 May 21, 2024 under the *Freedom of Information and Protection of Privacy Act* for:

- Record of individuals, partnerships, or companies who were recipients of an email sent on June 23, 2022, at 10:21 am, with the subject "Bolder Broadway Plan passes", by Neil Monckton, Chief of Staff, including persons or entities who received CCs or BCCs:
- 2. Record of correspondence and communications between Fabric Living and Neil Monckton relating to an amendment passed by council in 2022 to reduce allowed frontage from 150 feet to 99 feet; and
- 3. Record of correspondence and/or written or e-mail communications relating to the Broadway Plan with Fabric Living, Jordan MacDonald, Kiegan Scharnberg, and Alex Beer.

Date range: January 1, 2021 to August 30, 2023.

All responsive records are attached. Some information in the records has been severed (blacked out) under 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.

Please note: the City has been informed by the OIPC that mediation with a third party is now complete. The attached records reflect the final disclosure with the aforementioned redactions applied.

Under Part 5 of the Act, 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, <a href="mailto:info@oipc.bc.ca">info@oipc.bc.ca</a> or by phoning 250-387-5629.



If you request a review, please provide the Commissioner's office with: 1) the request number (2024-304); 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,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

Cobi Falconer, MAS, MLIS, CIPP/C Director, Access to Information & Privacy

If you have any questions, please email us at <a href="mailto:foi@vancouver.ca">foi@vancouver.ca</a> and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response package)

:kt

From: Megan Peters

To: Erdman, Scott; david@fabricliving.ca

Cc: "Kiegan Scharnberg"
Subject: Re: 461-475 E 16th Ave

Date: Thursday, December 14, 2023 2:03:13 PM

Attachments: image004.png

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Hello Scott,

Thank you very much for your response. We will include the retail space in our FSR calculations. Also, I appreciate the clarification on parking.

Megan Peters | Architect, AIBC

Principal

#### Franci Architecture Inc.

970 Homer Street Vancouver, BC V6B 2W7 T: 604 688 3252 x 109 D: 604 417 1712

mpeters@franclarchitecture.com

From: Erdman, Scott <Scott, Erdman@vancouver.ca>

Sent: Thursday, December 14, 2023 1:45 PM

To: Megan Peters <mpeters@franclarchitecture.com>; david@fabricliving.ca

<david@fabricliving.ca>

Cc: 'Kiegan Scharnberg' < kiegan@fabricliving.ca>

Subject: RE: 461-475 E 16th Ave

You don't often get email from scott.erdman@vancouver.ca. Learn why this is important [aka.ms]

Hi Megan,

Ground floor retail spaces are highly encouraged, but are not considered an "amenity" in the sense that it can be excluded from FSR. Instead, the 0.3 FSR bonus is applied to the site as an incentive (in addition to permitting one extra storey of height), noting that the retail space will be included as part of overall FSR calculations. We would only exclude a space if it was a turn-key public amenity being delivered in-kind to the City.

Regarding parking, my colleagues in Engineering have the following details to share:

 Amendments to the Parking Bylaw (for vehicle parking and loading) and Transportation Demand Management (TDM) Administrative Bulletin were approved by Council on November 15, 2023. More information can be found in the <u>Council Report</u>.

- For developments within the Broadway Plan area, there will be no minimum vehicle parking requirements for all land uses, except that visitor, accessible, loading, bike, and passenger loading spaces will still be required.
- Provision of a TDM Package is required for all developments in the Broadway Plan area.
- New requirements will come into effect on January 1, 2024 and apply to all development permits received after this date, regardless of the date of rezoning application and approval.
- In-stream development permits received by the City prior to January 1, 2024 will be reviewed under the Parking Bylaw in force at the time of application.
- The updated Parking By-law, Design Supplement, and TDM Bulletin will be published on the City's <u>Parking By-law 6059 website</u> in January 2024.
- The updated TDM will be simpler and easier to apply, so if applicants are already down the path with the existing TDM points system and heading towards a 2024 DP submission then they should be in good shape with the new TDM.

I hope the above is helpful.

Kind regards,

Scott

**From:** Megan Peters <mpeters@franclarchitecture.com>

Sent: Tuesday, December 12, 2023 2:16 PM

**To:** Erdman, Scott <Scott.Erdman@vancouver.ca>; david@fabricliving.ca

**Cc:** 'Kiegan Scharnberg' < kiegan@fabricliving.ca>

**Subject:** Re: 461-475 E 16th Ave

Hello Scott,

I am the project architect working with David and Kiegan on the Fabric Living project at 16<sup>th</sup> and St. George. It is good to e-meet you.

I have not encountered a project where retail space constitutes a Neighbourhood Amenity. We are excited about the proposal, and are convinced that the Bodega will make an exciting and useful neighbourhood amenity. Our Bodega size is currently 1500sf. We have applied the 0.3 FSR bonus to the project and have not included the Bodega area in our FSR calculation in the same way we would not include a Daycare area in FSR. Is that a good assumption? Please confirm.

Secondly, I have read as much as I can find about the Broadway Plan parking reduction. From what I read, residential parking is not required, accept for Accessible stalls and Visitor stalls. As I understand it, Commercial parking is also not required. Can you please confirm/deny this assumption as well? If parking is required, we would like to provide it at grade (lane). If required, would this be acceptable?

I would be very happy to discuss this further with you, if you need a bit more information or background. Please give me a call at my direct number below. Thank you very much for your time and attention.

Megan Peters | Architect, AIBC

Principal

#### Francl Architecture Inc.

970 Homer Street Vancouver, BC V6B 2W7 T: 604 688 3252 x 109

D: 604 417 1712

mpeters@franclarchitecture.com

**From:** Erdman, Scott < <u>Scott.Erdman@vancouver.ca</u>>

**Sent:** Wednesday, November 8, 2023 2:06 PM **To:** david@fabricliving.ca <david@fabricliving.ca>

**Cc:** 'Kiegan Scharnberg' < <a href="mailto:kiegan@fabricliving.ca">kiegan@fabricliving.ca</a>>; Megan Peters < <a href="mailto:mpeters@franclarchitecture.com">mpeters@franclarchitecture.com</a>>

**Subject:** RE: 461-475 E 16th Ave

You don't often get email from <a href="mailto:scott.erdman@vancouver.ca">scott.erdman@vancouver.ca</a>. Learn why this is important [aka.ms]

Hi David,

Nice to e-meet you, and I appreciate you sending the update. From what you've described, the approach sounds like a positive one. I'm looking forward to reviewing the application. In the new year, once you have a better idea of a submission date, please give me a heads-up when in advance of sending the documents so that I can advise you of process and next steps.

I look forward to working with you on this project.

Kind regards,

Scott

Scott Erdman M.Urb (he/him)

Rezoning Planner | Rezoning Centre

Planning, Urban Design, and Sustainability

City of Vancouver

I am humbly thankful that I live and work on the territories of the  $x^w$ mə $\vartheta k^w$ ə $\dot{\gamma}$ əm (<u>Musqueam [musqueam.bc.ca]</u>),  $S\underline{k}w\underline{x}w\dot{u}$ 7mesh (<u>Squamish [squamish.net]</u>), and səʻlilwəta? I seʻliʻlwitulh (<u>Tsleil-Waututh [twnation.ca]</u>) nations

**From:** david@fabricliving.ca <david@fabricliving.ca>

Sent: Tuesday, November 7, 2023 3:10 PM

**To:** Erdman, Scott < Scott. Erdman@vancouver.ca>

**Cc:** 'Kiegan Scharnberg' < <u>kiegan@fabricliving.ca</u>>; 'Megan Peters'

<mpeters@franclarchitecture.com>
Subject: Re: 461-475 E 16th Ave

Hi Scott,

I am going to be leading the management of this exciting new Fabric development, and I look forward to working with you and your staff colleagues on it.

I'm happy to report that Francl Architecture has been retained for the project along with Hapa for landscape architecture. We're making good progress with a plan to make formal Rezoning submission in the first week of February 2024.

As you recall, the LOE concept was for an 18 storey building at 6.5 FSR. Our current intent is to take advantage of the 0.3 FSR density bonus for the provision of a small neighbourhood bodega/corner store. Given the limited site frontage and the commercial practicality of keep the size appropriate for the right user, we're able to accommodate approx. 1,500sf for this purpose. We know that we need to demonstrate a strong case for this and we will be able to do so.

The balance of the additional density will be residential, and we will be increasing the height to 20 floors (1 floor lobby/amenity/commercial; 19 floors residential). Additionally, we are dedicating the top floor of the building to amenities, pushing the total height up another level to 21 floors. Approximately 75% of the required indoor amenity will be located on level 21, with the balance located on level 1. Note, we will not be locating ALL of the indoor amenity on the top floor, which diverges from the suggestion in the email below. There is good logic to include some amenity

program at grade, close to outdoor amenities and in proximity to the lobby, bodega, etc.

Please confirm that, in general terms, this arrangement is consistent with policy subject to Staff review of the detailed proposal.

Looking forward to hearing back from you.

Thanks,

David Jacobson | Partner, Director of Projects

604.377.3802 | david@fabricliving.ca

#202 - 837 W. Hastings St. Vancouver, BC

fabricliving.ca [fabricliving.ca] | @lifeatfabric [instagram.com] | Invest with fabric [fabricliving.ca]

# fabric [fabricliving.ca]

**From:** Spaans, Kevin < <u>Kevin.Spaans@vancouver.ca</u>>

Sent: Wednesday, June 21, 2023 10:49 AM

**To:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>; Erdman, Scott < <u>Scott.Erdman@vancouver.ca</u>>

**Cc:** Einifar, Mehdi < <a href="Mehdi.Einifar@vancouver.ca">Mehdi < <a href="Mehdi.Einifar@vancouver.ca">Mehdi < <a href="Mehdi.Einifar@vancouver.ca">Mehdi < <a href="Mehdi.Einifar@vancouver.ca">Mehdi.Einifar@vancouver.ca</a>>; Steve McFarlane < <a href="Mehdi.Einifar@vancouver.ca">SMcFarlane@officemb.ca</a>>;

Cameron Fraser < CFraser@officemb.ca>; Janusz Menezla < imenezla@officemb.ca>; Jordan

MacDonald <<u>jordan@fabricliving.ca</u>>; Alex Beer <<u>alex@fabricliving.ca</u>>

**Subject:** RE: [EXT] Re: [EXT] Re: 461-475 E 16th Ave

Hi Kiegan, all,

Apologies for the delay. This is a great summary - I've just added a couple of clarifying notes for your reference as you move forward with design development.

Mehdi – please feel free to add as needed.

#### Kevin Spaans MArch

ASSISTANT DIRECTOR (ACTING) (Urban Design and Development Planning)

T: 604 871 6301

E: kevin.spaans@vancouver.ca

#### **Upcoming out-of-office:**

Friday June 9 thru Tuesday June 13 Wedensday July 5 thru Monday July 31

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Tuesday, June 20, 2023 4:11 PM

**To:** Erdman, Scott < <a href="mailto:Scott.Erdman@vancouver.ca">Scott.Erdman@vancouver.ca</a>>

**Cc:** Spaans, Kevin < Kevin.Spaans@vancouver.ca>; Einifar, Mehdi < Mehdi.Einifar@vancouver.ca>; Steve McFarlane < SMcFarlane@officemb.ca>; Cameron Fraser < CFraser@officemb.ca>; Janusz Menezla < imenezla@officemb.ca>; Jordan MacDonald < iordan@fabricliving.ca>; Alex Beer < alex@fabricliving.ca>

Autonomical villagious

**Subject:** [EXT] Re: [EXT] Re: 461-475 E 16th Ave

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#### Good afternoon Scott,

I hope you are doing well. I am following up on a couple of items as we have not received confirmation or commentary on the notes I sent out after our meeting. We are going to start reworking our concept and need clarity prior to proceeding:

1. Minimum unit sizes: Minimum unit sizes suggested in our LOE response are suggested unit sizes vs. mandated unit sizes. Minimum allowable Net unit sizes per the City of Vancouver Housing Design and Technical Guidelines that may be considered under the application are as follows:

In lieu of minimum unit sizes per typology recorded in regulation, but with that work to be

completed on this by the end of the year, we're relying on the median minimums of all of the Broadway enquiries received to provide us with guidance. You're correct that these aren't mandated numbers. The numbers below are for non-market/social housing. They align for studios and one beds for functional reasons (you can't really get much smaller, really), but we expect market to provide larger family-sized units than social housing providers.

- 1. Studio 320-400 sq.ft (paint-to-paint area and net of in-suite storage) ("net of" storage meaning NOT including FSR-excludable storage)
- 2. One Bedroom 500 sq.ft. (paint-to-paint area and net of in-suite storage)
- 3. Two Bedroom 700 sq.ft. (paint-to-paint area and net of in-suite storage)
- 4. Three Bedroom 900 sq.ft. (paint-to-paint area and net of in-suite storage)
- 2. Should at-grade retail be pursued, a density bonus of .30 FSR and one additional story can be applied. This FSR can be a mixture of both commercial and residential sq.ft. within the building with a minimum CRU area of 600 sq.ft. CRU's under 1,000.00 sq.ft. may be considered for parking and loading relaxations. In an ideal world the floor area of at-grade retail/service or private childcare would be equal to 0.3FSR because, in most cases, this gets us about 5,500sf...about the size of one good-sized private daycare, one bodega / green grocer, or a Matchstick cafe and a small hair salon. But the most important thing is that it's functional and contributes to the success of your project, so we leave it to your team to identify the right size and fit.
- 3. Below-grade setbacks along 16th Avenue can be pursued provided the project is able to achieve the same net effective groundwater infiltration and targeted above-grade tree canopy were the project to proceed with the full 12' below-grade setback. The net area resulting from a 12' below-grade setback can be redistributed around the site. A parking amount relaxation may also be considered.

  Correct. The baseline requirement is that the 12ft setback be provided for the full width of the site, and this is what most proponents are providing. Understanding that, we're happy to look at equivalencies. The frontage of any at-grade private childcare or retail/service uses is exempted from this setback requirement and you wouldn't need to find a way to offset that impacted soil volume elsewhere, so this may be further incentive to provide those at-grade uses.

These three items will be most impactful to our redesign. If it is possible to hear back on these items this week that would be greatly appreciated.

Thanks.

Kiegan

On Fri, 9 Jun 2023 at 14:40, Erdman, Scott < Scott. Erdman@vancouver.ca > wrote:

Hi Kiegan,

Great to meet the applicant team yesterday and glad to hear it was a productive and helpful meeting for you. I'll let Kevin and Mehdi review your summary of the discussion around FOD and they can chime in if further clarification is needed.

I'll share your feasibility study with my colleagues in Engineering and will let you know as soon as I've received a response from them.

Have a great weekend!

Scott

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Friday, June 9, 2023 8:47 AM

**To:** Erdman, Scott <<u>Scott.Erdman@vancouver.ca</u>>; Spaans, Kevin <<u>Kevin.Spaans@vancouver.ca</u>> **Cc:** Steve McFarlane <<u>SMcFarlane@officemb.ca</u>>; Cameron Fraser <<u>CFraser@officemb.ca</u>>; Janusz Menezla <<u>imenezla@officemb.ca</u>>; Jordan MacDonald <<u>iordan@fabricliving.ca</u>>; Alex Beer <alex@fabricliving.ca>

**Subject:** [EXT] Re: [EXT] Re: 461-475 E 16th Ave

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Good morning Scott,

Further to my email last night, please see attached for the preliminary engineering study from Aplin Martin. Have a great weekend.

Thanks,

Kiegan

On Thu, 8 Jun 2023 at 18:14, Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>> wrote:

Good evening Scott,

Thank you for setting up the meeting with everyone today. I thought that was very productive and has given us some good ideas to work through on our end to address the comments in the LOE response.

Below please find my notes from the meeting. Please advise if there is any areas where our understanding differs from yours.

## 1. Site Design (12' continuous below-grade setback):

- 1. 12' setback is intended to be a continuous setback allowing for both groundwater infiltration and adequate soil volumes to encourage the development of mature trees & tree canopy mitigating the urban heat island effect in the plan area. Several options to address this were discussed:
  - 1. **Parking relaxations** The Broadway Plan may introduce future measures through plan amendments removing parking minimums within the plan area. This would help mitigate the additional parking levels required when incorporating the setback.
  - 2. **Modified 12' Setback:** Provided the project demonstrates the ability to achieve the same or better groundwater infiltration on-site and the same % of tree canopy and shading, alternate below-grade setbacks can be explored along 16th Avenue.

# 2. Height Density & Massing:

- 1. Revised height and massing can be supported provided it meets the Broadway Plan built form design guidelines
- 2. The density bonus for neighborhood retail/childcare has been confirmed as a .30FSR Density Bump with one additional story permitted. Childcare and retail do not "stack" for a combined .60FSR bump and two additional stories. The additional .30 density bump may be a combination of both retail and residential uses within the building (retail at grade along 16th Ave).
- 3. A one-story height relaxation can be granted for transitioning the entire indoor amenity area to the roof of the building. This would not stack with the additional floor that could be granted if neighborhood retail/childcare were pursued. ie: no 22-story tower with neighborhood retail at grade and amenity area on the top floor.
- 4. Parking and loading for neighborhood retail uses may receive relaxation from DOP due to the small-scale nature of their operations.

#### 3. Residential Dwelling Units:

- 1. Unit sizes within the LOE response are suggested unit sizes. CoV minimums currently govern.
- 2. CoV is looking to introduce Apartment Living Standards into the Broadway Plan document that would dictate an alternate minimum sq. ft. standard for apartment units.
- 3. Should the Apartment Living Standards become policy during the project's

application timeline, guidelines at the time of LOE submission would be the standard.

# 4. Engineering Study:

1. We have commissioned a preliminary engineering feasibility study that has identified two offsite upgrades that would make the project unfeasible should they be requested through RZ. These items are substantial and combine for an estimated \$5,514,180.00 in additional cost to the project. The smallerscale nature of this project can not bear this type of financial burden and therefore we would like to request some preliminary input from engineering pre-RZ submission to discuss the likelihood of these works being requested. I am going to have the analysis cleaned up and will send it through tomorrow.

If you could please respond to this thread with any questions/comments to maintain continuity that would be greatly appreciated. We look forward to working with you on this project.

Cheers.

#### Kiegan Scharnberg

Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

fabric living

308-837 W Hastings Street

Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]

On Tue, 30 May 2023 at 15:06, Kiegan Scharnberg < kiegan@fabricliving.ca > wrote:

Scott.

Hope that you are doing well. We would like to book a meeting with staff as soon as possible to discuss the following points from our LOE response:

- 1. Form of Development:
- 1. Site Design: A 12' unencumbered setback at the front property line is not practical from a design, sustainability or financial viability perspective due to the additional levels of parking that will be required to service the residential units in the project. Setting back 3.7m (12') creates a very inefficient floorplate for the parking. The carbon emissions per stall (digging further down, more concrete poured) would be high. Please refer to the breakdown below:
- *Total stall count without TDM 79*
- *Typical parking level without setback 38*
- Typical parking level with setback 24
- P1 level without setback 24
- P1 level with setback 17
- *Total parking levels without setback 2.45 Levels*
- *Total parking levels with setback 3.60 Levels*

We would like to discuss alternative solutions to meet the city's rainwater management and urban tree canopy goals.

> 2. Height Density and Massing: Upon submission of our LOE in September of 2022, a preliminary meeting was held with Sr. Staff (Yardley McNeill & Matt Shillito) to discuss the merits of our

application. It was during this meeting that it was suggested we look at thinning out the tower and increasing its height. Attached please find an updated tower concept (compliant with the Broadway Plan) for discussion reflective of these comments. The below-grade portion of this yield study remains unresolved but will likely pursue a TDM.

- 3. **Residential Dwelling Units:** Residential dwelling units in this application meet Vancouver minimum unit sizes for residential rental and their compact yet efficient design provides more affordable options to potential tenants.
- 2. Community Amenity Contributions: We would like to speak to the real estate department regarding community amenity contributions on concrete rental projects. Given the current economic and inflationary environment these projects are rarely feasible and a CAC would severely impact the viability of this project. We believe that providing 20% of the units at 20% below citywide averages is a significant public benefit to the community. The project proforma cannot withstand any additional cost given the current interest rate and inflationary environment (in particular, concrete).

Otherwise, the LOE comments seem like things we can either deal with or address with our consulting team. Please let me know when staff are available to discuss. Sincerely,

Kiegan Scharnberg

604-809-2967

On Thu, 4 May 2023 at 13:52, Erdman, Scott < Scott. Erdman@vancouver.ca > wrote:

#### Hi Kiegan,

I have additional information to pass along regarding this rezoning enquiry, on behalf of my colleagues on the Landscape team. Please review these comments in conjunction with the other feedback in the letter.

The arborist report provided identifies no mature by-law trees on the site. Per the architectural drawings, the proposal does not provide the required front yard below-grade setback or any other accommodations to support tree retention or the growth of additional new and / or replacement mature trees. Additional information is required as detailed in the Landscape assessment in Appendix A.

# **Detailed Landscape Assessment Landscape**

- The proposal does not provide the required front yard below-grade setback or any other accommodations for the retention of existing mature trees, or to support the growth of replacement and/or additional new mature trees. (Also refer to the Form of Development assessment.)
- A complete site plan and updated architectural drawings are required for further review by Landscape staff at the time of the rezoning application and should demonstrate the following:
- o Accommodations for new mature tree growth.
- o Landscape and green roof elements at rooftops.
  - A complete Arborist Report that includes a finalized removal / retention strategy with justifications for each tree that is coordinated with the site plan is required.

Kind regards,

Scott

From: Erdman, Scott

Sent: Wednesday, May 3, 2023 3:10 PM

**To:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Subject:** RE: [EXT] Re: 461-475 E 16th Ave

Hi Kiegan,

Sure, I'd be happy to set this up. Once you and your team have had a chance to review the letter in full detail, please let me know which sections your have questions on, so that I can arrange for the appropriate staff to attend the meeting.

Kind regards,

Scott

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Tuesday, May 2, 2023 10:17 PM

**To:** Erdman, Scott < <a href="mailto:Scott.Erdman@vancouver.ca">Scott.Erdman@vancouver.ca</a> <a href="mailto:Casey.Peters@vancouver.ca">Cc: Peters@vancouver.ca</a> <a href="mailto:Scott.Erdman@vancouver.ca">Scott.Erdman@vancouver.ca</a>

**Subject:** [EXT] Re: 461-475 E 16th Ave

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Thanks Scott,

A meeting to discuss the letter would be great. Can you please suggest some times that are available for staff?

Thanks,

Kiegan

On Tue, 2 May 2023 at 16:47, Erdman, Scott < Scott. Erdman@vancouver.ca > wrote:

Hi Kiegan,

Please find attached the letter of response for the rezoning enquiry at 461-475 East 16<sup>th</sup> Avenue. My apologies for the extended delay in getting this feedback to you. Please let me know if any clarification is needed on the staff recommendations in the letter. I would be happy to organize a meeting between the staff and applicant teams to discuss the feedback if that would be helpful for you.

Staff look forward to continuing to work with you on this project.

Kind regards,

Scott

Scott Erdman M.Urb (he/him)

Rezoning Planner | Rezoning Centre

Planning, Urban Design, and Sustainability

City of Vancouver

I am humbly thankful that I live and work on the territories of the x<sup>w</sup>məθk<sup>w</sup>əyəm (Musqueam [musqueam.bc.ca]), Skwxwú7mesh (Squamish [squamish.net]), and səl'ilwəta?l / sel'il'witulh (Tsleil-Waututh [twnation.ca]) nations

--

**Kiegan Scharnberg** 

Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

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follow us on Instagram @lifeatfabric [instagram.com]

From: <u>Kiegan Scharnberg</u>
To: <u>Peters, Casey</u>

Cc: Erdman, Scott; Broadway Plan

Subject: Re: [EXT] Re: 461-475 E 16th Ave

Date: Wednesday, September 20, 2023 4:20:53 PM

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# Thanks Casey

On Wed, 20 Sept 2023 at 09:06, Peters, Casey < <u>Casey.Peters@vancouver.ca</u>> wrote:

Hi Kiegan,

**s.22(1)** so responding on his behalf. We do not have a system in place to process concurrent rezoning and DP applications.

#### Regards

Casey

From: Kiegan Scharnberg < kiegan@fabricliving.ca>
Sent: Monday, September 18, 2023 7:39 PM
To: Erdman, Scott < Scott. Erdman@vancouver.ca>

**Cc:** Broadway Plan < broadwayplan@vancouver.ca >; Peters, Casey < <u>Casey.Peters@vancouver.ca</u> > **Subject:** Re: [EXT] Re: [EXT

Hi Scott,

I heard today from a colleague of mine that it was possible to submit concurrent RZ & DP applications in the Broadway Plan. Are you able to confirm whether or not this is indeed the case?

Thanks,

Kiegan

On Tue, 22 Aug 2023 at 15:33, Erdman, Scott < Scott. Erdman@vancouver.ca > wrote:

Hi Kiegan,

My understanding from the note I provided earlier from the Broadway Plan is that staff can confirm there are no applications on that block of  $16^{th}$  Ave at this time, nor are there any enquiries. (I've copied Broadway Plan team in case they would like to add additional

clarification).

Unfortunately, staff are only able to process full/complete rezoning applications, and this is the only way to secure a spot on a block. There is no option available to pay a fee without a submission being received first. I understand that this uncertainty would be stressful for the applicant team, but at the moment staff are being consistent with this in order to ensure fairness based on a 'first come, first serve' approach.

Kind regards,

Scott

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Tuesday, August 22, 2023 12:54 PM

**To:** Erdman, Scott < Scott. Erdman@vancouver.ca>

**Subject:** [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: 461-475 E 16th Ave

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Thanks Scott,

Can you let me know if there have been any LOE's submitted?

Also, is it possible to pay the RZ fee to secure our position as long as we are working on the file? I am sure staff are hearing this across the board, but the two-tower per block limit with RZ being the only way to secure the applications creates an immense deal of uncertainty when trying to decide whether or not to spend hundreds of thousands of dollars with no certainty of applications being accepted... I suspect this may cause the city some difficulty down the road.

Thanks.

Kiegan

On Tue, 22 Aug 2023 at 10:00, Erdman, Scott < Scott. Erdman@vancouver.ca> wrote:

Hi Kiegan,

I've checked in with the Broadway Plan team (who monitors potential block limitations in the Plan area) and they have the following response to share:

Thank you for your question about tower availability for your site at 461-475 E 16th Ave.

Currently, there is a tower allowance available for your proposal; as there are no existing towers, or new towers proposed for this block. However, staff cannot guarantee that a tower allowance will be available for your site in the future as new rezoning applications may be received.

Where limits on the number of new towers apply, a full and complete rezoning application that is compliant with the Plan's policies must be submitted and accepted by staff to secure a tower allowance. Submission of a rezoning enquiry will not secure a tower allowance. After a rezoning application has been submitted and accepted, the applicant must demonstrate continuous and reasonable progress on their application to maintain their tower position.

To check if tower allowance availability has changed, please contact us at broadwayplan@vancouver.ca.

Best regards,

The Broadway Plan Team

Kind regards,

Scott

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Monday, August 21, 2023 12:07 PM

**To:** Erdman, Scott < <a href="mailto:Scott.Erdman@vancouver.ca">Scott.Erdman@vancouver.ca</a>>

**Subject:** [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: 461-475 E 16th Ave

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Afternoon Scott,

Hope that you enjoyed your weekend. Any update on the below?

Thanks.

Kiegan

On Tue, 15 Aug 2023 at 11:21, Erdman, Scott < Scott. Erdman@vancouver.ca > wrote:

Hi Kiegan,

Thank you for checking in on this one, and happy to hear that things are progressing towards an application submission. Let me check in with the Broadway Plan team who monitors this, and I'll get back to you as soon as I have a response re: if there's any competing projects on this block.

Kind regards,

Scott

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Tuesday, August 15, 2023 8:48 AM

**To:** Erdman, Scott <<u>Scott.Erdman@vancouver.ca</u>>

**Subject:** [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: 461-475 E 16th Ave

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.

Hi Scott,

Hope you had a great vacation. Just wanted to follow up on the below.

Thanks,

Kiegan

On Tue, 8 Aug 2023 at 07:35, Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>> wrote:

Hi Scott,

I hope you are enjoying your vacation!

Would like to touch base with you when you get back as we are preparing to submit our RZ application before the end of the year but would like to understand if there is any other RZ app's or LOE's that have been submitted on the block that may be competing with our application. There is obviously a great deal of money that needs to be spent to put these applications together so would like to confirm.

Thanks,

Kiegan

On Tue, 25 Jul 2023 at 10:26, Erdman, Scott < Scott. Erdman@vancouver.ca wrote:

Hi Kiegan,

I hope your summer is going well so far.

I just wanted to let you know that s.22(1)

s.22(1) . If you have any questions for me before then, please let me know before this Friday, otherwise I'll be happy to respond when I'm back to work on August 14.

Kind regards,

Scott

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Wednesday, June 21, 2023 9:32 PM

**To:** Spaans, Kevin < <a href="mailto:Kevin.Spaans@vancouver.ca">Kevin.Spaans@vancouver.ca</a>

**Cc:** Erdman, Scott <<u>Scott.Erdman@vancouver.ca</u>>; Einifar, Mehdi

<<u>Mehdi.Einifar@vancouver.ca</u>>; Steve McFarlane <<u>SMcFarlane@officemb.ca</u>>;

Cameron Fraser < <a href="mailto:CFraser@officemb.ca">CFraser@officemb.ca</a>; Janusz Menezla < <a href="mailto:jmenezla@officemb.ca">jmenezla@officemb.ca</a>;

Jordan MacDonald < <a href="mailto:jordan@fabricliving.ca">jordan@fabricliving.ca</a>>; Alex Beer < <a href="mailto:alex@fabricliving.ca">alex@fabricliving.ca</a>>

**Subject:** [EXT] Re: [EXT] Re: [EXT] Re: 461-475 E 16th Ave

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Thank you for clarifying Kevin,

We will be in touch.

On Wed, 21 Jun 2023 at 10:48, Spaans, Kevin < <u>Kevin.Spaans@vancouver.ca</u>> wrote:

Hi Kiegan, all,

Apologies for the delay. This is a great summary - I've just added a couple of clarifying notes for your reference as you move forward with design development.

Mehdi – please feel free to add as needed.

#### Kevin Spaans MArch

ASSISTANT DIRECTOR (ACTING) (Urban Design and Development Planning)

T: 604 871 6301

E: <u>kevin.spaans@vancouver.ca</u>

**Upcoming out-of-office:** 

Friday June 9 thru Tuesday June 13

Wedensday July 5 thru Monday July 31

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Tuesday, June 20, 2023 4:11 PM

**To:** Erdman, Scott < Scott.Erdman@vancouver.ca>

**Cc:** Spaans, Kevin < <u>Kevin.Spaans@vancouver.ca</u>>; Einifar, Mehdi

< Mehdi. Einifar@vancouver.ca>; Steve McFarlane < SMcFarlane@officemb.ca>;

Cameron Fraser < CFraser@officemb.ca>; Janusz Menezla

<imenezla@officemb.ca>; Jordan MacDonald <iordan@fabricliving.ca>; Alex Beer

<alex@fabricliving.ca>

**Subject:** [EXT] Re: [EXT] Re: [EXT] Re: 461-475 E 16th Ave

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.

Good afternoon Scott,

I hope you are doing well. I am following up on a couple of items as we have not received confirmation or commentary on the notes I sent out after our meeting. We are going to start re-working our concept and need clarity prior to proceeding:

1. Minimum unit sizes: Minimum unit sizes suggested in our LOE response are suggested unit sizes vs. mandated unit sizes. Minimum allowable Net unit sizes per the City of Vancouver Housing Design and Technical Guidelines that may be considered under the application are as follows:

In lieu of minimum unit sizes per typology recorded in regulation, but with that work to be completed on this by the end of the year, we're relying on the median minimums of all of the Broadway enquiries received to provide us with guidance. You're correct that these aren't mandated numbers. The numbers below are for non-market/social housing. They align for studios and one beds for functional reasons (you can't really get much smaller, really), but we expect market to provide larger family-sized units than social housing providers.

- 1. Studio 320-400 sq.ft (paint-to-paint area and net of insuite storage) ("net of" storage meaning NOT including FSR-excludable storage)
- 2. One Bedroom 500 sq.ft. (paint-to-paint area and net of in-suite storage)
- 3. Two Bedroom 700 sq.ft. (paint-to-paint area and net of in-suite storage)
- 4. Three Bedroom 900 sq.ft. (paint-to-paint area and net of in-suite storage)
- 2. Should at-grade retail be pursued, a density bonus of .30 FSR and one additional story can be applied. This FSR can be a mixture of both commercial and residential sq.ft. within the building with a minimum CRU area of 600 sq.ft. CRU's under 1,000.00 sq.ft. may be considered for parking and loading relaxations.

In an ideal world the floor area of at-grade retail/service or private childcare would be equal to 0.3FSR because, in most cases, this gets us about 5,500sf...about the size of one good-sized private daycare, one bodega / green grocer, or a Matchstick cafe and a small hair salon. But the most important thing is that it's functional and contributes to the success of your project, so we leave it to your team to identify the right size and fit.

3. Below-grade setbacks along 16th Avenue can be pursued provided

the project is able to achieve the same net effective groundwater infiltration and targeted above-grade tree canopy were the project to proceed with the full 12' below-grade setback. The net area resulting from a 12' below-grade setback can be redistributed around the site. A parking amount relaxation may also be considered.

Correct. The baseline requirement is that the 12ft setback be provided for the full width of the site, and this is what most proponents are providing. Understanding that, we're happy to look at equivalencies. The frontage of any at-grade private childcare or retail/service uses is exempted from this setback requirement and you wouldn't need to find a way to offset that impacted soil volume elsewhere, so this may be further incentive to provide those at-grade uses.

These three items will be most impactful to our redesign. If it is possible to hear back on these items this week that would be greatly appreciated.

Thanks,

Kiegan

On Fri, 9 Jun 2023 at 14:40, Erdman, Scott < Scott. Erdman@vancouver.ca wrote:

Hi Kiegan,

Great to meet the applicant team yesterday and glad to hear it was a productive and helpful meeting for you. I'll let Kevin and Mehdi review your summary of the discussion around FOD and they can chime in if further clarification is needed.

I'll share your feasibility study with my colleagues in Engineering and will let you know as soon as I've received a response from them.

Have a great weekend!

Scott

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Friday, June 9, 2023 8:47 AM

**To:** Erdman, Scott <<u>Scott.Erdman@vancouver.ca</u>>; Spaans, Kevin

< Kevin. Spaans@vancouver.ca>

**Cc:** Steve McFarlane < <u>SMcFarlane@officemb.ca</u>>; Cameron Fraser

<<u>CFraser@officemb.ca</u>>; Janusz Menezla <<u>imenezla@officemb.ca</u>>; Jordan MacDonald <<u>iordan@fabricliving.ca</u>>; Alex Beer <<u>alex@fabricliving.ca</u>>

**Subject:** [EXT] Re: [EXT] Re: 461-475 E 16th Ave

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Good morning Scott,

Further to my email last night, please see attached for the preliminary engineering study from Aplin Martin. Have a great weekend.

Thanks,

Kiegan

On Thu, 8 Jun 2023 at 18:14, Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>> wrote:

Good evening Scott,

Thank you for setting up the meeting with everyone today. I thought that was very productive and has given us some good ideas to work through on our end to address the comments in the LOE response.

Below please find my notes from the meeting. Please advise if there is any areas where our understanding differs from yours.

#### 1. Site Design (12' continuous below-grade setback):

- 1. 12' setback is intended to be a continuous setback allowing for both groundwater infiltration and adequate soil volumes to encourage the development of mature trees & tree canopy mitigating the urban heat island effect in the plan area. Several options to address this were discussed:
  - 1. **Parking relaxations** The Broadway Plan may introduce future measures through plan amendments removing parking minimums within the plan area. This would help mitigate the additional parking levels required when incorporating the setback.
  - 2. **Modified 12' Setback:** Provided the project demonstrates the ability to achieve the same or better groundwater infiltration on-site and the same % of tree canopy and shading, alternate below-grade setbacks can be explored along 16th Avenue.

#### 2. Height Density & Massing:

- 1. Revised height and massing can be supported provided it meets the Broadway Plan built form design guidelines
- 2. The density bonus for neighborhood retail/childcare has been confirmed as a .30FSR Density Bump with one additional story permitted. Childcare and retail do not "stack" for a combined .60FSR bump and two additional stories. The additional .30 density bump may be a combination of both retail and residential uses within the building (retail at grade along 16th Ave).
- 3. A one-story height relaxation can be granted for transitioning

the entire indoor amenity area to the roof of the building. This would not stack with the additional floor that could be granted if neighborhood retail/childcare were pursued. ie: no 22-story tower with neighborhood retail at grade and amenity area on the top floor.

4. Parking and loading for neighborhood retail uses may receive relaxation from DOP due to the small-scale nature of their operations.

## 3. Residential Dwelling Units:

- 1. Unit sizes within the LOE response are suggested unit sizes. CoV minimums currently govern.
- 2. CoV is looking to introduce Apartment Living Standards into the Broadway Plan document that would dictate an alternate minimum sq. ft. standard for apartment units.
- 3. Should the Apartment Living Standards become policy during the project's application timeline, guidelines at the time of LOE submission would be the standard.

#### 4. Engineering Study:

1. We have commissioned a preliminary engineering feasibility study that has identified two offsite upgrades that would make the project unfeasible should they be requested through RZ. These items are substantial and combine for an estimated \$5,514,180.00 in additional cost to the project. The smaller-scale nature of this project can not bear this type of financial burden and therefore we would like to request some preliminary input from engineering pre-RZ submission to discuss the likelihood of these works being requested. I am going to have the analysis cleaned up and will send it through tomorrow.

If you could please respond to this thread with any questions/comments to maintain continuity that would be greatly appreciated. We look forward to working with you on this project.

Cheers.

#### Kiegan Scharnberg

Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



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Vancouver, BC V6C 3N6

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On Tue, 30 May 2023 at 15:06, Kiegan Scharnberg < kiegan@fabricliving.ca > wrote:

Scott,

Hope that you are doing well. We would like to book a meeting with staff as soon as possible to discuss the following points from our LOE response:

#### 1. Form of Development:

- 1. **Site Design:** A 12' unencumbered setback at the front property line is not practical from a design, sustainability or financial viability perspective due to the additional levels of parking that will be required to service the residential units in the project. Setting back 3.7m (12') creates a very inefficient floorplate for the parking. The carbon emissions per stall (digging further down, more concrete poured) would be high. Please refer to the breakdown below:
- *Total stall count without TDM 79*
- *Typical parking level without setback 38*
- Typical parking level with setback 24
- P1 level without setback 24
- P1 level with setback 17
- *Total parking levels without setback 2.45 Levels*
- *Total parking levels with setback 3.60 Levels*

We would like to discuss alternative solutions to meet the city's rainwater management and urban tree canopy goals.

2. Height Density and Massing: Upon submission of our LOE in September of 2022, a preliminary meeting was held with Sr. Staff (Yardley McNeill & Matt Shillito) to discuss the merits of our application. It was during this meeting that it was suggested we look at thinning out the tower and increasing its height. Attached please find an updated tower concept (compliant with the Broadway Plan) for discussion reflective of these comments. The below-grade portion of this yield study remains unresolved but will likely pursue a TDM.

- 3. **Residential Dwelling Units:** Residential dwelling units in this application meet Vancouver minimum unit sizes for residential rental and their compact yet efficient design provides more affordable options to potential tenants.
- 2. Community Amenity Contributions: We would like to speak to the real estate department regarding community amenity contributions on concrete rental projects. Given the current economic and inflationary environment these projects are rarely feasible and a CAC would severely impact the viability of this project. We believe that providing 20% of the units at 20% below citywide averages is a significant public benefit to the community. The project proforma cannot withstand any additional cost given the current interest rate and inflationary environment (in particular, concrete).

Otherwise, the LOE comments seem like things we can either deal with or address with our consulting team. Please let me know when staff are available to discuss.

Sincerely,

Kiegan Scharnberg

604-809-2967

On Thu, 4 May 2023 at 13:52, Erdman, Scott <<u>Scott.Erdman@vancouver.ca</u>> wrote:

Hi Kiegan,

I have additional information to pass along regarding this rezoning enquiry, on behalf of my colleagues on the Landscape team. Please review these comments in conjunction with the other feedback in the letter.

The arborist report provided identifies no mature by-law trees on the site. Per the architectural drawings, the proposal does not provide the required front yard below-grade setback or any other accommodations to support tree retention or the growth of additional new and / or replacement mature trees. Additional information is required as detailed in the Landscape assessment in Appendix A.

# **Detailed Landscape Assessment**

#### Landscape

 $_{\rm i}$  $^{\rm m}$  The proposal does not provide the required front yard below-grade setback or any other accommodations for the retention of existing mature trees, or to support the growth of replacement and/or additional new mature trees. (Also refer to the Form of Development assessment.)

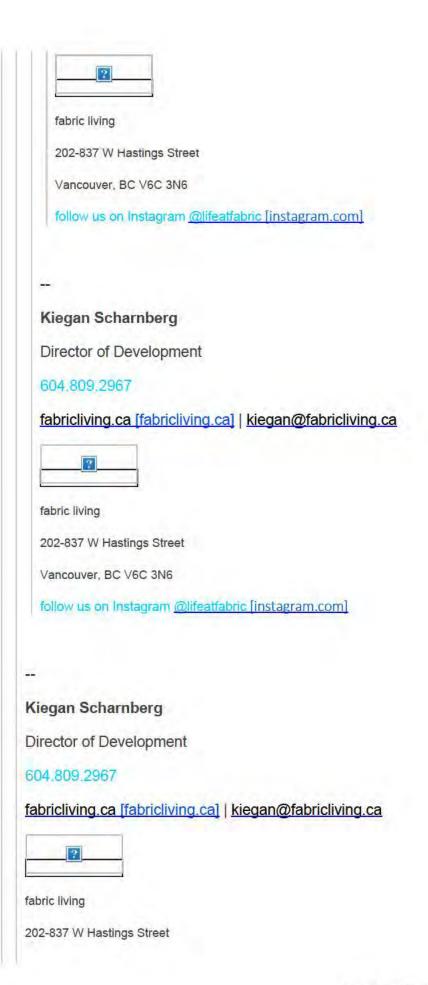
¡¤ A complete site plan and updated architectural drawings are required for further review by Landscape staff at the time of the rezoning application and should demonstrate the following: o Accommodations for new mature tree growth. o Landscape and green roof elements at rooftops. ¡¤ A complete Arborist Report that includes a finalized removal / retention strategy with justifications for each tree that is coordinated with the site plan is required. Kind regards, Scott From: Erdman, Scott Sent: Wednesday, May 3, 2023 3:10 PM **To:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>> **Subject:** RE: [EXT] Re: 461-475 E 16th Ave Hi Kiegan, Sure, I'd be happy to set this up. Once you and your team have had a chance to review the letter in full detail, please let me know which sections your have questions on, so that I can arrange for the appropriate staff to attend the meeting. Kind regards, Scott **From:** Kiegan Scharnberg < kiegan@fabricliving.ca> **Sent:** Tuesday, May 2, 2023 10:17 PM **To:** Erdman, Scott < Scott. Erdman@vancouver.ca > **Cc:** Peters, Casey < <u>Casey.Peters@vancouver.ca</u>> **Subject:** [EXT] Re: 461-475 E 16th Ave 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. Thanks Scott, A meeting to discuss the letter would be great. Can you please suggest some times that are available for staff? Thanks, Kiegan

On Tue, 2 May 2023 at 16:47, Erdman, Scott <<u>Scott.Erdman@vancouver.ca</u>> wrote: Hi Kiegan, Please find attached the letter of response for the rezoning enquiry at 461-475 East 16<sup>th</sup> Avenue. My apologies for the extended delay in getting this feedback to you. Please let me know if any clarification is needed on the staff recommendations in the letter. I would be happy to organize a meeting between the staff and applicant teams to discuss the feedback if that would be helpful for you. Staff look forward to continuing to work with you on this project. Kind regards, Scott Scott Erdman M.Urb (he/him) Rezoning Planner | Rezoning Centre Planning, Urban Design, and Sustainability City of Vancouver I am humbly thankful that I live and work on the territories of the  $x^w m \partial k^w \partial y \partial m$  (Musqueam [musqueam.bc.ca]),  $Skw x w u \partial m$ (Squamish [squamish.net]), and səlilwəta?\(\frac{1}{2}\) selilwitulh (Tsleil-Waututh [twnation.ca]) nations Kiegan Scharnberg Director of Development 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca fabric living 308-837 W Hastings Street

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follow us on Instagram @lifeatfabric [instagram.com] **Kiegan Scharnberg Director of Development** 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 follow us on Instagram @lifeatfabric [instagram.com] **Kiegan Scharnberg** Director of Development 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 follow us on Instagram @lifeatfabric [instagram.com]

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# **Kiegan Scharnberg**

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From: alex@fabricliving.ca

To: Erdman, Scott; alex@fabricliving.ca

461-475 E 16th Ave Subject:

Meeting between applicant and staff teams to discuss the following question re: rezoning enquiry at 461-475 E 16th Ave

- Site Design: A 12' unencumbered setback at the front property line is not practical from a design, sustainability or financial viability perspective due to the additional levels of parking that will be required to service the residential units in the project. Setting back 3.7m (12°) creates a very inefficient floorplate for the parking. The carbon emissions per stall (digging further down, more concrete poured) would be high. Please refer to the breakdown below:
  - Total stall count without TDM 79
  - Typical parking level without setback 38
  - Typical parking level with setback 24
  - P1 level without setback 24
  - PI level with setback 17
  - Total parking levels without setback 2.45 Levels
  - Total parking levels with setback 3.60 Levels

We would like to discuss alternative solutions to meet the city's rainwater management and urban tree canopy goals.

Height Density and Massing: Upon submission of our LOE in September of 2022, a preliminary meeting was held with Sr. Staff (Yardley McNeill & Matt Shillito) to discuss the merits of our application. It was during this meeting that it was suggested we look at thinning out the tower and increasing its height. Attached please find an updated tower concept (compliant with the Broadway Plan) for discussion reflective of these comments. The below-grade portion of this yield study remains unresolved but will likely pursue a TDM.

Residential Dwelling Units: Residential dwelling units in this application meet Vancouver minimum unit sizes for residential rental and their compact yet efficient design provides more affordable options to potential tenants.

Microsoft Teams meeting

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context=%7b%22Tid%22%3a%22b980ec8f-09b6-420d-b039-d72ab2196283%22%2c%22Oid%22%3a%22cdba6fa8-e6c7-46c4-b4be-

a6af4f55de59%22%7d>

Meeting ID: s. 15(1)(1)

Passcode: 5.1

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b4be-a6af4f55de59&tenantId=b980ec8f-09b6-420d-b039-

d72ab2196283&threadId=19\_meeting\_ZGFjOTRIZjQtZDg1MS00ODRkLTk1YTktNjQzYTFlMWZhNWRm@thread.v2&messageId=0&language=en-

From: <u>Kiegan Scharnberg</u>

To: <u>Lau, Pat</u>

Subject: [EXT] Re: [EXT] Re: FW: [EXT] Re: Rezoning Letter of Enquiry Submission 3295 - 3333 Commercial

Drive

**Date:** Wednesday, May 10, 2023 4:21:47 PM

Attachments: <u>image001.png</u>

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.

Pat,

I am available for the rest of the afternoon on my cell. If we don't touch base today, I am also available tomorrow from 12 onward.

Kiegan 604-809-2967

On Tue, 9 May 2023 at 21:30, Lau, Pat < Pat.Lau@vancouver.ca > wrote:

Hi,

I can't do 2pm, but maybe 3:45 or after 4? I am in UDP starting at 3. The next item is scheduled at 4:05, but the agenda always goes over. I will try to catch you tomorrow afternoon.

Pat

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Tuesday, May 9, 2023 9:25 PM **To:** Lau, Pat < Pat.Lau@vancouver.ca>

Subject: [EXT] Re: [EXT] Re: FW: [EXT] Re: Rezoning Letter of Enquiry Submission 3295 - 3333

Commercial Drive

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Hi Pat,

Apologies for the late reply as I got tied up this afternoon. I can't do tomorrow morning unfortunately, any chance you can do 2pm? or 345?

(	Cheers,		
Kiegan			
(	On Tue, 9 May 2023 at 15:50, Lau, Pat < <a href="mailto:Pat.Lau@vancouver.ca">Pat.Lau@vancouver.ca</a> > wrote:		
	Kiegan,		
	I am in a meeting right now and have Public Hearing tonight. Can I give you call tomorrow? Around 9ish?		
	I left Coquitlam at the end of May 2021 so I have been here for almost 2 years. Closer to home.		
	Would that work?		
	Pat		
	From: Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u> > Sent: Tuesday, May 9, 2023 3:45 PM To: Lau, Pat < <u>Pat.Lau@vancouver.ca</u> > Cc: Peters, Casey < <u>Casey.Peters@vancouver.ca</u> >; Neil Robertson < <u>nrobertson@stuarthoward.com</u> >; Sarah Brar < <u>sbrar@stuarthoward.com</u> > Subject: [EXT] Re: FW: [EXT] Re: Rezoning Letter of Enquiry Submission 3295 - 3333 Commercial Drive		
	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.		
	Hey Pat,		
	Long time. Hope that you are doing well. Yes I made the jump from Infinity a few years ago now and am solely working on projects in CoV. When did you make the move from Coquitlam?		

Thank you for the breakdown below. The base application that we would like to have considered by staff is the 2.2FSR 5 story concept which is based on the RR-2B.

I understand that the 2.4FSR concept (6 Story) with less than 20% BMR has not garnered staff support to date, but it is a different world we live in today than in the past, both from an economic perspective as well as with our new Council in CoV so we thought we would throw our hat in the ring for consideration.

I tried to ring you a few minutes ago, but if you are able to give me a call this afternoon to chat through things that would be great.

Cheers,

Kiegan

604-809-2967

On Tue, 9 May 2023 at 15:34, Lau, Pat < Pat.Lau@vancouver.ca > wrote:

Hi Kiegan,

Did you move on to another company?

Casey Peters forwarded your message to me as I deal with the SRP to CD-1 projects. For an enquiry, you will need to pick the option you would prefer us to consider. Staff do not usually consider more than one option under one enquiry.

We have accepted two enquiries for one site in very limited situations, but they were submitted as 2 separate enquiry applications.

I can also let you know to achieve height above 4 storeys, deviating from 20% below market rental is not something that has garnered staff support.

Please let me know how you would like to proceed. You can give me a call if you would like. Thanks.

Pat Lau I Senior Planner

Housing Priority I Rezoning Centre

Planning, Urban Design and Sustainability I City of Vancouver

510 West Broadway, Vancouver BC V5Z 1E9

T: 604-871-6960

E: pat.lau@vancouver.ca



From: Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Monday, May 8, 2023 8:06 AM

**To:** Peters, Casey < <u>Casey.Peters@vancouver.ca</u>>

**Cc:** Dominiak, Lex <<u>Lex.Dominiak@vancouver.ca</u>>; Sarah Brar <<u>sbrar@stuarthoward.com</u>>;

Jordan MacDonald < <u>iordan@fabricliving.ca</u>>; Neil Robertson

<nrobertson@stuarthoward.com>

Subject: [EXT] Re: Rezoning Letter of Enquiry Submission 3295 - 3333 Commercial Drive

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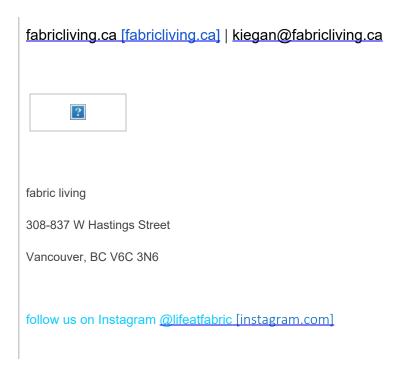
Good morning Casey,

I hope that you enjoyed the weekend. Following up on the email below to see if there is a good time to schedule a call regarding the submission below and LOE timelines.

Thanks,
Kiegan
On Wed, 26 Apr 2023 at 12:44, Kiegan Scharnberg < kiegan@fabricliving.ca > wrote:
Good morning Casey,
I hope that you are doing well. We have been working with Lex over the past couple of months to prepare an LOE submission for the properties outlined above and are looking forward to getting this one underway.
While the proposal falls within an SRP arterial zone allowing straight to Development Permit in most scenarios, we will be applying under section 2.4.2 of the SRP which allows for CD-1 rezoning of irregularly shaped lots. The RZ concept is based on a 5-story 2.2 FSR built form with no secured below-market housing, but also includes an option for a building with a partial sixth story that includes affordability. I know this is a bit unorthodox, but we thought that given the existing neighborhood context to the South, we would provide both options for consideration as Council seems very motivated to get more rentals under construction as well as see an affordable component included.
I know that staff are currently inundated with a great deal of applications from the Broadway Plan and therefore would like to make sure we are doing whatever we can to not confuse/complicate this process. If you are available at all over the next couple of days it would be great to discuss the project with you and Lex and our approach to the LOE.
3295 - 3333 Commercial Drive RZ Enquiry [fabric.egnyte.com]
Cheers,
Kiegan Scharnberg
Director of Development

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fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca				
fabric living				
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Vancouver, BC V6C 3N6				
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Kiegan Scharnberg				
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follow us on Instagram @lifeatfabric [instagram.com] **Kiegan Scharnberg** Director of Development 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 follow us on Instagram @lifeatfabric [instagram.com] **Kiegan Scharnberg** Director of Development 604.809.2967



--

# Kiegan Scharnberg

**Director of Development** 

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

 From:
 Kiegan Scharnberg

 To:
 Erdman, Scott

 Cc:
 Peters, Casey

Subject: [EXT] Re: [EXT] Re: Rezoning Enquiry - 461-475 E 16th Ave

**Date:** Thursday, April 20, 2023 11:36:05 AM

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Hi Scott.

Just wanted to follow up here and see if staff can provide any indication of when we will be receiving our LOE's.

Thanks.

Kiegan

On Wed, 5 Apr 2023 at 10:56, Erdman, Scott < Scott. Erdman@vancouver.ca > wrote:

Hi Kiegan,

My apologies for the delay in getting back to you. Now that staff have been directed to Council to not implement a Pace of Change mechanism for Broadway Plan rezoning enquiries with existing rental units, the staff team is expediting wrapping up review and drafting of enquiry response letters as quickly as possible. I'm still waiting on feedback from some members of the review team but expect to receive all final comments shortly, and hope to be able to provide you with a letter shortly as well. Thank you for your patience during this time and I will be in touch soon.

Kind regards,

Scott

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

Sent: Wednesday, April 5, 2023 9:53 AM

**To:** Erdman, Scott < <a href="mailto:Scott.Erdman@vancouver.ca">Scott.Erdman@vancouver.ca</a> <a href="mailto:Casey.Peters@vancouver.ca">Cc: Peters@vancouver.ca</a> <a href="mailto:Scott.Erdman@vancouver.ca">Scott.Erdman@vancouver.ca</a>

Subject: [EXT] Re: Rezoning Enquiry - 461-475 E 16th Ave

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.

Hi Scott,

Just checking in on the below. Do staff have an estimated timeline to release LOE's?

Thanks.

Kiegan

On Wed, 29 Mar 2023 at 16:36, Kiegan Scharnberg < kiegan@fabricliving.ca > wrote:

Good afternoon Scott.

Hope that you are doing well. Now that we have a resolution from Council that there will be no POC policy for the Broadway Plan I was hoping to enquire as to when we can expect to receive our LOE response? Based on your email below I believe these were being processed in tandem. We are eager to move this project forward and I fear we will not receive any further extensions from property owners now that the POC has been rectified. Please let me know.

Thanks,

Kiegan

On Tue, 10 Jan 2023 at 16:39, Erdman, Scott < Scott. Erdman@vancouver.ca > wrote:

Dear Kiegan,

Thank you for your letter of enquiry requesting rezoning advice for the site at 461-475 East 16<sup>th</sup> Avenue, which staff received on September 21, 2022. This letter is intended as an update on the status of your enquiry.

The Broadway Plan was adopted by Council on June 22, 2022. Staff have received a high volume of enquiries since the Plan came into effect on September 1.

When the Broadway Plan was approved, Council passed the following motion:

THAT Council direct staff to report back at a future date on a pace of change approach for the Broadway Plan, including further study on an appropriate number of applications and criteria for prioritizing applications based on their merits.

Staff are currently developing a pace of change policy and will be bringing recommendations to Council near the end of Q1 2023.

In the interim, rezoning enquiries will continue to be processed. However, in order to provide more fulsome and informed advice to enquirers, staff will not be sending a letter of response to your enquiry until after Council has considered a pace of change policy and provided direction to staff on how to proceed. Based on Council's direction, staff will provide you with a letter of response. We will include all information on whether a pace of change policy was adopted, and if the policy impacts your application.

We look forward to continuing to work with you on this project.

		Sincerely,					
		Scott Erdman M.Urb (he/him)					
		Rezoning Planner   Rezoning Centre					
	Planning, Urban Design, and Sustainability						
		City of Vancouver					
		I am humbly thankful that I live and work on the territories of the $x^wm \partial k^w \partial y^u$ (Musqueam [musqueam.bc.ca]), $S\underline{k}w\underline{x}wu'7mesh$ (Squamish [squamish.net]), and $s\partial l^u \partial y^u \partial y^u$ (Tsleil-Waututh [twnation.ca]) nations					
	K	liegan Scharnberg					
	D	irector of Development					
	6	04.809.2967					
	fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca						
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	30	08-837 W Hastings Street					
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Kiegan Scharnberg

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fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

 From:
 Kiegan Scharnberg

 To:
 Cooper, Ann

 Cc:
 Rautenberg, Joyce

Subject: [EXT] Re: 2810-2870 Nanaimo St Interim Report request

Date: Tuesday, June 27, 2023 9:15:55 AM

Attachments: image001.png

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.

Hi Ann,

I have revised and uploaded the report.

Thanks,

Kiegan

On Tue, 27 Jun 2023 at 09:00, Cooper, Ann <ann.cooper@vancouver.ca> wrote:

Hi Kiegan

Thank you for updating the interim report.

Please provide the dollar amount of compensation on the interim report that reflect those in the highlighted rows below.

Total rent compensation.	Moving expense ~	Additional compensation apprlicable	Total compensation
s.22(1)			

Ann

#### 604-829-9540

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

Sent: Tuesday, June 27, 2023 7:24 AM

**To:** Cooper, Ann <<u>ann.cooper@vancouver.ca</u>>

**Cc:** Rautenberg, Joyce < <u>Joyce.Rautenberg@vancouver.ca</u>>

Subject: [EXT] Re: [EXT] Re: 2810-2870 Nanaimo St Interim Report request

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.

Hi Ann,

I have updated and completed the interim TRP. The information should be consistent with the notarized information you have on file.

Thanks,

Kiegan

On Mon, 26 Jun 2023 at 08:58, Cooper, Ann <ann.cooper@vancouver.ca> wrote:

Hi Kiegan

Thanks so much for completing that interim TRP report. I have highlighted a couple of areas and made comments in the last column. Please comment and make changes as required, then let me know when it is complete so we can review.

Thanks again.

Ann

604-829-9540

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Wednesday, June 14, 2023 7:23 PM **To:** Cooper, Ann <a href="mailto:ann.cooper@vancouver.ca">ann.cooper@vancouver.ca</a>

**Cc:** Rautenberg, Joyce < <u>Joyce.Rautenberg@vancouver.ca</u>>

**Subject:** [EXT] Re: 2810-2870 Nanaimo St Interim Report request 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. Thanks Ann, I have completed and uploaded the document. Cheers, Kiegan On Fri, 9 Jun 2023 at 12:41, Cooper, Ann <ann.cooper@vancouver.ca> wrote: Hi Kiegan I hope this email finds you well. It looks like your project is making its way through the process, and I wanted to reach out as the next requirement for the TRP plan is Interim TRP report. The interim report is required prior to a BP being issuable, and you may want to get it started before you apply for the permit. The interim report template has been uploaded to <a href="SharePoint">SharePoint</a> [covoffice.sharepoint.com] and can be updated directly on line. Once completed, please let Joyce or I know and we will review it and send to the Senior Planner for sign-off. Thanks so much and please contact me if you have any questions at all. Best Ann 604-829-9540 I am humbly thankful that I live, work and play on the territories of the x<sup>w</sup>məθk<sup>w</sup>əýəm (<u>Musqueam</u> [musqueam.bc.ca]), Skwxwú7mesh (Squamish [squamish.net]), and səʻlilwəta?\/ / seʻlilwitulh (Tsleil-Waututh [twnation.ca]) Nations **Kiegan Scharnberg** 

Director of Development

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fabric living 202-837 W Hastings Street Vancouver, BC V6C 3N6

From: <u>Lau, Pat</u>

To: "Kiegan Scharnberg"

Subject: RE: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: 3295-3333 Commercial Drive

**Date:** Friday, June 9, 2023 8:44:00 AM

Attachments: image001.png

#### Good luck to all of us.

#### Pat

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Friday, June 9, 2023 8:43 AM **To:** Lau, Pat <Pat.Lau@vancouver.ca>

**Cc:** Cranston, Sarah <Sarah.Cranston@vancouver.ca>; Alex Beer <alex@fabricliving.ca>; Jordan

MacDonald < jordan@fabricliving.ca>

**Subject:** [EXT] Re: [EXT] Re: [EXT] Re: 3295-3333 Commercial Drive

**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.

Thanks Pat,

I saw that this morning when I went through the minutes again vs. the report. Have a great weekend

Cheers,

Kiegan

On Fri, 9 Jun 2023 at 08:42, Lau, Pat < Pat. Lau@vancouver.ca > wrote:

## Kiegan,

Council has essentially identified everything as a priority.

Staff will continue to process enquiries and applications as they come in and in as timely a manner as possible, with the staff resources available.

Pat

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

Sent: Thursday, June 8, 2023 5:58 PM

**To:** Cranston, Sarah < <u>Sarah.Cranston@vancouver.ca</u>>

**Cc:** Lau, Pat < <u>Pat.Lau@vancouver.ca</u>>; Alex Beer < <u>alex@fabricliving.ca</u>>; Jordan MacDonald < <u>jordan@fabricliving.ca</u>>

Subject: [EXT] Re: [EXT] Re: 3295-3333 Commercial Drive

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# Hi Sarah,

I have finished reading the Prioritization FW for RZ Enquiries and Applications and am concerned that this may affect our LOE that has been submitted to staff. Can you please confirm whether or not we will be impacted or if we are grandfathered with our original application date?

## Prioritization Framework for Rezoning Enquiries and Applications

To maintain service level expectations for priority applications, staff recommend the following prioritization framework for rezoning enquiries and applications. These priorities are aligned with the goals and objectives of the Housing Vancouver Strategy and the Vancouver Plan and will create clarity and certainty for staff, the public and applicants.

Priority	Priority Objective	Other Considerations		
Housing	Projects where 100% of residential floor area is:	Projects approaching a BCH/CMHC funding/ financing deadline		
	secured rental housing units with a minimum 20% of the floor space dedicated for below market rental units. These rents are aligned with Class A below-market rates within the <u>Rental Incentive Programs</u> bulletin;	Projects delivered through Housing Accelerator Fund (HAF)		
		Projects with co-location of childcare / amenity / social space		
		Projects that minimize tenant displacement / projects with high ratio of new below market housing to existing below market units.		
	social and supportive housing; or     co-operative housing			

Thanks,

# Kiegan

On Tue, 30 May 2023 at 09:43, Cranston, Sarah < Sarah. Cranston@vancouver.ca > wrote:

Hi Kiegan,

I've just received a response from Transportation Planning:

- There are long-term plans for a full-width lane within this block and would be delivered through incremental development opportunities. **The City would require a 10' dedication along the entire rear of the proposed site** in this regard.
- Even with the 10' dedication, there won't be sufficient right-of-way widths from the adjacent properties to provide the subject application access from the lane, so **we would permit frontage access in this case**. It's certainly not ideal given that Commercial Drive is an arterial, curvature in the roadway, and proximity to the intersection, but there would be no alternative access otherwise.
- Engineering may identify and condition through the detailed rezoning review enhanced offsite infrastructure improvements that the development would be required to deliver to mitigate any safety impacts as a result of their frontage access.

As a side note, only the corner lot at 18<sup>th</sup> and Commercial Drive has heritage value as per our mapping. The heritage comment below is not applicable.

The enquiry was distributed yesterday with an anticipated date of end of July for comments from our internal asset groups.

Thank you,

**Sarah Cranston, RPP MCIP** | Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

sarah.cranston@vancouver.ca | 604-873-7733

From: Cranston, Sarah

**Sent:** Friday, May 26, 2023 3:50 PM

**To:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Subject:** RE: [EXT] Re: 3295-3333 Commercial Drive

Hi Keigan,

I plan to distribute this enquiry early next week. Appreciate your patience given the volume of enquiries and applications we are currently processing. In the meantime, I've asked for some preliminary advice on the lane dedication and access. Can't guarantee that Engineering will be able to provide a response, but the guestion has been asked.

Thank you,

**Sarah Cranston, RPP MCIP** | Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

sarah.cranston@vancouver.ca | 604-873-7733

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Friday, May 26, 2023 11:31 AM **To:** Lau, Pat < Pat.Lau@vancouver.ca>

**Cc:** Cranston, Sarah < <u>Sarah.Cranston@vancouver.ca</u>> **Subject:** [EXT] Re: [EXT] Re: 3295-3333 Commercial Drive

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Hi Pat.

Thanks for getting back to me here.

Our initial meeting after our LOE submission on our Broadway Plan enquiry came about a week after submission to review some high-level non-conforming items. I understand that vehicular access may not end up being taken from the lane dedication area... but now that it has been raised it is something that we need to flush out prior to expending any additional monies on this project. This was not raised in any prior discussions with staff which informed our decision to advance an LOE on the property.

We will continue to speak with the Vendor, but it is a coin toss as to whether or not they will be receptive.

Sarah, as you are distributing the application **S.22(1)**, could you reach out to engineering staff so that we can have a preliminary conversation? This would be greatly appreciated and hopefully, help keep this project alive. Have a great vacation Pat. Cheers.

Kiegan

On Thu, 25 May 2023 at 14:30, Lau, Pat < Pat. Lau@vancouver.ca > wrote:

Kiegan,

Unfortunately, I have a pretty tight schedule this afternoon **s.22(1)** 

s.22(1)

Sarah Cranston has been assigned your enquiry and will be distributing your enquiry to other staff teams. A meeting at the end of May will likely not be possible, as Engineering staff need time to review the vehicular access and will not yet have comments. I am not saying that vehicular access from the rear lane is required, just that I can see that there is a start of a lane dedication and Engineering will need to comment on where the access will be derived for your site.

I am not sure at what stage the Broadway Plan enquiry was at for a meeting to be held, but I am sure there would have been some time for staff review before the meeting. Your enquiry was only just submitted with fee paid.

I know this is not the certainty you are looking for, but perhaps you need to have a

conversation with the vendor about a possible extension.

Pat

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Thursday, May 25, 2023 12:31 PM **To:** Lau, Pat < <a href="mailto:Pat.Lau@vancouver.ca">Pat.Lau@vancouver.ca</a>>

Subject: [EXT] Re: 3295-3333 Commercial Drive

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Hi Pat.

Are you available if I give you a call this afternoon? Our June date is fast approaching. Thanks.

Kiegan

On Fri, 19 May 2023 at 15:14, Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>> wrote:

Hi Pat.

Apologies as I was incorrect about the property adjacent to us. They take their access off of 18th. I think I got confused with another property there.

Thanks,

Kiegan

On Fri, May 19, 2023 at 1:37 PM Kiegan Scharnberg < kiegan@fabricliving.ca> wrote:

Hi Pat,

Wanted to touch base after our call the other day re: the LOE, specifically comments regarding parkade access from the proposed lane dedication at the rear of the site. This is the first time we have heard this comment from Staff and it is extremely concerning as this would effectively kill the project in its tracks, jeopardizing the supply of +/-116 rental units.

I have reviewed the surrounding neighborhood as well as the topography of our property and the surrounding properties and subject to formal advice, we do not think the lane will be constructed given the dedication that would be required from the heritage homes on 18th avenue and the 20ft W to E grade differential where the lane is proposed to be constructed. A ramp to serve our property would be in excess of 40% slope which is not feasible and would also result in a large exposed concrete wall which would not be desirable from an urban design perspective. We have an existing ramp entry off of Commercial Drive, same as the recently constructed project adjacent to the south. I would hope that this could be maintained.

We are aware of the review timelines for LOE's in CoV at the moment given the high volume of applications generated by the Broadway Plan. While we understand and are sympathetic to the time it takes to process these applications, property owners are not! As such, non-refundable deposits have been structured to "buy time" for us to receive a response. Recently, on a site we were pursuing in the Broadway Plan we were able to have a preliminary policy advice meeting with Sr. Staff to discuss the project prior to advancing our LOE. Given the unique topography & dimensions of our site, it would be greatly appreciated if we could have a meeting with Sr. Staff (both planning and engineering) to discuss the project's merits in advance of releasing the money to the property vendor. We have spent almost \$60,000.00 on due diligence to date and will need to release non-refundable deposits to the seller over the next few months of over

\$100,000.00 as we wait for our LOE response. Based on your comment re: engineering, we are not sure we are comfortable in doing so.

Non-refundable deposits are due to be released on June 7th, so if we could have a meeting before the end of May we would be very grateful.

Have a great weekend!

Cheers,

--

# Kiegan Scharnberg

Director of Development

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# Kiegan Scharnberg

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## Kiegan Scharnberg

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## Kiegan Scharnberg

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Kiegan Scharnberg

Director of Development

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Director of Development Kiegan Scharnberg

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fabric living

308-837 W Hastings Street

follow us on Instagram @lifeatfabric [instagram.com] Vancouver, BC V6C 3N6 From: <u>Clarke, Angele</u>
To: <u>Kiegan Scharnberg</u>

Cc: Casidy, Bryce; Patterson, Samantha (Planning)

Subject: RE: [EXT] Re: [EXT] Re: 2481 Grandview Highway North - DP-2023-00089 - Renter information

**Date:** Wednesday, May 3, 2023 4:09:55 PM

Hi Kiegan,

Okay super, thanks so much for confirming – nothing else is needed.

I hope you have a nice afternoon (this sunshine, whoo!).

Thanks,

Angele

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Wednesday, May 3, 2023 4:01 PM

To: Clarke, Angele <angele.clarke@vancouver.ca>

**Cc:** Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Patterson, Samantha (Planning)

<Samantha.Patterson2@vancouver.ca>

Subject: [EXT] Re: [EXT] Re: 2481 Grandview Highway North - DP-2023-00089 - Renter information

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.

Hi Angele,

Please see below for my responses in green. Let me know if there is anything else.

Thanks!

Kiegan

On Wed, 3 May 2023 at 14:54, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote:

Hi Kiegan,

Thanks so much for the quick response.

So our standard is for applicants to fill out both the Renter Declaration Form, and Renter Screening form so thanks for that. I know our forms are wonky and it comes up that sometimes depending on programs, people can't fill them out. I'll take your feedback back to our team for sure.

Thanks for clarifying the five houses were owner occupied, prior to purchase. **Do any of the** houses have secondary suites? Are those past owners living on site now? I believe one of the homes has a suite (non-tenanted). There is no past owners living on the property or past

**tenants.** If so, we will have to still just send them letters notifying them they are not eligible under the TRP Policy because they are past owners.

In the Renter Screening Form I see you note you are zoned RM-5B, but you are zoned RM-12N. So just clarifying in this email that it is understood that as an RM-12N zone, the Rental Housing Stock ODP does not apply. **Thank you - and confirmed.** I believe we chose this RM-5B as there was no option to select RM-12N.

I'm popping your response from the other thread below so it's all in one thread.

Best,

Angele

Thanks Bryce,

And nice to meet you Angele, the houses are not tenanted and were all owner occupied prior to our purchase. I just had a look at the form that was submitted and I think I know where the problem lies. The form itself is not easily to manipulate due to the hard coded formatting. I actually realised how to manipulate it recently on another application though so I will re submit it today. Angele, please feel free to give me a call if you have any questions.

Thanks,

Kiegan

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Wednesday, May 3, 2023 12:30 PM

**To:** Casidy, Bryce < Bryce.Casidy@vancouver.ca>

**Cc:** Clarke, Angele <angele.clarke@vancouver.ca>; Patterson, Samantha (Planning)

<<u>Samantha.Patterson2@vancouver.ca</u>>

Subject: [EXT] Re: 2481 Grandview Highway North - DP-2023-00089 - Renter information

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.

Bryce and Angele,

I had a chance to review the submitted rental declaration form and as I mentioned in my previous email, the form itself is not particularly easy to manipulate. On top of that, I think I submitted the wrong form. I think I should have submitted a Rental Declaration Form in this situation vs. a Renter Screening Form as there is no tenants and the properties were owner

occupied prior to our purchase of them. I have attached a signed rental declaration form which I hope clears this issue up. I am also happy to hop on a call with you this afternoon to clear things up. Apologies for the confusion and inconvenience.

Thanks,

Kiegan 604-809-2967

On Wed, 3 May 2023 at 09:31, Casidy, Bryce < Bryce. Casidy@vancouver.ca > wrote:

Hi Kiegan,

While putting everything together for tomorrow's decision date yesterday, I came across the provided renter screening form you submitted and noticed that you do have secondary rental listed. I hadn't roped in our Housing team before since it lists no current tenants but I've realized now that was an oversight on my part. I'm hopeful that you and Angele from our Housing team can connect today to sort things out in order to not delay the prior-to letter further. She will contact you shortly with a few questions.

Sincerely,

## Bryce Casidy

Project Coordinator, Development Review Branch Development Services, Building and Licensing City of Vancouver Tel: 604.871.6707

Email: bryce.casidy@vancouver.ca

--

# Kiegan Scharnberg

Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]

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Kiegan Scharnberg

# Director of Development

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fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

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fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

 From:
 Cooper, Ann

 To:
 Kiegan Scharnberg

 Cc:
 Rautenberg, Joyce

Subject: Re: 2810-2870 Nanaimo St TRP Plan
Date: Tuesday, April 11, 2023 5:22:40 PM

Hi Kiegan

I hope you are keeping well and were able to enjoy a bit of a long weekend.

The TRP Plan Application has been sent to our Senior Planner for approval.

You have provided the tenant communications and a notarized declaration, which are a condition for DP issuance, so we don't need that. The next step in terms of the TRP is for you to provide an <a href="Interim TRP Report">Interim TRP Report</a>. A template has been uploaded to SharePoint, and the approved report is required prior to demolition permit issuance. As you have not had DP issuance, there is no big hurry; though it's nice to have on hand for when you come across the information.

Please let me know if you have any questions.

Best

Ann

604-829-9540

I am humbly thankful that I live, work and play on the territories of the x<sup>w</sup>məθk<sup>w</sup>əýəm (<u>Musqueam</u>), Skwxwú7mesh (<u>Squamish</u>), and səʻlilwətaʔɨ / seʻlilwitulh (<u>Tsleil-Waututh</u>) Nations

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Monday, February 27, 2023 12:01 PM **To:** Cooper, Ann <ann.cooper@vancouver.ca>

**Cc:** Rautenberg, Joyce <Joyce.Rautenberg@vancouver.ca> **Subject:** [EXT] Re: [EXT] Re: 2810-2870 Nanaimo St TRP Plan

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.

Hi Ann.

I have uploaded the completed document.

Thanks,

Kiegan

On Mon, 27 Feb 2023 at 09:07, Cooper, Ann <ann.cooper@vancouver.ca> wrote:

Hi Kiegan

Thanks so much for getting that completed.

I have made final remarks at the end of the document, and if you could review and initial the doc, I can send to the Senior Planner for sign-off.

Ann

604-829-9540

I am humbly thankful that I live, work and play on the territories of the x<sup>w</sup>məθk<sup>w</sup>əýəm (<u>Musqueam [musqueam.bc.ca]</u>), Skwxwú7mesh (<u>Squamish [squamish.net]</u>), and sə¹ilwətaʔ⁴ / se¹iˈlwitulh (<u>Tsleil-Waututh [twnation.ca]</u>) Nations

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Saturday, February 25, 2023 10:33 AM **To:** Cooper, Ann <ann.cooper@vancouver.ca>

**Cc:** Rautenberg, Joyce < <u>Joyce.Rautenberg@vancouver.ca</u>>

Subject: [EXT] Re: 2810-2870 Nanaimo St TRP Plan

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.

Hi Ann,

s.22(1)

I have uploaded the revised document to SharePoint for you.

Thanks,

Kiegan

On Fri, 24 Feb 2023 at 17:35, Cooper, Ann < ann.cooper@vancouver.ca > wrote:

Hi Kiegan

I hope this finds you well.

I was reviewing this file and see that in August of last year, you responded to the COV comments on the TRP plan, and that was, **S.22(1)**- am finally catching up ©

Could you please alter your comments in column C to reflect your acceptance or understanding of the comments made in column B? Once you have done that, I will complete the plan and send back to you for sign-off. This delay has not hindered the process in any way, as we are aware that you have worked with the tenants and we are satisfied with the process-it is just paperwork.

I have refreshed the SharePoint access [covoffice.sharepoint.com], so you should be okay to use the site. Thanks so much and I'm looking forward to working together again. Ann Cooper (she/her) | Planning Assistant III Housing Projects | Tenant Relocation PDS | City of Vancouver ann.cooper@vancouver.ca t. 604-829-9540 I am humbly thankful that I live, work and play on the territories of the x<sup>w</sup>məθk<sup>w</sup>əýəm (<u>Musqueam</u> [musqueam.bc.ca]), Skwxwú7mesh (Squamish [squamish.net]), and səʻlilwətaʔł / se'liˈlwitulh (Tsleil-Waututh [twnation.ca]) Nations Kiegan Scharnberg Director of Development 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 follow us on Instagram @lifeatfabric [instagram.com] Kiegan Scharnberg Director of Development 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

Mauboules, Annie; Grottenberg, John; Peters, Casey; Spaans, Kevin Kiegan Scharnberg From:

[EXT] 400 BLK East 10th Avenue :tɔə[du& Holly Sovdi; Steve McFarlane; Cameron Fraser; Jordan MacDonald :၁ე

Tuesday, November 15, 2022 5:47:46 PM

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

Good evening everyone,

hopefully come to be a great new purpose-built rental community in East Vancouver. forward to submitting some preliminary massing over the coming weeks on what will project on Monday. Was helpful to get some more clarity on the Broadway Plan and we look Just wanted to reach out and say thanks again for taking the time to discuss this potential

Sincerely,

Date:

:oT

Director of Development Kiegan Scharnberg

7962.608.409

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



Vancouver, BC V6C 3N6 308-837 W Hastings Street fabric living

From: Kiegan Scharnberg

To: Wahi, Natasha; Lam, Ti

Cc: Le, Vanessa; Coffey, Niall

Subject: [EXT] 3077 Maddams Street TRP

Date: Tuesday, October 18, 2022 10:36:05 AM

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.

Hi Natasha and Ti,

I was speaking with Vanessa this morning and she informed me that housing review for demo permit issuance has still not been signed off on. I believe our TRP has been satisfied, so if we could please close this out that would be appreciated.

Thanks,

--

# **Kiegan Scharnberg**

Director of Development

## 604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

From: <u>Heather Park</u>

To: Anne McMullin; Brad Jones; Brent Sawchyn; brunowall@wallcentre.com; tomasz.lenard@cushwake.com;

 $\underline{mitchell.knoepfel@avisonyoung.com;} \underline{Paul \ Faibish;} \ \underline{sam@mondivan.ca}; \ \underline{gbromley@mcmparchitects.com;} \ \underline{Luft,}$ 

Jake (Avison Young - CA); joerk@wallcentre.com; nrobertson@stuarthoward.com; Alicia Colter;

david.taylor@colliers.com; Justin Lew; Hutson, Andrew; Conor Finucane; Frankie Bailey (fbailey@third.space); Lalji, Bijan (Avison Young - CA); carey.buntain@avisonyoung.com; gmyles@wallcentre.com; Toupchinejad, Arash

@ Vancouver; Amar Burmy; Blaire Chisholm; kevin@skipworth.ca; nshuttleworth@third.space;

michael.buchan@avisonyoung.com; Hathaway, Jessica; ryan.rizzo@cushwake.com; Al Johnson; Liang, Anthony @ Vancouver; Skipper, Clayton @ Vancouver; Josh Levinson; Derek Steven; Charlie Keay; Boris Miao; daniel@porte.ca; Bruce Black; rob@naicommercial.ca; Taylor Durham; Bryce Margetts; Jordan MacDonald; Andrei Jelescu/CAN; David Venance/CAN; Wesley Everaars; Roberto Monteon-Sanchez; Chris Harper/CAN; Soles

<u>Perez de Tagle; Thomas Roxburgh; Sean Vrtacic; Alexander Lougheed; Cassandra Smith; Craig Watters (cwatters@concertproperties.com); Adam Perry; josh.hayes@lanprop.com; rmari@locarno.ca; Cynthia Jagger</u>

(cynthia@goodmanreport.com); Dan Turner; David Sander; David.Roche@bentallgreenoak.com;

<u>david.roppel@quadreal.com</u>; <u>ericcheung@regalcentury.com</u>; <u>Erika Stahl</u>; <u>Evan Allegretto</u>; <u>Heather Park</u>; <u>Jeff</u>

Fisher; Jeff Skinner (jskinner@bosa.com); Jenny Scott; Jon Stovell; Leah Bleakley

(Ibleakley@intracorphomes.com); Leah Kozak (Ikozak@wesgroup.ca); Marc Josephson; Mei Wong (mwong@pci-group.com); Michael Guenter; Mike Mackay; mikebosa@solterradev.com; Queenie Larson; Richard Wittstock; Rob Blackwell; Rob Vrooman (rvrooman@onni.com); Robert Fung; rthe@third.space; Scott Baldwin

(sbaldwin@polyhomes.com); Sh"eli Mullin (smullin@stranddev.com); Stefan Slot; Steve Forrest; Steve Jed Telus; Tara Ma (tma@bosa.com); Tracy McRae (tmcrae@anthemproperties.com); Andrew Browne; Byron Chard; Chris Wilkinson; Cyrus Navabi; dak@molnargroup.com; Fabian Leitner; jcarlson@anthemproperties.com; Jeff Hayes; Jenny Scott; Jordan Milne; Joseph Bros; Josh Anderson; kerri.jackson@quadreal.com; Lily Shields-Anderson; max.bruce@mosaichomes.com; Megan Pohanka (megan@catalystcommdev.org); michael.reed@gwlra.com;

peter@edgardevelopment.com; rsmallwood@polyhomes.com; sabrina@purposedrivenroi.com;

scottcressey@cressey.com; Spencer Goodman; Kathy Whitcher; wendy.waters@gwlra.com; Anne McMullin - UDI;

<u>Singer, Jessie; David Hutniak; edgar.buksevics@cushwake.com; nick.tennant@gracorp.com;</u>

kstuart@third.space; mmclash@openformproperties.ca; ayilmaz@openformproperties.ca; zach@mondivan.ca;

harrison@mondivan.ca

Cc: <u>Dak Molnar; Ho, Chris; Evan Lewis; Byron Chard; hmcqueen@qualex.ca; mpayne@qualex.ca;</u>

katrina@catalystcommdev.org; Andre Linaksita; matt@catalystcommdev.org; Mah, Chris; Grottenberg, John; Garrison, Dan (COV); Nathan Ma; Dean Johnson; Reid Kaufmann; kiegan@fabricliving.ca; Ryan Jenkins; Edgar Buksevics/CAN; Ryan Rizzo/CAN; Rob DesBrisay; Norm Shearing; Marcos Mogyoros; Alec Katchur-Marsh; Renante Solivar; Peter Odegaard; Mark Thompson; Mark Whitehead; Omer Rashman; Martin Rahn; Matthew MacLean/CAN; Herman, Adam; Patrick Gibson; s.22(1)

Jesse Juha; Glen MacMullin; Jari Abbas; Bentley Harris; Norah Fraser; Shillito, Matt; Samuel Lu; Antony Sulentic; Geoff Matthews; Ben Lin; Keaton

Manjos; Dan Cupa

Subject: [EXT] Broadway Pace of Change Policy Session - Presentation Slides

**Date:** Thursday, March 2, 2023 4:48:50 PM

Attachments: image001.png

Broadway Plan - Pace of Change Policy.pdf

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.

Hi all,

Please find attached the City's presentation slides from this afternoon's meeting.

Best,

Heather

#### **Heather Park**

Policy and Research Coordinator

Direct: 604.661.3034 Email: <a href="mailto:hpark@udi.org">hpark@udi.org</a>

## **Urban Development Institute**

1100-1050 West Pender Street Vancouver, BC V6E 3S7

Office: 604.669.9585 | Fax: 604.689.8691

Web: udi.bc.ca [udi.bc.ca]





ODI & Landiorabe Meeting

March 2, 2023



# **Presentation Contents**



- 1. Broadway Plan Implementation Update
- 2. Pace of Change Policy
- 3. Tenant Relocation & Protection Policy resources
- 4. Questions & Discussion
- 5. Next Steps



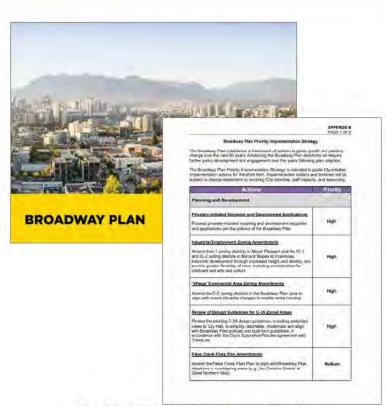
# **Implementation Update**



Since plan adoption in June 2022, work has been progressing on the actions in the Priority Implementation Strategy and additional Council motions.

Items going to Council March 29th:

- Industrial/Employment Zoning Amendments
- 'Village' Commercial Area Zoning Amendments
- Review of C-3A Design Guidelines
- Fixed Rate CAC Framework
- Broadway Active Lanes
- Pace of Change Policy





# **Pace of Change Policy**



# **Council Direction:**

THAT Council direct staff to report back at a future date on a pace of change approach for the Broadway Plan, including further study on an appropriate number of applications and criteria for prioritizing applications based on their merits.





# **Balancing Housing Objectives**



Approximately 25% of the City's purpose-built rental housing is in the Broadway Plan area. Much of that stock is older and more affordable.

Overarching housing challenge:

How do we protect existing renters while enabling redevelopment in the aging rental stock and new supply for future generations?



Broadway Plan Housing Approach:

- Enable significant new housing opportunities in areas without many renters (i.e. Centres, Station Areas, Low-density residential areas)
- Introduce new tenant protections and set allowable densities in apartment areas to enable moderate change over time to mitigate displacement, replace existing reptal affordability and add new permanently secured rental housing



# **Policy Objective**



# To mitigate negative impacts (displacement, loss of affordability) of redevelopment on existing renters while enabling renewal where needed

- Broadway Plan tenant protections require relocation to existing market units (with an option within the neighbourhood) for interim period before new unit is ready for returning tenants
- Vacancy rate in Broadway neighbourhoods is <u>very</u> low:
   <0.6% or ~115 units</li>
- Enquiries & applications received in apartment areas impact ~2,000 existing rental units





# Areas where policy would apply



- Targeted to existing apartment areas (i.e. RM-3/RM-4)
- All other areas (e.g. Centres/Station Areas, Industrial areas etc.) not impacted



Implications for current enquiries/ applications

~100 projects received

~50 projects in residential apartment areas impacted by policy

\*\*\* Broadway Plan area

Areas where the Pace of Change policy would apply



### **Pace of Change Policy**



#### How the policy would work toward objectives:

- 1. Annual limit on number of projects that <u>impact existing rental housing</u> allowed to proceed in existing apartment areas, with exemptions for:
  - Social, supportive & co-operative housing projects
  - Projects which propose doubling existing rental housing with below-market rental
  - Strata wind-up projects, infill projects
- 2. Simple, objective & measurable criteria to prioritize projects:
  - · Ratio of proposed new below-market rental housing units compared to existing rental
  - Highest ratio projects are selected to proceed and fill annual quota



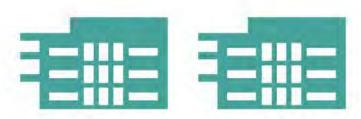
### **Pace of Change Policy**



LOWER RATIO PROJECT\* Ratio of new below-market rental units to existing rental units = 1.20

**Existing Rental Building Assembly** 

**New Building** 



30 rental units

36 below-market rental units
180 market rental units
180 market rental units
180 market rental units



# **Pace of Change Policy**



HIGHER RATIO PROJECT\* Ratio of new below-market rental units to existing rental units = 8.0

**Existing Buildings** 

**New Building** 





32 below-market rental units
16 Gity of Yange rental units
16 Gity of Yange rental units



# **Scalable Policy Options**



	Option 1	Option 2	Option 3
Annual project limit	5	10	15
Estimated # of renter households impacted/year*	180	360	550
% of existing rental units impacted/year	1%	2%	3%

**Review of policy every 3 years** provides opportunity for Council to continue, revise or repeal as needed

<sup>\*</sup> Estimated number of tenants impacted based on known rezoning enquiries and applications in areas where policy would apply. Note this number indicates the estimated number of tenants included in the annual project limit, not necessarily the number of tenants that are moving out in a given year as each project will proceed at a different pace.



#### **Process Details**



- Would apply to applicable rezoning enquiries and applications received as of Sep 1, 2022
- Annual limit rolls over each year
- Project proposals should comply with all other Broadway Plan policies
- Applicable proposals reviewed together one per year starting Sep 1
  - Enquiries accepted on a rolling basis and processed per usual
  - To address initial backlog, first review proposed to start 2 weeks after policy approval
- Selected projects invited to proceed through a regular rezoning application process
  - Set timeframe to submit full rezoning application 6 months after receiving notice proposed
  - Remaining projects waitlisted for next year's review
- · Review of policy every three years to assess impacts



#### **TRPP** additional resources



Interest from UDI members for additional resources to help clarify where and how Tenant Relocation and Protection Policy and Rental Housing Official Development Plan

- Initial thinking around decision tree resource example sites with different existing rental conditions
- Interest in being a beta tester for new resources?
- Send feedback / comments on existing resources or ideas for new



### **Next Steps**



- Finalizing draft policy and Council report
  - Report will include an overview of all implementation activities so far
- March 29 public Council meeting





Inchestron@StatesThousest.com on behalf of SIAS
Andrew Roome: Adam Perry Al Johnson: Anne MAMILIAN Andrew Jelessau/CAN: Liana, Anthony @ Vancouver: Read Jones: Blaira Chisholm: Boye Margatts: Buce Black: tronoceal@vallerate.com: Bent Sanchym: Byton Chard: Cyrux Navabl: Craig Waters
CoastlessStonoceterpressites.com: Cyrup Blagger (cyribia-legace) (cyribia-legace Cc: 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. UDI/LLBC/Vancouver - Broadway Pace of Change Policy Session This event has been canceled. \*New Zoom meeting link below\* During this virtual session, City of Vancouver staff will provide an overview of the draft Pace of Change Policy under development as part of Broadway Plan impler This work takes direction from the following motion passed by City Council in June 2022 when the Broadway Plan was approved: THAT Council direct staff to report back at a future date on a pace of change approach for the Broadway Plan, including further study on an appropriate number of applications and criteria for prioritizing applications based on their merits. This session will include a staff presentation followed by a discussion and question period with UDI/LandlordBC members. Please note that this session will not be able to address questions or provide advice on specific rezoning enquiries or applications under the Broadway Plan. Please direct project-specific questions to broadwayplan@vancouver.ca>mailto-broadwayplan@vancouver.ca> If you have any questions about this meeting invite, please email Heather Park at hpark@udi.org <mailto:hpark@udi.org>. New Zoom monthing link: https://www.google.com/st/17/pit/on/bit/st/19/pit/ Meeting IDs, 15(1)(I)
Passcode: 8, 15(1)(I)
One tap moone
17806601448, 15(1)(I)
+120427279208, 15(1)(I)

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- optional
Mah, Chris <a href="mailto:mailto

Dean Johnson «mailto-djohnson@wegsgrupt.ca" – optomal
Felger Blacevies CAN "mailto-depth bulsevies@ca.cuthwake.com>
Felger Blacevies CAN "mailto-depth bulsevies@ca.cuthwake.com>
Fenn Levis "mailto-devisi@wegsgrupt.ca" –
- optomal
Fenn Levis "mailto-devisi@wegsgrupt.ca" –
- optomal
Fenn Reins "CAN "mailto-inicaese." – overchangelabs\_ou-exchanger20administrativer20group+20+28fydiboht23spdft+20\_co-receipients\_cn=1345db4f8240461aa1ef67114cbd7485-syan+20rizzz@namprd08.prod.outlook.cc
Grotelberg, John "mailto-john grotenberg@vancouver.ca" –
- optomal
Nathan Ma-mailto-mail@incolawealth.com>
- optomal
Nathan Ma-mailto-johns@canderel.com>
- optomal

 $Invitation from Google Calendar [calendar google.com] \\ ^* https://urldeferse.com/vl_https://u$ 

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From: <u>Kiegan Scharnberg</u>
To: <u>Law, Andrea</u>

Cc: <u>Greer, John; McNeill, Yardley; Coffey, Niall; Lam, Ti</u>
Subject: [EXT] Demolition Permit Issuance 3077 Maddams Street

Date:Tuesday, October 11, 2022 9:06:00 AMAttachments:2022.10.10 - COV Demolition Process.pdf

**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.

Good morning Andrea,

I hope that you have enjoyed the long weekend.

Over the past several months we have been working hard to advance the project referenced above toward its DP/BP issuance and construction start. The properties have been vacant since August 3rd, with all tenants leaving on amicable terms. It is our understanding that our permit is currently in its final stages of review and we expect to hear back later this month.

It was our hope that by going over and above the minimum requirements for our single eligible TRP tenant as well as several others requiring additional assistance on site, we would be able to have our Demolition Permits issued in advance of our Development Permit being issued. Unfortunately, this has not been the case and we have continually been pointed to zoning bylaw 10.8.2 which effectively treats any unit that has been previously rented regardless of whether or not it is now vacant as occupied, thus requiring all permits to be issuable prior to the approval and release of the demolition permit. With our TRP satisfied and the units vacant, we are struggling with why we cannot have the permits issued in advance given our advanced stage in the approvals process and the fact that the units are now vacant and will not re-enter the rental pool.

This will unfortunately delay our project by 3-5 months as we will need approximately 3 months for abatement, recycling, and demolition and will be pushed into the new year for excavation start with the holidays.

Given today's economic environment, delays like this are extremely costly, especially on a small project such as this. The attached letter details our experience on this project in the hopes that this bylaw may be amended or interpreted differently in the future. Not just on our project, but for the industry as a whole. If there is any way to release our permits so we can try to minimize delays that would also be greatly appreciated. Please feel free to call me anytime to discuss this.

Sincerely,

--

#### Kiegan Scharnberg

Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

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fabric living developments Ltd. 308 – 837 W Hastings St. Vancouver, BC V6C 3N6

October 10<sup>th</sup>, 2022

City of Vancouver
Development Buildings and Licensing
515 W 10<sup>th</sup> Ave
Vancouver, BC
V5Z 4A8

Attention:
Andrea Law, General Manager
Development Buildings & Licensing

This letter is in response to our recent experience working to obtain demolition permits for a new 81 unit secured market rental building in East Vancouver in advance of our Development Permit being issued. This letter aims to highlight challenges that we, as well as others in our industry, have experienced in the hopes that this process can be streamlined in the future.

Over the past two and a half years, we have been actively advancing our rezoning and Development Permit application for a new 81-unit purpose built rental building located at 3077 Maddams Street. Our CAC was paid in July 2022 and the project was granted RZ enactment prior to the council break. Our Final Clearance Holds for the project were received in July 2022 (which included only six pages of minor cleanup) and we resubmitted our response shortly after in August 2022.

In July we reached amicable agreements with all our remaining tenants residing in the houses on this site and the properties were vacated in early August. Our TRP was recently finalized on September 28<sup>th</sup>. In addition to following the City's process and compensation for eligible tenants, we went over and above for those tenants who were not eligible but required additional support. The property is now completely vacant however city policy & correspondence with staff indicate that if a rental unit has been occupied in the past, regardless of whether it is now vacant, it should be treated as an occupied unit. I have included recent correspondence with staff on the matter below:

"Due to the triggering of Section 10.8.2 for this site, the permits for this redevelopment are all linked. This section is triggered for any redevelopment where existing tenants were living on site at the start of the process. This section is in place as per Provincial RTA requirements which gives tenants a right to stay in a property until ALL permits are in place. Even though the properties will never enter the rental pool again, it is the fact that they were rental properties that Section 10.8.2 applies."

We have reviewed the provincial RTA legislation and cannot find reference to where the RTA applies to vacant housing units.

Tenants are often compensated over and above the minimum requirements with agreement that they will vacate the property in advance of permits being issued. This provides the developer with timeline certainty and the tenants with the flexibility to find new accommodation without the added pressure of imminent

eviction once permits are issuable. It is now our company policy to negotiate these agreements immediately after a property acquisition so that there is no timeline uncertainty for tenants throughout the development process. Depending on the tenants financial situation, we quite often make cash payments in advance of their departure in order to ease transition.

Current City policy provides less incentive to the development industry to negotiate agreements with tenants over and above base compensation outlined in the TRPP in advance of Development Permit issuances as there is no opportunity to have demolition permits issued in advance of a projects Development Permit. This is detrimental to both the developer and tenants of development sites.

We do not believe this is the City's intent as it is beneficial for tenants to be provided with compensation beyond the TRPP requirements and to receive these funds in advance of permit issuance in order to provide tenants with flexibility to leave on their own terms rather than be served an eviction notice.

As a result of this policy, projects are being unnecessarily delayed and are costing development projects considerable amounts of money that will eventually result in higher rents/prices being passed on to tenants as developers look to recoup the costs of delays. To put this in perspective, a single month's delay can equate to over one hundred thousand dollars in interest payments on a small project such as this. Larger projects see increased costs well in excess of this amount. Waiting to issue demolition permits after development permit issuance will likely result in over three hundred thousand dollars of associated costs to this project.

Vacant houses are also an eyesore throughout the city and pose a security risk to the surrounding neighborhood as the houses are often broken into and vandalized. In this case, the project is located directly across the street from Clark Park, putting those who frequent the park at risk while the properties sit vacant and attract Vancouver's transient population.

We would urge the City to consider amending this policy so that vacant houses that have satisfied their TRPP conditions be allowed to have demolition permits issued in advance of Development Permit issuance. This is a win/win/win for tenants, the development industry, and the City of Vancouver.

Sincerely,

Kiegan Scharnberg
Director of Development

Fabric Living

Greer, John; McNeill, Yardley; Coffey, Niall; Lam, Ti; Au, Michelle Subject: [EXT] Re: [EXT] Demolition Permit Issuance 3077 Maddams Street Date: Friday, October 14, 2022 2:17:32 PM 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. Thank you Andrea, Really appreciate you looking into this for us. Enjoy the weekend. Cheers, Kiegan On Fri, 14 Oct 2022 at 13:01, Law, Andrea < andrea.law@vancouver.ca > wrote: Hi Kiegan, Thanks for your note. I appreciate the challenges this regulation presents. I'm working through your application with the team to see how we can help you get started on the abatement and demolition work. We will get a response back to you shortly. Thanks for your patience. Best, Andrea Andrea Law, (she/her) General Manager, Development Buildings & Licensing

From:

To:

Kiegan Scharnberg

Law, Andrea

City of Vancouver
604-873-7160
andrea.law@vancouver.ca
From: Kiegan Scharnberg < kiegan@fabricliving.ca>
Sent: Tuesday, October 11, 2022 9:05 AM  To: Law, Andrea <andrea.law@vancouver.ca></andrea.law@vancouver.ca>
Cc: Greer, John < john.greer@vancouver.ca >; McNeill, Yardley < yardley.mcneill@vancouver.ca >;
Coffey, Niall < Niall.Coffey@vancouver.ca >; Lam, Ti < ti.lam@vancouver.ca >
<b>Subject:</b> [EXT] Demolition Permit Issuance 3077 Maddams Street
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.
Good morning Andrea,
I hope that you have enjoyed the long weekend.
Over the past several months we have been working hard to advance the project referenced above toward its DP/BP issuance and construction start. The properties have been vacant since August 3rd, with all tenants leaving on amicable terms. It is our understanding that our permit is currently in its final stages of review and we expect to hear back later this month.
It was our hope that by going over and above the minimum requirements for our single eligible TRP tenant as well as several others requiring additional assistance on site, we would be able to have our Demolition Permits issued in advance of our Development Permit being issued. Unfortunately, this has not been the case and we have continually been pointed to zoning bylaw 10.8.2 which effectively treats any unit that has been previously

in advance given our advanced stage in the approvals process and the fact that the units are now vacant and will not re-enter the rental pool. This will unfortunately delay our project by 3-5 months as we will need approximately 3 months for abatement, recycling, and demolition and will be pushed into the new year for excavation start with the holidays. Given today's economic environment, delays like this are extremely costly, especially on a small project such as this. The attached letter details our experience on this project in the hopes that this bylaw may be amended or interpreted differently in the future. Not just on our project, but for the industry as a whole. If there is any way to release our permits so we can try to minimize delays that would also be greatly appreciated. Please feel free to call me anytime to discuss this. Sincerely, Kiegan Scharnberg Director of Development 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 follow us on Instagram @lifeatfabric [instagram.com]

# **Kiegan Scharnberg**Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]

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 Thanks! On Mon, 3 Apr 2023 at 11:20, Le, Vanessa <<u>vanessa.le@vancouver.ca</u>> wrote: I have issued the demo for 3053 Maddams. Please log on to your online acct to print out the permit. Vanessa From: Kiegan Scharnberg -kiegan@fabricilving.ca>
Sent: Monday, April 3, 2023 11:06 AM
To: Le, Vanessa -kjanessa ile@vancouver.ca>
Cc: Coffey, Nills -kjalls Coffee@Vancouver.ca>
Subject: [EXT] Re: [EXT] Re: 1405 East 15th Street & 3049 - 3071 Maddams Street Demolition Permits 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. Good morning Vanessa, Hope that you enjoyed the weekend. Have you heard back from housing this morning? We have our demo scheduled for April 11th for the other houses. Thanks Kiegan On Fri, 31 Mar 2023 at 10:50, Kiegan Scharnberg < kiegan@fabricliving.ca > wrote: Do you think we will hear back from Housing today? We need to give our crews notice. I think it was likely just an oversight on their end as the DP has been issued which requires our TRP to be resolved. Thanks. Kiegan On Fri, 31 Mar 2023 at 10:03, Le, Vanessa <vanessa.le@vancouver.ca> wrote: Hi. I have issued demo for 3071/3049 Maddams & 1405 E 15<sup>th</sup>. Please log in to your acct to print out the permits. The 3053 Maddams still required Housing to approved. I will reach out to their group for the status From: Kiegan Scharnberg <a href="kiegan@fabricliving.ca">kent: Friday, March 31, 023 9:32 AM</a>
To: Le, Vansesa <a href="kieganessa le@wancouver.ca">kouject: [EXTR Re: 1405 East 15th Street & 3049 - 3071 Maddams Street Demolition Permits 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. Hi Vanessa, On Thu, 30 Mar 2023 at 13:59, Le, Vanessa <  $\underline{ \text{vanessa.le@vancouver.ca}}$  wrote: Hi, this business licence number showed as expired in Dec/2022. Please renew b/l and send my the copy of it. Vanessa 2022 112799 000 00 CU Contractor - Special Trades Glosed Previous Renewed Tracking Dates & Reference Information General License Type Sub Type
Contractor - Special Trades(... Demolition/Excavation 2268 No 5 Rd Unit 170 Richmond BC V6X 2T1 Parent ID Reference # Business Licences 3924756 BL Public Previous Row ID 3695828 In Date Nov 8, 2021 18:48:03 Dec 31, 2022 Feb 18, 2022 Final Date Nov 04, 2022 From: Kiegan Scharnberg < kiegan@fabricliving.ca>
Sent: Thursday, March 30, 2023 12:26 PM Subject: [EXT] Re: 1405 East 15th Street & 3049 - 3071 Maddams Street Demolition Permits 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 license has now been renewed. Please see below: Company Name: MVP GROUP RECYCLE LTD Contact: 604-440-7327 Bussiness License # 22-112799 Thanks. Kiegan On Wed, 29 Mar 2023 at 15:23, Le, Vanessa < vanessa.le@vancouver.ca wrote: Hi, I am about to issue demo permits but the demo contractor business licence has expired.

Vanessa From: Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Wednesday, March 29, 2023 8:45 AM

To: Le, Vanessa <a href="mailto:vancouver.ca">vanessa le@vancouver.ca</a>

Cc: Mark Roozbahani <a href="mailto:mark@codeconsultant.ca">mark@codeconsultant.ca</a> Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: 1405 East 15th Street & 3049 - 3071 Maddams Street Demolition Permits 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. Good morning Vanessa, Just checking in to see if you had a chance to speak with our project coordinator? On Mon, 27 Mar 2023 at 15:17, Le, Vanessa <vanessa.le@vancouver.ca> wrote: Hi, I have checked with the Project coordinator for BP to construct and she said DCC/DCL still pending. From: Kiegan Scharnberg <kiegan@fabricliving.ca> Sent: Monday, March 27, 2023 11:03 AM To: Coffey, Nail <u>Chilal Coffey@naouwer.ca></u>

Cc: Le, Vanessa <u>Cyanessa le@vancouwer.ca></u>

Subject: [EXT] Re: [EXT] Re: [EXT] Re: 1405 East 15th Street & 3049 - 3071 Maddams Street Demolition Permits 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. Hi Vanessa, Hope that you enjoyed your vacation. Just looking to follow up on the below. Thanks Kiegan On Fri, 24 Mar 2023 at 09:27, Kiegan Scharnberg < kiegan@fabricliving.ca> wrote: I hope that you are well. Our DP for this project is now issued and I have attached the permit for your reference. If you could please update me on any outstanding items to have our Demo Permits issued that would be great Thanks. Kiegan On Thu, 16 Feb 2023 at 08:15, Coffey, Niall <Niall.Coffey@vancouver.ca> wrote: Thanks for your email. Sorry to hear of all the challenges with CMHC. I had a discussion with one of our senior directors regarding this matter. Unfortunately, they will not be able to rele I had a feeling this would be a difficult ask after the S&A was released against the existing policy. I'll continue to discuss this issue with senior staff and let you know if I have any positive feedback Niall Coffey | Project Facilitator – Project Facilitation Group West Annex, 515 West 10th Ave | e. niall.coffey@vancouver.ca | t. 604-829-9235 VANCOUVER | Development, Buildings & Licensing From: Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Wednesday, February 15, 2023 8:11 AM
To: Coffey, Niall < Niall. Coffey@vancouver.ca>
Cc: Le, Vanessa < vanessa.le@vancouver.ca> Subject: [EXT] Re: [EXT] Re: [EXT] Re: 1405 East 15th Street & 3049 - 3071 Maddams Street Demolition Permits 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 Thanks Niall, We are hoping to have the LOC posted by the end of the month here. Regarding our demolition permits, I am trying to understand the motivations for non-issuance after we have had the salvage and abatement permits issued for the property and have completed all of the abatement work. The houses are effectively stripped and bare and are only going to continue to be a magnet for Vancouver's transient population as we advance toward construction. As you are aware, we have unfortunately been caught up in recent changes at CMHC that have delayed our application by several months and that is why we have not yet paid our fees to have the permit issued. We, like many other developers in the city, require financing to complete these projects and are unfortunately at CMHC's mercy. We expect to have this rectified by early March but would like to have the project ready to go when we receive the funds to avoid any further delay as it can take up to a month to mobilize equipment on site. I believe our permits are in "issuable" condition outside of paying the necessary fees, which I believe satisfies or did satisfy the requirement for issuance. As we believed the salvage and abatement to be the major milestone for demolifion permit issuance we have lined up crews to complete the work this week and non-issuance will result in further delay and cost to a project that continues to face increasing headwinds in today's interest rate and inflationary environment. We have no motivation to see the properties sit vacant as every month's delay is costing up of be have the money allocated to complete the demolition and would like to move forward with the work. These houses have been a continued nuisance and eyesore to the neighborhood and I think everyone would be quite pleased to see them come down and the project begin to advance. Please let me know if there is anything we can do to get our permits issued this week. I am happy to hop on a call at your convenience to discuss On Mon, 13 Feb 2023 at 11:32, Coffey, Niall < Niall.Coffey@vancouver.ca > wrote: Hi Kiegan Thanks for the drawings and legal agreements. Keep me updated on the LOC's Have a great day. Niall Coffey | Project Facilitator - Project Facilitation Group West Annex. 515 West 10th Ave | e. niall.coffev@vancouver.ca | t. 604-829-9235 CITY OF VANCOUVER | Development, Buildings & Licensing

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified

Sent: Saturday, February 11, 2023 3:40 PM

To: Coffey, Niall < Niall.Coffey@vancouver.ca>

Cr: Le Vanessa < vanessa Le@vancouver.ca>

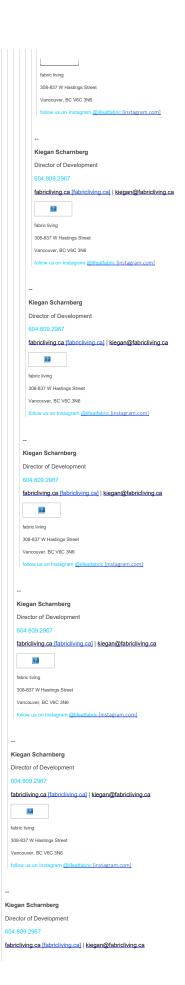
Cc: Le, Vanessa <<u>vanessa le@vancouver.ca</u>>
Subject: [EXT] Re: [EXT] Re: 1405 East 15th Street & 3049 - 3071 Maddams Street Demolition Permits

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

Hi Niall Please see attached for the following Updated Architectural DP with the required notes & dimense
 Updated offsite landscape DP with required notes and dimense
 Acceptance of our BP RWMP
 Registered TDM Agreement I believe this leaves the only outstanding items to be resolved as fee payment. I am working on having the LOC processed and will submit that shortly. We expect to pay DCL's first/second week of March upon our loan funding Kiegan On Thu, 9 Feb 2023 at 07:09, Coffey, Niall < Niall Coffey@vancouver.ca> wrote Hi Everyone, 2023.02.10.3077 Maddama Crossing DP PTR#2\_Signs\_\_(drive.google.com) Kiesan is correct, 20230208 DP2019-61 E 15th & Maddams Landacape O., Idrive goods.com sand the legal agreements fully registered I can call at 9:30am this morning if you're tree. Kind Regards. Nial Coffey | Project Facilitator – Project Facilitation Group West Annex, S15 West 10th Ave | e\_niel.coffey@vencouver.co | 1, 604-829-9235 VANCOUVER Discussions, CONFICENTIALITY Number the recognised environment or the content contain an indicated in a methor internation of the disclosure, copying or distribution on the taking of any action based on the contents of this information is strictly provided. From: Kiegan Schamberg «Liegan@fabricluing.co»
Sent: Wednesday, February 8, 2023 8:45 AM
To: Le, Vanesza «<u>canesza le@vanosuper.ca»</u>
Cc Orfer, Nall <u>Solis Coffee@ingrouser.ca»</u>
Subject: [EVT] Re: 1405 East 15th Street 8, 3049 - 3071 Maddams Street Demolition Permits 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 believe the DP to be in issuable condition short of paying the fees and that's why the salvage and abatement permits were issued. The houses have now been stripped and are not fit for occupation. Niall are you able to give me a call today please? Thanks Kiezan 6048092967 On Wed, Feb 8, 2023 at 8:20 AM Le, Vanessa (vanessa le@vancouver.ca) wrote: Hi, I checked the DP and still not in issued status yes. These are for rental bidg, so will have to wait until DP issued and BP in issuable status. From: Kiegan Schamberg diagan@fabrictiving.ca> Sent: Tuesday, February 7, 2023 8:21 PM To: Le, Vanessa «vanessa le@vancouver.cs» Cc. Ranjit Sidhu <annin@milliumprojects.comp; Driele Stanger <a href="mailto:comp-th-side-trailiumprojects.com">comp-th-side-trailiumprojects.com</a>; Howie Ohuang <a href="mailto:comp-th-side-trailiumprojects.com">comp-th-side-trailiumprojects.com</a>; Subject: [DXT] Re: FW: [EXT] Re: 1405 East 15th Street & 3049 - 3071 Maddams Street (spogle.com) Demolition Permits 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. Hi Vanessa Can we please get an update to the status of our permits? On Thu, 2 Feb 2023 at 15:03, Le, Vanessa <a href="mailto:vancouver.ca">vanessa le@vancouver.ca</a> wrote: Hi, I just sent email follow up to Housing grp for their review. From: Kiegan Scharnberg «<u>kiegan@fabridiving.ca</u>» Sent: Thursday, February 2, 2023 7:49 AM To: Le, Vanessa «<u>vanessa le@vancouver.ca</u>» Cc: Ranjit Sidhu <a href="mailto:com">com</a>; Howie Chuang <a href="mailto:com">howie@trilliumgrojects.com</a>; Driele Stanger <a href="mailto:com">com</a>; Brenden Hornby <a href="mailto:com</a>; Brenden Hornby <a href="mailto:com</a>; Malich Altman <a href="mailto:com</a>; Malich Altman <a href="mailto:com</a>; Brenden Hornby <a href="mailto:com</a>; Brenden Hornby <a href="mailto:com</a>; Malich Altman <a href="mailto:com</a>; Malich Altman <a href="mailto:com</a>; Brenden Hornby <a href="mailto:com</a>; Brenden Hornby <a href="mailto:com</a>; Malich Altman <a href="mailto:com</a>; Malich Altman <a href="mailto:com</a>; Brenden Hornby <a href="mailto:com</a>; Brenden Hornby <a href="mailto:com</a>; Malich Altman <a href="mailto:com</a>; Malich Altman <a href="mailto:com</a>; Brenden Hornby <a href="mailto:com</a>; Brenden Hornby <a href="mailto:com</a>; Malich Altman <a href="mailto:com</a>; Brenden Hornby <a Subject: [EXT] Re: 1405 East 15th Street [google.com] & 3049 - 3071 Maddams Street [google.com] Demolition Permits 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. Hi Vanessa. Just following up here. Can you please let us know the status of our applications? On Tue, 31 Jan 2023 at 16:32, Kiegan Schamberg kiegan@fabricliving.ca> wrote: Hi Vanessa I hope that you are doing well. All follow-up forms from our salvage and abatement for the below-referenced permits and the DP's. Can you please update me on the status of our permit issuance? We are coordinating with our demolition contractor to begin work on-site shortly. DB-2022-02917 DB-2022-02021 BP-2022-02926

BP-2022-02919

BP-2022-02922					
BP-2022-02934					
Please let me know if you have any questions.					
Cheers,					
Kiegan Scharnberg					
Director of Development					
604.809.2967					
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[google.com]					
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308-837 W Hastings Street (google.com)					
Vancouver, BC, VBC, 3M6 [geogle.com]					
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604.809.2967  fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca					
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From: <u>Kiegan Scharnberg</u>

To: <u>Lam, Ti</u>

Cc: Wahi, Natasha; Coffey, Niall; Zink, Megan

**Subject:** [EXT] Re: [EXT] Re: 1405 E. 15th Ave Interim Tenant Relocation Plan

**Date:** Thursday, October 6, 2022 10:58:07 AM

Attachments: <u>image002.png</u>

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.

Thank you Ti,

We are quite familiar with Provincial RTA legislation and reviewed it again this morning just to be sure, but we see no mention of the RTA being applied to vacant housing units. If the properties were occupied and full permit issuance (DP/BP & Demo) were required prior to the developer being legally allowed to give notice to tenants to vacate, we would not be inquiring. We are perplexed as to why a unit being rented in the past would categorize a vacant unit the same as an occupied unit?

We understand that staff are administering the city's policy, but the policy itself needs to be addressed. I will be submitting a separate letter today and will be sure to cc' you on it.

Sincerely,

#### Kiegan Scharnberg

Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

On Thu, 6 Oct 2022 at 10:28, Lam, Ti < ti.lam@vancouver.ca > wrote:

Hi Kiegan,

Thanks for your email.

To clarify, the tenant relocation requirements have been met. The demolition permit cannot be issued as per Z&D Section 10.8.2.

Due to the triggering of Section 10.8.2 for this site, the permits for this redevelopment are all linked. This section is triggered for any redevelopment where existing tenants were living on site at the start of the process. This section is in place as per Provincial RTA requirements which gives tenants a right to stay in a property until ALL permits are in place. Even though the properties will never enter the rental pool again, it is the fact that they were rental properties that Section 10.8.2 applies.

As such, the demolition permit will not be issued until DP is **issued** (end of month based on your email) and BP to construct **is issuable.** 

Each review group is in communication with other groups. Once all permits are in place, the demolition permit will be released.

Thanks

Τi

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

Sent: Thursday, October 6, 2022 10:10 AM

To: Wahi, Natasha < Natasha. Wahi@vancouver.ca >

**Cc:** Lam, Ti < ti.lam@vancouver.ca>; Coffey, Niall < Niall.Coffey@vancouver.ca>

**Subject:** [EXT] Re: 1405 E. 15th Ave Interim Tenant Relocation Plan

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.

Hi Natasha,

Just following up here. I need to get clarity on this. If we are unable to hear back by end of day I will also be reaching out to Sr. Staff as this has gone on for some time now and it needs to be resolved.

Thanks,

#### Kiegan

On Tue, 4 Oct 2022 at 20:11, Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>> wrote:

Hi Natasha,

I would like to understand what being "closer to issuance" means for our permits. We submitted our Final Clearance Response back in August of this year (only six pages, minor conditions to be cleared).

- TRP Cleared per your email below
- RWMP Settled Documents will be submitted for signature and COV this week
- TDM Settled Documents will be submitted for signature and COV this week
- FSR believed to be resolved
- BP Minor items outstanding

According to Niall we are due to receive responses from the outstanding departments at the end of the month for our DP. I don't believe we could be much closer to permit issuance for this project.

While these properties may once have been used as rental properties, they will never enter the rental pool again. I am not sure why these homes would be treated as rental stock when the City is aware the homes will not be rented again. This policy is delaying the construction of 81 new purpose-built rental homes. This seems contradictory to the City's goals of delivering new secured purpose-built rental housing in a timely manner. We have already paid our CAC on this project and received the enactment. I do not understand why we cannot run the demolition process simultaneously to the DP/BP approval process when we are this far down the line of approvals. This process does not need to be linear. It doesn't do us any good as the developer to sit on vacant land once the houses have been demolished. If we did not plan on building the project, we wouldn't be pushing so hard. We could not be more motivated to get the project under construction.

In addition to the above, the houses also pose a public health and safety concern to those who frequent Clark Park. The zoning and development bylaw has provisions 10.8.2 - (E&H) to deal with circumstances such as this. Can we not have the permits issued on this basis?

Sincerely,

#### **Kiegan Scharnberg**

Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca]

On Wed, 28 Sept 2022 at 13:14, Wahi, Natasha < Natasha. Wahi@vancouver.ca > wrote:

Hi Kiegan,

In terms of the TRP, all conditions have been met for DP. In terms of the BP to demolish, we will not be clearing the conditions until its gets closer to the permit issuance. As mentioned by Ti and other staff, the permits are linked.

If you have any further questions, please do let me know.

Thank you,

Natasha Wahi

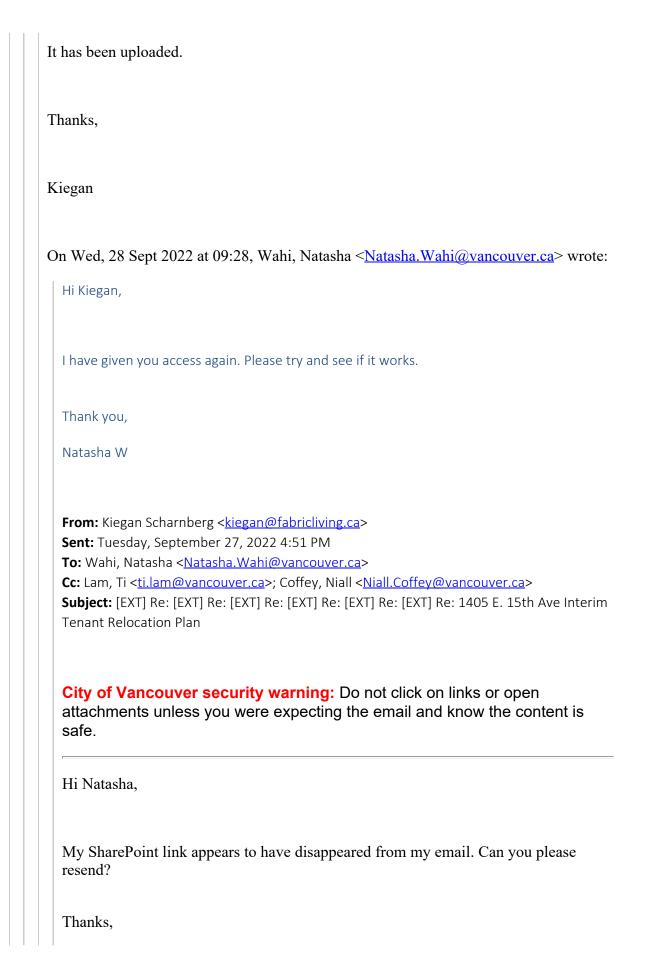
From: Kiegan Scharnberg < kiegan@fabricliving.ca>
Sent: Wednesday, September 28, 2022 9:30 AM
To: Wahi, Natasha < Natasha. Wahi@vancouver.ca>

**Subject:** [EXT] Re: 1405 E. 15th Ave

Interim Tenant Relocation Plan

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.

Hi Natasha,



Kiegan

On Tue, 27 Sept 2022 at 14:18, Wahi, Natasha < <u>Natasha.Wahi@vancouver.ca</u>> wrote:

Hi Kiegan,

Could you please upload these to the SharePoint link as this contains private information about the tenants.

Thank you,

Natasha Wahi

From: Kiegan Scharnberg < kiegan@fabricliving.ca>
Sent: Tuesday, September 27, 2022 2:13 PM

To: Wahi, Natasha < Natasha. Wahi@vancouver.ca>

Cc: Lam, Ti < ti.lam@vancouver.ca >; Coffey, Niall < Niall.Coffey@vancouver.ca >

Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: 1405 E. 15th Ave Interim Tenant

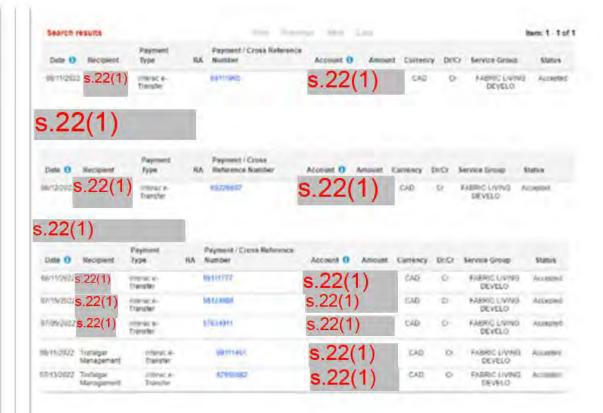
Relocation Plan

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.

Hi Natasha,

Please see attached for proof of payment to the tenants. Please note that s.22(1)

Please let me know if you need anything else to finalize our TRP.



On Tue, 27 Sept 2022 at 13:48, Wahi, Natasha <<u>Natasha.Wahi@vancouver.ca</u>> wrote:

Hi Kiegan,

I apologize for the delay on this. I had a chance to review and it looks like we have everything inputted except for proof of payment to the eligible tenants.

If you could please upload those to the SharePoint folder that would be great.

Thank you,

Natasha Wahi

From: Kiegan Scharnberg < kiegan@fabricliving.ca>
Sent: Monday, September 12, 2022 11:39 AM
To: Wahi, Natasha < Natasha. Wahi@vancouver.ca>

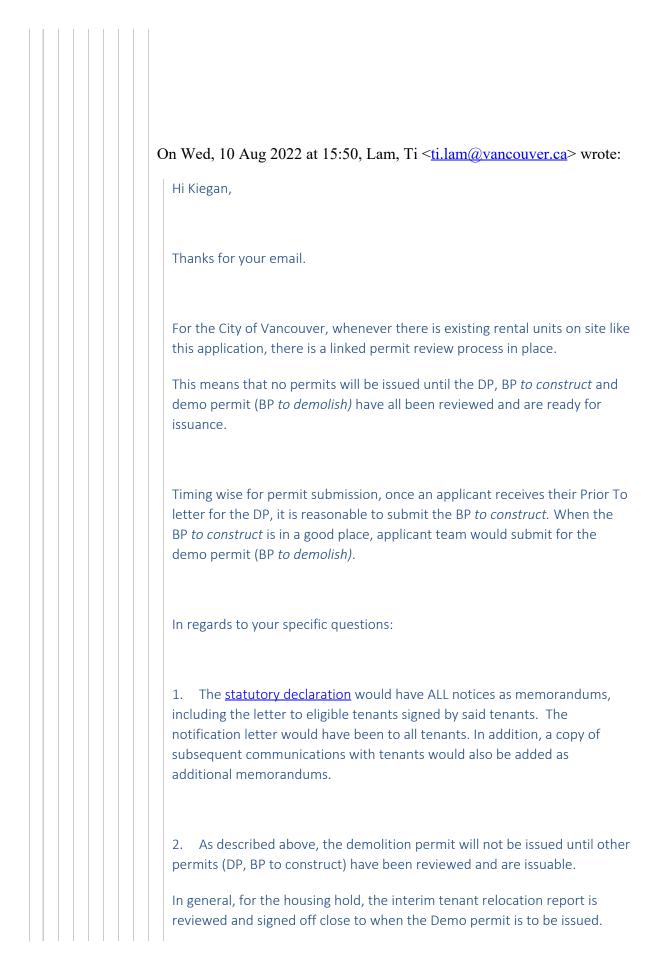
Cc: Lam, Ti < ti.lam@vancouver.ca >; Zink, Megan < Megan.Zink@vancouver.ca >; Ranjit

	nu < <u>ranjit@trilliumprojects.com</u> >; Coffey, Niall < <u>Niall.Coffey@vancouver.ca</u> ndan Hornby < <u>brendan@amcdevelopment.com</u> >
Sub	<b>oject:</b> [EXT] Re: [EXT] Re: [EXT] Re: 1405 E. 15th Ave Interim Tenan ocation Plan
atta	by of Vancouver security warning: Do not click on links or oper achments unless you were expecting the email and know the co safe.
Hi 1	Natasha,
	t following up to confirm that we have now satisfied our housing revienditions for this project?
Tha	anks,
Kie	egan
On wro	Mon, 29 Aug 2022 at 11:11, Kiegan Scharnberg < kiegan@fabriclivingote:
F	Hi Natasha,
Г	The forms have been updated.
Г	Γhanks,
k	Kiegan
	On Fri, 26 Aug 2022 at 08:36, Wahi, Natasha < <u>Natasha.Wahi@vancou</u> vrote:
	Hi Kiegan,

You should receive a new link to access the SharePoint either in your inbox or spam mail shortly.
Let me know if you still aren't able to access it.
Thank you, Natasha
From: Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Thursday, August 25, 2022 5:52 PM To: Wahi, Natasha < Natasha. Wahi@vancouver.ca> Cc: Lam, Ti < ti.lam@vancouver.ca>; Zink, Megan < Megan. Zink@vancouver.ca>; Ranjit Sidhu < ranjit@trilliumprojects.com>; Coffey, Niall < Niall. Coffey@vancouver.ca>; Brendan Hornby < brendan@amcdevelopment.com> Subject: [EXT] Re: [EXT] Re: 1405 E. 15th Ave Interim Tenant Relocation Plan
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.
Hi Natasha,
Can you please resend me the sharepoint link?
Thanks,
Kiegan
On Thu, 25 Aug 2022 at 15:31, Wahi, Natasha <a href="mailto:Natasha.Wahi@vancouver.ca">Natasha.Wahi@vancouver.ca</a> > wrote:

Hi Kiegan, Thank you for uploading the documents to the SharePoint. In the interim report that I have now edited, you will find extra 4 columns that need to be filled out for the tenant that is eligible. Could you please go ahead and complete filling those extra four columns out and please provide proof of payment for the compensation package to the eligible tenant. In addition, I had a question about the interim report. Despite the other tenants not being eligible their move-in dates and move-out dates are the same (i.e. 01-Apr-20). Is there a reason it is inputted this way and if so, could you please adjust it to reflect the real move-in and move-out dates?! If you do have any questions, please do let me know. Thank you, Natasha Wahi **From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>> Sent: Thursday, August 11, 2022 7:12 AM To: Lam, Ti < ti.lam@vancouver.ca> **Cc:** Zink, Megan < Megan.Zink@vancouver.ca >; Ranjit Sidhu <ranjit@trilliumprojects.com>; Coffey, Niall < Niall.Coffey@vancouver.ca>; Wahi, Natasha < <u>Natasha. Wahi@vancouver.ca</u>>; Brendan Hornby <bre>cbrendan@amcdevelopment.com> **Subject:** [EXT] Re: [EXT] Re: 1405 E. 15th Ave Interim Tenant Relocation Plan 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. Hi Ti,

Thank you for this email and for the clarifications. Documents have been uploaded to Sharepoint as well as attached to this email. Regarding the issuance of demolition permits prior to the full DP/BP being issued on the project, we are well advanced in our application on this project with rezoning enacted and the final clearance holds response being re-submitted today. We continue to work through the last remaining items on our BP application and expect the permit to be issued sometime in October. The houses on the property have all been vacant as of August 1st, and have begun to become overrun by vagrants. We have both fenced and boarded up the properties, but unfortunately, this does little to deter those looking to break into them. The police have now been called several times **S.22(1)** (incident no: 22-122102) and I do not expect this to slow down. I have also included some pictures for reference. Given the location of the site across from a well-used park, I am thinking it would be best to limit the number of transient residents frequenting the vacant properties due to safety concerns. The houses themselves are not in a leaseable condition nor will they be brought back up to that standard within the next two months prior to our permits being issued. Given the circumstances surrounding the ongoing public nuisance and police issue as well as the advanced nature of our application, I am hopeful that we will be able to have our permit issued in advance of the full DP/BP being issued. This project is looking to deliver 81 new secured market rental homes and issuing the demo permit in advance of DP/BP being issued would save the project from being unnecessarily delayed an additional 2 months while we knock off our last remaining conditions. If you are available to discuss the above so that we may try to find a solution here that would be greatly appreciated. Sincerely, Kiegan Scharnberg 604-809-2967



Depending on the time lapsed between when the Demo permit was initially submitted to when the demo permit is issuable, an updated interim report may be required to complete Housing review. Please use the Sharepoint site to upload the Interim Tenant Relocation Report, along with proof of compensation payment for tenants who have already moved out. Natasha (cc'd) can provide assistance if you have trouble accessing the sharepoint site. Let me know if you have further questions. Thanks. Τi **From:** Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Wednesday, July 27, 2022 10:49 AM To: Lam, Ti < ti.lam@vancouver.ca> **Cc:** Zink, Megan < Megan.Zink@vancouver.ca >; Ranjit Sidhu <ranjit@trilliumprojects.com>; Coffey, Niall < Niall.Coffey@vancouver.ca> **Subject:** [EXT] Re: 1405 E. 15th Ave Interim Tenant Relocation Plan 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. Good morning Ti, Are you available for a conversation on this project today? I am trying to get clarity on the items required from housing on the following: 1. Release the hold from our final clearance letter. I see a stat dec was is required regarding the offers that the eligible tenants on site received, as well as the initial notice of redevelopment that

<ul><li>was sent to them in 2020. Can you please confirm that this is only requried for eligible tenants?</li><li>The houses will be vacant as of August 2nd, so just looking to confirm what is required from housing to remove the hold on our demolition permit.</li></ul>
Thanks,
Kiegan
On Mon, 25 Jul 2022 at 12:02, Kiegan Scharnberg < kiegan@fabricliving.ca > wrote:
Hi Ti,
Hope that you are doing well. We are working towards having our demolition permits issued on the above-referenced property and I understand that the Housing review of our interim Tenant Relocation Plan is still one of the outstanding review groups. All of the houses on the property are vacant as of August 1st this coming week. The interim TRP as well as the mutual agreements to end tenancy for the last remaining tenants reflect this. Please let me know if you have any questions.
Sincerely,
Kiegan Scharnberg
Director of Development
604.809.2967
fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca

	fabric living
	308-837 W Hastings Street
	Vancouver, BC V6C 3N6
	follow us on Instagram @lifeatfabric [instagram.com]
	Kiegan Scharnberg
	Director of Development
	604.809.2967
	fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
	fabric living
	308-837 W Hastings Street
	Vancouver, BC V6C 3N6
	follow us on Instagram @lifeatfabric [instagram.com]
	-

Kiegan Scharnberg
Director of Development
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Kiegan Scharnberg

Director of Development
604.809.2967  fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
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Kiegan Scharnberg  Director of Development
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\	Vancouver, BC V6C 3N6
f	follow us on Instagram @lifeatfabric [instagram.com]
Ki	egan Scharnberg
Dir	rector of Development
	4.809.2967
fab	oricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
fab	ric living
308	3-837 W Hastings Street
Var	ncouver, BC V6C 3N6
foll	ow us on Instagram @lifeatfabric [instagram.com]
-	an Scharnberg

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604.809.2967
fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca

fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]

From: Jon Stovell To: **Heather Park** 

Cc: Anne McMullin; Brad Jones; Brent Sawchyn; brunowall@wallcentre.com; tomasz.lenard@cushwake.com;

mitchell.knoepfel@avisonyoung.com; Luft, Jake (Avison Young - CA); joerk@wallcentre.com;

nrobertson@stuarthoward.com; Hutson, Andrew; Frankie Bailey (fbailey@third.space); Lalji, Bijan (Avison Young - CA); carey.buntain@avisonyoung.com; gmyles@wallcentre.com; Toupchinejad, Arash @ Vancouver; Amar Burmy; Blaire Chisholm; kevin@skipworth.ca; nshuttleworth@third.space; michael.buchan@avisonyoung.com; Hathaway, Jessica; ryan.rizzo@cushwake.com; Al Johnson; Liang, Anthony @ Vancouver; Skipper, Clayton @

Vancouver; Josh Levinson; Derek Steven; Charlie Keay; Boris Miao; daniel@porte.ca; Bruce Black rob@naicommercial.ca; Taylor Durham; Bryce Margetts; Jordan MacDonald; Andrei Jelescu/CAN; David Venance/CAN; Wesley Everaars; Roberto Monteon-Sanchez; Chris Harper/CAN; Soles Perez de Tagle; Thomas Roxburgh; Sean Vrtacic; Alexander Lougheed; Cassandra Smith; Craig Watters

(cwatters@concertproperties.com); Adam Perry; josh.hayes@lanprop.com; rmari@locarno.ca; Cynthia Jagger

(cynthia@goodmanreport.com); Dan Turner; David Sander; David.Roche@bentallgreenoak.com;

david.roppel@guadreal.com; ericcheung@regalcentury.com; Erika Stahl; Evan Allegretto; Jeff Fisher; Jeff Skinner

(jskinner@bosa.com); Jenny Scott; Leah Bleakley (lbleakley@intracorphomes.com); Leah Kozak

(Ikozak@wesgroup.ca); Marc Josephson; Mei Wong (mwong@pci-group.com); Michael Guenter; Mike Mackay;

mikebosa@solterradev.com; Queenie Larson; Richard Wittstock; Rob Blackwell; Rob Vrooman

(rvrooman@onni.com); Robert Fung; rthe@third.space; Scott Baldwin (sbaldwin@polyhomes.com); Sh"eli Mullin (smullin@stranddev.com); Stefan Slot; Steve Forrest; Steve Jed Telus; Tara Ma (tma@bosa.com); Tracy McRae

(tmcrae@anthemproperties.com); Andrew Browne; Byron Chard; Chris Wilkinson; Cyrus Navabi;

dak@molnargroup.com; Fabian Leitner; jcarlson@anthemproperties.com; Jeff Hayes; Jordan Milne; Joseph Bros; Josh Anderson; kerri.jackson@quadreal.com; Lily Shields-Anderson; max.bruce@mosaichomes.com; Megan

Pohanka (megan@catalystcommdev.org); michael.reed@gwlra.com; peter@edgardevelopment.com;

rsmallwood@polyhomes.com; sabrina@purposedrivenroi.com; scottcressey@cressey.com; Spencer Goodman;

Kathy Whitcher; wendy.waters@gwlra.com; Anne McMullin - UDI; Singer, Jessie; David Hutniak;

edgar.buksevics@cushwake.com; nick.tennant@gracorp.com; kstuart@third.space;

mmclash@openformproperties.ca; ayilmaz@openformproperties.ca; Dak Molnar; Ho, Chris; Evan Lewis; Byron Chard; hmcqueen@qualex.ca; mpayne@qualex.ca; katrina@catalystcommdev.org; Andre Linaksita;

matt@catalystcommdev.org; Mah, Chris; Grottenberg, John; Garrison, Dan (COV); Nathan Ma; Dean Johnson; Reid Kaufmann; kiegan@fabricliving.ca; Ryan Jenkins; Edgar Buksevics/CAN; Ryan Rizzo/CAN; Rob DesBrisay;

Norm Shearing; Marcos Mogyoros; Alec Katchur-Marsh

Subject: [EXT] Re: UDI/LLBC/Vancouver - Broadway Pace of Change Policy Session

Date: Monday, February 27, 2023 3:44:34 PM

Attachments: image001.png

image001.png

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.

Thanks Heather, Confirmed.

On Mon, Feb 27, 2023 at 3:39 PM Heather Park < hpark@udi.org > wrote:

Hi all.

Confirming that this session is still scheduled for this Thursday, March 2<sup>nd</sup> from **3:00pm-4:00pm!** I believe there was a separate Google calendar invite accidentally circulated by an attendee to the entire group, which was then cancelled. Please disregard that meeting cancellation – this meeting is still happening.

If you have any questions, please don't hesitate to reach out!

Best,

Heather

**Heather Park** 

Policy and Research Coordinator

Direct: 604.661.3034

Email: hpark@udi.org

#### **Urban Development Institute**

1100-1050 West Pender Street

Vancouver, BC V6E 3S7

Office: 604.669.9585 | Fax: 604.689.8691

Web: udi.bc.ca [udi.bc.ca]





----Original Appointment----

From: Heather Park

**Sent:** January 17, 2023 1:07 PM

To: Heather Park; Anne McMullin (<u>AMcMullin@udi.org</u>); Brad Jones; Brent Sawchyn;

brunowall@wallcentre.com; tomasz.lenard@cushwake.com;

mitchell.knoepfel@avisonyoung.com; Luft, Jake (Avison Young - CA);

joerk@wallcentre.com; nrobertson@stuarthoward.com; Hutson, Andrew; Frankie Bailey

(fbailey@third.space); Lalji, Bijan (Avison Young - CA); carey.buntain@avisonyoung.com;

gmyles@wallcentre.com; Toupchinejad, Arash @ Vancouver; Amar Burmy; Blaire

Chisholm; <u>kevin@skipworth.ca</u>; <u>nshuttleworth@third.space</u>;

michael.buchan@avisonyoung.com; Hathaway, Jessica; ryan.rizzo@cushwake.com; Al

Johnson; Liang, Anthony @ Vancouver; Skipper, Clayton @ Vancouver; Josh Levinson;

Derek Steven; Charlie Keay; Boris Miao; daniel@porte.ca; Bruce Black;

rob@naicommercial.ca; Taylor Durham; Bryce Margetts; Jordan MacDonald; Andrei

Jelescu/CAN; David Venance/CAN; Wesley Everaars; Roberto Monteon-Sanchez; Chris

Harper/CAN; Soles Perez de Tagle; Thomas Roxburgh; Sean Vrtacic; Alexander Lougheed;

Cassandra Smith (csmith@udi.org); Craig Watters (cwatters@concertproperties.com);

Adam Perry; josh.hayes@lanprop.com; rmari@locarno.ca; Cynthia Jagger

(cvnthia@goodmanreport.com); Dan Turner; David Sander;

David.Roche@bentallgreenoak.com; david.roppel@quadreal.com;

ericcheung@regalcentury.com; Erika Stahl; Evan Allegretto; Heather Park

(hpark@udi.org); Jeff Fisher (ifisher@udi.org); Jeff Skinner (iskinner@bosa.com); Jenny

Scott (<u>iscott@udi.org</u>); Jon Stovell; Leah Bleakley (<u>lbleakley@intracorphomes.com</u>); Leah

Kozak (lkozak@wesgroup.ca); Marc Josephson; Mei Wong (mwong@pci-group.com);

Michael Guenter; Mike Mackay; mikebosa@solterradev.com; Queenie Larson; Richard

Wittstock; Rob Blackwell; Rob Vrooman (rvrooman@onni.com); Robert Fung;

rthe@third.space; Scott Baldwin (sbaldwin@polyhomes.com); Sh'eli Mullin

(smullin@stranddev.com); Stefan Slot; Steve Forrest; Steve Jed Telus; Tara Ma

(tma@bosa.com); Tracy McRae (tmcrae@anthemproperties.com); Andrew Browne; Byron

Chard; Chris Wilkinson; Cyrus Navabi; dak@molnargroup.com; Fabian Leitner;

<u>icarlson@anthemproperties.com</u>; Jeff Hayes; Jenny Koo; Jordan Milne

(jmilne@gmcprojects.com); Joseph Bros; Josh Anderson; kerri.jackson@quadreal.com; Lily

Shields-Anderson (<u>lshieldsanderson@udi.org</u>); <u>max.bruce@mosaichomes.com</u>; Megan

Pohanka (megan@catalystcommdev.org); michael.reed@gwlra.com;

peter@edgardevelopment.com; rsmallwood@polyhomes.com;

sabrina@purposedrivenroi.com; scottcressey@cressey.com; Spencer Goodman; UDIVictoria (UDIVictoria@udi.org); wendy.waters@gwlra.com; Anne McMullin - UDI; Singer, Jessie; David Hutniak; edgar.buksevics@cushwake.com; nick.tennant@gracorp.com; kstuart@third.space; mmclash@openformproperties.ca; avilmaz@openformproperties.ca

Cc: Dak Molnar; Ho, Chris; Evan Lewis; Byron Chard; <a href="https://hmcqueen@qualex.ca">hmcqueen@qualex.ca</a>; <a href="mattmoleon:mpayne@qualex.ca">mpayne@qualex.ca</a>; <a href="mattmoleon:katrina@catalystcommdev.org">katrina@catalystcommdev.org</a>; Andre Linaksita; <a href="mattmoleon:mattm

Subject: UDI/LLBC/Vancouver - Broadway Pace of Change Policy Session

When: March 2, 2023 3:00 PM-4:00 PM (UTC-08:00) Pacific Time (US & Canada).

Where: 5.15(1)(1)

s.15(1)(l) [us02web.zoom.us]

### \*New Zoom meeting link below\*

During this virtual session, City of Vancouver staff will provide an overview of the draft Pace of Change Policy under development as part of <u>Broadway Plan</u> implementation.

This work takes direction from the following motion passed by City Council in June 2022 when the Broadway Plan was approved:

THAT Council direct staff to report back at a future date on a pace of change approach for the Broadway Plan, including further study on an appropriate number of applications and criteria for prioritizing applications based on their merits.

This session will include a staff presentation followed by a discussion and question period with UDI/LandlordBC members.

Please note that this session will not be able to address questions or provide advice on specific rezoning enquiries or applications under the Broadway Plan. Please direct project-specific questions to <a href="mailto:broadwayplan@vancouver.ca">broadwayplan@vancouver.ca</a>

If you have any questions about this meeting invite, please email Heather Park at hpark@udi.org.

#### New Zoom meeting link:

```
https://us02web.zoom.s.15(1)(I)
s.15(1)(I)

Meeting ID: s.15(1)(I)

Passcode: s.15(1)

One tap mobile

+17806660144, s.15(1)(I) # Canada

+12042727920, s.15(1)(I) # Canada
```

Dial by your location

+1 780 666 0144 Canada

+1 204 272 7920 Canada

+1 438 809 7799 Canada

+1 587 328 1099 Canada

+1 647 374 4685 Canada

+1 647 558 0588 Canada

+1 778 907 2071 Canada

Meeting ID: **s.15(1)(l)** 

Passcode: s.15(1)(l)

Find your local number: <a href="https://us02web.zoom.us/u/kdw9qgTLiz">https://us02web.zoom.us/u/kdw9qgTLiz</a> [us02web.zoom.us]



#### JON STOVELL PRESIDENT

305 - 111 WATER STREET
VANCOUVER, BC CANADA V6B 1A7
D 604 694 8896 F 604 683 6719
RELIANCEPROPERTIES.CA [relianceproperties.ca]

From: <u>Erdman, Scott</u>
To: <u>"Kiegan Scharnberg"</u>

**Subject:** RE: [EXT] PS-2022-00348 - 461 E 16TH AVENUE, **Date:** Monday, December 5, 2022 3:31:00 PM

Hi Kiegan,

Thanks for checking in on this rezoning enquiry. Unfortunately, staff review is taking much longer than anticipated, given the extraordinary volume of Broadway Plan files that have been received. I am not able to provide a specific timing update at the moment, but we anticipate sending out enquiry response letters some time in Q1 2023. Thank you for your patience in the meantime, and I'll let you know when I have further updates to share.

Kind regards, Scott

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

Sent: Friday, December 2, 2022 2:16 PM

**To:** Erdman, Scott <Scott.Erdman@vancouver.ca> **Subject:** [EXT] PS-2022-00348 - 461 E 16TH AVENUE,

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.

Hi Scott,

Hope that you are doing well. Wanted to touch base on the project referenced above to see if you had received any preliminary feedback yet? We have a subject removal for the properties coming up early in the new year and reviewing our LOE response is a critical component of us moving forward with the project.

C	he	er	s,

# Kiegan Scharnberg

Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]

From: Google Calendar on behalf of jordan@fabricliving.ca

To: Rowley, Cheryl; Marshall, Erin

Subject: [EXT] Accepted: Frontages Discussion @ Thu 19 May 2022 11:15am - 11:45am (PDT) (Kirby-Yung, Sarah)

Attachments: invite.ics

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.

jordan@fabricliving.ca

has accepted this invitation.

Frontages Discussion

When

Thu 19 May 2022 11:15am - 11:45am Pacific Time - Vancouver

Calendar

Kirby-Yung, Sarah

Who

.

Kirby-Yung, Sarah

- organiser

jordan@fabricliving.ca

- creator

Dominato, Lisa

•

Bligh, Rebecca

Hi Jordan,

Thx for your letter on frontage on the Broadway Plan. As per our quick chat, love to discuss in more detail. Thx for making time tomorrow to discuss more fully.

I'm inviting Lisa and Rebecca also in event they are free and want to join.

PS I'll get Erin to send a dial-in link shortly.

Sarah

Councillor Sarah Kirby-Yung

 $Invitation from Google \ Calendar \ [calendar.google.com] < https://calendar.google.com/v3/_https://calendar.google.com/calendar/__;!!G4oVokrRG-Im!-Bywc8kJ8kgUVEM1wtPDVMy4JTuSMp8KnndKpB-BtiJAvvUOnanWpaB87bEjBc4lBgHhK3BQw_U$>$ 

You are receiving this courtesy email at the account sarah.kirby-yung@vancouver.ca because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively, you can sign up for a Google Account at https://calendar.google.com/calendar/ [calendar.google.com] <a href="https://calendar.google.com/calendar/">https://calendar.google.com/calendar/</a> ;!!G4oVokrRG-Im!-Bywc8kJ8kgUVEM1wtPDVMy4JTuSMp8KnndKpB-BtiJAvvUOnanWpaB87bEjBc4lBgHhK3BQw\_U\$> and control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to send a response to the organiser and be added to the guest list, invite others regardless of their own invitation status or to modify your RSVP. Learn more [support.google.com]

<a href="https://urldefense.com/v3/">https://support.google.com/calendar/answer/37135\*forwarding">https://urldefense.com/v3/</a> https://support.google.com/calendar/answer/37135\*forwarding</a> ;Iw!!G4oVokrRG-Im!-

 $By wc8kJ8kgUVEM1wtPD\overline{V}My4JTuSMp8KnndKpB-BtiJAvvUOnanWpaB87bEjBc4lBgH\overline{h}NY6E\_hA\$>.$ 

From: <u>Jordan MacDonald</u>
To: <u>Robertson, Chris</u>

Subject: [EXT] Broadway Plan - Site Frontage Issue Date: Monday, May 30, 2022 8:38:34 AM

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 Council,

Further to the email that I sent out on May 18th and the subsequent comments that I made to Council on the evening of May 26th (I was speaker #161) I am following up with one final message. I realise that a portion of this email may be a reiteration of my points already made, but there is some additional context added (highlighted below) so I would appreciate it if you take a few minutes to read the email through to the end.

In the most recent draft of the plan that is currently in front of Mayor and Council, the site frontage requirement increased from a range of 100 ft - 150 ft to now reflect a minimum of 150 ft. This minor tweak in policy will generate a major negative unintended outcome:

A target will be painted on the back of existing affordable apartment buildings within the Broadway Plan as these are typically the properties that benefit from having the minimum 150ft of frontage

Reducing the site frontage requirement down to 99 ft (or at a minimum 132 ft) will focus redevelopment on the unaffordable housing stock (single family homes, duplexes and commercial properties) allowing for a **more gradual** redevelopment of existing affordable apartment buildings within the plan area.

The existing unaffordable housing stock is typically owner occupied and the owners are happy to sell and relocate as they are incentivized to do so. We as the developer are happy to pay the landowner a bit of a premium associated with more density as we understand that owners require this increase in value to be motivated to sell and relocate. This also benefits renters as the redevelopment of the existing affordable apartment buildings would not be the main focus of developers, which would result in a more gradual displacement and as new apartment buildings are constructed with a 20% affordable component, this will create new affordable options for renters to relocate to as the displacement gradually occurs. The City as a whole benefits due to less disruption in the community and a more gradual replacement of the affordable rental stock while the new

stock is being constructed. WIN WIN WIN

The 150 ft frontage requirement is extremely difficult for developers to achieve when assembling typical **East Vancouver 33 ft lots of unaffordable housing** as this would equate to 5 x 33 ft lots being assembled in a row. To add additional complexity to redeveloping the unaffordable housing, there are often duplex properties mixed throughout these land assemblies. This would mean that an assembly of 5 - 10 different owners would be required to achieve the 150 ft frontage requirement.

Considering that the 150 ft frontage requirement would decrease the odds of developers ability to assemble land for the redevelopment of the unaffordable housing stock, the development community will be **forced** to put our focus on the "low hanging fruit" acquiring and redeveloping the existing rental apartment buildings thereby displacing a significant amount of the plan area's rental population. Not only do we morally prefer not to displace tenants, we fear the public backlash associated with displacing tenants and what that does for our reputation as developers.

Based on conversations with other industry participants as well as listening to the Broadway Plan Public Hearings, it is clear that we are not the only ones with this concern. Should the frontage requirement be amended within the plan area, it is imperative that staff provide absolute clarity on what that frontage requirement will be, NOT a range of minimum frontages. Opening the door through the PEP process to sites with less than 150ft of frontage on an individual basis would be equally as detrimental to the implementation of the Broadway Plan as the 150 ft frontage requirement due to the ambiguity it would introduce to the planning and approvals process. The resulting increased ambiguity will force applications to be evaluated on an individual basis and will undoubtedly result in longer application processing times (adding an unnecessary 4 - 6 months to the process) and will bog down planning staff with evaluating viable development applications resulting in less affordable rental being delivered.

Real estate developers are investors and investors invest to make a risk adjusted return on their investment. Any form of uncertainty heightens the risk associated with the investment. Vague land use policy (like a range in frontage requirements) creates uncertainty and increases the risk of the investment. If the risk of the investment outweighs the potential return on investment then investments are not made. If investments are not made then land is not purchased for redevelopment. If land is not purchased for redevelopment then the housing is not created. If the housing is not created then the objectives of the Broadway Plan are not fulfilled.

The combination of the aforementioned comments will result in significantly less rental housing being built and the unintended expeditious displacement of a large contingent of the Broadway Plan renter population.

My request is that the Mayor and Council support the plan, but request an amendment to reduce the frontage requirement from 150 ft down to 99 ft /  $3 \times 33$  ft lots (or 132 ft /  $4 \times 33$  ft lots).

Thank you,

Jordan MacDonald | Founder & CEO

604.240.8366

fabricliving.ca [fabricliving.ca] | @lifeatfabric [instagram.com] | jordan@fabricliving.ca

From: <u>Jordan MacDonald</u>

To: O"Donnell, Theresa; Garrison, Dan (COV); Robertson, Chris; Misiak, Andrew; Grottenberg, John

Subject: [EXT] Congratulations on the Broadway Plan!

Date: Thursday, June 23, 2022 4:39:38 PM

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.

Theresa, Dan, Chris, John & Andrew

I wanted to shoot you a quick note congratulating you on the approval of the Broadway Plan. I know there is still a lot of work ahead in the coming months with all of the amendments that were passed, but I wanted to reach out and give you each a massive high five as the approval of the plan is monumental. You should be proud of what you have accomplished and how this significant planning initiative will shape our city for the future and keep Vancouver at the top of the world's most liveable cities.

Thank you for all of your hardwork, dedication and determination to make this happen for our city!

Sincerely,

P.S. Please feel free to reach out anytime to pick my brain as I am boots on the ground when it comes to acquiring land and creating housing. My perspective may be of utility to you as you work through some of the amendments.

Jordan MacDonald | Founder & CEO

604.240.8366

fabricliving.ca [fabricliving.ca] | @lifeatfabric [instagram.com] | jordan@fabricliving.ca

From: <u>Kiegan Scharnberg</u>
To: <u>Cooper, Ann</u>

Subject: [EXT] Fwd: Update on Development Status - 2870 Nanaimo Street

**Date:** Monday, July 25, 2022 3:22:34 PM

Attachments: 2870 Nanaimo Street tenant-relocation-needs-survey.pdf

2870 Nanaimo St Initial notice of Redevelopment s.22(1) docx Vancouver Renter Information for Market Rental Housing - 2019 (1).pdf

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.

Hi Ann,

Please see below for an email that was sent to \$5.22(1) with notice of redevelopment as well as the renter information forms and tenant needs survey back in April. I had thought that I had covered off the necessary steps with this. Please call me if you would like to discuss.

Also, in the mutual agreements with the tenants, we included the language under 7. that this did not negate any rights under COV Policy by entering into this agreement.

Thanks,

Kiegan

----- Forwarded message -----

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

Date: Mon, 11 Apr 2022 at 07:16

Subject: Update on Development Status - 2870 Nanaimo Street

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

Good morning s.22(1)

We are hopeful that the recent management steps taken to improve the quality of your tenancy on the property have been successful.

As we have discussed in the past, it is our intention to redevelop the property \$.22(1) \$.22(1) 2870 Nanaimo Street. Over the past 10 months, we have spent a considerable amount of time designing the future redevelopment of the Property and have now reached the point at which we will be submitting our development permit application to the city. Now that we are reaching this milestone in the lifecycle of the redevelopment, we'd like to initiate conversations surrounding the City of Vancouver's Tenant Relocation Protection Policy. The attached letter and documents will outline the process as well as the resources available to you as we move through the development process. Once a development permit application has been made to the City of Vancouver, you will receive your eligibility letters from staff indicating whether or not you are eligible based on the length of your tenancy. In this circumstance, we can confirm that you are eligible.

A brief summary of the provisions that are made available to you under this program are as follows:

Per the BC RTA, Notice to End Tenancy provides you with a total of Four (4) months' notice and One (1) month's free rent prior to being required to vacate the property. In addition to the rights granted to you under the BC RTA, the City of Vancouver's Tenant Relocation Protection Policy entitles you to additional compensation including the following:

- a lump sum payment should you decide to vacate the property early)

   An additional top-up to a total of four (4) months free rent (to be taken as free rent or
- \$750 in moving expenses.
- the option of assistance identifying three alternate accommodation options. The options should best meet your identified priorities as detailed in the Tenant Needs Survey
- Additional protection should you qualify as a tenant who is low income or facing

other barriers to appropriate housing

Please reach out once you have had a chance to review the information provided.

Sincerely,

Kiegan Scharnberg

Director of Development

604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]

# Kiegan Scharnberg

Director of Development

7962.908.409

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



Vancouver, BC V6C 3N6 308-837 W Hastings Street fabric living

follow us on Instagram @lifeatfabric [instagram.com]

#### IMPORTANT INFORMATION

Please have this translated

### RENSEIGNEMENTS IMPORTANTS

Prière de les faire traduire

重要資訊 請找人為你翻譯

重要资讯 请找人为你翻译

Mangyaring isalin ito

#### ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ

ਕਿਰਪਾ ਕਰਕੇ ਇਸਦਾ ਅਨੁਵਾਦ ਕਰਵਾਓ

# TIN TỰC QUAN TRONG

Xin hãy dịch sang tiếng Việt

#### MAHALAGANG IMPORMASYON INFORMACIÓN IMPORTANTE

Busque a alguien que le traduzca

중요정보 번역해주세요

اطلاعات مهم لطفا درخواست كنيد كه اين اطلاعات را براى شما ترجمه كنند

معلومات مهمة البحث على الترجمة

Initial notice of Redevelopment at 2810-2870 Nanaimo St.

Dear s.22(1).

As you may be aware, Fabric Living is exploring redevelopment for the property at 2870 Nanaimo St. We have done preliminary work for a redevelopment application that is expected to be submitted to the City of Vancouver in the month of April. As discussed previously, the timeline for redevelopment has not been established as the project is in the initial application stage and approval is many months in the future. The redevelopment plan that is being proposed will require existing rental units to be vacant. Tenants should be advised that no official Notice to End Tenancy based on the redevelopment of this site will be issued unless the project is approved and all permits are in place.

We understand that the unknown schedule of the potential redevelopment may cause some concern surrounding your future living situation, especially with the pandemic ending. We commit to you that we will keep you apprised about the project status as the application progresses with the City of Vancouver.

Vancouver City Council has adopted renter protection policies, which includes the Tenant Relocation and Protection Policy. If tenants are eligible, this policy sets out minimum protections, including:

- Compensation in the form of free rent or cash, based on length of tenancy;
- Assistance with moving expenses (cash or by hiring a moving company);
- Assistance with identifying alternate accommodation options;
- Right of First Refusal to a replacement rental unit, if applicable; and
- Additional support or assistance for renters facing additional barriers to housing (e.g. low-income, people with disabilities, seniors).

These protections are available to **eligible tenants**\* whether you end your tenancy now, or wait until we issue you a Notice to End Tenancy when the redevelopment project is ready to commence.

Please note: If you are *not eligible*, your tenancy is still covered under the Residential Tenancy Act. This means that the four month Notice to End Tenancy will not be given until all redevelopment permits are in place, and that you are entitled to one month's rent on or before the effective date of notice. More information can be found here at Residential-tenancies/ending-a-tenancy.

You can learn more about the City of Vancouver's Tenant Relocation and Protection Policy at www.vancouver.ca/protecting-tenants.

The City's Renter Information for [Market Rental or Non-Profit Social] Housing sheet, which provides basic information on your rights and protections, is attached to this letter. You can also read the complete Tenant Relocation and Protection Policy online here: <a href="https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf">https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf</a>

Thank you for your understanding and patience on this matter. We will provide updates, including your eligibility for assistance, as more details of the project are established.

If you have any immediate questions or concerns please contact me at <a href="mailto:Kiegan@fabricliving.ca">Kiegan@fabricliving.ca</a> or at 604-809-2967.

Sincerely,

Kiegan Scharnberg Kiegan@fabricliving.ca 604-809-2967

\* Eligible tenants are those who have been residing on the site for at least 2 years at the time the rezoning application, or at least 1 year if the tenancy started prior to the transfer of property to the developer, for secondary rental units.



# City of Vancouver Tenant Needs Survey for Relocation

[DATE]

Dear Resident,

This survey is being sent to you because your residence is going through a City process to undertake redevelopment. Having received this survey does not mean you will have to move; the project has not been approved yet. This is <u>not</u> a notice to end tenancy; the project is in the early stages of the process and a notice to end tenancy cannot be given until all permits have been issued.

#### Important Information

- Receiving this survey does not mean the project has been approved or that you will need to move. Your landlord
  cannot issue a Notice to End Tenancy until <u>all</u> permits have been issued by the City.
- Filling out this survey does not mean you are eligible for assistance. Your landlord will keep you informed as to the
  anticipated timeline for this project and whether you are eligible for assistance.
- This survey must be sent to all building residents by your landlord as part of the City's updated Tenant Relocation and Protection (TRP) Policy for market developments. The survey is voluntary for you to fill out. You can choose to fill out only part or none of the survey.
- The developer applicant (your landlord or the developer) will use the survey information to provide relocation
  assistance and other supports as required by the policy, should the project go forward. The survey information will
  not be shared or used for any other purpose. Residents are encouraged to fill out the survey so they may receive
  the level of assistance and compensation they are eligible for.
- You can find more information in the attached Vancouver Renter General Information Sheet, or at <a href="https://vancouver.ca/people-programs/protecting-tenants.aspx#happening">https://vancouver.ca/people-programs/protecting-tenants.aspx#happening</a>.

In order to allow the developer applicant to prov	vide you with relocation assistance during the development process at
2870 Nanaimo Street	, we would like to hear about your needs and priorities. This information
will be collected directly by the City of Vancouv	er. Limited information will be shared with the developer applicant to allow
them to fulfill the City approved Tenant Relocat	ion Plan in providing compensation and relocation assistance. The
information collected through this form will be u	ised by the development applicant, the tenant relocation coordinator (if
_	understand your relocation needs. None of your personal information will
be shared with any other parties.	

This information is collected by the City of Vancouver under the authority of section 26(c) of the Freedom of Information and Protection of Privacy Act and in accordance with the City's TRP Policy. Personal information is collected and shared with the developer applicant for purposes of contacting and providing tenants with relocation compensation and assistance. By providing your information and signing this form, you are consenting to the use and sharing of your personal information as described in this statement. Before providing the names, contact information or other personal information of third parties (such as roommates or partners) you must confirm that you have their consent to do so. If you have questions about the collection of this information, please contact the Director, Access to Information & Privacy, City of Vancouver, 453 West 12<sup>th</sup> Avenue, Vancouver, BC. Telephone: 604.873-7999.

#### Mailing Address:

Attn: Affordable Housing Programs
City of Vancouver, Woodward's Heritage Building
Suite 501 – 111 West Hastings St.
Vancouver, BC
Canada V6B 1H4

# Section 1: Contact and General Information Name(s) on Tenancy Agreement: How long have you lived in this building (Day/Month/Year)? Phone Number: Email Address: Address (include Unit #): \_\_\_\_\_ Alternate Contact Information Name (roommate or partner): Phone Number: Email Address: Yes ☐ Skip to Section 4: Right of First Refusal I do not want to fill out this survey. No ☐ Continue with survey By not filling out this survey, you may be giving up your right to relocation assistance (Section 1) and potential additional assistance if you are low income or face additional barriers to securing housing (Section 2). However, you will still receive monetary compensation and moving costs, if you are eligible under the policy https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf. Tenant name (print) Signature Date Section 2: Relocation Needs and Preferences You have the right to additional assistance from the developer/owner with finding new accommodation. This section will help the developer/owner to better meet your needs and preferences for new accommodation. Do you want help finding new accommodation? Yes 🗆 No 🗆 If yes, please provide your needs and preferences for the following. If no, please skip to Section 4. Number of residents in your households (including yourself): Age of residents in your household (including yourself): Type of unit / bedrooms required (as per occupancy standards): Maximum monthly rent you can afford: Affordable rent is about 30% of your household's monthly income before taxes, unless you are able and willing to spend more.

6.	Do you have any pets?	Yes □	No	
	If yes, how many and what type/breed?			
7.	Would you prefer a unit that allows smoking?	Yes □	No	
8.	Neighbourhood(s) preference:			
	You may include other municipalities outside of Vancouver.			
9.	Please describe any other needs or preferences (e.g. proximity to	schools ortransit):		
Se	ection 3: Additional Assistance or Support			
se ch	ou may be eligible for additional assistance such as additional moving uring an affordable or accessible unit based on your income, or ot allenges or other specific needs. This section will be used by the Cielocation Plan requirements, which will be fulfilled by the owner/device.	her factors such as mo ty of Vancouver to det	bility or ph	nysical
1.	Do you or someone in your household need a wheelchair a ccessible	unit? Yes	; 🗆	No □
	An accessible unit has a building entrance ramp, minimum door www.wheelchairs, and lever-operated handles.	ridths of 860 mm to acc	commodat	e
2.	Do you need help with moving due to mobility or physical challeng	es? Yes	s 🗆	No 🗆
3.	Do you have dependents in your household (e.g. children under the elderly parent who you are the primary caregiver of)?	•		as an No  □
	If yes, please specify how many dependents:			

4.	Is your current gross household income less than	\$30,000 per year	? \	⁄es		No □
5.	Is your current gross household income \$30,000 -	· \$50,000 per yea	r? \	⁄es		No □
	This information will be used to help determine eli- assistance required when finding alternate accom- the City of Vancouver.	•				
6.	Are there other factors that we should know about Please include information on the need for a pet-f					nodation
Se	ection 4: Right of First Refusal					
ne	here is new rental being proposed as part of the dew building at 20% off new market rents. If there is not return to a unit in the new building provided you me	new social housin	g being proposed, y			
1.	Are you interested in returning to the building?		Yes □		١	lo □
pri sig	yes, you will need complete the Exercising First Rig or to vacating your current unit. Your landlord will b on at least 45 days before the date that the new ren orm to return to the building does not require you to reveloper/owner of any changes to your contact infor	pe required to pro tal unit will be ava return. Please en	vide you a new tena ailable to rent. Note sure that you inform	ancy : Co n the	agree mpleti	ment to
lf i	responses to any of the above items change be	fore you vacate	the Building pleas	e no	otify	
	Kiegan Scharnberg at [6	604-809-2967,	Kiegan@fabric	livin	g.ca]	

# City of Vancouver Exercising First Right of Refusal Form

This form is to be used by a tenant to exercise their right of first refusal to enter into a new tenancy agreement in a new rental unit upon completion of redevelopment/renovation for which the previous tenancy was ended, as per the City's Tenant Relocation and Protection Policy (<a href="https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf">https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf</a>).

If you are an eligible tenant and you may be interested in returning to the building upon its completion, fill out this form and return it to your landlord or their agent before vacating your existing unit. Submitting this form does not obligate you to return. Note: It is your responsibility to keep the landlord informed of your current contact information throughout the redevelopment/renovation in order to be contacted when the building is nearing completion.

Eligible tenants will be provided Right of First Refusal to move back into the new building with a 20% discount off starting market rents, or at the new non-market rents in circumstances when the replacement unit is social housing. If you are not sure if you would qualify for social housing, you can submit this form now and qualification will be determined at move-in.

In cases where the tenant previously had a pet under a pet-accommodating tenancy, the tenant will be offered a pet-friendly unit as part of their Right of First Refusal. This requirement may be waived if the General Manager of Arts, Culture and Community Services deems the nature of the pet(s) to be unreasonably onerous to accommodate.

Contact Information		
Name(s) on Tenancy Agreement:		
Phone #:	Email Address:	
Alternate Contact Information Name (roo	ommate or partner):	
Phone #:	Email Address:	
Existing Address (include Unit #):		
Forwarding Address (if known):		
Declaration of Interest		
I am giving you this notice because I once the redevelopment/renovation is		o a new tenancy agreement
Tenant name (print)	Signature	 Date



IMPORTANT INFORMATION Please have this translated RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire 重要資訊 請找人為你翻譯

重要资讯 请找人为你翻译

ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਇਸਦਾ ਅਨੁਵਾਦ ਕਰਵਾਓ TIN TUC QUANTRONG Xin hay dich sang tiếng Việt

Mangyaring isalin ito

MAHALAGANG IMPORMASYON INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca 중요정보 번역해주세요 اطلاعات مهم اعلاء خواست کنید که ایا لطفادرخواست كنيد كه اين اطلاعات را براى شما ترجمه كنند معلومات مهمة البحث على الترجمة

# Vancouver Renter Information for Market Rental Housing

This handout summarizes the minimum assistance required for eligible tenants under the provincial Residential Tenancy Act (RTA) and the City of Vancouver's Tenant Relocation and Protection (TRP) Policy\*.

- Sufficient notice under the RTA
- 2. City Tenant Relocation Plan Requirements
- 3. Frequently Asked Questions
- 4. Resources

## Sufficient Notice under the RTA

The BC Residential Tenancy Act sets out the minimum notice that your landlord must give you to move out in the case of renovations to, or demolition of, your building. As of May 17, 2018 landlords must now give four months' notice. Tenants have 30 days to dispute the notice. More information is available from the Residential Tenancy Branch.

If your landlord plans to renovate, demolish, or convert your building, they may give you a notice to end tenancy only after all the necessary permits have been issued. To check if permits have been issued or are in process, please contact the City of Vancouver Renter Enquiry Line:

#### City of Vancouver Renter Enquiry Line

Phone: 604-673-8291, email: renteroffice@vancouver.ca

Type of tenancy	Notice your landlord must give you to move out under the RTA
Month-to-month	Four-months' notice
Fixed-term lease where you must move	None, only at the end of the fixed term
out at the end	As of December 11, 2017, fixed-term tenancy agreements can no longer include a vacate clause requiring a tenant to move out at the end of the term unless:  a. The tenancy agreement is a sublease agreement; or  b. The tenancy is a fixed-term tenancy in circumstances prescribed in section 13.1 of the Residential Tenancy Regulation. This Regulation specifies situations where a landlord or landlord's close family member
Fixed-term lease where you can stay past the end	plans in good faith to occupy the rental unit.  Four months' notice, only at the end of the fixed term or after

<sup>\*</sup> The City of Vancouver has an updated Tenant Relocation and Protection Policy as of June 11, 2019. For more information see https://vancouver.ca/people-programs/protecting-tenants.aspx#happening



# City Tenant Relocation Plan Requirements

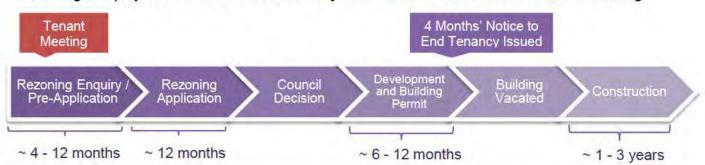
Applicants (developers/landlords) seeking a rezoning or development permit for market rental housing are required to provide a Tenant Relocation Plan (TRP) where tenants in existing rental or social housing units will be displaced. This work typically results in the entire building, or part of the building, being demolished or emptied.

Eligibility: If you have been living in the building for at least one year at the date of application, you are likely eligible for the TRP. If you live in secondary rental (i.e. a basement suite or rented laneway home), the eligibility requirement is two years from date of application if the project involves lot consolidation and has transferred ownership. After the City approves the draft TRP, you will receive a letter from the applicant advising of your eligibility or ineligibility.

If you are eligible for assistance, the Tenant Relocation Plan must meet the following City requirements:

#### 1. Communication and Engagement with Residents

The process and timeline of each project varies but generally follows the steps below. If the project does not require rezoning, it will be processed faster. A *tenant meeting* is required to be held by the applicant near the beginning of the process for projects of ten or more units, and one-on-one meetings for projects of less than ten units. City Staff will be in attendance for a *tenant meeting*.



Development stage	What information you can expect
Pre-Application	Description of your landlord's intent to renovate, redevelop, or demolish your building.
Before your landlord or their agent (the applicant) applies to the City for redevelopment, or shortly after the application is opened	The applicant is required to host a <i>meeting</i> for tenants in buildings with ten units or more, to further explain the project, application timelines, and the TRP process. Applicants are required to send a <i>Tenant Needs Survey</i> to all residents to identify specific preferences or special circumstances. Residents are strongly encouraged to fill out this survey.
Rezoning Application Development Permit Application Building Permit Application	A summary of the Tenant Relocation Plan that has been approved by the City, including information on the compensation and assistance that you may be eligible for.
	Once the application is formally submitted to the City, eligible tenants are able to move out and receive their Tenant Relocation Plan compensation and relocation assistance.
After ALL permits are issued	Your move-out date with at least four months' notice through an official Notice to End Tenancy as required by the RTA.



#### 2. Moving expenses

You will be provided with moving expenses or with an arranged, insured moving company.

Size of unit	Moving compensation required
Studio and one-bedroom	\$750 or arrangement of insured movers
Two-bedroom	\$1,000 or arrangement of insured movers

#### 3. Compensation

If you are an eligible tenant, compensation will be provided to you prior to or at move-out, based on the length of your tenancy. This can take the form of free rent, a lump sum payment, or a combination of both.

- 4 months' rent for tenancies up to 5 years
- 5 months' rent for tenancies over 5 years and up to 10 years
- 6 months' rent for tenancies over 10 years and up to 20 years
- 12 months' rent for tenancies over 20 years and up to 30 years
- 18 months' rent for tenancies over 30 years and up to 40 years and
- · 24 months' rent for tenancies over 40 years

#### 4. Assistance finding new accommodations

If you are an eligible tenant, you will be offered the option of assistance identifying three alternate accommodation options. The options should best meet your identified priorities as detailed in the *Tenant Needs Survey*, and in additional one-on-one conversations, such as:

- budget preference;
- · neighbourhood; and
- other priorities (pet-friendly, close to schools, smoke-free, etc.).

### 5. Additional support for low income tenants or tenants facing other barriers to housing If you are an eligible tenant with low income (less than \$30,000 for a single or couple without dependents or less than \$50,000 for a single or couple with dependents) or facing other barriers to housing, such as requiring an accessible unit or having a mental or physical issue that poses a barrier to housing security, additional support is required from the applicant.

- If you want assistance finding new accommodation, the applicant must assist you in securing
  a housing option that is affordable and/or suitable to your needs (e.g. accessible unit,
  supportive housing, assisted living facility). The applicant is required to provide proof of this.
- If a permanent option cannot be secured immediately, an interim measure (such as a rent top-up) may be considered until a permanent option can be secured. A permanent option must be secured prior to the City issuing the Occupancy Permit.

For tenants facing relocation barriers, additional supports may also be required. This may include a stipend to offset relocation difficulties (up to \$2,500) and/or paying for costs related to relocation, such as unit modifications, assistance applying for housing, packing, translation services, etc.

Note: In order to determine additional supports, tenants need to fill out the standard *Tenant Needs Survey*. Income testing may be required by the City.

#### 6. Right of First Refusal

Eligible tenants are provided Right of First Refusal to move back into the new building with a 20% discount off starting market rents, or at the new non-market rents in circumstances when the replacement unit is social housing. If you are interested in the Right of First Refusal, you will need to fill out a form, which will be given to you by the applicant, along with the survey.



## **Frequently Asked Questions**

Do I have to wait until I receive my Notice to End Tenancy in order to get my compensation or can I
move out before that?

Once the application is formally submitted to the City, eligible tenants are able to move out and receive their Tenant Relocation Plan compensation and relocation assistance.

2. How is the City's Tenant Relocation Plan different from a Mutual Agreement to End Tenancy?

The City's TRP is reviewed and approved by City staff as per the Tenant Relocation and Protection Policy. The minimum compensation package required is outlined above.

In some cases, a landlord may also offer a *Mutual Agreement to End Tenancy*. The terms in such an agreement are negotiated between the landlord and the tenant, and do not involve the City. The <u>Mutual Agreement to End a Tenancy (RTB-8)</u> form is used by the landlord and tenant to formalize such an agreement. In these situations, a tenant would need to decide between the City's TRP package and the offered Mutual Agreement to End a Tenancy. To make this decision, a tenant should compare what each of these packages offer and choose the option that best suits their needs.

3. What about tenant assistance for renovation work where tenancies don't have to be ended?

The Residential Tenant Act and associated guidelines provide specific guidance pertaining to whether a landlord may end a tenancy in order to undertake renovations or repairs to a rental unit. For more information, please refer to Residential Tenancy Policy Guideline 2, Ending a Tenancy for Landlord's Use of Property. In order to end tenancies for renovations, renovations or repairs must:

- be so extensive that they require the unit to be empty in order for them to take place; or
- significantly alter the rental unit to the point of it being fundamentally different than it was at the start of the tenancy.

Temporary Relocation Option – for renovations where tenants are required to leave their unit for more than one day, but where tenancies do not need to end, the applicant must provide a temporary relocation offer to tenants, including:

- communication to tenants specifying the scope of work required and length of time the tenant needs to be out of the unit; and
- reduced rent, payment in proportion to the temporary relocation costs incurred by relocating to other suitable accommodation, or provision of temporary accommodation (e.g. in another unit in the building, hotel, etc.).

#### Resources

#### BC Government - Residential Tenancy Act and Residential Tenancy Branch

Information on tenant and landlord rights under the *Residential Tenancy Act* <a href="https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies">https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies</a>

#### **Tenant Resource and Advisory Centre**

Direct support and guidance on starting a tenancy, ending a tenancy, and dispute resolution <a href="http://tenants.bc.ca/">http://tenants.bc.ca/</a>, phone: 604-255-0546 or 1-800-665-1185

### **City of Vancouver Renter Enquiry Line**

Information on City renter protection policies and help in locating building specific information Phone: 604-673-8291, email: renteroffice@yancouver.ca

#### **City of Vancouver Homelessness Services**

Assists Vancouver residents experiencing or at risk of homelessness Phone: 604-665-3318, email: carnegie.outreach@vancouver.ca

Address: 392 Powell Street, Vancouver, BC, hours: Monday - Friday 9am-4pm

#### City of Vancouver Development and Building Services Centre

Assists Vancouver residents with development and building permit information Phone: 604-873-7611, address: 515 West 10th Avenue, Vancouver, BC V5Z 4A8

Hours: Monday, Wednesday, Friday - 8:30am to 4:30pm, Tuesday, Thursday - 8:30am to 4:00pm

From: <u>Jordan MacDonald</u>
To: <u>O"Donnell, Theresa</u>

Cc: Kiegan Scharnberg; Shillito, Matt; McNeill, Yardley

Subject: [EXT] Meeting RE: LOE 461 - 475 East 16th Avenue

Date: Monday, September 12, 2022 7:54:37 AM

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.

Good morning Theresa,

I hope that you enjoyed the weekend. In advance of our meeting on Wednesday morning to discuss our recent LOE submission in the Broadway plan, we wanted to lay out a few key discussion points for your consideration so that we can make the most of the time we have. Our LOE contemplates the redevelopment of a block with 132ft of frontage where the defined minimum is 150ft. As such, any redevelopment proposals first be considered by the Director of Planning should they meet the three necessary requirements:

- 1. Sites for consideration must demonstrate a minimum frontage of 99ft,
- 2. Satisfy the plans built form and site design principles
- 3. Reasonably mitigate development limitations on adjacent properties.

Based on the above, we believe our proposal meets or exceeds the necessary requirements for consideration.

### **Key Application Highlights:**

- Frontage 132 ft Depth 122 ft Total Site Area 16,111 Sq.ft.
- Located within the MSAB area of the Broadway Plan 6.5 FSR Story purpose-built rental with 20% below market 158 units 35% Family Housing
- The project achieves the maximum FSR and is under the height limit of 20 stories (our proposed development is 18 stories)
- Low tenant displacement in comparison to sites of similar scale within the Broadway Plan There are only 3 rental units on site with three separate tenancies. In addition to the non-monetary benefits offered to tenants in the Broadway Plan, Fabric will be offering compensation to these tenants well in excess of the stipulated minimum (525% over min) (pg 11)
- The proposals redevelopment would not impede future redevelopment of any of the theoretical future assemblies on the block (both sides of the lane) (pg 12-22)
- The site has been designed to respect the built form of the existing neighborhood by offering generous setbacks to improve daylight access as well as orienting the building north/south to preserve the privacy of the adjacent properties (pg 23-27)
- Fabric will prioritize the below market component of the building for tenants displaced through the redevelopment of aging stock rental apartment buildings within the Broadway Plan
- Fabric will look to collaborate with a local Indigenous artist for the public art component of the project

We have included a reduced LOE package for review in the attached PDF demonstrating the points outlined above. Note, that the page numbers in blue correspond to the PDF pages not the page numbers in the lower right corner of the document. We look forward to discussing the proposal with you.

2022.09.11 - 461-475 E.16th Ave Reduced LOE.pdf [dr...

Jordan MacDonald | Founder & CEO

604.240.8366

fabricliving.ca [fabricliving.ca] | @lifeatfabric [instagram.com] | jordan@fabricliving.ca

# 461 – 475 East 16th Avenue Rezoning Enquiry







## Introduction Site Overview

Address	461 – 475 East 16th Avenue Vancouver BC V5T 2T8
Existing Zoning	RM-4N Multiple Dwelling, FSR of 1.45 with allowable increases up to 3.00 FSR total for 100% social housing with childcare.
Proposed Zoning	CD-1 Rezoning
Local Area	Mount Pleasant (South Apartment Areas)
Site Area	1,496.8 sqm (16,111 sqft)
Site Frontage	40.23m (132 ft)
Site Depth	37.19m (122 sqft)
Target (FSR)	6.5
Existing Use	2x Single-family Residential, 2x Duplexes
Proposed Use	Multiple-dwelling Residential (Rental)









## Introduction Rezoning Rationale

The secured market rental development proposed in this Letter of Enquiry is a response to both the recently adopted Broadway Plan as well as the City's affordability and sustainability goals as a whole. 158 secured market rental homes are proposed within this application, of which an estimated 31 units will be delivered at 20% below citywide average market rates. Only 3 tenancies would be required to be temporarily displaced to accommodate the proposed development.

The subject site is located mid block on E 16th Avenue, a half block south of Mount Saint Joseph Hospital in the Broadway Plan Sub Area - Mount Pleasant South Apartment Area B (MSAB). The site is comprised of four parcels with a total site size of 1,496.8 sq. m (16,111 sq. ft.) and a frontage of 40.2 m (132 ft.) on E 16th Avenue and abutting the lane.

The site is currently occupied by six low density residential dwellings, between two and three stories in height with parking access off of the lane. The buildings were built between 1975 and 2004 and are not listed on the Vancouver Heritage Register. Adjacent to the east and west property lines are new RM-4N stacked townhouse and duplex developments and across the lane to the north is a mix of older stock RM-4 low rise apartment housing and townhouses. Many of the homes located to the north of the site are existing purpose-built rental homes. All of the homes within the 400 block on the north side of E 16th Avenue and the 300 block of E 15th Avenue have been re-designated for higher density housing through the Broadway Planning process.

The Broadway Plan Land Use Policies outline three key characteristics for sites to be considered for privately initiated rezonings:

- The Policy Area summary tables in Chapters 8-10 typically have a minimum site frontage requirement for tower forms. For areas where the minimum site frontage is 36.6 m (120 ft.) to 45.7 m (150 ft.), development proposals with lesser frontage may be considered at the discretion of the Director of Planning, where the proposal meets the following criteria:
  - Sites have a minimum frontage of 30.2 metres (99 ft.);
  - The project satisfies the Plan's built form and site design principles
  - The applicant demonstrates that the development reasonably mitigates development limitations on adjacent properties

The MSAB sub-area of the Broadway Plan sets the minimum site frontage requirement for towers in residential areas at 150 ft. While well intentioned from a neighborliness and urban design perspective, one of the unintended consequences of 150 ft. minimum site frontage requirement is that many of the sites that meet the requirement are comprised of aging purpose-built rental stock, effectively resulting in tenant displacement en masse.

Although slightly under the minimum frontage requirements defined in the Broadway Plan Land Use Polices, the proposed development complies with the plan in the following ways:

- Meets the maximum allowable residential area (6.5 FSR);
- Allows for efficient floor plates and underground parking and storage structure
- Provides generous setbacks Minimum side yard setback of 8 ft. Proposal providing a West side yard of 15'10" and an East side yard of 25'6"
- Falls below height limit at 18 stories;
- The design aims to respond to the emergent architectural typologies of the neighbourhood and promote access to the outdoors.
- Achieves the plans housing and affordability policy objectives
- Contributes to the public realm
- Will be designed in accordance with the Broadway Plans sustainability objectives
- Provides a significant public benefit to the community

One of the key advantages of this development proposal is its low tenant displacement when compared to other sites of similar scale within the Broadway Plan Area. This proposal would result in the displacement of only three tenancies across three two-bedroom rental units as opposed to what could be a disproportionately higher amount of displacement were this application focused on the redevelopment of an existing purpose-built rental building. The low number of tenancies allows fabric a larger budget to provide compensation to the tenancies in excess of what is stipulated in the Broadway Plan and the City of Vancouver's Tenant Relocation Protection Policy.

At fabric we take the subject of tenant displacement seriously, and as outlined in this proposal's Tenant Relocation Plan in Appendix A, we have proposed generous compensation packages to each of the households currently residing on the property to ease their transition to new living accommodations whether they be permanent or interim housing solutions. fabric currently has purpose-built market rental housing projects under development in other East Vancouver neighborhoods, and should the timing be feasible, will prioritize temporary accommodation for tenants displaced through this application.

Consistent with the Housing and Affordability Policies of the Broadway Plan, 35% percent of the proposed units will be family units (56 units - 25% two bedrooms and 10% thee bedrooms). 20% percent of the net leasable floor area in the proposal (an estimated 31 units) will be secured by a housing agreement and offered at 20% percent below citywide rents as defined by CMHC, representative of a significant tangible public benefit to the community.

Allowing this application to advance in the early stages of Broadway Plan implementation also presents a significant intangible public benefit in its low tenant relocation impact when compared with other potential redevelopment sites in the plan area. Should this proposal come to fruition, fabric will look to prioritize below market units within the project for low-income renters displaced by other development proposals in the Broadway Plan area, helping to reduce the impact of tenant displacement and facilitate further construction of new secured rental housing.

While slightly under the minimum site frontage requirement, we believe this proposal demonstrates that this site is a strong candidate for early-stage redevelopment in the Broadway Plan. Not only does the proposal address the City's policy goals, design and technical requirements, but the public benefit derived from the net increase of secured market rental housing to the neighborhood and its ability to support additional redevelopment in the area by mitigating impacts of tenant displacement present a compelling case for the proposal's consideration.





# Introduction Key Benefits







## Housing & Affordability

- 158 new secured market rental homes.
- Net increase of 155 secured market & below market rentals
- 35% of homes will be family units (25% 2 beds & 10% 3 beds)
- 20% of the net leasable area will be leased at below market rates

## Public Realm

- Adequate soil depths fronting E 16th Avenue to allow for tree planting on both sides of boulevard
- Residential units at grade to mitigate CPTED concerns
- Future public art installation with the goal of collaborating with a local indigenous artist

## Current & Future Tenant Displacement

- Disproportionately lower tenant displacement than most sites
- Monetary compensation significantly above the minimum requirement
- Upon completion, priority for the below market units given to tenants displaced by other Broadway Plan redevelopments

## Future Development

• All the remainder sites identified within the immediate area considered under this application have a minimum frontage of 99 ft. allowing for future implementation of the Broadway Plan in the immediate area.

## **Environment & Sustainability**

- Simplified building form allows for floorplate stacking and embodied carbon reduction
- The proposed development will take into account the requirements from the City's Green Buildings Policy for Rezonings. This includes meeting energy and emissions performance targets at the time of the project's Building Permit application.

## Transportation

• The proposal will look to provide first-class bike facilities including maintenance, wash and repair stations to encourage active transportation.





# B

## **Urban Context**

# Neighbourhood Amenities



### Parks

- Mount Pleasant Park
- 2 Tea Swamp Park
- Mt. Saint Joseph POPS
- 4 Robson Park
- Mcauley Park

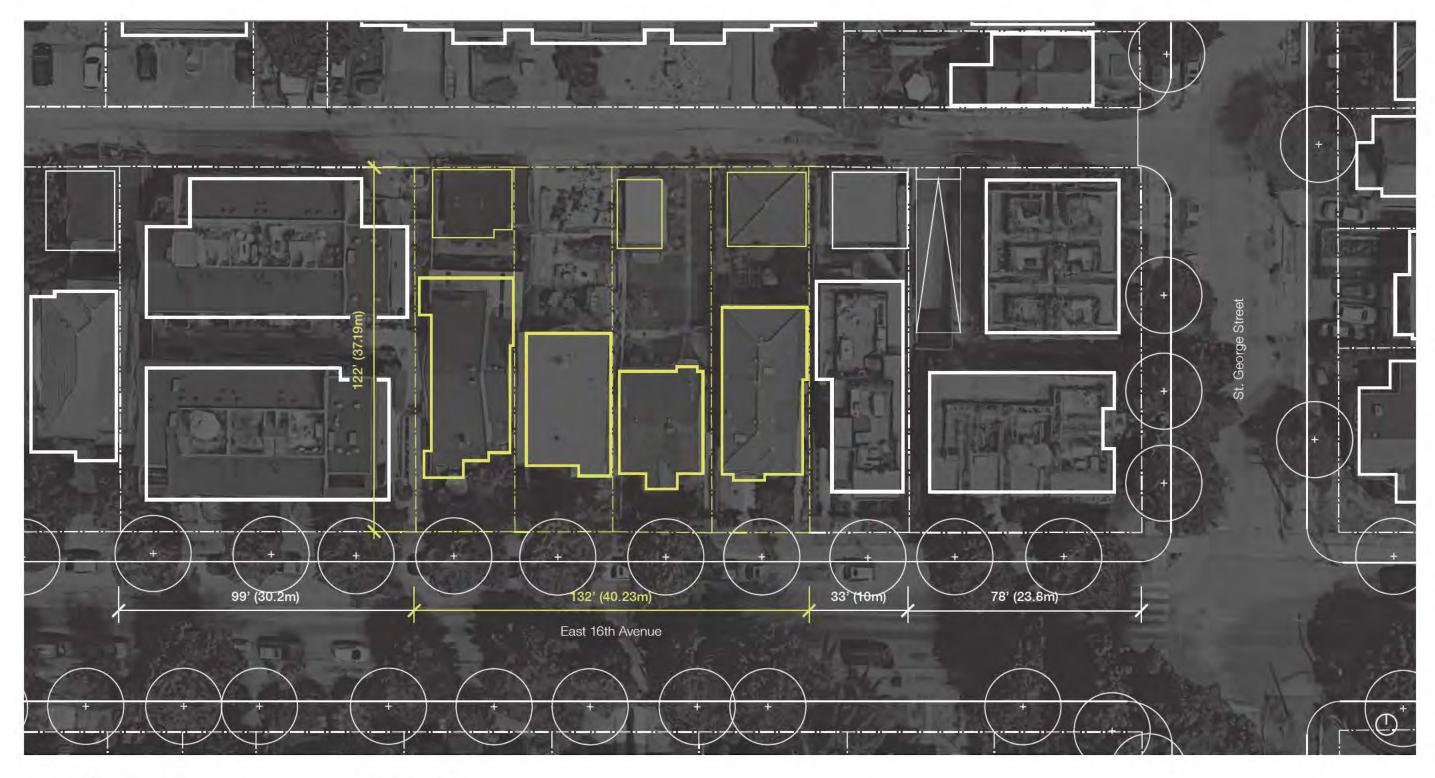
### Cultural

- 6 Main Street Skytrain
- 7 Mount Pleasant firehall
- 8 Grocery store
- 9 Heritage Hall
- 10 Kingsgate Mall
- 11 Florence Nightingale Elementary School
- 12 Mt. St Joseph Hospital





# **Urban Context** Context Map





# B

## **Urban Context**

## Site Photos



01 View of site from northeast corner.



03 View of site from southeast corner



02 View of site from northwest corner.



04 View of site from southwest corner.



Legend Map





## **Urban Context**

# Streetscape - East 16th, North





- West



East -

# **Urban Context** Neighbouring Land Use

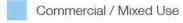
## Mount Pleasant

The site straddles the south-most edge of the Mount Pleasant neighbourhood, centered between the Main Street and Fraser Street villages. East 16th Avenue serves as a secondary arterial route, with mostly residential frontages. Buildings on the block are all residential, with a mix of single family homes and multi-family dwellings. Tea Swanp Park, Mt. Saint Joseph Hospital, and Robson Park are notable landmarks within a 5 minute walk of the site.



Site

Residential



Parks

Institutional







# Guidelines and Policies Existing Zoning

RM-4 Multiple Dwelling

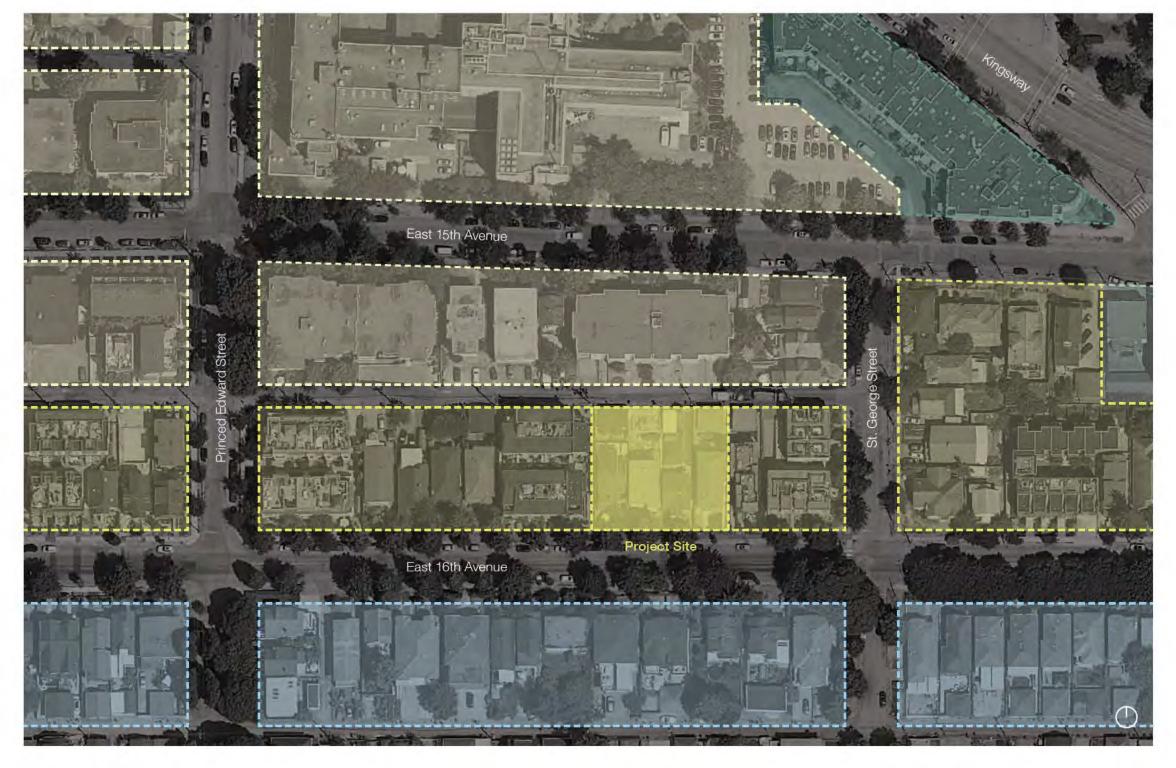
RM-4N Multiple Dwelling

RT-2 Two-Family Dwelling

C-2 Commercial

Commercial

C-2C









# Appendix Tenant Relocation Plan

The proposed development is comprised of six low density dwellings situated on four 33' wide lots. Three of the properties are owner occupied while the remaining secondary rental market housing units on the property are tenanted per the Renter Screening Form included with this application.

Based on the start date of the tenancies for the secondary rental units on site, one of the three existing tenants will qualify under the City's Tenant Relocation and Protection Policy (TRP). The eligible tenants residing on the property qualify for four months of free rent under the TRP plus additional protections offered to eligible tenants such as:

- moving expenses
- finding new accommodations if requested
- and/or determining whether individuals under a single tenancy agreement are low income or facing additional barriers to relocation or securing appropriate housing and associated support

Although only a single household residing on the property currently qualifies under the TRP, fabric understands the difficulties that redevelopment can place on tenants and plans to offer each of the tenants compensation that equates to 525% over and above the TRP as outlined in the schedule below

## Compensation per City of Vancouver Policy

Address	Tenancy Agreement Start Date	Eligibility Date	Compensation per TRP	Monthly Rent	Compensation Payment	Moving Expenses	Total Eligible Monetary Compensation
465 E. 16th Avenue	01-Aug-21	01-Aug-23	1 Month per RTA	\$1400	\$1400	\$0	\$1400
465 E. 16th Avenue	30-Nov-21	30-Nov-23	1 Month per RTA	\$1800	\$1800	\$0	\$1800
465 E. 16th Avenue	01-Jul-20	01-Jul-22	4 Months + Additional Protection under	\$1700	\$6800	\$1000	\$7800
	Tot	als		\$4900	\$10,000	\$1000	\$11,000

## Compensation Offered by fabric

Address	Tenancy Agreement Start Date	Eligibility Date	Compensation per TRP	Monthly Rent	Compensation offered by fabric	Moving Expenses	Total Compensation by fabric	Monetary Compensation Over Minimum Requirement
465 E. 16th Avenue	01-Aug-21	01-Aug-23	1 Month per RTA	\$1400	\$16,800	\$2000	\$18,800	\$17,400
465 E. 16th Avenue	30-Nov-21	30-Nov-23	1 Month per RTA	\$1800	\$23,600	\$2000	\$25,600	\$23,800
465 E. 16th Avenue	01-Jul-20	01-Jul-22	4 Months + Additional Protection	\$1700	\$22,400	\$2000	\$24,400	\$16,600
	То	tals		\$4900	\$62,800	\$6000	\$68,800	\$57,800*

<sup>\*</sup>Note: Compensation to tenants is 525% above City of Vancouver Policy

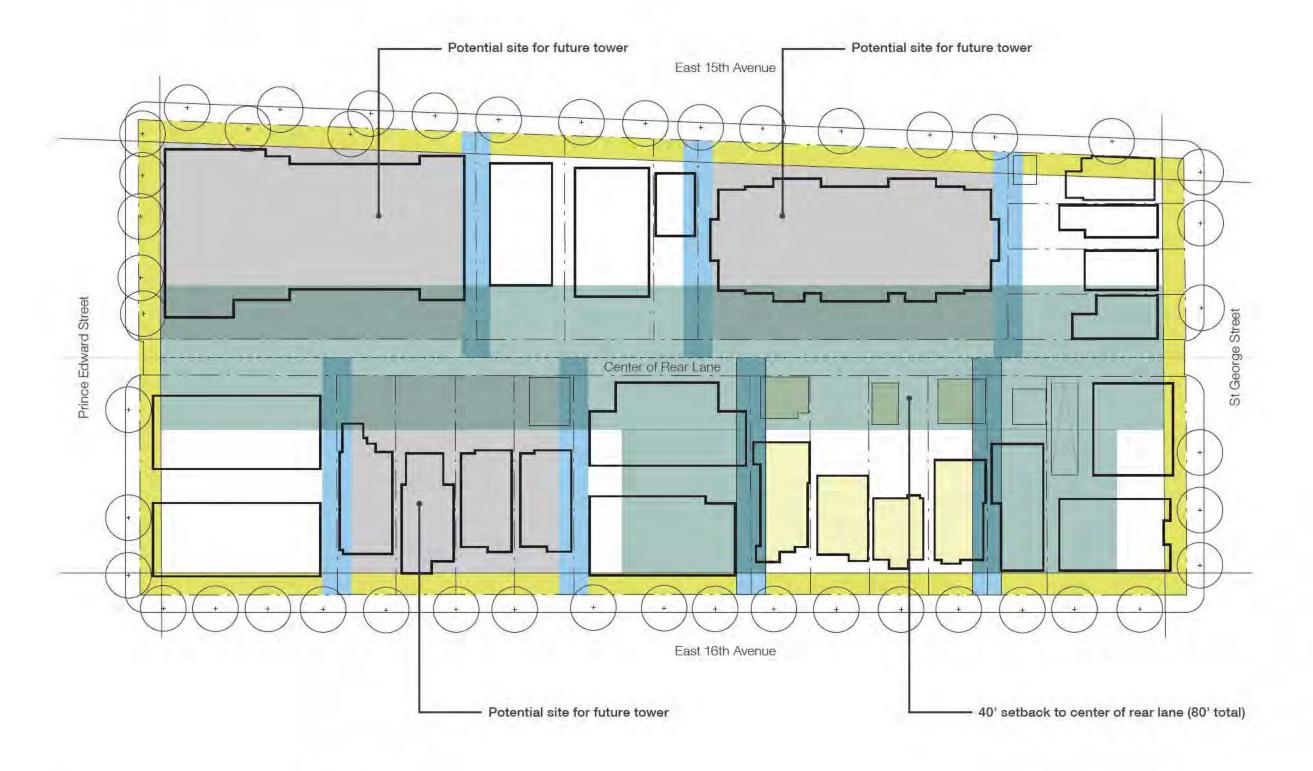




# C

## **Guidelines and Policies**

# Setbacks Sequence





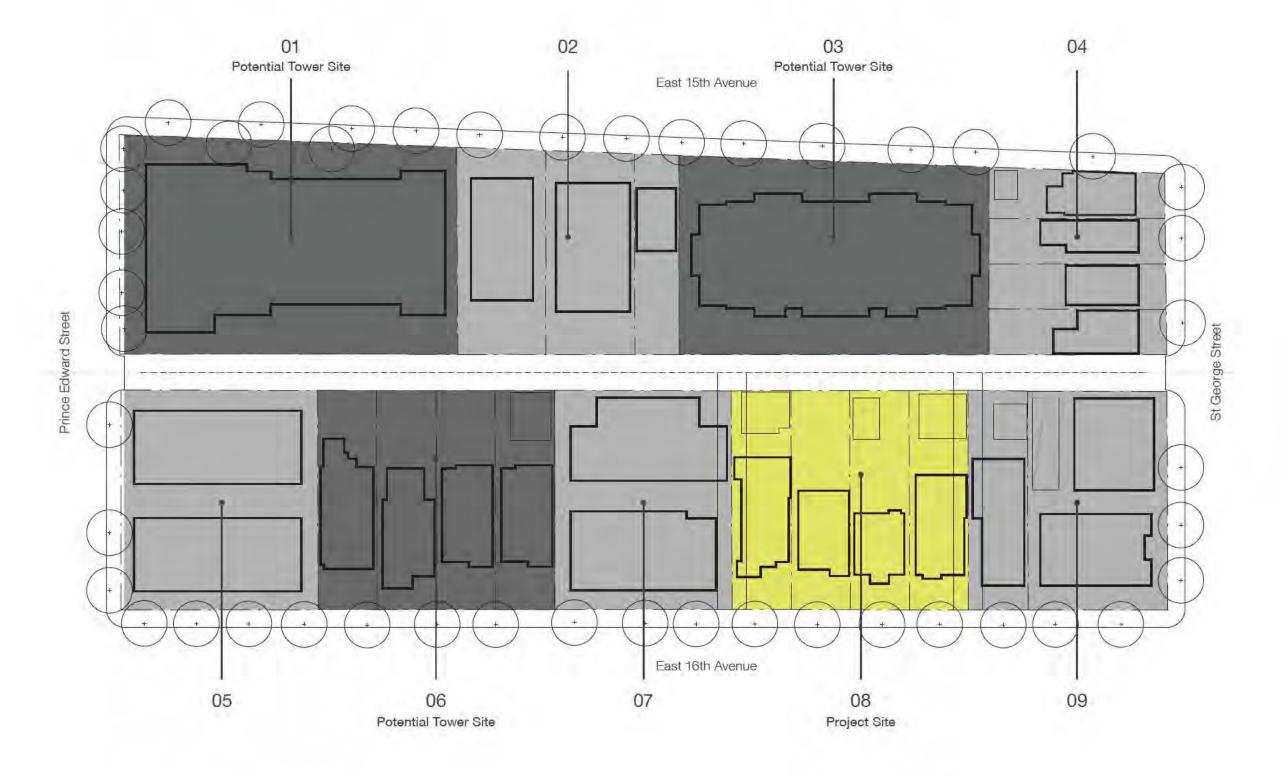




# C

## **Guidelines and Policies**

# Potential Future Development Sites











## **Guidelines and Policies**

# Potential Future Development Sites

Site	Address	Age	Frontage (ft)	Existing Land Use	Description	Economic Viability	Tenant Displacement Probability
01	3150 E 15th Ave	1975	188.38	RM-4	Market Condo	Low - Underlying land value of the 45 market strata units outweighs the properties redevelopment value. There is also a high likelihood that many of the strata apartments in this block are currently leased at affordable rates.	High - Although stratified, it is likely that a large percentage of the 45 number of units on-site are leased
02	436-442 E15th Ave	1926-1965	123.75	RM-4	Rental	Low - There is currently 20 purpose built rental units situated in two existing walk up buildings. Tenant displacement impacts are likely to present significant opposition to redevelopment. Character nature of single family residence may also pose challenges	High - Tenant displacement would occur within the two purpose built rental apartment buildings and possibly the single family residence
03	460 E 15th Ave	1978	173,56	RM-4	Rental	Low - Underlying land value of the market strata units outweighs the properties redevelopment value	High - Although stratified, all of the 36 units in this building are leased as rental apartments
04	3103-3145 St. George	1908-2017	101	RM-4	Single Family & Townhouse	Low - Smaller lot sizes make project economics difficult. Also, heritage character of several of the homes as well as likely tenant relocation barriers present a low likelihood of redevelopment	Medium - Older stock single family homes in East Vancouver are quite often occupied with multiple tenants at affordable rents
05	401 E 16th Ave	2012	110	RM-4N	Townhouse	Low - Relatively new construction. Underlying land value not economically viable for redevelopment in the near term. Redevelopment of project in the near term would not be environmentally sustainable	Low
06	417-437 E 16th Ave	1968-1987	132	RM-4N	Single Family & Townhouse	High - Site dimensions allow for floorplate & parking optimization.  Tenant displacement impacts considered to be lower than existing purpose built rental. Redevelopment value of properties as new purpose built rental significantly outweighs that of underlying land use	Low
07	453 E 16th Ave	2015	99	RM-4N	Townhouse	Low - Relatively new construction. Underlying land value not economically viable for redevelopment in the near term. Redevelopment of project in the near term would not be environmentally sustainable	Low
08	461-475 E 16th Ave	1975-2004	132	RM-4N	Single Family & Townhouse	High - Site dimensions allow for floorplate & parking optimization.  Tenant displacement impacts considered to be lower than existing purpose built rental. Redevelopment value of properties as new purpose built rental significantly outweighs that of underlying land use	Low
09	481-493 E 16th Ave	2014-2017	(111)	RM-4N	Duplex & Townhouse	Low - Relatively new construction. Underlying land value not economically viable for redevelopment in the near term. Redevelopment of project in the near term would not be environmentally sustainable	Low





# **Proposed Development**

Isometric View - Current Context



# **Proposed Development**

## Isometric View - Future Context - Scenario 1







## **Proposed Development**

Isometric View - Future Context - Scenario 2 (Most Likely Scenario)







# **Proposed Development**

Isometric View - Future Context - Scenario 3







# **Proposed Development**

Isometric View - Rear Lane Current Context



# **Proposed Development**

Isometric View - Rear Lane Future Context - Scenario 1



# **Proposed Development**

Isometric View - Rear Lane Future Context - Scenario 2 (Most Likely Scenario)



# **Proposed Development**

Isometric View - Rear Lane Future Context - Scenario 3



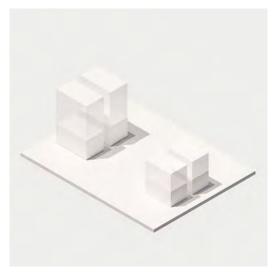


# Proposed Development Design Principles



## 1 Current Context

Respond to the emergent architectural typologies and expression of the neighbourhood



## 2 Future Context

Acknowledge how the surrounding area is changing and ensure the building is compatible with its future context



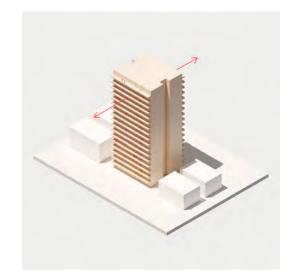
## 3 Repetition

Repeat unit layouts, floorplates, and architectural elements to optimize efficiency and visual order of the building



## 4 Contribute to Greenspace

Podium-free tower provides generous setbacks that contribute extra space, adding to the green character of the street



## 5 Respecting Privacy

Outward views address the north and south, preserving privacy for the neighbours to the east and west. Sideyard conditions are focused on daylight access.





## **Proposed Development**

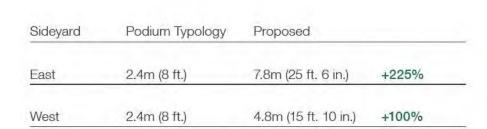
## Tower Typology Response

## Respecting Neighbours

As the Mount Pleasant Apartment Area grows with the implementation of the Broadway Plan, the compatibility of new developments with their existing neighbours is a priority. Both neighbouring buildings to the east and west of the project site are recent multi-dwelling developments that feature sideyard-facing windows and access to units deeper in the site.

Applying the standard tower (podium and tower) typology from the Broadway Plan would result in a sidewall condition 2.4m (8 feet) from the property line. This would greatly impact privacy and access to light for the neighbouring buildings.

To ensure the proposed development responds well with the current context, a podium-free tower form is proposed. This allows for more privacy and light access to the sideyards, and adds more green openspace to the streetscape. As a result of the neighbour to the east being a smaller building with more windows, the proposed form has been biased to the west on-site.





455 East 16th



Frontage with podium, west sideyard



Frontage without podium, west sideyard



Project Site

481-487 East 16th



Frontage with podium, east sideyard



Frontage without podium, east sideyard

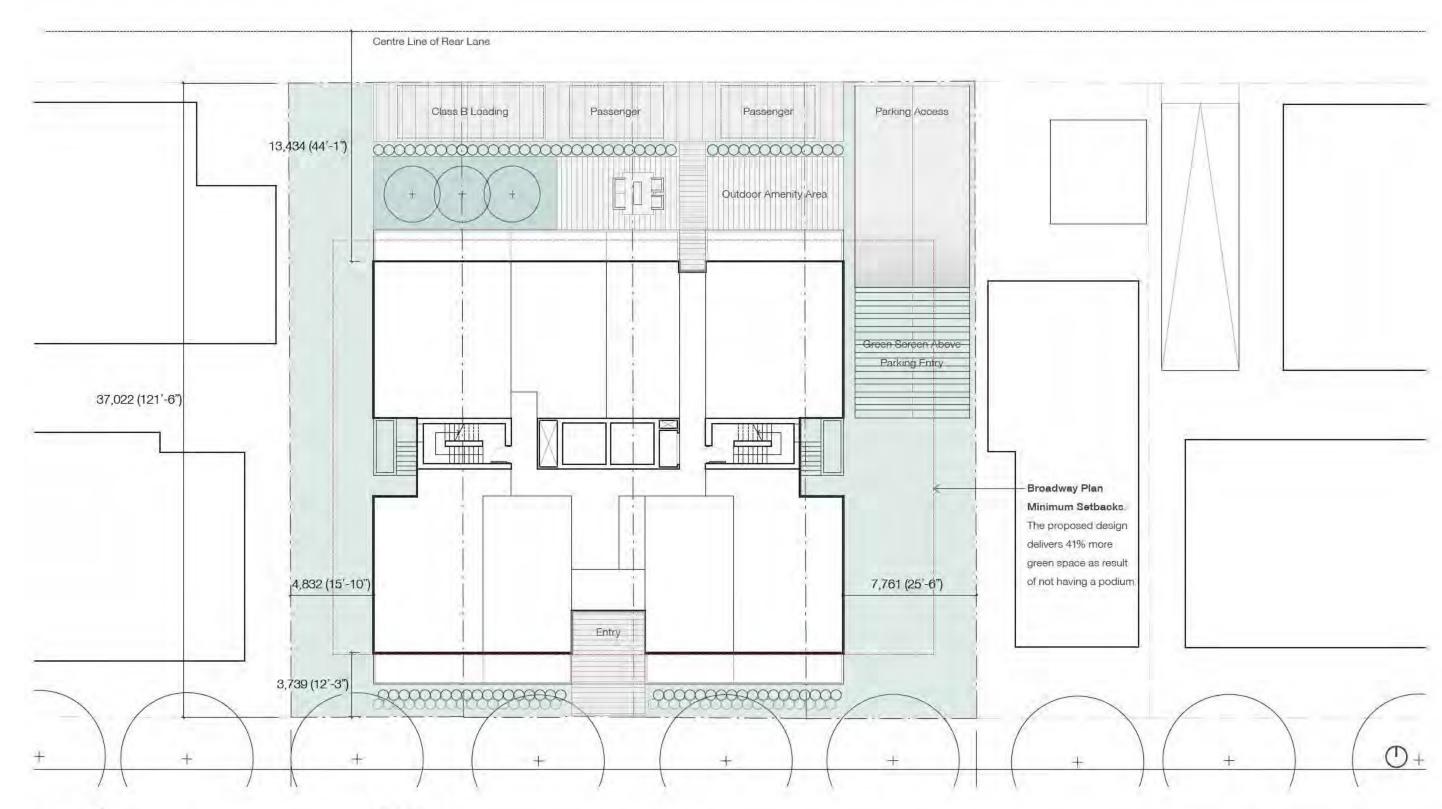






# **Proposed Development**

Site Plan





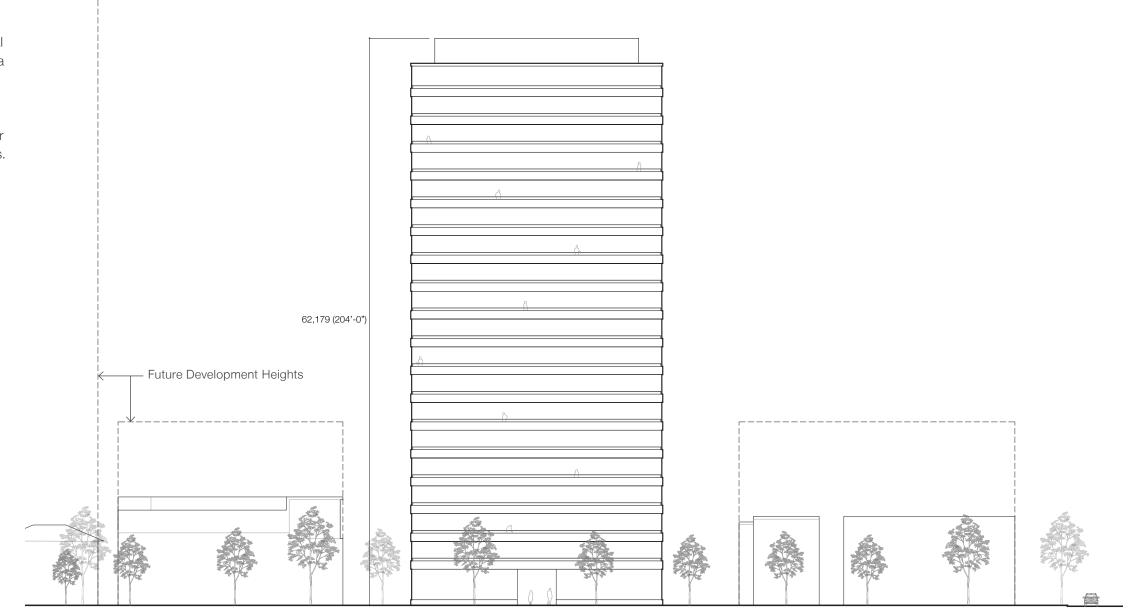
## **Proposed Development**

# Streetscape Elevation

## Changing Streetscape

The streetwall of East 16th between Kingsway and Main Street consists of primarily residential frontages and public open spaces (such as Tea Swamp Park). Residential entrances typically step up from the sidewalk level. Balconies are usually recessed into building forms, and facades are not overly glazed. Older and newer buildings alike have restrained material palettes. A continuous tree buffer protects the sidewalk from the street.

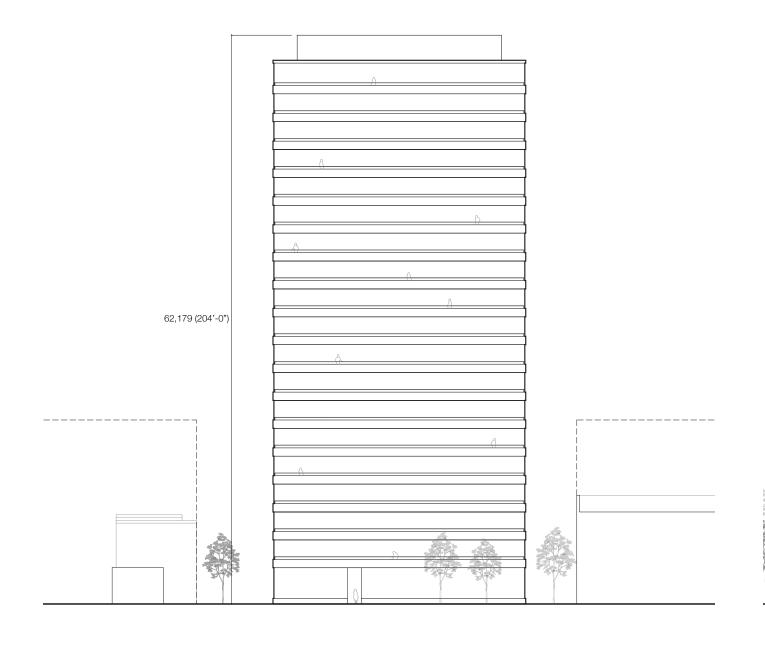
As the scale of the neighbourhood changes, using these elements will help preserve the architectural character of the street.







# Proposed Development Building Elevations





North Elevation

East Elevation





## **Proposed Development**

# Development Statistics - Density

#### **Unit Distribution**

Туре	Average Area sqm (sqft)	Percentage	Total
Studio	39.5 (425.0)	28%	45
1 Bedroom	46.5 (500.0)	36%	57
2 Bedroom	67.4 (725.0)	25%	40
3 Bedroom	88.3 (950.0)	10%	16
Total			158
Family Housing	J <sup>1</sup>	35%	56

### Area Calculations by Level

Level	Area sqm (sqft)	Exclusions sqm (sqft)
Level 1	592.5 (6,377.8)	29.7 (320.0)
Level 2	603.8 (6,499.8)	37.2 (400.0)
Level 3	603.8 (6,499.8)	37.2 (400.0)
Level 4	603.8 (6,499.8)	37.2 (400.0)
Level 5	603.8 (6,499.8)	37.2 (400.0)
Level 6	603.8 (6,499.8)	37.2 (400.0)
Level 7	603.8 (6,499.8)	37.2 (400.0)
Level 8	603.8 (6,499.8)	33.4 (360.0)
Level 9	603.8 (6,499.8)	33.4 (360.0)
Level 10	603.8 (6,499.8)	33.4 (360.0)
Level 11	603.8 (6,499.8)	33.4 (360.0)
Level 12	603.8 (6,499.8)	33.4 (360.0)
Level 13	603.8 (6,499.8)	33.4 (360.0)
Level 14	603.8 (6,499.8)	33.4 (360.0)
Level 15	603.8 (6,499.8)	33.4 (360.0)
Level 16	603.8 (6,499.8)	33.4 (360.0)
Level 17	603.8 (6,499.8)	33.4 (360.0)
Level 18	221.1 (2,379.9)	163.2 (1,756.2)

#### **Area Calculations Totals**

Site Area	1,496.7 sqm (16,111.0 sqft)
Total Area <sup>2</sup>	10,478.2 sqm (112,754.5 sqft)
Total Interior Exclusions <sup>3</sup>	750.3 sqm (8076.2 sqft)
Total Exterior Balcony Area	1,605.4 sqm (17,280.0 sqft)
Total Density Area	9,724.9 sqm (104,678.3 sqft)
Total Storeys	18
FOR	0.50
FSR	6.50





Family Housing is defined as units with 2 or more bedrooms. This unit mix meets the Broadway Plan requirement of 25% 2 Bedroom units and 10% 3 Bedroom units.

Total Area calculations do not include balconies or exterior rooftop space

Density exclusions include 40sqft of in-suite storage per unit and shared amenity space (see FSR Exclusion diagrams on Page 54). Below-grade areas not included in calculation but assumed to be excluded from overall FSR.

# **Proposed Development**

# Development Statistics – Parking and Loading

Bicycle Parking		
Туре	Res. Unit Count	Spaces
Class A		
1.5 spaces per <65 sqm unit	112	168
1.0 Spaces per 200 sqrii dilit	112	100
2.5 spaces per 65-105 sqm unit	46	115
3 spaces per >105 sqm unit	0	0
Class A Total		283
Class A Typical		254
Class A Locker		29
Class B		
2 spaces for first 20 units,		
1 for each additional 20 units	158	9

### Vehicle Parking

Туре	Res. Unit Count	Spaces
Parking Spaces		
0.5 spaces per <50 sqm unit	102	51
0.5 spaces per 50-200 sqm unit	56	28
0.6+1 spaces per >180 sqm unit	0	0
Total Spaces		79

### Loading

Туре	Spaces
Class B	1
Passenger Pick-up (Class A)	2





From: <u>Jordan MacDonald</u>
To: <u>Grottenberg, John</u>

Cc: <u>Heather Pilar</u>; <u>Kiegan Scharnberg</u>

**Subject:** [EXT] Meeting Request

Date: Tuesday, February 15, 2022 6:21:28 PM

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.

John.

I am emailing you to request a meeting to discuss the Broadway Plan. We are a multi-family real estate development company with a particular focus on East Vancouver of which we currently have 6 active projects ranging from purpose built rental, condo, mixed use, non-market housing and micro suites.

Are you free to either grab a coffee or jump on a call next week? If so, Heather will send out some dates / times that work on our end.

I look forward to hearing back from you.

All the best,

### Jordan MacDonald | Founder & CEO

604.240.8366

fabricliving.ca [fabricliving.ca] | @lifeatfabric [instagram.com] | jordan@fabricliving.ca



fabric living

308-837 W Hastings Street

Vancouver, BC V6C 3N6

 From:
 Kiegan Scharnberg

 To:
 Erdman, Scott

 Cc:
 Peters, Casey

Subject: [EXT] Re: [EXT] Broadway Plan Rezoning Enquiry Submission 461-475 East 16th Ave

Date: Wednesday, September 21, 2022 10:04:15 AM

Attachments: Community Serving Spaces Form.pdf

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.

Hi Scott,

Apologies for the delay in getting back to you. Please see attached for community serving spaces form. If you could please upload the fee to our POSSE account that would be great. Let me know if you need anything else.

#### Kiegan Scharnberg

**Director of Development** 

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

On Wed, 14 Sept 2022 at 16:39, Erdman, Scott < Scott. Erdman@vancouver.ca > wrote:

Hi Kiegan,

My name is Scott Erdman, and I am the Rezoning Planner who has been assigned to the rezoning enquiry at 461-475 East 16<sup>th</sup> Avenue.

I have two questions for you, to help me with processing this enquiry:

- 1) I don't believe that a Community Serving Spaces form has been included in the enquiry package. Even if there are no existing CSSs on the site, the form still needs to be included, noting such. Please send the form to me at your earliest convenience you'll find a link on the application form.
- 2) Will payment for the enquiry fee be made electronically via POSSE? Or in-person via cheque or credit card? Please let me know and then I can advise you of the appropriate next steps.

I'm looking forward to working with you on this project.

Kind regards,

Scott

Scott Erdman M.Urb (he/him)

Rezoning Planner | Rezoning Centre Planning, Urban Design, and Sustainability City of Vancouver I am humbly thankful that I live and work on the territories of the xʷməθkʷəýəm (<u>Musqueam</u> [musqueam.bc.ca]), Skwxwu7mesh (Squamish [squamish.net]), and səlilwəta?ł / selilwitulh (Tsleil-Waututh [twnation.ca]) nations From: Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Thursday, September 1, 2022 3:49 PM **To:** Rezoning Applications < rezoning applications@vancouver.ca> Subject: [EXT] Broadway Plan Rezoning Enquiry Submission 461-475 East 16th Ave 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. Good afternoon, Please find attached our Broadway Plan Rezoning Enquiry submission for 461-475 East 16th Avenue. Please reach out with any questions or clarifications. Sincerely, Kiegan Scharnberg - East 16th - Rezoning Enquiry (9).pdf [drive.google.com] Director of Development 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 follow us on Instagram @lifeatfabric [instagram.com]

--

## **Kiegan Scharnberg**

Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]



## City of Vancouver Planning By-law Administration Bulletins

### Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100 website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

# ASSESSMENT OF COMMUNITY SERVING SPACES

Authority - Director of Planning Effective – October 15, 2018 Amended – April 8 2019

### 1 Purpose and Intent

The purpose of this bulletin is to outline a procedure for the intake of applications for rezoning advice ("enquiries") and site-specific rezoning applications ("applications") involving community-serving spaces. The process will enable the identification of non-city-owned sites that include spaces supporting community-serving programs, services, and users within the last three years prior to submission of the rezoning enquiry or application.

For the purposes of this administrative bulletin, "community-serving spaces" means the following uses, defined in the Zoning and Development By-law, Section 2:

- Cultural and Recreational Uses: Artist Studio, Club, Community Centre or Neighbourhood House, Hall, Library, Museum or Archives, Arts and Culture Indoor Event, and Theatre;
- Institutional Uses: Child Day Care Facility, Church and Social Service Centre; and
- Service Uses: Cabaret, School Arts or Self Improvement, and Production or Rehearsal Studio, along with the associated multi-purpose rooms and meeting rooms.

Due to the importance of community-serving spaces and the programs and services they support, the intent is to collect consistent information for rezoning enquiries and applications involving community-serving spaces, to:

- (i) Assist City staff in evaluating rezoning enquiries and applications; and
- (ii) Provide data to inform ongoing and future policy work.

Community-serving spaces support the delivery of social, arts, cultural and recreational programs and services for community use, including, but not limited to: group day care, shelters, drop-in programs, community kitchens, gallery and museum exhibitions, arts and culture performances, educational programs and classes, arts production and rehearsal spaces, and related administration occurring in accessory office use.

These programs and services may be offered by not-for-profit, for-profit, or charitable organizations using the space, and may serve a broad range of community members, or priority groups (as identified in the attached Information Form), and based on demographics or need.

#### 2 Background

The City of Vancouver's vision for healthy, complete communities requires that population and job growth occur in tandem with the delivery of spaces that support community services and programming. Community-serving spaces play an important role in promoting livable communities by providing residents, community groups and not-for-profits with access to affordable spaces.

Vancouver is currently facing a growing shortage of spaces for the delivery of community services and programs. The gap between community needs and available spaces is increasing, due to new service and program demands generated by population and job growth, while existing spaces are facing development pressure and may be at risk of displacement due to high land values and aging infrastructure.

The City is currently developing a Social Infrastructure Plan that will identify existing and future social infrastructure needs, and will provide an overall framework to guide future investments in social infrastructure.

In 2018, City Council approved the *Making Space for Arts and Culture - Cultural Infrastructure Plan*, which supports the development of policies for the retention and expansion of arts and cultural spaces, including developing supportive policy for the retention and enhancement of existing community arts and cultural spaces – for, example in places of worship, legions and community halls.

City staff will draw on the findings and recommendations of ongoing initiatives and will conduct further analysis to consider long-term policy options to promote the retention and renewal of community-serving spaces.

#### 3 Application

The data collection process outlined in this bulletin and in the attached "Community-Serving Spaces Information Form" will apply to sites with existing community-serving spaces, or where a community-serving space has existed in the three years prior to submission of the rezoning enquiry or application.

#### 4 Submission Requirements

The following information will be required as part of the rezoning enquiry or rezoning application material:

• Community-Serving Spaces Information Form (attached as Appendix A) listing all onsite community-serving spaces, uses and users, currently and during the past three years prior to submission. For sites without community-serving spaces, uses or users, applicants must complete Section 1 of the Information Form and submit it as part of the rezoning enquiry or application package.

The information provided may be subject to staff review for accuracy and completeness.

#### 5 Contacts and Links

For questions about how this process applies to your rezoning enquiry or application site, or for assistance with completing the attached form, please contact your Rezoning Planner, call the Planning Information Line at 604.873.7038, or email <a href="mailto:planninginfo@vancouver.ca">planninginfo@vancouver.ca</a>.

For questions and comment about community-serving spaces and related policy work, please contact **communityspaces@vancouver.ca** and/or **culture@vancouver.ca**.

- Section 2 Definitions Zoning and Development By-law
- Enquire about and apply for rezoning in Vancouver
- Making Space for Arts and Culture: 2018 Cultural Infrastructure Plan
- Social Infrastructure Plan



# Community-Serving Spaces Information Form

### **Instructions for Applicants:**

This form must be completed as part of all applications for rezoning advice (rezoning enquiry) and may be required at the rezoning application stage.

Staff from Planning, Urban Design & Sustainability (PDS) and Arts, Culture and Community Services (ACCS), will review the completed Form and will consider it in the overall evaluation of the rezoning enquiry or application. This assessment will help staff determine priorities for retention, renewal, replacement or expansion of community-serving spaces in the context of other City objectives and priorities.

#### Glossary:

**Community-serving spaces** mean the following uses, as defined in <u>Section 2</u> of the Zoning and Development By-law:

- Cultural and Recreational Uses: Artist Studio, Club, Community Centre or Neighbourhood House, Hall, Library, Museum or Archives, Arts and Culture Indoor Event, and Theatre;
- Institutional Uses: Child Day Care Facility, Church and Social Service Centre; and
- **Service Uses**: Cabaret, School Arts or Self Improvement, and Production or Rehearsal Studio, along with the associated multi-purpose rooms and meeting rooms.

Facilities in community-serving uses may include, but are not limited to, the following:

- **Childcare**, which includes indoor and outdoor space used for group day care, preschool, special needs day care, out of school care, emergency care, child minding, and overnight care.
- **Multi-purpose rooms,** which provide flexible meeting space and typically allow for chairs, tables or other furniture to be arranged in the space.
- **Gymnasium spaces,** which are used for physical exercise, either in a one-on-one or group setting, and may include equipment to support a range of activities.
- **Kitchens** that support community programming, which typically include space and equipment for preparing, cooking and storing food.
- Offices, which provide space for administration associated with the services and programs
  offered.
- Shelters, which provide temporary accommodation for people experiencing homelessness.
- Theatre or Performance Spaces, which involve the use of all or part of premises for theatrical, music, dance, or dramatic performances, vaudeville or similar exhibitions, or for the projection or display of moving pictures.
- Gallery or Exhibition spaces, which involve the presentation of art and/or cultural artifacts.

**Services and programs** operating from community-serving spaces may include, but are not limited to: group daycare, shelters, drop-in programs, community kitchens, gallery and museum exhibitions, arts and cultural performances, educational programs and classes, arts production and rehearsal spaces, and related administration occurring in accessory office use.

**Users** of community-serving spaces are the non-profit, for-profit, or charitable organizations using the space to offer services and programs to their clients.

**Priority groups** may be part of the client groups accessing services and programs in a community-serving space, and may include children, youth, seniors, Indigenous people, newcomers to Canada, Lesbian, Gay, Bisexual, Queer (LGBQ) and trans, gender-variant and two-spirit (TGV2S) people, low-income people, artists, culturally-specific communities, and people with mental health challenges or experience of substance abuse.

## Section 1: Site Information

Site Address(es):	461-475 East 16th Avenue
Pre-submittal or Application Number:	(for staff use only)
Current or previous community-serving spaces and facilities	Are there community-serving spaces and facilities currently on the site, or were these uses present on the site at any time during the previous three years?  ☐ Yes – provide details below ☑ No ☐ Unsure – subject to staff review

Community-	Cultural and Recreational Uses:	Institutional Uses:
Serving Spaces: Include any land	☐ Artist Studio	☐ Child Day Care Facility
uses that support or	Club	☐ Church
have supported community-serving	☐ Community Centre or Neighbourhood House	☐ Social Service Centre
spaces on the site. See glossary for	□ Hall	Service Uses:
more information.	☐ Library	☐ Cabaret
	☐ Museum or Archives	☐ School - Arts or Self Improvement
	☐ Arts and Culture Indoor Event☐ Theatre	☐ Production or Rehearsal Studio
Facilities:	☐ Childcare	☐ Purpose-built Shelter
Include any on-site facilities that support	☐ Multi-purpose Room	☐ Theatre/Performance Space
/have supported	☐ Gymnasium	☐ Gallery/Exhibition Space
community-serving spaces on the site.	☐ Commercial Kitchen	☐ Other (Specify):
See glossary for more information.	□ Office	
Additional Comments: If needed, provide any additional notes or details on the site.		

Section 3: Facilities and on-site users (in the past 3 years):

Complete the box for each community-serving space (e.g., multipurpose room). Use additional pages if needed.

1. Facility:	☐ Childcare ☐ Multi-purpose Room ☐ Gymnasium ☐ Commercial Kitchen ☐ Office		□ Purpose-built Shelter □ Theatre/Performance Space □ Gallery/Exhibition Space □ Other (Specify):		Size: (sq. ft.) Will this space be replaced as part of the new proposal?	□ Y □ N □ Other (Specify):		
User name:	Is this user a:  Length of occupancy: From: To:		Service(s) and program(s) offered:	Frequency of use:			Number of clients served:	
	□ Registered Not-for-Profit □ Informal Not-for-Profit □ For-Profit □ Other (Specify):			1. 2. 3.	□ Daily □ Weekly □ Monthly □ One- time □ Other (Specify):	☐ Children ☐ Youth ☐ Seniors ☐ Indigenous People ☐ Newcomers ☐ LGBQ and TGV2S ☐ Low-Income	☐ Culturally-specific community ☐ Artists ☐ People with mental health challenges or experience of substance use ☐ Other (Specify):	
	□ Registered Not-for-Profit □ Informal Not-for Profit □ For-Profit □ Other (Specify):			1. 2. 3.	□ Daily □ Weekly □ Monthly □ One- time □ Other (Specify):	☐ Children ☐ Youth ☐ Seniors ☐ Indigenous People ☐ Newcomers ☐ LGBQ and TGV2S ☐ Low-Income	□ Culturally-specific community □ Artists □ People with mental health challenges or experience of substance use □ Other (Specify):	
Additional Comments:	No community	serving sp	paces					

# Section 3 continued: Facilities and on-site users (in the past 3 years):

Complete box for each community-serving space (e.g., multipurpose room). Use additional pages if needed.

2. Facility: ☐ Gymnasi		rpose Room		□ Purpose-built Shelter □ Theatre/Performance Space □ Gallery/Exhibition Space □ Other (Specify):		Size: (sq. ft.) Will this space be replaced as part of the new proposal?	☐ Y ☐ N ☐ Other (Specify):	
User name:	Is this user a:	Length of occupancy: From: To:		Service(s) and program(s) offered:	Frequency of use:	Priority groups served (if any):		Number of clients served:
	□ Registered Not-for-Profit □ Informal Not-for-Profit □ For-Profit □ Other (Specify):			1. 2. 3.	□ Daily □ Weekly □ Monthly □ One- time □ Other (Specify):	☐ Children ☐ Youth ☐ Seniors ☐ Indigenous People ☐ Newcomers ☐ LGBQ and TGV2S ☐ Low-Income	☐ Culturally-specific community ☐ Artists ☐ People with mental health challenges or experience of substance use ☐ Other (Specify):	
	□ Registered Not-for-Profit □ Informal Not-for Profit □ For-Profit □ Other (Specify):			1. 2. 3.	□ Daily □ Weekly □ Monthly □ One- time □ Other (Specify):	☐ Children ☐ Youth ☐ Seniors ☐ Indigenous People ☐ Newcomers ☐ LGBQ and TGV2S ☐ Low-Income	□ Culturally-specific community □ Artists □ People with mental health challenges or experience of substance use □ Other (Specify):	
Additional Comments:	No community	serving s	paces					

# Section 3 continued: Facilities and on-site users (in the past 3 years):

Complete box for each community-serving space (e.g., multipurpose room). Use additional pages if needed.

3. Facility:	☐ Gymnasium	□ Multi-purpose Room □ Gymnasium □ Commercial Kitchen		□ Purpose-built Shelter □ Theatre/Performance Space □ Gallery/Exhibition Space □ Other (Specify):		Size: (sq. ft.) Will this space be replaced as part of the new proposal?	☐ Y ☐ N ☐ Other (Specify):	
User name:	Is this user a:	Length of occupancy: From: To:		Service(s) and program(s) offered:	Frequency of use:	Priority groups served (if any):		Number of clients served:
	☐ Registered Not-for-Profit ☐ Informal Not-for-Profit ☐ For-Profit ☐ Other (Specify):			1. 2. 3.	□ Daily □ Weekly □ Monthly □ One- time □ Other (Specify):	☐ Children ☐ Youth ☐ Seniors ☐ Indigenous People ☐ Newcomers ☐ LGBQ and TGV2S ☐ Low-Income	□ Culturally-specific community □ Artists □ People with mental health challenges or experience of substance use □ Other (Specify):	
	□ Registered Not-for-Profit □ Informal Not-for Profit □ For-Profit □ Other (Specify):			1. 2. 3.	□ Daily □ Weekly □ Monthly □ One- time □ Other (Specify):	☐ Children ☐ Youth ☐ Seniors ☐ Indigenous People ☐ Newcomers ☐ LGBQ and TGV2S ☐ Low-Income	□ Culturally-specific community □ Artists □ People with mental health challenges or experience of substance use □ Other (Specify):	
Additional Comments:	No Commu	nity Servir	ng Spac	es				

# Section 3 continued: Facilities and on-site users (in the past 3 years):

Complete box for each community-serving space (e.g., multipurpose room). Use additional pages if needed.

4. Facility: □ Childcare □ Multi-purpose Roo □ Gymnasium □ Commercial Kitche □ Office				☐ Purpose-built Shelt☐ Theatre/Performand☐ Gallery/Exhibition S☐ Other (Specify):	ce Space	Size: (sq. ft.) Will this space be replaced as part of the new proposal?	□ Y □ N □ Other (Specify):	
User name:	Is this user a:	Length of occupancy: From: To:		Service(s) and program(s) offered:	Frequency of use:	Priority groups served (if any):		Number of clients served:
	☐ Registered Not-for-Profit ☐ Informal Not-for-Profit ☐ For-Profit ☐ Other (Specify):			1. 2. 3.	□ Daily □ Weekly □ Monthly □ One- time □ Other (Specify):	☐ Children ☐ Youth ☐ Seniors ☐ Indigenous People ☐ Newcomers ☐ LGBQ and TGV2S ☐ Low-Income	☐ Culturally-specific community ☐ Artists ☐ People with mental health challenges or experience of substance use ☐ Other (Specify):	
	□ Registered Not-for-Profit □ Informal Not-for Profit □ For-Profit □ Other (Specify):			1. 2. 3.	□ Daily □ Weekly □ Monthly □ One- time □ Other (Specify):	☐ Children☐ Youth☐ Seniors☐ Indigenous☐ People☐ Newcomers☐ LGBQ and TGV2S☐ Low-Income	□ Culturally-specific community □ Artists □ People with mental health challenges or experience of substance use □ Other (Specify):	
Additional Comments:	No communit	y serving :	spaces.					

From: Jordan MacDonald
To: Misiak, Andrew
Cc: Grottenberg, John

Subject: [EXT] Re: [EXT] Broadway Plan

Date: Thursday, May 5, 2022 9:53:51 AM

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.

Got it. Thanks Andrew.

All the best,

Jordan MacDonald | Founder & CEO

604.240.8366

fabricliving.ca [fabricliving.ca] | @lifeatfabric [instagram.com] | jordan@fabricliving.ca

On Thu, 5 May 2022 at 09:23, Misiak, Andrew < <u>Andrew Misiak@vancouver.ca</u>> wrote:

Hi Jordan.

Unfortunately at this time, we can't share anything beyond what's in the Draft Plan engagement materials (<a href="www.shapeyourcity.ca/broadway-plan">www.shapeyourcity.ca/broadway-plan</a> [shapeyourcity.ca] ) or get into site specific discussions. Clarity on frontage requirements will be in the final plan that Council considers on May 18<sup>th</sup> (and of course, Council would have to approve the plan for any of the land use policy to take effect). I'd encourage you to sit tight, review the plan when its released and monitor what happens at Council. Happy to revisit discussions pending Council approval.

Best,

Andrew

From: Jordan MacDonald < jordan@fabricliving.ca>

**Sent:** Tuesday, April 26, 2022 2:26 PM

**To:** Grottenberg, John < <u>John.Grottenberg@vancouver.ca</u>>; Misiak, Andrew

<a href="mailto:Andrew.Misiak@vancouver.ca">Andrew.Misiak@vancouver.ca</a>
<a href="mailto:Subject">Subject</a>: [EXT] Broadway Plan

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.

Hi John & Andrew,

I hope that you are keeping well. I am emailing you with an inquiry about the Broadway Plan. I own a real estate development company that builds purpose built rental and condo projects in East Vancouver. A few of our active projects can be viewed in the following links:

http://lifeathabitat.com/ [lifeathabitat.com]

https://assemblystrathcona.com/ [assemblystrathcona.com]

https://thecuteastvan.com/ [thecuteastvan.com]

The reason for my email is that we are in the process of acquiring a property in Mount Pleasant that has fallen into the catchment of the Broadway Plan Study Area that may be the recipient of additional density in which we would be interested in constructing a tower which would consist of approximately 150 rental homes.

The land that we are in the process of acquiring is a mid block site with 132 feet of frontage and 122 feet of depth. The most recent update of the Broadway Plan indicates that frontage requirements of a minimum of 120 - 150 feet would be required. The range provides a bit of a grey area and I was wondering if you could provide some direction on whether or not 132 feet would be sufficient to accommodate a rental tower of up to 20 stories?

I am free to hop on a call to discuss further if that would be more convenient for you?

I very much appreciate your attention to this matter.

Best,

Jordan MacDonald | Founder & CEO

604.240.8366

fabricliving.ca [fabricliving.ca] | @lifeatfabric [instagram.com] | jordan@fabricliving.ca

From: <u>Jordan MacDonald</u>
To: <u>Carr, Adriane</u>

Subject: [EXT] Re: [EXT] Congratulations on the Broadway Plan Approval!!!

**Date:** Thursday, June 23, 2022 5:06:58 PM

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.

That's a full plate!

Sending positive vibes your way as you and your fellow Councillors work through all of that.

All the best,

Jordan MacDonald

fabric living

604.240.8366 jordan@fabricliving.ca

fabricliving.ca

On Jun 23, 2022, at 4:21 PM, Carr, Adriane <Adriane.Carr@vancouver.ca> wrote:

Thanks so much for your kind note, Jordan. Not too much rest for us, given the upcoming schedule of public hearings, Capital Budget and Vancouver Plan. But I do love being in service to the public and our city.

Yours, Adriane

From: Jordan MacDonald < jordan@fabricliving.ca>

**Sent:** Thursday, June 23, 2022 4:16 PM

To: Stewart, Kennedy < Kennedy. Stewart@vancouver.ca>; Dominato, Lisa

<Lisa.Dominato@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-

Yung@vancouver.ca>; Bligh, Rebecca < Rebecca.Bligh@vancouver.ca>; Fry, Pete < Pete.Fry@vancouver.ca>; Boyle, Christine < Christine.Boyle@vancouver.ca>; Carr,

Adriane < Adriane. Carr@vancouver.ca>

Subject: [EXT] Congratulations on the Broadway Plan Approval!!!

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 & Council,

I just wanted to shoot everyone a quick note commending each of you for your

part in getting the Broadway Plan across the line last night!

This is a momentous planning initiative which will greatly benefit the future of our city and each of you should be very proud of your stake in making it a reality.

I listened in on around 75% of the meetings and I could feel the pressure that was on your shoulders from all of the various stakeholders with such a vast array of opinions and objectives; many of which were distinctly polarized.

I can only imagine how challenging it must have been to see the forest through the trees when working through all of the amendments. I tried to imagine myself in each of your shoes and that visualization gave me some perspective on the fortitude that each of you exuded to remain steadfast on the overarching goal. **Respect**.

You are all extremely deserving of some time to rest and I am hopeful that each of you get that opportunity over the coming months.

Looking forward to working together to get some desperately needed rental housing in the pipeline come September 1st!

Sincerely,

Jordan MacDonald | Founder & CEO 604.240.8366 fabricliving.ca [fabricliving.ca] | @lifeatfabric [instagram.com] | jordan@fabricliving.ca From: <u>Jordan MacDonald</u>

To: Fry, Pete

Subject: [EXT] Re: [EXT] Congratulations on the Broadway Plan Approval!!!

**Date:** Friday, June 24, 2022 9:50:20 AM

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.

Pete, thanks for the note back and good luck with your upcoming meetings. Looking forward to keeping in touch.

All the best,

Jordan MacDonald | Founder & CEO

604.240.8366

fabricliving.ca [fabricliving.ca] | @lifeatfabric [instagram.com] | jordan@fabricliving.ca

On Thu, 23 Jun 2022 at 16:34, Fry, Pete < Pete.Fry@vancouver.ca > wrote:

Thanks for reaching out like that Jordan,

Unfortunately no rest in sight – Monday we have public hearing for modular housing at 7<sup>th</sup> and Arbutus that has a lot of upset people.

We get a bit of a break in August though...

Cheers!

Pete Fry | City Councillor

City of Vancouver | 453 W 12<sup>th</sup> Avenue

Vancouver | BC V5Y 1V4

604.873.7246 | Pete.fry@vancouver.ca

Twitter: @PtFry



From: Jordan MacDonald < jordan@fabricliving.ca>

**Sent:** Thursday, June 23, 2022 4:16 PM

**To:** Stewart, Kennedy < <a href="mailto:Kennedy.Stewart@vancouver.ca">Kennedy.Stewart@vancouver.ca</a>; Dominato, Lisa

<<u>Lisa.Dominato@vancouver.ca</u>>; Kirby-Yung, Sarah <<u>Sarah.Kirby-Yung@vancouver.ca</u>>; Bligh, Rebecca <<u>Rebecca.Bligh@vancouver.ca</u>>; Fry, Pete <<u>Pete.Fry@vancouver.ca</u>>; Boyle, Christine

<<u>Christine.Boyle@vancouver.ca</u>>; Carr, Adriane <<u>Adriane.Carr@vancouver.ca</u>>

**Subject:** [EXT] Congratulations on the Broadway Plan Approval!!!

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 & Council,

I just wanted to shoot everyone a quick note commending each of you for your part in getting the Broadway Plan across the line last night!

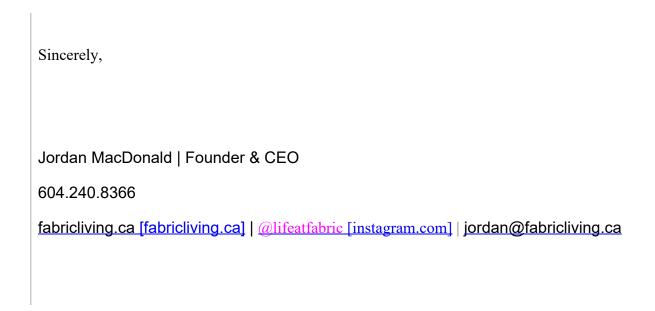
This is a momentous planning initiative which will greatly benefit the future of our city and each of you should be very proud of your stake in making it a reality.

I listened in on around 75% of the meetings and I could feel the pressure that was on your shoulders from all of the various stakeholders with such a vast array of opinions and objectives; many of which were distinctly polarized.

I can only imagine how challenging it must have been to see the forest through the trees when working through all of the amendments. I tried to imagine myself in each of your shoes and that visualization gave me some perspective on the fortitude that each of you exuded to remain steadfast on the overarching goal. **Respect**.

You are all extremely deserving of some time to rest and I am hopeful that each of you get that opportunity over the coming months.

Looking forward to working together to get some desperately needed rental housing in the pipeline come September 1st!



From: <u>Kiegan Scharnberg</u>
To: <u>Dyste, Shawn</u>

Cc: Zink, Megan; Lam, Ti; Coffey, Niall; Ranjit Sidhu

Subject: [EXT] Re: [EXT] Fwd: [EXT] Re: [EXT]

Re: 1405 E. 15th Ave Interim Tenant Relocation Plan

Date: Wednesday, August 24, 2022 11:32:20 AM
Attachments: image001 png

image001.png image002.png image003.png image004.png image005.png image006.png

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.

Shawn,

Nice speaking with you earlier. Coincidentally, I just had a bunch of the attached letters dropped on my desk regarding the properties in question. It appears that the chief building inspector can instruct the demolition of the homes without the authorization of council... Is it possible to run this up the chain? Really do think it would be best for the community.

Sincerely,

Kiegan Scharnberg

On Wed, 24 Aug 2022 at 10:44, Dyste, Shawn < Shawn. Dyste@vancouver.ca> wrote:

Hello Kiegan,

Thank you for your email. It is true that these properties in order to get an expedited demolition permit do have to be deemed nuisance properties. The Building Inspections Department does not make this determination. This can only be done through council. Additionally, this project should not have had the properties vacated of renters prior to the demolition permit issuance.

#### **Shawn Dyste**

Supervisor

**Building Inspection Services Branch** 

Development, Buildings & Licensing

Tel. 604.873.7882

Mechanical Permits – Heating and Cooling Systems: <u>vancouver.ca/mechanical-permit</u>





From: Kiegan Scharnberg < kiegan@fabricliving.ca>
Sent: Wednesday, August 24, 2022 10:36 AM
To: Dyste, Shawn < Shawn.Dyste@vancouver.ca>

**Cc:** Zink, Megan < Megan.Zink@vancouver.ca >; Lam, Ti < ti.lam@vancouver.ca >; Coffey, Niall

<Niall.Coffey@vancouver.ca>; Ranjit Sidhu <ranjit@trilliumprojects.com>

Subject: [EXT] Fwd: [EXT] Re: [EXT] Re:

[EXT] Re: 1405 E. 15th Ave Interim Tenant Relocation Plan

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.

Good afternoon Shawn,

I hope that you have been enjoying your summer. I got your contact information from Megan Zink regarding a demolition permit issuance for a development project we are working on in East Vancouver.

I will try not to take too much of your time here as there has been a lot of back and forth, but we have been advancing our development permit on this project and have recently resubmitted our Final Clearance holds with the objective of being under construction this fall. We are also just working through the last remaining items for our BP stage 1 issuance. Our

tenants were provided lots of notice as to our expected timeline for the project and all of the properties have now been vacant since the beginning of August.

Unfortunately, as is the case in Vancouver these days, the properties were overrun within a 24 hr time span resulting in numerous calls from the neighborhood as well as a police report being filed. The houses have now been looted and stripped and security patrols regularly need to kick squatters out of the properties. Due to this, the properties are in an unlivable condition and will not be re-entering the rental pool. The properties are located across the street from Clark Park in East Vancouver which is a very well-used neighborhood amenity. The properties being a beacon for squatters should be a cause for concern when it comes to neighborhood health and safety, as many of the homeless who have been breaking into the homes have been seen in the park during daytime hours.

Megan has informed me that per section 10.8.2. of the zoning and development bylaw that these houses cannot be demolished until all permits are issuable for the project. This is true, but 10.8.3 of the bylaw allows for the properties to be demolished if they are the cause of a public health and safety concern or are deemed to be causing a nuisance.

"The following cases of residential rental accommodation are exempted from the provisions of section 10.8.2: (e) where located in a building deemed by the City Building Inspector to be appropriate for demolition because of hazard to public health or safety;

"The following cases of residential rental accommodation are exempted from the provisions of section 10.8.2: (h) located in a building deemed by Council to be appropriate for demolition because the premises are a nuisance."

To date, the neighborhood has reached out to our office, the police as well as our consulting team to voice their concerns. Given the proximity to the park and the safety concerns posed by squatters frequenting the properties, I am sure it is only a matter of time before the neighborhood begins to contact their local council member. In light of the circumstance, and the fact that we are well advanced in the permitting process, we are hopeful that we may have our demolition permit issued in advance of our DP/BP being released on this project. Please feel free to reach out to me anytime to discuss.

Sincerely,	•

Kiegan Scharnberg

----- Forwarded message -----

From: **Zink**, **Megan** < <u>Megan.Zink@vancouver.ca</u>>

Date: Wed, 24 Aug 2022 at 09:35

Subject: RE: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re:

[EXT] Re: [EXT] Re: 1405 E. 15th Ave Interim Tenant Relocation Plan

To: Kiegan Scharnberg < kiegan@fabricliving.ca>

Cc: Lam, Ti < ti.lam@vancouver.ca >, Ranjit Sidhu < ranjit@trilliumprojects.com >, Coffey,

Niall < Niall. Coffey@vancouver.ca>

Hi Kiegan,

You can reach out to Shawn, he is the supervisor for the building inspections branch to see what he has to say about that option

His email address is: <a href="mailto:shawn.dyste@vancouver.ca">shawn.dyste@vancouver.ca</a>

Regards,

**Megan Zink** | Project Coordinator

Development, Buildings, & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave



#### COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Monday, August 22, 2022 3:50 PM **To:** Zink, Megan < Megan.Zink@vancouver.ca>

**Cc:** Lam, Ti < <a href="mailto:ti.lam@vancouver.ca">ti.lam@vancouver.ca</a>; Ranjit Sidhu < <a href="mailto:ranjit@trilliumprojects.com">ranjit@trilliumprojects.com</a>; Coffey, Niall

<<u>Niall.Coffey@vancouver.ca</u>>

Subject: [EXT] Re: [EXT] Re:

1405 E. 15th Ave Interim Tenant Relocation Plan

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.

Hi Megan,

Thank you for getting back to me on this, the link you provided to the zoning bylaw was quite helpful. While 10.8.2. would limit the issuance of a demolition permit until such time as all permits are issuable, 10.8.3 states that:

"The following cases of residential rental accommodation are exempted from the provisions of section 10.8.2: (e) where located in a building deemed by the City Building Inspector to be appropriate for demolition because of hazard to public health or safety;

"The following cases of residential rental accommodation are exempted from the provisions of section 10.8.2: (h) located in a building deemed by Council to be appropriate for demolition because the premises are a nuisance."

The properties in question associated with this development permit application undoubtedly meet both of these requirements given that they have already had police reports associated with them, multiple reports from neighbors informing us that the properties have been overrun and sit adjacent to a very well-used park in a family oriented neighborhood. I would hope that the public safety concern this poses to those who frequent the park as well as those who might choose to break into the properties would be enough to satisfy both of the zoning bylaw provisions above.

As mentioned before, we are well advanced in our permit applications for this project and these homes will not be rented out again. Given the recent break-ins, these properties are unliveable and have been boarded up, although this has done little to deter further break-ins to the properties. Delaying the issuance of the demolition permits associated with this project will result in the unnecessary delay of 81 new purpose-built rental units to a

community that desperately needs them. Given the provisions provided in the zoning bylaw, I would like to request a review with a building inspector on site in order to pursue the issuance of our permits under 10.8.3 (e&h). Please advise on how we can proceed. Appreciate your help on this. Sincerely, Kiegan Scharnberg On Mon, 22 Aug 2022 at 11:38, Zink, Megan < Megan.Zink@vancouver.ca > wrote: Hi Kiegan, With your confirmation that all properties were previously being used as residential rental, 1405 E 15<sup>th</sup> and 3071 Maddams St have been converted to DB's, I see you paid the outstanding permit fees for those demo permits \$.22(1) on Friday – thank you for doing that so promptly! That being said, and after internal discussion, since all were residential rental none of the properties can be demolished before the DP to construct is issued and the BP is issuable Please refer to Section 10.8.2 of the zoning bylaw for further information on this Regards, **Megan Zink** | Project Coordinator Development, Buildings, & Licensing City of Vancouver | 515 W 10<sup>th</sup> Ave



## COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

From: Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Monday, August 22, 2022 11:08 AM To: Zink, Megan < Megan.Zink@vancouver.ca> Cc: Ranjit Sidhu < ranjit@trilliumprojects.com> Subject: [EXT] Re: 1405 E. 15th Ave Interim Tenant Relocation Plan
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.
Hi Megan,
Hope that you enjoyed the weekend. Do you have some time to touch base on these permits today?
Thanks,
Kiegan
On Thu, 18 Aug 2022 at 15:03, Kiegan Scharnberg < kiegan@fabricliving.ca > wrote:
Ok thanks Megan,
Does this mean it's looking like we are going to have our permits issued?
Thanks,
Kiegan

On Thu, Aug 18, 2022 at 3:01 PM Zink, Megan < Megan.Zink@vancouver.ca > wrote:

Hi Kiegan,

I unfortunately will not have time to today and am off tomorrow but will reach out to you on Monday

To let you know, our system has "glitched" and you may receive a notification for payment but please ignore it as the system has converted things incorrectly – I will let you know once the fees are ready to be paid

Apologies for the inconvenience Kiegan, I have our IT department looking into the system so we can get this fixed up for you asap

Regards,

**Megan Zink** | Project Coordinator

Development, Buildings, & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave



#### COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

Sent: Thursday, August 18, 2022 2:48 PM

To: Zink, Megan < Megan.Zink@vancouver.ca> **Cc:** Ranjit Sidhu < ranjit@trilliumprojects.com> **Subject:** [EXT] Re: 1405 E. 15th <u>Ave [google.com]</u> Interim Tenant Relocation Plan 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. Thanks Megan, Do you have 5 minutes for a call this afternoon? Thanks, Kiegan On Thu, 18 Aug 2022 at 14:47, Zink, Megan < Megan.Zink@vancouver.ca > wrote: Hi Kiegan, Thank you for sending the forms As these were used as rental, the permits will need to be changed over to DB's as opposed to BP's I will work on that this afternoon, you should receive notifications from the online account to pay the outstanding fees If you do not by tomorrow, let me know! Regards,

	ent, Buildings, & Licensing
City of Vai	ncouver   515 W 10 <sup>th</sup> Ave
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COVI	D-19 in Vancouver
	g a mask is expected if you need to visit City, Park Board, and acilities.
From: K	iegan Scharnberg < <u>kiegan@fabricliving.ca</u> >
	ursday, August 18, 2022 2:25 PM
	, Megan < <u>Megan.Zink@vancouver.ca</u> >
	it Sidhu < <u>ranjit@trilliumprojects.com</u> >
Subject	[EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: 1405 E. 15th A
[google.	<u>com]</u> Interim Tenant Relocation Plan
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Regards,

**Megan Zink** | Project Coordinator

Development, Buildings, & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave



#### COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

Sent: Thursday, August 18, 2022 2:23 PMTo: Zink, Megan < <a href="Megan.Zink@vancouver.ca">Megan.Zink@vancouver.ca</a>Cc: Ranjit Sidhu < <a href="megan:ranjit@trilliumprojects.com">ranjit@trilliumprojects.com</a>

**Subject:** [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: 1405 E. 15th Ave

[google.com] Interim Tenant Relocation Plan

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.

Hi Megan,

I will write my names on the forms. I own the properties as well as act as development manager. Do you need me to change it back to agent, or can I just add my name and leave as is?

Thanks,

### Kiegan

On Thu, 18 Aug 2022 at 14:20, Zink, Megan < Megan.Zink@vancouver.ca> wrote:

Hi Kiegan,

You need to write your name on the forms in addition to signing them

Also you checked you were the owner, on your previous forms you selected owners agent

Regards,

**Megan Zink** | Project Coordinator

Development, Buildings, & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave



#### COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Thursday, August 18, 2022 2:01 PM **To:** Zink, Megan < Megan.Zink@vancouver.ca> **Cc:** Ranjit Sidhu < ranjit@trilliumprojects.com>

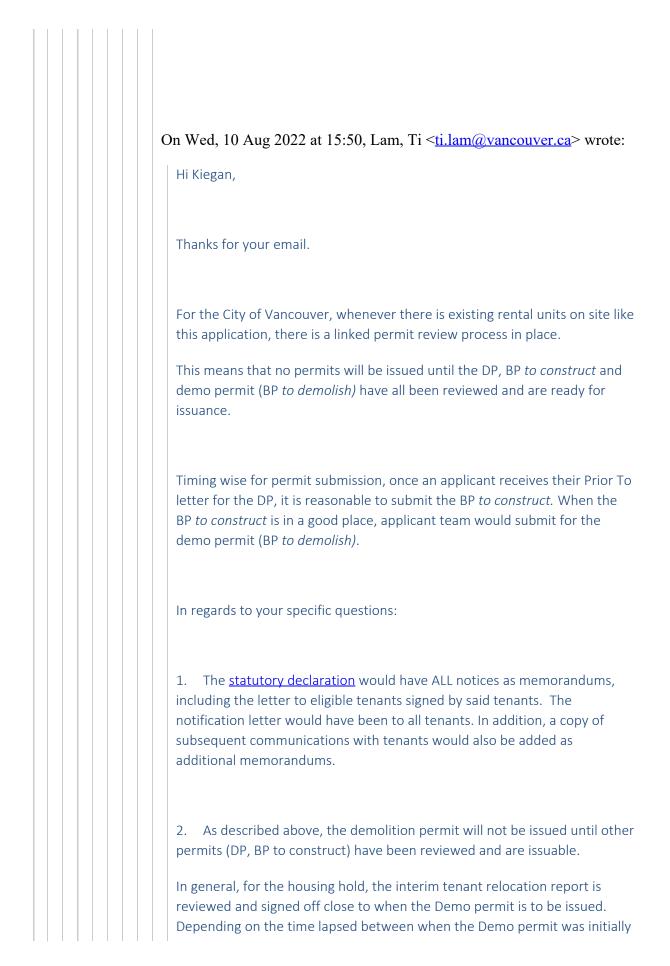
Subject: [EXT] Re: [EXT] Re: [EXT] Re: 1405 E. 15th Ave [google.com]

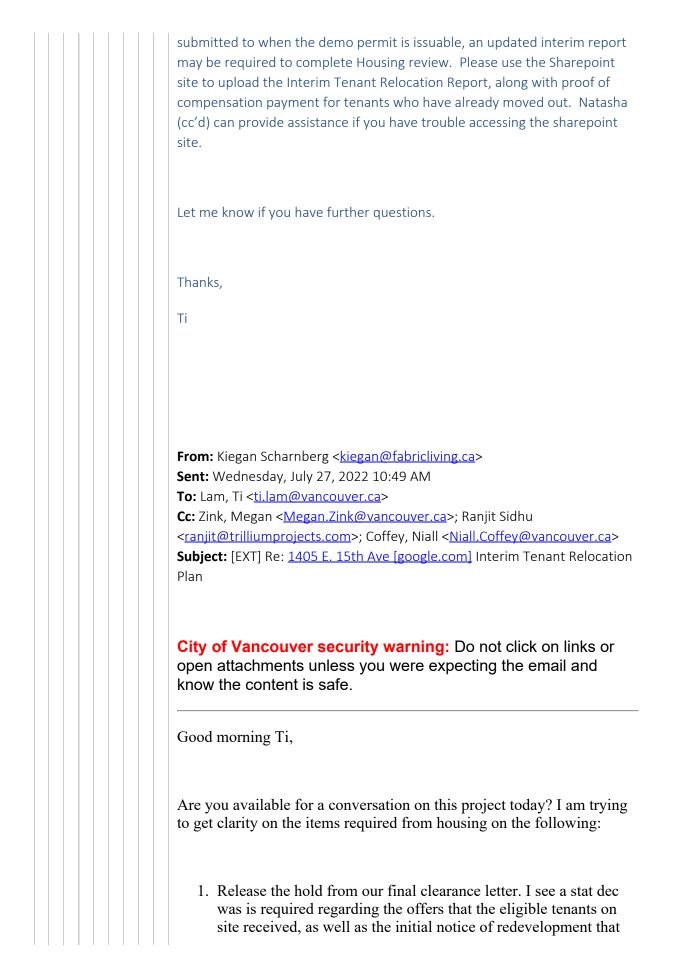
Interim Tenant Relocation Plan



**From:** Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Thursday, August 18, 2022 1:44 PM To: Zink, Megan < Megan.Zink@vancouver.ca> **Cc:** Ranjit Sidhu < ranjit@trilliumprojects.com> **Subject:** [EXT] Re: [EXT] Re: 1405 E. 15th Ave [google.com] Interim Tenant Relocation Plan 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. Hi Megan, That must be a mistake. This house was rented per the TRP and is now vacant. Thanks, Kiegan On Thu, 18 Aug 2022 at 12:09, Zink, Megan < Megan.Zink@vancouver.ca> wrote: Hi Kiegan, We are in the process of discussing things and are hoping you can clarify something The rental declaration forms for 1405 E 15<sup>th</sup> and <u>3071 Maddams St</u> [google.com] indicated the properties were not previously used as residential rental Taking a look at the Interim TRP you submitted there does appear to be a

discrepancy between the two Can you advise if those units were owner occupied or if they were rental? Regards, Megan Zink | Project Coordinator Development, Buildings, & Licensing City of Vancouver | 515 W 10<sup>th</sup> Ave VANCOUVER COVID-19 in Vancouver Wearing a mask is expected if you need to visit City, Park Board, and library facilities. **From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>> Sent: Thursday, August 11, 2022 7:12 AM To: Lam, Ti < ti.lam@vancouver.ca> **Cc:** Zink, Megan < Megan.Zink@vancouver.ca >; Ranjit Sidhu <ranjit@trilliumprojects.com>; Coffey, Niall < Niall.Coffey@vancouver.ca>; Wahi, Natasha < <u>Natasha.Wahi@vancouver.ca</u>>; Brendan Hornby <bre>brendan@amcdevelopment.com> **Subject:** [EXT] Re: <u>1405 E. 15th Ave [google.com</u>] Interim Tenant Relocation Plan 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. Hi Ti, Thank you for this email and for the clarifications. Documents have been uploaded to Sharepoint as well as attached to this email. Regarding the issuance of demolition permits prior to the full DP/BP being issued on the project, we are well advanced in our application on this project with rezoning enacted and the final clearance holds response being re-submitted today. We continue to work through the last remaining items on our BP application and expect the permit to be issued sometime in October. The houses on the property have all been vacant as of August 1st, and have begun to become overrun by vagrants. We have both fenced and boarded up the properties, but unfortunately, this does little to deter those looking to break into them. The police have now been called several times **s.22(1)** (incident no: 22-122102) and I do not expect this to slow down. I have also included some pictures for reference. Given the location of the site across from a well-used park, I am thinking it would be best to limit the number of transient residents frequenting the vacant properties due to safety concerns. The houses themselves are not in a leaseable condition nor will they be brought back up to that standard within the next two months prior to our permits being issued. Given the circumstances surrounding the ongoing public nuisance and police issue as well as the advanced nature of our application, I am hopeful that we will be able to have our permit issued in advance of the full DP/BP being issued. This project is looking to deliver 81 new secured market rental homes and issuing the demo permit in advance of DP/BP being issued would save the project from being unnecessarily delayed an additional 2 months while we knock off our last remaining conditions. If you are available to discuss the above so that we may try to find a solution here that would be greatly appreciated. Sincerely, Kiegan Scharnberg 604-809-2967





	<ul><li>was sent to them in 2020. Can you please confirm that this is only requried for eligible tenants?</li><li>The houses will be vacant as of August 2nd, so just looking to confirm what is required from housing to remove the hold on our demolition permit.</li></ul>
ני	Γhanks,
F	Kiegan
	On Mon, 25 Jul 2022 at 12:02, Kiegan Scharnberg <a href="mailto:kiegan@fabricliving.ca">kiegan@fabricliving.ca</a> wrote:
	Ні Ті,
	Hope that you are doing well. We are working towards having our demolition permits issued on the above-referenced property and I understand that the Housing review of our interim Tenant Relocation Plan is still one of the outstanding review groups. All of the houses on the property are vacant as of August 1st this coming week. The interim TRP as well as the mutual agreements to end tenancy for the last remaining tenants reflect this. Please let me know if you have any questions.
	Sincerely,
	Kiegan Scharnberg
	Director of Development
	604.809.2967  fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
	[google.com]

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804.80	09.2967
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308-83 <sup>7</sup>	
	W Hastings Street [google.com]
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Director of Development

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Vancouver, BC V6C 3N6

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## Kiegan Scharnberg

**Director of Development** 

### 604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]



#### REGISTERED AND REGULAR MAIL

August 23, 2022 CF-2022-008810

CAULFIELD ROCK (CLARK PARK) HOLDINGS INC 308 – 837 W HASTINGS ST VANCOUVER BC V6C 3N6 Contact Person: Eric Kai Property Use Inspector 604-871-6088

eric.kai@vancouver.ca

### ORDER

RE: 1405 E 15TH AVENUE (3047 - 3077 MADDAMS STREET)

On August 12, 2022, a Property Use Inspector conducted an inspection at the above-cited property and confirmed that a building onsite is vacant. The Inspector observed that there are unsafe conditions and openings accessible to the public at the building, as follows:

- Broken glass in the window frame (approximately 2' x 3') on the west elevation;
- Rear entrance door on the 2<sup>nd</sup> floor is accessible from the garage roof; and
- Two (2) garage overhead doors are not fully closed.

This building is therefore deemed to be in an unsafe condition and a hazard to public safety in contravention of Standards of Maintenance By-law No. 5462 and Building By-law No. 12511.

Section 10 of the Standards of Maintenance By-law specifically states:

10.1 When an unsafe condition exists in or about a building, or where upgrading of a building is required by an order pursuant to the Fire Services Act, the applicable provisions of the Vancouver Building By-law shall apply.

Articles 1.5.3.3 and 1.5.3.5 of Division C of the By-law specifically state:

1.5.3.3.1) When any building, construction or excavation or part thereof is in an unsafe condition, the Chief Building Official may issue a written order to the owner, certifying the existence of an unsafe condition and requiring correction of any unsafe condition found on a building site, within a specified time.

1.5.3.5.1) If the Chief Building Official has issued an order in accordance with Article 1.5.3.3. or 1.5.3.4. and an owner has failed to comply with that order, the Chief Building Official may

- a) authorize demolition, removal, posting of security guards or fire wardens, or enclosure of a building, construction, excavation or part thereof, at the expense of the owner,
- b) recover such expense in the manner set out in Article 1.5.3.6., and
- c) take such other measures as may be necessary to protect the public.

Therefore, pursuant to Section 23.2 of the Standards of Maintenance By-law and Article 1.5.3.3 of Division C of the Building By-law, and to avoid further action, you are ordered to:

#### IMMEDIATELY:

- Correct the unsafe conditions by removing broken glass debris; and
- Secure and board-up accessible openings at the rear entrance door and the garage overhead doors of the building, adhering to the attached "Board-up Standards" using at least 5/8" plywood, and thereafter maintain the building in a secure condition.

Please be advised that our inspection services will return to inspect the building on August 31, 2022 to verify the above work has been completed, and the building is in a secure condition.

If you do not comply with this Order, the City will hire a contractor to carry out the work at the property owner's expense pursuant to Articles 1.5.3.5 and 1.5.3.6 of Division C of the Building By-law. If the costs incurred are not paid, the City can add such costs to the property tax roll for collection in accordance with Article 1.5.3.7 of the Building By-law.

If you are selling your property you should disclose the contents of this order to the prospective purchaser and their representatives.

For questions or concerns please contact Eric Kai, Property Use Inspector, at 604-871-6088 or via email at eric.kai@vancouver.ca.

Yours truly,

Saul Schwebs, Architect AIBC Chief Building Official

Attached: Board-up Standards

Copy: Posted at site

CAULFIELD ROCK (CLARK PARK) HOLDINGS INC 1600 – 925 W GEORGIA ST VANCOUVER BC V6C 3L2

### Board-up Standards:

### Materials:

The following is a list of materials you will need to complete the board-up:

- A lift of 5/8" plywood;
- Shoring Materials (i.e. screw jacks, 6x6 posts of variable lengths);
- Framing Materials (i.e. 2x4, 2x6 variable lengths); and
- Necessary Tools and Hardware (nails, screws, hammer drills, saws, cordless screw guns, etc.).

### Procedure:

- Use 5/8" plywood fastened with alternating Phillips head and Robertson head 3" screws intermingled with 3" nails.
  - All windows and doors within easy access from ground, decks or roofs to be boarded.
  - All broken windows and doors open to the elements will be boarded up as well.

From: <u>Kiegan Scharnberg</u>
To: <u>Cooper, Ann</u>

Subject: [EXT] Re: [EXT] Re: [EXT] Re: 2810-2870 Nanaimo St. TRP documents

Date: Monday, April 11, 2022 7:23:08 AM

Attachments: image001.png image002.png

image002.png image003.png image004.png image005.png

2870 Nanaimo St Initial notice of Redevelopment \$.22(1).docx 2870 Nanaimo St Initial notice of Redevelopment \$.22(1).docx 2870 Nanaimo St Initial notice of Redevelopment \$.22(1).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.

Hi Ann,

Please see attached for the letters. I have also provided the tenants with the Vancouver Renter Information for Market Rental Housing SHeet as well as the Tenant Needs Suvey.

Thanks,

Kiegan

On Thu, 24 Mar 2022 at 11:32, Cooper, Ann <ann.cooper@vancouver.ca> wrote:

Hi Kiegan-sorry, I meant notification letters.

Ann

604-829-9540

From: Cooper, Ann

Sent: Thursday, March 24, 2022 11:30 AM

To: 'Kiegan Scharnberg' < kiegan@fabricliving.ca>

Cc: Rautenberg, Joyce < ioyce.rautenberg@vancouver.ca >; Patterson, Samantha (Planning)

<Samantha.Patterson2@vancouver.ca>

Subject: RE: [EXT] Re: [EXT] Re: [EXT] Re: 2810-2870 Nanaimo St. TRP documents

Hi Kiegan

Did you send out the eligibility letters for this project?
Thanks so much.
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
Ann
604-829-9540
From: Rautenberg, Joyce < Joyce.Rautenberg@vancouver.ca > Sent: Monday, March 21, 2022 8:25 AM To: Kiegan Scharnberg < kiegan@fabricliving.ca >; Cooper, Ann < ann.cooper@vancouver.ca > Cc: Patterson, Samantha (Planning) < Samantha.Patterson2@vancouver.ca > Subject: RE: [EXT] Re: [EXT] Re: 2810-2870 Nanaimo St. TRP documents
Hi Kiegan,
This looks fine to me, thanks!
Joyce
From: Kiegan Scharnberg < kiegan@fabricliving.ca > Sent: Saturday, March 19, 2022 9:11 AM To: Cooper, Ann < ann.cooper@vancouver.ca > Cc: Rautenberg, Joyce < loyce.Rautenberg@vancouver.ca >; Clarke, Angele < angele.clarke@vancouver.ca >; Patterson, Samantha (Planning) < Samantha.Patterson2@vancouver.ca > Subject: [EXT] Re: [EXT] Re: [EXT] Re: 2810-2870 Nanaimo St. TRP documents
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.

Hi Joyce,	
Just following	up here.
On Wed, 16 M	ar 2022 at 16:48, Cooper, Ann <ann.cooper@vancouver.ca> wrote:</ann.cooper@vancouver.ca>
Ok great. Jo	yce, are you okay with these to go?
~~~~~~~	,~~~~~~~
Ann	
604-829-954	
< <u>Samantha.P</u> Subject: [EXT  City of Var	e@vancouver.ca>; Patterson, Samantha (Planning) atterson2@vancouver.ca> ] Re: [EXT] Re: 2810-2870 Nanaimo St. TRP documents  acouver security warning: Do not click on links or open attachments were expecting the email and know the content is safe.
Hi Ann,	
Yes, I will b on the copy.	e addressing them to each owner individually. Just wanted some clarification
Thanks!	
Kiegan	

C	On Wed, 16 Mar 2022 at 16:44, Cooper, Ann <ann.cooper@vancouver.ca> wrote:</ann.cooper@vancouver.ca>
	Hi Kiegan
	Are you addressing the letters to each home separately? I notice this letter only mentions 2170 Nanaimo.
	Thanks
	~~~~~~~~~~~~~~~
	Ann
	604-829-9540
	From: Kiegan Scharnberg < kiegan@fabricliving.ca > Sent: Wednesday, March 16, 2022 3:00 PM
	To: Cooper, Ann <ann.cooper@vancouver.ca></ann.cooper@vancouver.ca>
	<b>Cc:</b> Rautenberg, Joyce < <u>Joyce.Rautenberg@vancouver.ca</u> >; Clarke, Angele < <u>angele.clarke@vancouver.ca</u> >; Patterson, Samantha (Planning)
	< <u>Samantha.Patterson2@vancouver.ca</u> >
	Subject: [EXT] Re: 2810-2870 Nanaimo St. TRP documents
	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.
	Hi Ann,
	Please confirm you are good with this slightly revised version of COV's letter.
	Thanks,

(	On Tue, 22 Feb 2022 at 17:08, Cooper, Ann <ann.cooper@vancouver.ca> wrote:</ann.cooper@vancouver.ca>
	Hi Kiegan
	Thanks for your email, and I'm glad to see that things are moving forward with this site and have the documentation previously discussed prepared.
	In terms of immediate next steps:
	1. Please complete and submit the attached TRP Privacy Agreement
	2. Please review and modify the notification letter for tenants and then send it back for Joyce or I to review
	3. Once approved, letters are sent to the tenants along with the attached fact sheet regarding market rental in Vancouver
	After a development application is received, eligibility letters can be sent to the tenants. While we know that the tenants will be eligible for TRP compensation, we do not send out the letter until we have an application date. The process for the eligibility letters is the same; we will provide a template that you will modify; return to us, and once approved, you can sent to the tenants.
	Thanks again, and looking forward to continuing work on this file.
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
	Ann
	604-829-9540
	From: Kiegan Scharnberg < kiegan@fabricliving.ca>

Kiegan

**Sent:** Sunday, February 20, 2022 4:35 PM To: Clarke, Angele <angele.clarke@vancouver.ca> **Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann <ann.cooper@vancouver.ca>; Rautenberg, Joyce <Joyce.Rautenberg@vancouver.ca> Subject: [EXT] Re: [EXT] R Street Pre-Application 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. Good afternoon Joyce, I just wanted to follow up on this email regarding this project as I don't believe I ever received any communication on the TRPP for this project. We are working on finalizing our development permit for submission and would like to engage the tenants over the coming weeks to complete the required information and notify them of the application timing/process. Are you available for a call Tuesday? Thanks, Kiegan On Tue, 19 Oct 2021 at 13:12, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote: Hi Kiegan, Thanks for letting me know- so in either case though, the date when we receive the first application (RZ, or DP) is the trigger date we measure eligibility from. So for you because it's a straight DP, the trigger is the DP application date. I'm assigning Joyce (copied) as your housing planner. Joyce this is a straight DP strata project, with TRP. The application will come in next month or later, and so all tenants (see attached) will be eligible under the TRPP. I haven't given Kiegan the details yet on

next steps for the TRPP- so over to you for that! Could you please also add this project

into our tracker?

Thanks, Angele **From:** Kiegan Scharnberg < kiegan@fabricliving.ca> **Sent:** Monday, October 18, 2021 6:33 PM To: Clarke, Angele <angele.clarke@vancouver.ca> **Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann <ann.cooper@vancouver.ca> Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application 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. Hi Angele, Please see attached. Not sure if it makes a difference, but this project is a DP project, not rezoning. Kiegan On Fri, 15 Oct 2021 at 13:24, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote: Hi Kiegan, Okay great- so we can assume all of the tenants living at 2870 Nananimo Street will be eligible. Can you please provide the screening form with information about the other 2 houses?

information	that I'll assign I housing planner, and they can give you all of the about next steps to be taken after the RZ application and submitted a project goes for public notification.
Best,	
Angele	
_	n Scharnberg < <u>kiegan@fabricliving.ca</u> >
•	, October 15, 2021 11:34 AM
	Angele < <u>angele.clarke@vancouver.ca</u> > n, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u> >; Coop
	n, samantna (Planning) < <u>samantna.Pattersonztwyancouver.ca</u> >, Coop oper@vancouver.ca>
	T] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pro
Angele,	
	submitting our DP post Nov. 1st. Can you please let me know wl
	d to distribute to the tenants?
Thanks,	
Thanks, Kiegan	
Kiegan	

Sent: Friday, October 15, 2021 10:31 AM To: Clarke, Angele <angele.clarke@vancouver.ca> Cc: Patterson, Samantha (Planning) <angele.clarke@vancouver.ca> Cooper, Ann <ann.cooper@vancouver.ca> Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application</ann.cooper@vancouver.ca></angele.clarke@vancouver.ca></angele.clarke@vancouver.ca>
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.
Thanks Angele,
What would be the cut off date for application and having the TRP apply?
Kiegan
On Fri, 15 Oct 2021 at 10:29, Clarke, Angele <angele.clarke@vancouver.ca td="" wrote:<=""></angele.clarke@vancouver.ca>
Hi Kiegan,
Thanks for sending an updated copy.
I will also need the form to include the information about the other 2 properties. Even if they are empty or occupied by previous, I'll need that for my records.
s.22(1)

Best, Angele **From:** Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Tuesday, October 12, 2021 5:40 PM **To:** Clarke, Angele < angele.clarke@vancouver.ca> **Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann <ann.cooper@vancouver.ca> **Subject:** [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application 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. Angele, Please see updated renter screening form. I apologize as I meant 2020 vs. 2021 for the start dates. Also, the basement suite was Sept, not April. Kiegan On Tue, 12 Oct 2021 at 09:44, Clarke, Angele <angele.clarke@vancouver.ca> wrote: Hi Kiegan, To confirm- two of the tenants are new, and just starting tenancies on November 1<sup>st</sup> this year? I have copied in my colleague Ann Cooper, who will share with you the communications that you will need to send the tenants to let them know they are not eligible under the TRP Policy.



Kiegan
On Wed, 6 Oct 2021 at 14:19, Clarke, Angele <angele.clarke@vancouver.ca> wrote:</angele.clarke@vancouver.ca>
Hi Kiegan,
My name is Angele Clarke, and I'm a housing planner in the City Planni department. I think actually we maybe met on a different project you name is familiar!
I wanted to reach out to let you know a bit more about the City TRPP Policy: <a href="https://vancouver.ca/files/cov/tenant-relocation-and-protectio-policy-amended-june-11-2019.pdf">https://vancouver.ca/files/cov/tenant-relocation-and-protectio-policy-amended-june-11-2019.pdf</a> . As your site does involve the consolidation of 2+ single family lots, the policy applies. So at this first step, what I require is the Renter Screening Form to be filled out to che to see if there are any eligible tenants. The form called "Renter Screen"
for Rezoning enquiry" is the first one under the drop 'forms, check li and example documents' here: <a href="https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.asp">https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.asp</a>
and example documents' here: https://vancouver.ca/people-
and example documents' here: <a href="https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.asg">https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.asg</a> So after you send back the form and I check it, I'll let you know about next steps. You are welcome to submit your RZ application before- but just know until we do the check and subsequent tenant notification (we have specific communications out we will require- and this depends of the check and subsequent tenant notification (we have specific communications out we will require- and this depends of the check and subsequent tenant notification (we have specific communications out we will require- and this depends of the check and subsequent tenant notification (we have specific communications out we will require- and this depends of the check and subsequent tenant notification (we have specific communications out we will require- and this depends of the check and subsequent tenant notification (we have specific communications out we will require- and this depends of the check and subsequent tenant notification (we have specific communications out we will require- and this depends of the check and subsequent tenant notification (we have specific communications out we will require- and this depends of the check and subsequent tenant notification (we have specific communications out we will require- and this depends of the check and subsequent tenant notification (we have specific communications out we will require- and this depends of the check and subsequent tenant notification (we have specific communications out we will require- and this depends of the check and subsequent tenant notification (we have specific communications out we will require- and this depends of the check and subsequent notification (we have specific communications out we will require- and this depends of the check and subsequent notification (we have specific communications out we will not specific communication

< <u>Samantha.Patterson2@vancouver.ca</u> >
Sent: Friday, October 01, 2021 12:14 PM
<b>To:</b> Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u> >
Cc: Lam, Ti < <u>ti.lam@vancouver.ca</u> >; Linehan, Marie
<pre><marie.linehan@vancouver.ca></marie.linehan@vancouver.ca></pre>
Subject: RE: [EXT] 2800 BLK Nanaimo Street Pre-Application
Hi Kiegan,
Unless you have submitted the Development Permit application, it would be me who is overseeing the process. If you don't mind, I will let you know on Monday who we can request review the housing component. I just prefer to discuss with senior staff to ensure I am giving you the correct information and/or contact.
Thanks, Samantha
From: Kiegan Scharnberg < kiegan@fabricliving.ca > Sent: Thursday, September 30, 2021 7:30 AM To: Patterson, Samantha (Planning) < Samantha.Patterson2@vancouver.ca > Cc: Lam, Ti < ti.lam@vancouver.ca > Subject: [EXT] 2800 BLK Nanaimo Street Pre-Application
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.
Hi Samantha,
Hope that you are doing will. There are several tenants on site at 2870 Nanaimo Street that are going to require us to put together a TRP on this project. The tenants are aware of the development and I would like to provide them contact information for our project

coordinator at the city. Can you please let me know who this will be?
Thanks,
Kiegan Scharnberg
Director of Development
604.809.2967
fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
fabric
fabric living
308-837 W Hastings Street
Vancouver, BC V6C 3N6
<del></del>
Kiegan Scharnberg
Director of Development
604.809.2967
fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
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308-837 W Hastings Street Vancouver, BC V6C 3N6 **Kiegan Scharnberg Director of Development** 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca fabric fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 **Kiegan Scharnberg Director of Development** 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca fabric fabric living 308-837 W Hastings Street

Vancouver, BC V6C 3N6

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### **Kiegan Scharnberg**

**Director of Development** 

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

## fabric

fabric living

308-837 W Hastings Street

Vancouver, BC V6C 3N6

--

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**Director of Development** 

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# fabric

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Kiegan Scharnberg
Director of Development

...

604.809.2967 [fabricliving.ca] | kiegan@fabricliving.ca



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IMPORTANT INFORMATION

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重要資訊 請找人為你翻譯

重要资讯 请找人为你翻译

Mangyaring isalin ito

ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਇਸਦਾ ਅਨੁਵਾਦ ਕਰਵਾਓ

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MAHALAGANG IMPORMASYON INFORMACIÓN IMPORTANTE

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중요정보 번역해주세요

اطلاعات مهم لطفا درخواست كنيد كه اين اطلاعات را براى شما ترجمه كنند

معلومات مهمة البحث على الترجمة

Initial notice of Redevelopment at 2810-2870 Nanaimo St.

Dear s.22(1)

As you may be aware, Fabric Living is exploring redevelopment for the property at 2870 Nanaimo St. We have done preliminary work for a redevelopment application that is expected to be submitted to the City of Vancouver in the month of April. As discussed previously, the timeline for redevelopment has not been established as the project is in the initial application stage and approval is many months in the future. The redevelopment plan that is being proposed will require existing rental units to be vacant. Tenants should be advised that no official Notice to End Tenancy based on the redevelopment of this site will be issued unless the project is approved and all permits are in place.

We understand that the unknown schedule of the potential redevelopment may cause some concern surrounding your future living situation, especially with the pandemic ending. We commit to you that we will keep you apprised about the project status as the application progresses with the City of Vancouver.

Vancouver City Council has adopted renter protection policies, which includes the Tenant Relocation and Protection Policy. If tenants are eligible, this policy sets out minimum protections, including:

- Compensation in the form of free rent or cash, based on length of tenancy;
- Assistance with moving expenses (cash or by hiring a moving company);
- Assistance with identifying alternate accommodation options;
- Right of First Refusal to a replacement rental unit, if applicable; and
- Additional support or assistance for renters facing additional barriers to housing (e.g. low-income, people with disabilities, seniors).

These protections are available to **eligible tenants**\* whether you end your tenancy now, or wait until we issue you a Notice to End Tenancy when the redevelopment project is ready to commence.

Please note: If you are *not eligible*, your tenancy is still covered under the Residential Tenancy Act. This means that the four month Notice to End Tenancy will not be given until all redevelopment permits are in place, and that you are entitled to one month's rent on or before the effective date of notice. More information can be found here at Residential-tenancies/ending-a-tenancy.

You can learn more about the City of Vancouver's Tenant Relocation and Protection Policy at www.vancouver.ca/protecting-tenants.

The City's Renter Information for [Market Rental or Non-Profit Social] Housing sheet, which provides basic information on your rights and protections, is attached to this letter. You can also read the complete Tenant Relocation and Protection Policy online here: <a href="https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf">https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf</a>

Thank you for your understanding and patience on this matter. We will provide updates, including your eligibility for assistance, as more details of the project are established.

If you have any immediate questions or concerns please contact me at <a href="mailto:Kiegan@fabricliving.ca">Kiegan@fabricliving.ca</a> or at 604-809-2967.

Sincerely,

Kiegan Scharnberg Kiegan@fabricliving.ca 604-809-2967

\* Eligible tenants are those who have been residing on the site for at least 2 years at the time the rezoning application, or at least 1 year if the tenancy started prior to the transfer of property to the developer, for secondary rental units.

#### IMPORTANT INFORMATION

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ਕਿਰਪਾ ਕਰਕੇ ਇਸਦਾ ਅਨੁਵਾਦ ਕਰਵਾਓ

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Kiegan Scharnberg Kiegan@fabricliving.ca 604-809-2967

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Busque a alguien que le traduzca

중요정보 번역해주세요

اطلاعات مهم لطفا درخواست كنيد كه اين اطلاعات را براى شما ترجمه كنند

معلومات مهمة البحث على الترجمة

Initial notice of Redevelopment at 2810-2870 Nanaimo St.

Dear s.22(1)

As you may be aware, Fabric Living is exploring redevelopment for the property at 2870 Nanaimo St. We have done preliminary work for a redevelopment application that is expected to be submitted to the City of Vancouver in the month of April. As discussed previously, the timeline for redevelopment has not been established as the project is in the initial application stage and approval is many months in the future. The redevelopment plan that is being proposed will require existing rental units to be vacant. Tenants should be advised that no official Notice to End Tenancy based on the redevelopment of this site will be issued unless the project is approved and all permits are in place.

We understand that the unknown schedule of the potential redevelopment may cause some concern surrounding your future living situation, especially with the pandemic ending. We commit to you that we will keep you apprised about the project status as the application progresses with the City of Vancouver.

Vancouver City Council has adopted renter protection policies, which includes the Tenant Relocation and Protection Policy. If tenants are eligible, this policy sets out minimum protections, including:

- Compensation in the form of free rent or cash, based on length of tenancy;
- Assistance with moving expenses (cash or by hiring a moving company);
- Assistance with identifying alternate accommodation options;
- Right of First Refusal to a replacement rental unit, if applicable; and
- Additional support or assistance for renters facing additional barriers to housing (e.g. low-income, people with disabilities, seniors).

These protections are available to **eligible tenants**\* whether you end your tenancy now, or wait until we issue you a Notice to End Tenancy when the redevelopment project is ready to commence.

Please note: If you are *not eligible*, your tenancy is still covered under the Residential Tenancy Act. This means that the four month Notice to End Tenancy will not be given until all redevelopment permits are in place, and that you are entitled to one month's rent on or before the effective date of notice. More information can be found here at Residential-tenancies/ending-a-tenancy.

You can learn more about the City of Vancouver's Tenant Relocation and Protection Policy at www.vancouver.ca/protecting-tenants.

The City's Renter Information for [Market Rental or Non-Profit Social] Housing sheet, which provides basic information on your rights and protections, is attached to this letter. You can also read the complete Tenant Relocation and Protection Policy online here: <a href="https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf">https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf</a>

Thank you for your understanding and patience on this matter. We will provide updates, including your eligibility for assistance, as more details of the project are established.

If you have any immediate questions or concerns please contact me at <a href="mailto:Kiegan@fabricliving.ca">Kiegan@fabricliving.ca</a> or at 604-809-2967.

Sincerely,

Kiegan Scharnberg Kiegan@fabricliving.ca 604-809-2967

\* Eligible tenants are those who have been residing on the site for at least 2 years at the time the rezoning application, or at least 1 year if the tenancy started prior to the transfer of property to the developer, for secondary rental units.

From: <u>Kiegan Scharnberg</u>
To: <u>Cooper, Ann</u>

Cc: Rautenberg, Joyce; Patterson, Samantha (Planning)

Subject: [EXT] Re: [EXT] Re: [EXT] Re: 2810-2870 Nanaimo St. TRP documents

**Date:** Monday, April 11, 2022 7:06:46 AM

Attachments: <u>image001.png</u>

image002.png image003.png image004.png image005.png

Hi Kiegan-sorry, I meant notification letters.

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.

Hi Ann,

Hope that you enjoyed the weekend. Are you able to provide me with the tenant needs survey for the tenants on the property? Would like to get it out to them today.

Thanks,

Kiegan

On Thu, 24 Mar 2022 at 11:32, Cooper, Ann <ann.cooper@vancouver.ca> wrote:

Ann
604-829-9540

From: Cooper, Ann

**Sent:** Thursday, March 24, 2022 11:30 AM **To:** 'Kiegan Scharnberg' < kiegan@fabricliving.ca>

Cc: Rautenberg, Joyce < <a href="mailto:joyce.rautenberg@vancouver.ca">joyce <a href="mailto:joyce.rautenberg@vancouver.ca">joyce <a href="mailto:joyce.rautenberg@vancouver.ca">joyce.rautenberg@vancouver.ca</a>; Patterson, Samantha (Planning)

<Samantha.Patterson2@vancouver.ca>

Subject: RE: [EXT] Re: [EXT] Re: [EXT] Re: 2810-2870 Nanaimo St. TRP documents

Hi Kiegan

Did you send out the eligibility letters for this project?

Thanks so much.
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
Ann
604-829-9540
From: Rautenberg, Joyce < <u>Joyce.Rautenberg@vancouver.ca</u> > Sent: Monday, March 21, 2022 8:25 AM  To: Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u> >; Cooper, Ann < <u>ann.cooper@vancouver.ca</u> > Cc: Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u> > Subject: RE: [EXT] Re: [EXT] Re: 2810-2870 Nanaimo St. TRP documents
Hi Kiegan,
This looks fine to me, thanks!
Joyce
From: Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Saturday, March 19, 2022 9:11 AM To: Cooper, Ann <ann.cooper@vancouver.ca> Cc: Rautenberg, Joyce &lt; Joyce.Rautenberg@vancouver.ca&gt;; Clarke, Angele <angele.clarke@vancouver.ca>; Patterson, Samantha (Planning) <samantha.patterson2@vancouver.ca> Subject: [EXT] Re: [EXT] Re: 2810-2870 Nanaimo St. TRP documents</samantha.patterson2@vancouver.ca></angele.clarke@vancouver.ca></ann.cooper@vancouver.ca>
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.

Hi Joyce,		
Just following up here.		
On Wed, 16 Mar 2022 at 16:48, Cooper, Ann <ann.cooper@vancouver.ca> wrote:</ann.cooper@vancouver.ca>		
Ok great. Joyce, are you okay with these to go?		
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		
Ann		
604-829-9540		
From: Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Wednesday, March 16, 2022 4:45 PM To: Cooper, Ann <ann.cooper@vancouver.ca> Cc: Rautenberg, Joyce &lt; Joyce.Rautenberg@vancouver.ca&gt;; Clarke, Angele <angele.clarke@vancouver.ca>; Patterson, Samantha (Planning) <samantha.patterson2@vancouver.ca> Subject: [EXT] Re: [EXT] Re: 2810-2870 Nanaimo St. TRP documents  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.</samantha.patterson2@vancouver.ca></angele.clarke@vancouver.ca></ann.cooper@vancouver.ca>		
Hi Ann,		
Yes, I will be addressing them to each owner individually. Just wanted some clarification on the copy.		
Thanks!		
Kiegan		

On Wed, 16 Mar 2022 at 16:44, Cooper, Ann <ann.cooper@vancouver.ca> wrote:</ann.cooper@vancouver.ca>		
	Hi Kiegan	
	Are you addressing the letters to each home separately? I notice this letter only mentions 2170 Nanaimo.	
	Thanks	
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
	Ann	
	604-829-9540	
	From: Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Wednesday, March 16, 2022 3:00 PM To: Cooper, Ann <ann.cooper@vancouver.ca> Cc: Rautenberg, Joyce &lt; Joyce.Rautenberg@vancouver.ca&gt;; Clarke, Angele <angele.clarke@vancouver.ca>; Patterson, Samantha (Planning) <samantha.patterson2@vancouver.ca> Subject: [EXT] Re: 2810-2870 Nanaimo St. TRP documents  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.</samantha.patterson2@vancouver.ca></angele.clarke@vancouver.ca></ann.cooper@vancouver.ca>	
	Hi Ann,	
	Please confirm you are good with this slightly revised version of COV's letter.	
	Thanks,	

(	On Tue, 22 Feb 2022 at 17:08, Cooper, Ann <ann.cooper@vancouver.ca> wrote:</ann.cooper@vancouver.ca>
	Hi Kiegan
	Thanks for your email, and I'm glad to see that things are moving forward with this site and have the documentation previously discussed prepared.
	In terms of immediate next steps:
	1. Please complete and submit the attached TRP Privacy Agreement
	2. Please review and modify the notification letter for tenants and then send it back for Joyce or I to review
	3. Once approved, letters are sent to the tenants along with the attached fact sheet regarding market rental in Vancouver
	After a development application is received, eligibility letters can be sent to the tenants. While we know that the tenants will be eligible for TRP compensation, we do not send out the letter until we have an application date. The process for the eligibility letters is the same; we will provide a template that you will modify; return to us, and once approved, you can sent to the tenants.
	Thanks again, and looking forward to continuing work on this file.
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
	Ann
	604-829-9540
	From: Kiegan Scharnberg < kiegan@fabricliving.ca>

Kiegan

**Sent:** Sunday, February 20, 2022 4:35 PM To: Clarke, Angele <angele.clarke@vancouver.ca> **Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann <ann.cooper@vancouver.ca>; Rautenberg, Joyce <Joyce.Rautenberg@vancouver.ca> Subject: [EXT] Re: [EXT] R Street Pre-Application 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. Good afternoon Joyce, I just wanted to follow up on this email regarding this project as I don't believe I ever received any communication on the TRPP for this project. We are working on finalizing our development permit for submission and would like to engage the tenants over the coming weeks to complete the required information and notify them of the application timing/process. Are you available for a call Tuesday? Thanks, Kiegan On Tue, 19 Oct 2021 at 13:12, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote: Hi Kiegan, Thanks for letting me know- so in either case though, the date when we receive the first application (RZ, or DP) is the trigger date we measure eligibility from. So for you because it's a straight DP, the trigger is the DP application date. I'm assigning Joyce (copied) as your housing planner. Joyce this is a straight DP strata project, with TRP. The application will come in next month or later, and so all tenants (see attached) will be eligible under the TRPP. I haven't given Kiegan the details yet on

next steps for the TRPP- so over to you for that! Could you please also add this project

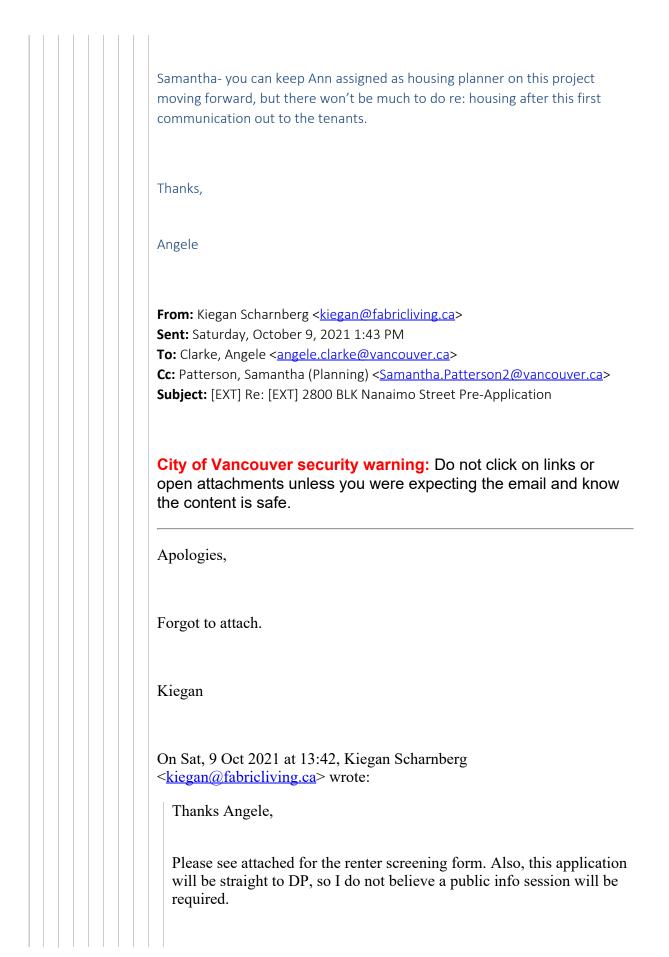
into our tracker?

Thanks, Angele **From:** Kiegan Scharnberg < kiegan@fabricliving.ca> **Sent:** Monday, October 18, 2021 6:33 PM To: Clarke, Angele <angele.clarke@vancouver.ca> **Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann <ann.cooper@vancouver.ca> Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application 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. Hi Angele, Please see attached. Not sure if it makes a difference, but this project is a DP project, not rezoning. Kiegan On Fri, 15 Oct 2021 at 13:24, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote: Hi Kiegan, Okay great- so we can assume all of the tenants living at 2870 Nananimo Street will be eligible. Can you please provide the screening form with information about the other 2 houses?

information	that I'll assign I housing planner, and they can give you all of the about next steps to be taken after the RZ application and submitted a project goes for public notification.
Best,	
Angele	
_	n Scharnberg < <u>kiegan@fabricliving.ca</u> >
•	, October 15, 2021 11:34 AM
	Angele < <u>angele.clarke@vancouver.ca</u> > n, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u> >; Coop
	n, samantna (Planning) < <u>samantna.Pattersonztwyancouver.ca</u> >, Coop oper@vancouver.ca>
	T] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pro
Angele,	
	submitting our DP post Nov. 1st. Can you please let me know wl
	d to distribute to the tenants?
Thanks,	
Thanks, Kiegan	
Kiegan	

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>> Sent: Friday, October 15, 2021 10:31 AM **To:** Clarke, Angele <angele.clarke@vancouver.ca> **Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann <ann.cooper@vancouver.ca> Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application 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. Thanks Angele, What would be the cut off date for application and having the TRP apply? Kiegan On Fri, 15 Oct 2021 at 10:29, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote: Hi Kiegan, Thanks for sending an updated copy. I will also need the form to include the information about the other 2 properties. Even if they are empty or occupied by previous, I'll need that for my records. s.22(1)

Best, Angele **From:** Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Tuesday, October 12, 2021 5:40 PM **To:** Clarke, Angele < angele.clarke@vancouver.ca> **Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann <ann.cooper@vancouver.ca> **Subject:** [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application 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. Angele, Please see updated renter screening form. I apologize as I meant 2020 vs. 2021 for the start dates. Also, the basement suite was Sept, not April. Kiegan On Tue, 12 Oct 2021 at 09:44, Clarke, Angele <angele.clarke@vancouver.ca> wrote: Hi Kiegan, To confirm- two of the tenants are new, and just starting tenancies on November 1<sup>st</sup> this year? I have copied in my colleague Ann Cooper, who will share with you the communications that you will need to send the tenants to let them know they are not eligible under the TRP Policy.



<angele.clarke@vancouver.ca> wrote:</angele.clarke@vancouver.ca>
Hi Kiegan,
My name is Angele Clarke, and I'm a housing planner in the City P department. I think actually we maybe met on a different project name is familiar! ☺
I wanted to reach out to let you know a bit more about the City TI Policy: <a href="https://vancouver.ca/files/cov/tenant-relocation-and-prote-policy-amended-june-11-2019.pdf">https://vancouver.ca/files/cov/tenant-relocation-and-prote-policy-amended-june-11-2019.pdf</a> . As your site does involve the consolidation of 2+ single family lots, the policy applies. So at this step, what I require is the Renter Screening Form to be filled out to see if there are any eligible tenants. The form called "Renter Sc for Rezoning enquiry" is the first one under the drop ' forms, chand example documents' here:

< <u>Samantha.Patterson2@vancouver.ca</u> >
Sent: Friday, October 01, 2021 12:14 PM
<b>To:</b> Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u> >
Cc: Lam, Ti < <u>ti.lam@vancouver.ca</u> >; Linehan, Marie
<pre><marie.linehan@vancouver.ca></marie.linehan@vancouver.ca></pre>
Subject: RE: [EXT] 2800 BLK Nanaimo Street Pre-Application
Hi Kiegan,
Unless you have submitted the Development Permit application, it would be me who is overseeing the process. If you don't mind, I will let you know on Monday who we can request review the housing component. I just prefer to discuss with senior staff to ensure I am giving you the correct information and/or contact.
Thanks, Samantha
From: Kiegan Scharnberg < kiegan@fabricliving.ca > Sent: Thursday, September 30, 2021 7:30 AM To: Patterson, Samantha (Planning) < Samantha.Patterson2@vancouver.ca > Cc: Lam, Ti < ti.lam@vancouver.ca > Subject: [EXT] 2800 BLK Nanaimo Street Pre-Application
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.
Hi Samantha,
Hope that you are doing will. There are several tenants on site at 2870 Nanaimo Street that are going to require us to put together a TRP on this project. The tenants are aware of the development and I would like to provide them contact information for our project

	coordinator at the city. Can you please let me know who this will be?
	Thanks,
	Kiegan Scharnberg
	Director of Development
	604.809.2967
	fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
	fabric
	fabric living
	308-837 W Hastings Street
	Vancouver, BC V6C 3N6
-	_
	Kiegan Scharnberg
]	Director of Development
6	604.809.2967
<u>f</u>	abricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
	fabric living

308-837 W Hastings Street Vancouver, BC V6C 3N6 **Kiegan Scharnberg Director of Development** 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca fabric fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 **Kiegan Scharnberg Director of Development** 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca fabric fabric living 308-837 W Hastings Street

Vancouver, BC V6C 3N6

--

#### **Kiegan Scharnberg**

**Director of Development** 

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

## fabric

fabric living

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--

### Kiegan Scharnberg

**Director of Development** 

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

# fabric

fabric living

308-837 W Hastings Street

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604.809.2967
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<del></del>
Kiegan Scharnberg

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Vancouver, BC V6C 3N6

### follow us on Instagram @lifeatfabric [instagram.com]

Director of Development Kiegan Scharnberg

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca 7962.908.409



Vancouver, BC V6C 3N6 308-837 W Hastings Street fabric living

follow us on Instagram @lifeatfabric [instagram.com]

 From:
 Kiegan Scharnberg

 To:
 Cooper, Ann

 Cc:
 Rautenberg, Joyce

Subject: [EXT] Re: [EXT] Re: FW: 2810-2870 Nanaimo St. TRP documents

**Date:** Wednesday, July 20, 2022 3:34:25 PM

Attachments: <u>image001.png</u>

image002.png image003.png image004.png image005.png

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.

Hi Ann,

Happy for you to reach out to \$.22(1) directly. It is my understanding she has already secured new living accommodations.

Let me know if you need anything else.

Thanks!

Kiegan

On Wed, 20 Jul 2022 at 15:32, Cooper, Ann <ann.cooper@vancouver.ca> wrote:

Hi Kiegan

Thanks so much for that update. I knew things were happening, and it looks like I didn't make notes from our phone call, so wasn't 100% clear what was decided.

Everything looks really good. In point 6 of the agreement, you mention the survey, so I was thinking maybe I would just reach out to the eligible tenant directly to ensure that there are no specific needs for the relocation.

Would you like to let s.22(1) know I will reach out to her? I'm happy to just do it cold-I do that all the time  $\odot$ 

Thanks too for the info about the notarized declaration; as I mentioned, it isn't needed immediately, but best to have ready.

Ann	
กษายนายกายกายกายกายกายกายกายกายกายกายกายกายกา	
Ann	
604-829-9540	
From: Kiegan Scharnberg < kiega Sent: Wednesday, July 20, 2022	
To: Cooper, Ann <ann.cooper@< td=""><td></td></ann.cooper@<>	
Cc: Rautenberg, Joyce < Joyce.Ra	autenberg@vancouver.ca>
Subject: [EXT] Re: FW: 2810-287	70 Nanaimo St. TRP documents
The state of the s	ty warning: Do not click on links or open attachments the email and know the content is safe.
Hi Ann,	
Hope that you are doing well.	Good timing to give you an update.
	spoke, we have reached an agreement with both tenants to end ectober. I have attached both agreements that we have reached
send the letter of eligibility to	ty of both tenants last time we spoke and you instructed me to s.22(1) as she complied under the bylaw, but not to id not. Per the agreements I have attached, we have still
the one you sent me). We are	f noneligibility that was sent o s.22(1) (same as

any need to send out the tenant needs survey?
I will have the notarized declaration ready to send to you later this week. Please feel free to call me if there is anything you would like to discuss.
Thanks,
Kiegan
604-809-2967
On Wed, 20 Jul 2022 at 14:52, Cooper, Ann <ann.cooper@vancouver.ca> wrote:</ann.cooper@vancouver.ca>
Hi Kiegan
I was hoping to touch base on the TRP portion of this file.
If memory serves, you were going to offer TRP compensation to both tenants?
I have attached eligibility letters for both units and if you do chose to compensate the tenants who were originally identified as not eligible, please make the necessary changes in the letters and return to Joyce and I for review before sending to the tenants.
Once the letters have been reviewed by Joyce or me, they can be sent to the tenants, and a copy must be signed and uploaded to the SharePoint site with the Notarized Declaration (template attached). This declaration outlines the steps you took to notify tenants of the redevelopment of the properties; though no information is required for communications with previous owners, this is just for rental tenants. The declaration can be submitted at a later date; it is a requirement as part of DP conditions.
We would like to get the letters delivered and signed as quickly as possible so that we can send out the tenant relocation needs survey to tenants. This will allow us to learn about any special need tenants may have to relocate

Please let me know if you have any questions.
Best
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
Ann
604-829-9540
From: Cooper, Ann Sent: Thursday, June 2, 2022 5:05 PM To: Kiegan Scharnberg < kiegan@fabricliving.ca > Cc: Rautenberg, Joyce < joyce.rautenberg@vancouver.ca >; Patterson, Samantha (Planning) < Samantha.Patterson2@vancouver.ca > Subject: Re: 2810-2870 Nanaimo St. TRP documents
Hi Kiegan
Thanks for getting that back to us.
The letters indicating eligibility are attached with this email and as the Appendix A does not differentiate units in the 2870 Nanaimo address, I have identified the recipients by name.
Next steps:
1. Send the attached letters to the tenants
a. Eligible tenant must sign and return the letter to you; once received, please up-load that to SharePoint
b. The ineligible tenant does not need to sign or return the letter, but you

#### must ensure they get the notice

- 2. Notify me once the letters have been delivered and I will then send the Tenant Relocation Needs survey to the eligible tenant
- 3. Once the survey is submitted, I will provide a summary to you of any needs the tenant may identify
- 4. Complete the attached notarized declaration template and have notarized; once notarized, please upload to SharePoint. This declaration outlines the steps you took to notify tenants of the redevelopment of the properties. No information is required for communications with previous owners, this is just for rental tenants.

That should be it for now. Step four is not urgent, though it is a condition for DP issuance, so will need to be done eventually.

Thanks so much and please let me know if you have any questions.

Ann Cooper (she/her) | Planning Assistant III

Housing Projects | Tenant Relocation

PDS | City of Vancouver

ann.cooper@vancouver.ca

t. 604-829-9540

I am humbly thankful that I live, work and play on the territories of the x<sup>w</sup>məθk<sup>w</sup>əyəm (<u>Musqueam [musqueam.bc.ca]</u>), S<u>k</u>wxwú7mesh (<u>Squamish [squamish.net]</u>), and səlˈilwətaʔł / selˈilˈwitulh (<u>Tsleil-Waututh [twnation.ca]</u>) Nations

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Thursday, May 26, 2022 1:27 PM

**To:** Cooper, Ann <ann.cooper@vancouver.ca>

**Cc:** Rautenberg, Joyce < <u>Joyce.Rautenberg@vancouver.ca</u>>; Patterson, Samantha (Planning)

<<u>Samantha.Patterson2@vancouver.ca</u>>

Subject: [EXT] Re: [EXT] Re: [EXT] Re: 2810-2870 Nanaimo St. TRP documents

	ity of Vancouver security warning: Do not click on links or open attachments olders you were expecting the email and know the content is safe.
Hi	i Ann,
F C	orm has been completed.
Γł	nanks,
<b>C</b> i	iegan
<b>)</b> 1	n Thu, 26 May 2022 at 10:26, Cooper, Ann <ann.cooper@vancouver.ca> wrote:</ann.cooper@vancouver.ca>
	Hi Kiegan
	Thank you for providing that information.
	Please complete the tenant information requested on the <u>Appendix A</u> [covoffice.sharepoint.com] in the SharePoint file. Once done, I will draft the eligibility letter for the tenant and send that to you.
	Thanks
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
	Ann
	604-829-9540

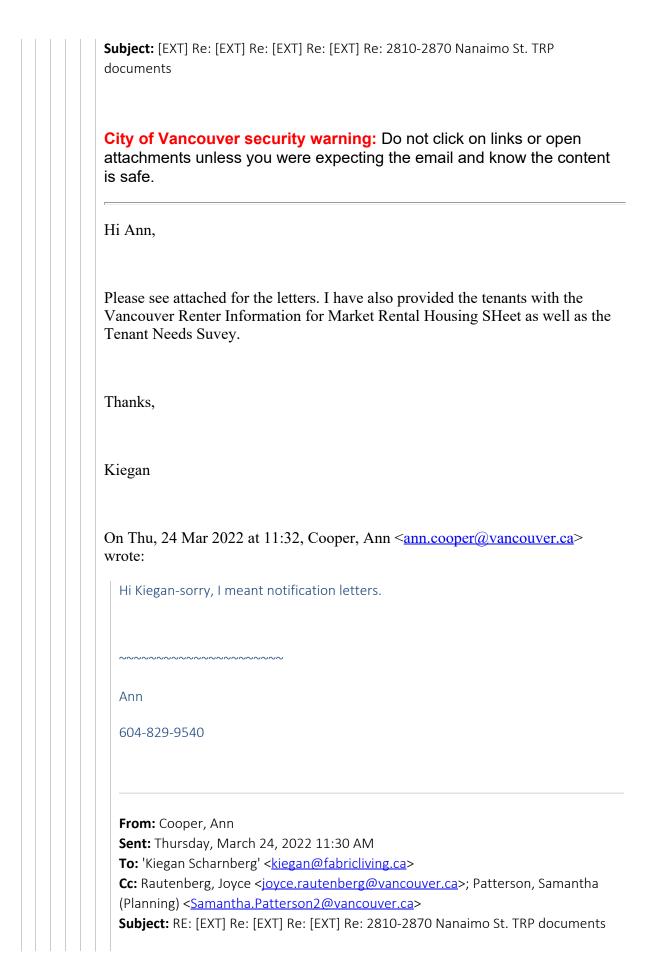
	Cooper, Ann < <u>ann.cooper@vancouver.ca</u> >					
	Cc: Rautenberg, Joyce < <u>Joyce.Rautenberg@vancouver.ca</u> >; Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u> >					
Sui	Subject: [EXT] Re: [EXT] Re: [EXT] Re: 2810-2870 Nanaimo St. TRP documents					
Ci	ty of Vancouver security warning: Do not click on links or open					
	achments unless you were expecting the email and know the content is safe					
,———						
Hi	Ann,					
Ιb	elieve this is what you are looking for. Please let me know if otherwise.					
ľh	anks,					
K i	egan					
IXI	egaii egaii					
On	Wed, 25 May 2022 at 13:03, Cooper, Ann <ann.cooper@vancouver.ca> wrote:</ann.cooper@vancouver.ca>					
	Hi Kiegan					
١,	My apologies for the delay in getting back to you on this.					
'	ny apologico for the delay in getting back to you on time.					
	Please indicate the number of rented units for each address on the attached TRP					
6	application form.					
	have also resent you the link to SharePoint (information below). Please provide the					
	requested information for each of the rented units.					
-	Γhanks so much.					
	HIGHKS SO HIUCH.					

~~^	~~~~~~~~~~~
Anr	
604	-829-9540
Fro	<b>m:</b> Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u> >
Ser	<b>t:</b> Wednesday, April 20, 2022 3:29 PM
	Cooper, Ann <ann.cooper@vancouver.ca></ann.cooper@vancouver.ca>
	Rautenberg, Joyce < <u>Joyce.Rautenberg@vancouver.ca</u> >; Patterson, Samantha (Planning
	mantha.Patterson2@vancouver.ca> iject: [EXT] Re: [EXT] Re: 2810-2870 Nanaimo St. TRP documents
Juk	gect. [EXT] Ne. [EXT] Ne. 2810-2870 Nahalillo St. The documents
	y of Vancouver security warning: Do not click on links or open achments unless you were expecting the email and know the content is e.
Hi	Ann,
Ple	ase see attached.
Tha	anks,
Kie	egan
	W. 1 20 4 2022 400 12 G
On	Wed, 20 Apr 2022 at 09:13, Cooper, Ann <ann.cooper@vancouver.ca> wrote:</ann.cooper@vancouver.ca>
	II Kiegan
1	hank you for sending those documents over. Could you please complete sections 3a,
3	c and 3d?

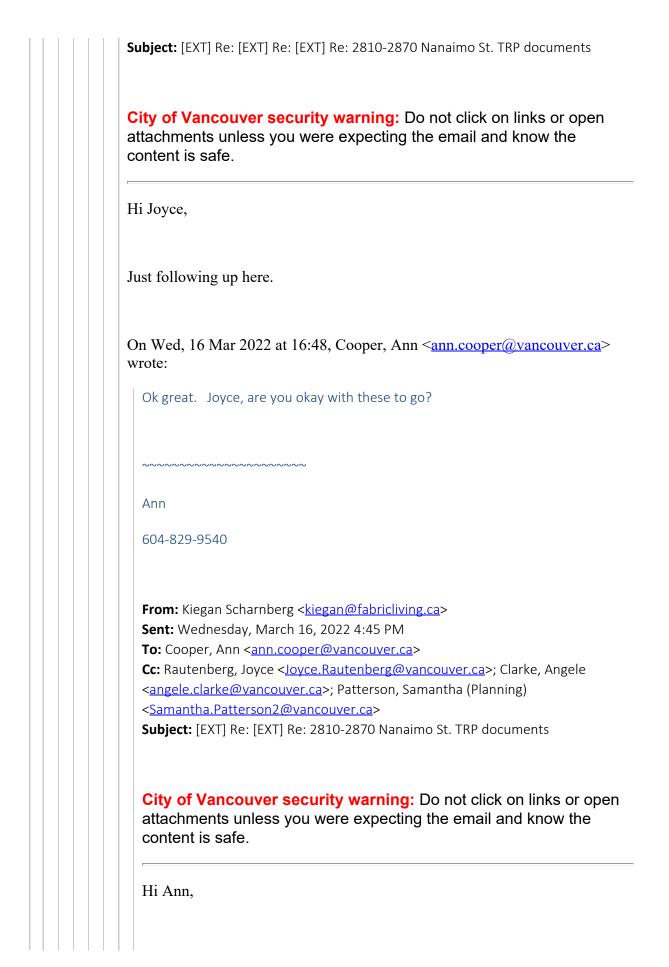
	nks so much.
^~~	~~~~~~~~~~~~~~~
Ann	
604	-829-9540
Fro	<b>m:</b> Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u> >
	t: Monday, April 18, 2022 2:37 PM
	Cooper, Ann < <u>ann.cooper@vancouver.ca</u> >
	Rautenberg, Joyce < <u>Joyce.Rautenberg@vancouver.ca</u> >; Patterson, Samantha nning) < <u>Samantha.Patterson2@vancouver.ca</u> >
•	ject: [EXT] Re: 2810-2870 Nanaimo St. TRP documents
saf	achments unless you were expecting the email and know the conf e.
F	
—— Hi .	e.
Plea	Ann,
Hi . Plea	Ann, ase see attached for the documents requested. anks!
Hi A	Ann, ase see attached for the documents requested. anks!
Hi Plea Tha	Ann, ase see attached for the documents requested. anks!

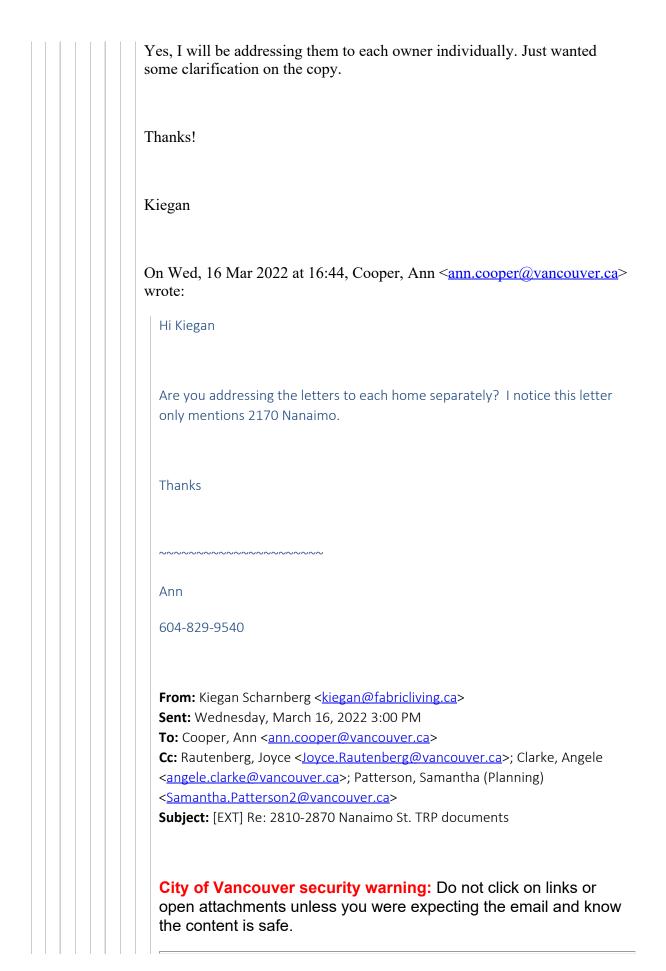
application is received. In the meantime, please complete and return the items as indicated below. Steps to process: 1: Complete and return attached items 1a & 1b to Housing Planner. 2: Access SharePoint and complete Appendix A-notify Housing Planner when completed 1. For applicant to complete and return: a) Sign and return attached Privacy Agreement – As per the Freedom of Information and Protection of Privacy Act, the City requires an agreement pertaining to the sharing of tenants' personal details. b) Fill out TRP Application to Section 4 and return as soon as possible. 2. **Tenant Information via SharePoint-** Please see the attached information sheet "Intro to Alchemer and SharePoint for applicants" regarding the online document sharing and survey tools. A link within the information sheet will provide access to the SharePoint site for where you will find the *Appendix A*. [covoffice.sharepoint.com] Please fill in this spreadsheet with all requested tenant and unit information. Thanks and please let me know if you have any questions. Ann 604-829-9540 **From:** Kiegan Scharnberg < kiegan@fabricliving.ca> **Sent:** Monday, April 11, 2022 7:20 AM

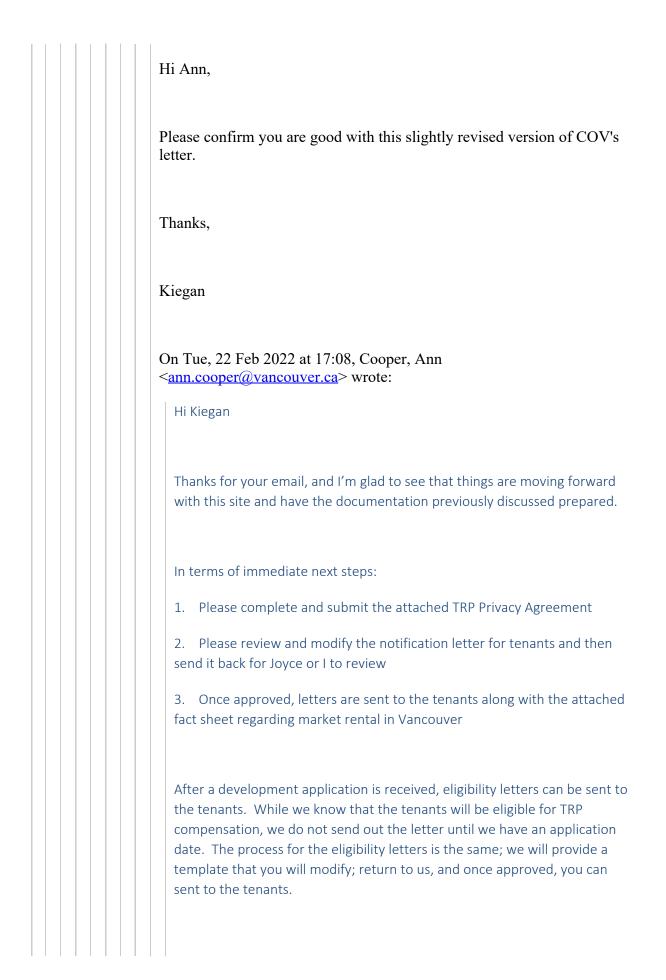
**To:** Cooper, Ann <<u>ann.cooper@vancouver.ca</u>>

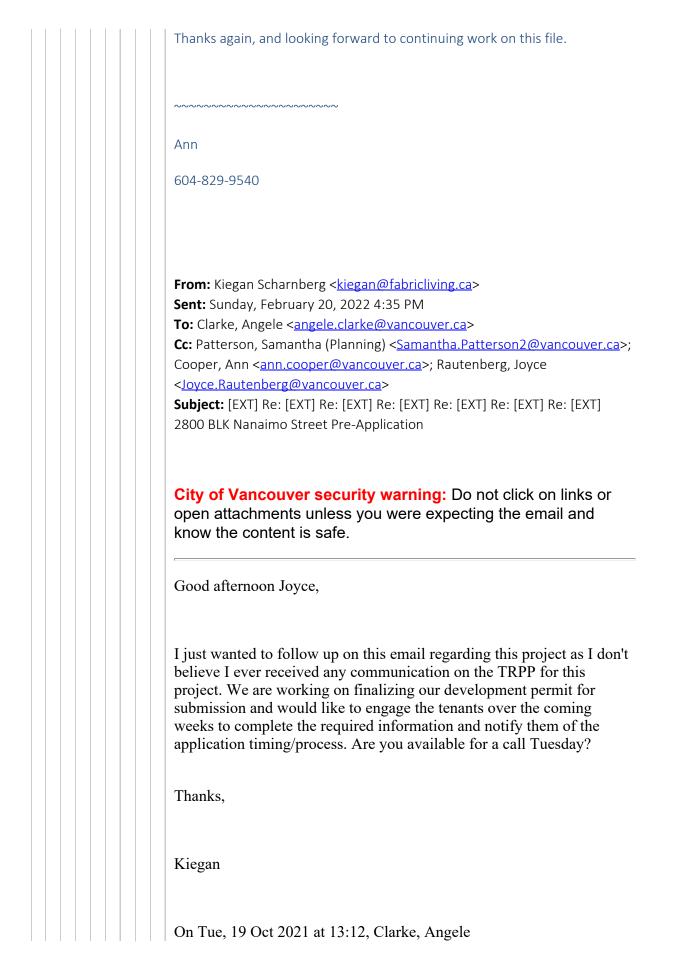


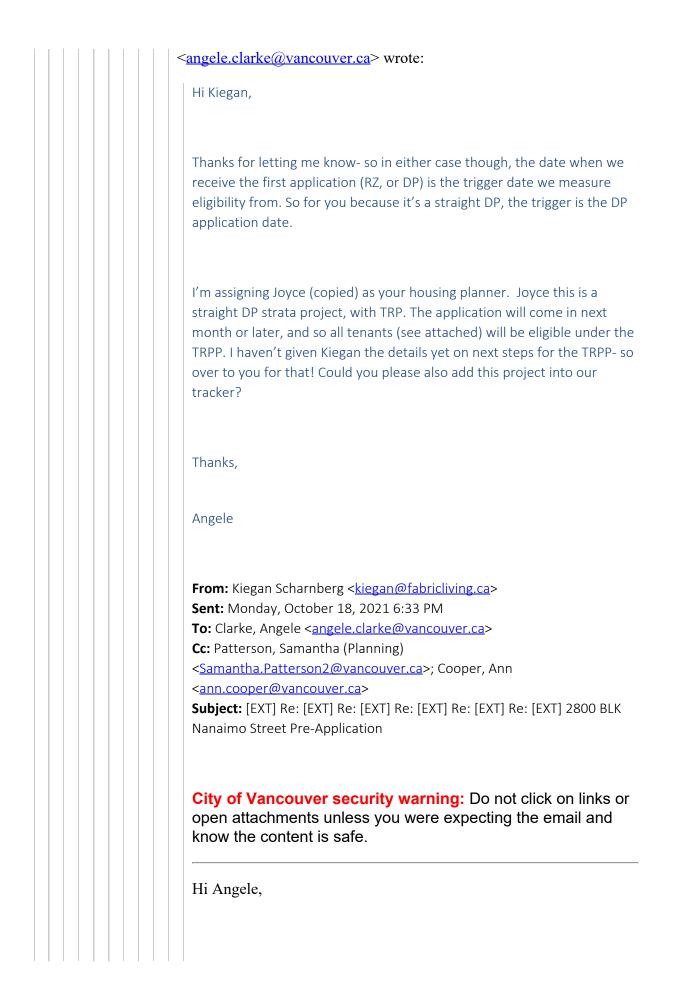
Hi Kiegan
Did you send out the eligibility letters for this project?
Thanks so much.
Ann
604-829-9540
Subject: RE: [EXT] Re: [EXT] Re: 2810-2870 Nanaimo St. TRP docume
Hi Kiegan,
Hi Kiegan,  This looks fine to me, thanks!











Please see attached. Not sure if it makes a difference, but this project is a DP project, not rezoning.
Kiegan
On Fri, 15 Oct 2021 at 13:24, Clarke, Angele <angele.clarke@vancouver.ca> wrote:</angele.clarke@vancouver.ca>
Hi Kiegan,
Okay great- so we can assume all of the tenants living at 2870 Nananimo Street will be eligible. Can you please provide the screening form with information about the other 2 houses?
Once I have that I'll assign I housing planner, and they can give you all of the information about next steps to be taken after the RZ application and submitted and before the project goes for public notification.
Best,
Angele
From: Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Friday, October 15, 2021 11:34 AM To: Clarke, Angele < angele.clarke@vancouver.ca> Cc: Patterson, Samantha (Planning) < Samantha.Patterson2@vancouver.ca>; Cooper, Ann < ann.cooper@vancouver.ca> Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application
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and know the content is safe.
Angele,
We will be submitting our DP post Nov. 1st. Can you please let me know which doc's I need to distribute to the tenants?
Thanks,
Kiegan
On Fri, 15 Oct 2021 at 10:33, Clarke, Angele <angele.clarke@vancouver.ca> wrote:</angele.clarke@vancouver.ca>
November 1 <sup>st</sup> . So because the tenants started their tenancy before the property was transferred, they are eligible if their tenancy started 1 year or more from the date of application.
From: Kiegan Scharnberg < kiegan@fabricliving.ca > Sent: Friday, October 15, 2021 10:31 AM  To: Clarke, Angele < angele.clarke@vancouver.ca > Cc: Patterson, Samantha (Planning) <samantha.patterson2@vancouver.ca>; Cooper, Ann  <ann.cooper@vancouver.ca> Subject: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application</ann.cooper@vancouver.ca></samantha.patterson2@vancouver.ca>
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.
Thanks Angele,
What would be the cut off date for application and having the TRP apply?

Kiegan
On Fri, 15 Oct 2021 at 10:29, Clarke, Angele <angele.clarke@vancouver.ca> wrote:</angele.clarke@vancouver.ca>
Hi Kiegan,
Thanks for sending an updated copy.
I will also need the form to include the information about the other 2 properties. Even if they are empty or occupied by previous, I'll need that for my records.
s.22(1)
Best,
Angele
From: Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Tuesday, October 12, 2021 5:40 PM To: Clarke, Angele < angele.clarke@vancouver.ca> Cc: Patterson, Samantha (Planning) <
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.
Angele,
Please see updated renter screening form. I apologize as I meant 2020 vs. 2021 for the start dates. Also, the basement suite was Sept, not April.
Kiegan
On Tue, 12 Oct 2021 at 09:44, Clarke, Angele <angele.clarke@vancouver.ca> wrote:</angele.clarke@vancouver.ca>
Hi Kiegan,
To confirm- two of the tenants are new, and just starting tenancies on November 1 <sup>st</sup> this year?
I have copied in my colleague Ann Cooper, who will share with you the communications that you will need to send the tenants to let them know they are not eligible under the TRP Policy.
Samantha- you can keep Ann assigned as housing planner on this project moving forward, but there won't be much to do re: housing after this first communication out to the tenants.
Thanks,
Angele
From: Kiegan Scharnberg < kiegan@fabricliving.ca > Sent: Saturday, October 9, 2021 1:43 PM  To: Clarke, Angele < angele.clarke@vancouver.ca >



met on a different project your name is familiar! ©
I wanted to reach out to let you know a bit more about the City TRPP Policy: <a href="https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf">https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf</a> . As your site does involve the consolidation of 2+ single family lots, the policy applies. So at this first step, what I require is the Renter Screening Form to be filled out to check to see if there are any eligible tenants. The form called "Renter Screening for Rezoning enquiry" is the first one under the drop 'forms, check lists and example documents' here: <a href="https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx">https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx</a>
developers.dsp.
So after you send back the form and I check it, I'll let you know about next steps. You are welcome to submit your RZ application before- but just know until we do the check and subsequent tenant notification (we have specific communications out we will require- and this depends on eligibility) before there can be public notification.
Thanks,
Angele
From: Patterson, Samantha (Planning) <a href="mailto:samantha.Patterson2@vancouver.ca">Samantha.Patterson2@vancouver.ca</a> Sent: Friday, October 01, 2021 12:14 PM  To: Kiegan Scharnberg <a href="mailto:kiegan@fabricliving.ca">kiegan@fabricliving.ca</a> Cc: Lam, Ti <a href="mailto:ti.lam@vancouver.ca">ti.lam@vancouver.ca</a> Cmarie.linehan@vancouver.ca  Subject: RE: [EXT] 2800 BLK Nanaimo Street Pre-Application

Hi Kiegan,
Unless you have submitted the Development Permit application, it would be me who is overseeing the process. If you don't mind, I will let you know on Monday who we can request review the housing component. I just prefer to discuss with senior staff to ensure I am giving you the correct information and/or contact.
Thanks,
Samantha
From: Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Thursday, September 30, 2021 7:30 AM To: Patterson, Samantha (Planning) <samantha.patterson2@vancouver.ca> Cc: Lam, Ti &lt; ti.lam@vancouver.ca&gt; Subject: [EXT] 2800 BLK Nanaimo Street Pre-Application</samantha.patterson2@vancouver.ca>
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Hi Samantha,
Hope that you are doing will. There are several tenants on site at 2870 Nanaimo Street that are going to require us to put together a TRP on this project. The tenants are aware of the development and I would like to provide them contact information for our project coordinator at the city. Can you please let me know who this will be?
Thanks,

Kiegan Scharnberg
Director of Development
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	Pirector of Development
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	04.809.2967
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D	irector of Development
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	ancouver, BC V6C 3N6
•	
fc	llow us on Instagram @lifeatfabric [instagram.com]

**Kiegan Scharnberg**Director of Development

604.809.2967

### fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]

From: <u>Jordan MacDonald</u>

To: <u>Shillito, Matt; McNeill, Yardley</u>

Subject: [EXT] Re: 461-475 E 16th Ave- Broadway Plan LOE (submitted)

**Date:** Monday, September 19, 2022 1:46:57 PM

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Matt & Yardley,

I wanted to follow up on one thing that was discussed on the call as it relates to timing of responses to LOE's considering the amount that you have received since September 1st. You had mentioned that the 120 day response timing would be unlikely. I was wondering if you would be able to provide a rough estimate of what a likely response time would be?

Thank you again for your time. I know that you are extremely busy and I am very appreciative of the work that you do.

All the best,

Jordan MacDonald | Founder & CEO

604.240.8366

fabricliving.ca [fabricliving.ca] | @lifeatfabric [instagram.com] | jordan@fabricliving.ca

On Thu, 15 Sept 2022 at 14:54, Shillito, Matt < Matt. Shillito@vancouver.ca > wrote:

Thanks Jordan, and good to meet you all!

From: McNeill, Yardley < <a href="mailto:yardley.mcneill@vancouver.ca">yardley.mcneill@vancouver.ca</a>

Sent: Thursday, September 15, 2022 11:18 AM

**To:** Jordan MacDonald <<u>jordan@fabricliving.ca</u>>; Shillito, Matt <<u>Matt.Shillito@vancouver.ca</u>>; O'Donnell, Theresa <<u>Theresa.O'Donnell@vancouver.ca</u>>

**Cc:** Kiegan Scharnberg <<u>kiegan@fabricliving.ca</u>>; Cameron Fraser <<u>CFraser@officemb.ca</u>>; Steve

McFarlane <<u>SMcFarlane@officemb.ca</u>>; Phan, Thien <<u>Thien.Phan@vancouver.ca</u>>

**Subject:** RE: 461-475 E 16th Ave- Broadway Plan LOE (submitted)

Hi Jordan,			
It was a pleasure to meet you and your team.			
regards,			
Yardley			
From: Jordan MacDonald < <u>jordan@fabricliving.ca</u> > Sent: Thursday, September 15, 2022 11:01 AM To: Shillito, Matt < <u>Matt.Shillito@vancouver.ca</u> >; McNeill, Yardley < <u>vardley.mcneill@vancouver.ca</u> >; O'Donnell, Theresa < <u>Theresa.O'Donnell@vancouver.ca</u> > Cc: Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u> >; Cameron Fraser < <u>CFraser@officemb.ca</u> >; Steve McFarlane < <u>SMcFarlane@officemb.ca</u> > Subject: [EXT] Following up			
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.			
Matt & Yardley,			
Thank you very much for taking the time to have a call with us yesterday to discuss our proposed development in the Broadway Plan. We appreciate the feedback that you provided and look forward to working with the Rezoning Planner that was assigned to us yesterday afternoon.			
Based on our conversation yesterday we understand that you and your teams have a mountain of work to tackle with all of the Letter of Enquiries that were submitted over the past couple of weeks.			
We are sincerely appreciative of all the good work that you do and look forward to continuing to work with you in the future.			

P.S. @O'Donnell, Theresa sorry that we missed you and we hope that you are keeping well.

Jordan MacDonald | Founder & CEO

604.240.8366

fabricliving.ca [fabricliving.ca] | @lifeatfabric [instagram.com] | jordan@fabricliving.ca

From: <u>Kiegan Scharnberg</u>

To: <u>Lam, Ti</u>

Subject: [EXT] Re: 1405 E 15th Ave Tenant Relocation Plan

**Date:** Friday, February 11, 2022 2:24:26 PM

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.

Hi Ti,

Just following up here.

Thanks,

Kiegan

On Wed, 9 Feb 2022 at 09:49, Kiegan Scharnberg < kiegan@fabricliving.ca > wrote: Hi Ti,

Hope you are doing well. I forgot to ask yesterday, but if an agreement is reached with the eligible tenant on this property to vacate early and they sign a mutual agreement to end tenancy then this negates the requirement for us to complete the TDM. Is that correct?

Thanks,

--

### Kiegan Scharnberg

**Director of Development** 

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

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### Kiegan Scharnberg

**Director of Development** 

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fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]

From: Cooper, Ann
To: Kiegan Scharnberg

Cc: Rautenberg, Joyce; Clarke, Angele; Patterson, Samantha (Planning)

Subject: 2810-2870 Nanaimo St. TRP documents

Date: Tuesday, February 22, 2022 5:08:36 PM

Attachments: Vancouver Renter Information for Market Rental Housing - 2019.pdf

TRPP Privacy Agreement.pdf

2810-2870 Nanaimo St Initial notice of Redevelopment.docx

image002.png image003.png image004.png image005.png image006.png

#### Hi Kiegan

Thanks for your email, and I'm glad to see that things are moving forward with this site and have the documentation previously discussed prepared.

In terms of immediate next steps:

- 1. Please complete and submit the attached TRP Privacy Agreement
- 2. Please review and modify the notification letter for tenants and then send it back for Joyce or I to review
- 3. Once approved, letters are sent to the tenants along with the attached fact sheet regarding market rental in Vancouver

After a development application is received, eligibility letters can be sent to the tenants. While we know that the tenants will be eligible for TRP compensation, we do not send out the letter until we have an application date. The process for the eligibility letters is the same; we will provide a template that you will modify; return to us, and once approved, you can sent to the tenants.

Thanks again, and looking forward to continuing work on this file.

Ann

604-829-9540

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Sunday, February 20, 2022 4:35 PM

**To:** Clarke, Angele <angele.clarke@vancouver.ca>

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann < <u>ann.cooper@vancouver.ca</u>>; Rautenberg, Joyce < <u>Joyce.Rautenberg@vancouver.ca</u>>

Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street

Pre-Application

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.

Good afternoon Joyce,

I just wanted to follow up on this email regarding this project as I don't believe I ever received any communication on the TRPP for this project. We are working on finalizing our development permit for submission and would like to engage the tenants over the coming weeks to complete the required information and notify them of the application timing/process. Are you available for a call Tuesday?

Thanks,

Kiegan

On Tue, 19 Oct 2021 at 13:12, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote:

Hi Kiegan,

Thanks for letting me know- so in either case though, the date when we receive the first application (RZ, or DP) is the trigger date we measure eligibility from. So for you because it's a straight DP, the trigger is the DP application date.

I'm assigning Joyce (copied) as your housing planner. Joyce this is a straight DP strata project, with TRP. The application will come in next month or later, and so all tenants (see attached) will be eligible under the TRPP. I haven't given Kiegan the details yet on next steps for the TRPP- so over to you for that! Could you please also add this project into our tracker?

Thanks,

Angele

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Monday, October 18, 2021 6:33 PM

**To:** Clarke, Angele <angele.clarke@vancouver.ca>

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann < <u>ann.cooper@vancouver.ca</u>>

<ann.cooper@vancouver.ca>

**Subject:** [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Hi Angele,

Please see attached. Not sure if it makes a difference, but this project is a DP project, not rezoning.

Kiegan

On Fri, 15 Oct 2021 at 13:24, Clarke, Angele < angele.clarke@vancouver.ca > wrote:

Hi Kiegan,

Okay great- so we can assume all of the tenants living at 2870 Nananimo Street will be eligible. Can you please provide the screening form with information about the other 2 houses?

Once I have that I'll assign I housing planner, and they can give you all of the information about next steps to be taken after the RZ application and submitted and before the project goes for public notification.

Best,

Angele

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Friday, October 15, 2021 11:34 AM

**To:** Clarke, Angele <a href="mailto:clarke@vancouver.ca">angele.clarke@vancouver.ca</a>

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann

<ann.cooper@vancouver.ca>

Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Angele,

We will be submitting our DP post Nov. 1st. Can you please let me know which doc's I need to distribute to the tenants?

Thanks,

Kiegan

On Fri, 15 Oct 2021 at 10:33, Clarke, Angele < angele.clarke@vancouver.ca > wrote:

November 1<sup>st</sup>. So because the tenants started their tenancy before the property was transferred, they are eligible if their tenancy started 1 year or more from the date of application.

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Friday, October 15, 2021 10:31 AM

**To:** Clarke, Angele <angele.clarke@vancouver.ca>

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann

<ann.cooper@vancouver.ca>

**Subject:** [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Thanks Angele,

What would be the cut off date for application and having the TRP apply?

Kiegan

On Fri, 15 Oct 2021 at 10:29, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote:

Hi Kiegan,

Thanks for sending an updated copy.

I will also need the form to include the information about the other 2 properties. Even if they are empty or occupied by previous, I'll need that for my records.

s.22(1)

Best,

Angele

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

Sent: Tuesday, October 12, 2021 5:40 PM

**To:** Clarke, Angele < angele.clarke@vancouver.ca >

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann < <u>ann.cooper@vancouver.ca</u>>

<u>ann.cooper(@vancouver.ca</u>)

**Subject:** [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Angele,

Please see updated renter screening form. I apologize as I meant 2020 vs. 2021 for the start dates. Also, the basement suite was Sept, not April.

Kiegan

On Tue, 12 Oct 2021 at 09:44, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote:

Hi Kiegan,

To confirm- two of the tenants are new, and just starting tenancies on November 1<sup>st</sup> this year?

I have copied in my colleague Ann Cooper, who will share with you the communications

that you will need to send the tenants to let them know they are not eligible under the TRP Policy.

Samantha- you can keep Ann assigned as housing planner on this project moving forward, but there won't be much to do re: housing after this first communication out to the tenants.

Thanks,

Angele

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Saturday, October 9, 2021 1:43 PM

**To:** Clarke, Angele < angele.clarke@vancouver.ca>

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>

**Subject:** [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Apologies,

Forgot to attach.

Kiegan

On Sat, 9 Oct 2021 at 13:42, Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>> wrote:

Thanks Angele,

Please see attached for the renter screening form. Also, this application will be straight to DP, so I do not believe a public info session will be required.

Thanks,

Kiegan

On Wed, 6 Oct 2021 at 14:19, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote:

Hi Kiegan,

My name is Angele Clarke, and I'm a housing planner in the City Planning department. I think actually we maybe met on a different project.. your name is familiar! ©

I wanted to reach out to let you know a bit more about the City TRPP Policy: <a href="https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-">https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-</a>

<u>june-11-2019.pdf</u> . As your site does involve the consolidation of 2+ single family lots, the policy applies. So at this first step, what I require is the Renter Screening Form to be filled out to check to see if there are any eligible tenants. The form called "Renter Screening for Rezoning enquiry..." is the first one under the drop 'forms, check lists and example documents' here: <a href="https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx">https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx</a>

So after you send back the form and I check it, I'll let you know about next steps. You are welcome to submit your RZ application before- but just know until we do the check and subsequent tenant notification (we have specific communications out we will require- and this depends on eligibility) before there can be public notification.

Thanks,

Angele

**From:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>

**Sent:** Friday, October 01, 2021 12:14 PM

**To:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

Cc: Lam, Ti < ti.lam@vancouver.ca >; Linehan, Marie < marie.linehan@vancouver.ca >

**Subject:** RE: [EXT] 2800 BLK Nanaimo Street Pre-Application

Hi Kiegan,

Unless you have submitted the Development Permit application, it would be me who is overseeing the process. If you don't mind, I will let you know on Monday who we can request review the housing component. I just prefer to discuss with senior staff to ensure I am giving you the correct information and/or contact.

Thanks, Samantha

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

Sent: Thursday, September 30, 2021 7:30 AM

**To:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>

Cc: Lam, Ti < ti.lam@vancouver.ca>

**Subject:** [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Hi Samantha.

Hope that you are doing will. There are several tenants on site at 2870

Nanaimo Street that are going to require us to put together a TRP on this project. The tenants are aware of the development and I would like to provide them contact information for our project coordinator at the city. Can you please let me know who this will be?

Thanks,

--

#### Kiegan Scharnberg

Director of Development

#### 604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

# fabric

fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

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#### **Kiegan Scharnberg**

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Kiegan Scharnberg Director of Development
604.809.2967 fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]

#### IMPORTANT INFORMATION

Please have this translated

#### RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

重要資訊 請找人為你翻譯

重要资讯 请找人为你翻译

Mangyaring isalin ito

#### ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ

ਕਿਰਪਾ ਕਰਕੇ ਇਸਦਾ ਅਨਵਾਦ ਕਰਵਾਓ

### TIN TỰC QUAN TRONG

Xin hãy dịch sang tiếng Việt

#### MAHALAGANG IMPORMASYON INFORMACIÓN IMPORTANTE

Busque a alguien que le traduzca

중요정보 번역해주세요

اطلاعات مهم لطفا درخواست كنيد كه اين اطلاعات را براى شما **ترجمه** كنند

معلومات مهمة البحث على الترجمة

#### Initial notice of Redevelopment at 2810-2870 Nanaimo St.

Dear Resident(s) of 2870 Nanaimo St:

As you may be aware, OWNER is exploring redevelopment for the property at 2870. Nanaimo St. We have done preliminary work for a redevelopment application that is expected to be submitted to the City of Vancouver in ESTIMATED TIMEFRAME. The timeline for redevelopment has not been established as the project is in the preapplication stage and approval is many months in the future. The redevelopment plan that is being proposed will require existing rental units to be vacant. Tenants should be advised that no official Notice to End Tenancy based on the redevelopment of this site will be issued unless the project is approved and all permits are in place.

We understand that the unknown schedule of the potential redevelopment may cause some concern with residents about their future living situation, especially amid the pandemic. We commit to you that we will keep you apprised about the project status and will be sensitive to the need for extra safety precautions during this time.

Vancouver City Council has adopted renter protection policies, which includes the Tenant Relocation and Protection Policy. If tenants are eligible, this policy sets out minimum protections, including:

- Compensation in the form of free rent or cash, based on length of tenancy;
- Assistance with moving expenses (cash or by hiring a moving company);
- Assistance with identifying alternate accommodation options;
- Right of First Refusal to a replacement rental unit, if applicable; and
- Additional support or assistance for renters facing additional barriers to housing (e.g. low-income, people with disabilities, seniors).

These protections are available to **eligible tenants**\* whether you end your tenancy now, or wait until we issue you a Notice to End Tenancy when the redevelopment project is ready to commence.

Please note: If you are *not eligible*, your tenancy is still covered under the Residential Tenancy Act. This means that the four month Notice to End Tenancy will not be given until all redevelopment permits are in place, and that you are entitled to one month's rent on or before the effective date of notice. More information can be found here at Residential-tenancies/ending-a-tenancy

You can learn more about the City of Vancouver's Tenant Relocation and Protection Policy at www.vancouver.ca/protecting-tenants.

The City's Renter Information for [Market Rental or Non-Profit Social] Housing sheet. which provides basic information on your rights and protections, is attached to this letter. You can also read the complete Tenant Relocation and Protection Policy online here: <a href="https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf">https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf</a>

We are aware that the COVID-19 pandemic continues to cause concern for many tenants at this time. For this reason, we have adjusted the way in which we communicate with tenants. The aim is to provide an option for tenants to be informed and engage virtually to reduce the need for in-person contact.

Thank you for your understanding and patience on this matter. We will provide updates, including your eligibility for assistance, as more details of the project are established.

If you have any immediate questions or concerns please contact me at **EMAIL** or at **NUMBER**.

Sincerely,

**OWNER** 

<sup>\*</sup> Eligible tenants are those who have been residing on the site for at least 2 years at the time the rezoning application, or at least 1 year if the tenancy started prior to the transfer of property to the developer, for secondary rental units.



### Tenant Relocation and Protection Policy Privacy Agreement

This Agreement (the "Agreement") is made on this_	day of	, 20
between the City of Vancouver (the "City"), and		(the
Developer Applicant, or "Applicant"), as follows:		

- A. The City through its Tenant Relocation and Protection Policy (the "TRP Policy") seeks to work with development applicants to deliver a program to provide tenant protection for market rental housing developments.
- B. In complying with the TRP Policy the Applicant will be required to distribute a Tenants Needs Survey (the "Survey"), receive limited information regarding Tenants Needs from the City (the "Summary") and create a Tenant Relocation Plan (the "Plan")(collectively, the "TRP Activities").
- C. In performing the TRP Activities the Applicant will acquire or have access to "personal information", as such term is defined in the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA").
- D. As a condition of allowing the Applicant to acquire or have access to personal information in performing the TRP Activities (the "Personal Information"), the City requires the Applicant to agree to the terms set for in this Agreement.

THEREFORE, in consideration of the covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

- 1. The City agrees to share and the Applicant agrees to receive the Personal Information subject to the terms and conditions set out in this Agreement.
- The Applicant acknowledges that it is receiving the Personal Information as part of its participation in a program or activity of the City and must comply with the obligations imposed on the City by FIPPA, in addition to all other applicable laws relating to privacy and personal information including the *Personal Information Protection Act* (British Columbia)("PIPA").

City of Vancouver Planning, Urban Design & Sustainability (PDS) 510 W Broadway Vancouver, BC V5Z 1E9



- 3. The Applicant shall not receive any Personal Information from the City, or otherwise engage in any activity that would allow the Applicant to acquire or have access to the Personal Information until the Applicant has delivered a signed copy of this Agreement to the City.
- 4. The Applicant agrees that the Personal Information is to be used solely for the purposes of complying with the TRP Policy, including contacting and assessing compensation and support for tenants of \_\_\_\_\_\_ [Civic Address of Property].
- 5. The Applicant agrees to destroy all Personal Information, in whatever form or medium it is contained, and provide the City with written confirmation of its destruction within thirty (30) days of receipt of the final occupancy permit.
- 6. The Applicant will not, directly or indirectly, in any manner whatsoever:
  - (a) use, share, or disclose the Personal Information in any manner whatsoever, whether for commercial or non-commercial purposes, other than for the purposes outlined in this agreement; or
  - (b) fail to maintain the Personal Information in confidence or take suitable precautions to ensure that the Personal Information is not disclosed except as otherwise authorized hereunder. This includes, but is not limited to, secure handling, processing, storage, destruction and disposition of information.
- 7. The Applicant confirms that it will make every reasonable effort to ensure the Personal Information in its custody is accurate, complete, and up-to-date. The Applicant further confirms that it will not alter any Personal Information they receive except as in accordance with this provision.
- 8. In accordance with FIPPA requirements, the Applicant agrees not to store, process, transmit or access Personal Information outside Canada.
- 9. The City makes no representation or warranty to the Applicant about the accuracy or completeness of any of the Personal Information, and the City shall have no liability to the Applicant resulting from the use by the Applicant of the Personal Information.
- 10. The Applicant shall, promptly upon the City's request, return to the City or destroy all papers, documents, computer disks, software, and other media containing all or any portion of the Personal Information, together with any notes, reports, abstracts, or documents, in any form or medium, containing any portion of the Personal Information.

- 11. The Applicant acknowledges that the City may suffer severe and irreparable injury as a result of the Applicant's failure to comply with the restrictions contained in this Agreement, and further that the City has no adequate remedy at law with respect to any such violation. Accordingly, the parties agree that upon any such violation, the City is entitled, in addition to any other remedies available to it either at law or in equity, to injunctive relief restraining the Applicant from violation of such restrictions.
- 12. The Applicant agrees that the Personal Information disclosed to the Applicant is in trust and confidence and such Personal Information is not to be delivered to any person or entity without the advanced written consent of the City.
- 13. The Applicant shall report all alleged breaches of this Agreement in writing to a General Manager or equivalent.
- 14. The Applicant now releases the City and its officials, officers, employees and agents from all costs, losses, damages and expenses, including those caused by personal injury, death, property damage, loss and economic loss arising out of, suffered or experienced by the Applicant in connection with the Applicant's use of or reliance on any Personal Information.
- 15. The Applicant hereby agrees to indemnify and save harmless the City and its officials, officers, employees and agents (in each case an "Indemnified Party") from and against all costs, losses, claims, damages, actions, and causes of actions (collectively referred to as "Claims") that an Indemnified Party may sustain, incur, suffer or be put to at any time either before or after the expiration or termination of this Agreement, that arise out of:
  - a. the Applicant's use of or reliance on any Personal Information including any Summary provided by the City; or
  - b. any breach by the Applicant of the terms and conditions of this Agreement.
- 16. The release set out in Section 14 and the indemnity set out in Section 15:
  - a. will not affect or prejudice the City from exercising any other rights that may be available to it at law or in equity or as set out in Section 11 of this Agreement; and
  - b. will survive the expiry or earlier termination of this Agreement.

- 17. This Agreement contains the entire agreement of the parties pertaining to the subject matter hereof, and may not be amended except by an agreement in writing signed by the parties.
- 18. No failure or delay by the City in exercising any of its rights hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof limit or preclude any other or further exercise thereof, or the exercise of any other right hereunder.
- 19. This Agreement is binding upon and inures to the benefit of each of the parties and their respective successors and assigns and shall be governed by and construed in accordance with the laws of the Province of British Columbia.
- 20. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed and delivered as of the day and year first above written.

CITY OF VANCOUVER
Ву:
Name:
Title:
APPLICANT
Ву:
Name:
Title:



IMPORTANT INFORMATION Please have this translated RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire 重要資訊 請找人為你翻譯

重要资讯 请找人为你翻译

Mangyaring isalin ito ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਇਸਦਾ ਅਨੁਵਾਦ ਕਰਵਾਓ TIN TUC QUANTRONG

Xin hay dich sang tiếng Việt

MAHALAGANG IMPORMASYON INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca 중요정보 번역해주세요 اطلاعات مهم اعلاء خواست کنید که ایر لطفادرخواست كنيد كه اين اطلاعات را براى شما ترجمه كنند معلومات مهمة البحث على الترجمة

### Vancouver Renter Information for Market Rental Housing

This handout summarizes the minimum assistance required for eligible tenants under the provincial Residential Tenancy Act (RTA) and the City of Vancouver's Tenant Relocation and Protection (TRP) Policy\*.

- Sufficient notice under the RTA
- 2. City Tenant Relocation Plan Requirements
- 3. Frequently Asked Questions
- 4. Resources

#### Sufficient Notice under the RTA

The BC Residential Tenancy Act sets out the minimum notice that your landlord must give you to move out in the case of renovations to, or demolition of, your building. As of May 17, 2018 landlords must now give four months' notice. Tenants have 30 days to dispute the notice. More information is available from the Residential Tenancy Branch.

If your landlord plans to renovate, demolish, or convert your building, they may give you a notice to end tenancy only after all the necessary permits have been issued. To check if permits have been issued or are in process, please contact the City of Vancouver Renter Enquiry Line:

#### City of Vancouver Renter Enquiry Line

Phone: 604-673-8291, email: renteroffice@vancouver.ca

Type of tenancy	Notice your landlord must give you to move out under the RTA
Month-to-month	Four-months' notice
Fixed-term lease where you must move	None, only at the end of the fixed term
out at the end	As of December 11, 2017, fixed-term tenancy agreements can no longer include a vacate clause requiring a tenant to move out at the end of the term unless:  a. The tenancy agreement is a sublease agreement; or b. The tenancy is a fixed-term tenancy in circumstances prescribed in section 13.1 of the Residential Tenancy Regulation. This Regulation specifies situations where a landlord or landlord's close family member plans in good faith to occupy the rental unit.
Fixed-term lease where you can stay past the end	Four months' notice, only at the end of the fixed term or after

<sup>\*</sup> The City of Vancouver has an updated Tenant Relocation and Protection Policy as of June 11, 2019. For more information see https://vancouver.ca/people-programs/protecting-tenants.aspx#happening



# City Tenant Relocation Plan Requirements

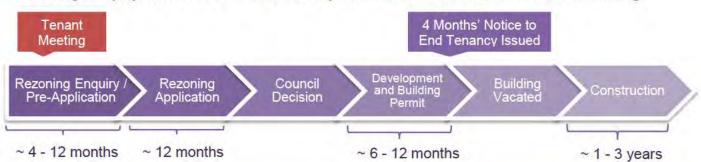
Applicants (developers/landlords) seeking a rezoning or development permit for market rental housing are required to provide a Tenant Relocation Plan (TRP) where tenants in existing rental or social housing units will be displaced. This work typically results in the entire building, or part of the building, being demolished or emptied.

Eligibility: If you have been living in the building for at least one year at the date of application, you are likely eligible for the TRP. If you live in secondary rental (i.e. a basement suite or rented laneway home), the eligibility requirement is two years from date of application if the project involves lot consolidation and has transferred ownership. After the City approves the draft TRP, you will receive a letter from the applicant advising of your eligibility or ineligibility.

If you are eligible for assistance, the Tenant Relocation Plan must meet the following City requirements:

#### 1. Communication and Engagement with Residents

The process and timeline of each project varies but generally follows the steps below. If the project does not require rezoning, it will be processed faster. A *tenant meeting* is required to be held by the applicant near the beginning of the process for projects of ten or more units, and one-on-one meetings for projects of less than ten units. City Staff will be in attendance for a *tenant meeting*.



Development stage	What information you can expect
Pre-Application	Description of your landlord's intent to renovate, redevelop, or demolish your building.
Before your landlord or their agent (the applicant) applies to the City for redevelopment, or shortly after the application is opened	The applicant is required to host a <i>meeting</i> for tenants in buildings with ten units or more, to further explain the project, application timelines, and the TRP process. Applicants are required to send a <i>Tenant Needs Survey</i> to all residents to identify specific preferences or special circumstances. Residents are strongly encouraged to fill out this survey.
Rezoning Application Development Permit Application Building Permit Application	A summary of the Tenant Relocation Plan that has been approved by the City, including information on the compensation and assistance that you may be eligible for.
	Once the application is formally submitted to the City, eligible tenants are able to move out and receive their Tenant Relocation Plan compensation and relocation assistance.
After ALL permits are issued	Your move-out date with at least four months' notice through an official Notice to End Tenancy as required by the RTA.



#### 2. Moving expenses

You will be provided with moving expenses or with an arranged, insured moving company.

Size of unit	Moving compensation required
Studio and one-bedroom	\$750 or arrangement of insured movers
Two-bedroom	\$1,000 or arrangement of insured movers

#### 3. Compensation

If you are an eligible tenant, compensation will be provided to you prior to or at move-out, based on the length of your tenancy. This can take the form of free rent, a lump sum payment, or a combination of both.

- 4 months' rent for tenancies up to 5 years
- 5 months' rent for tenancies over 5 years and up to 10 years
- 6 months' rent for tenancies over 10 years and up to 20 years
- 12 months' rent for tenancies over 20 years and up to 30 years
- 18 months' rent for tenancies over 30 years and up to 40 years and
- · 24 months' rent for tenancies over 40 years

#### 4. Assistance finding new accommodations

If you are an eligible tenant, you will be offered the option of assistance identifying three alternate accommodation options. The options should best meet your identified priorities as detailed in the *Tenant Needs Survey*, and in additional one-on-one conversations, such as:

- budget preference;
- neighbourhood; and
- other priorities (pet-friendly, close to schools, smoke-free, etc.).

#### 5. Additional support for low income tenants or tenants facing other barriers to housing If you are an eligible tenant with low income (less than \$30,000 for a single or couple without dependents or less than \$50,000 for a single or couple with dependents) or facing other barriers to housing, such as requiring an accessible unit or having a mental or physical issue that poses a barrier to housing security, additional support is required from the applicant.

- If you want assistance finding new accommodation, the applicant must assist you in securing
  a housing option that is affordable and/or suitable to your needs (e.g. accessible unit,
  supportive housing, assisted living facility). The applicant is required to provide proof of this.
- If a permanent option cannot be secured immediately, an interim measure (such as a rent top-up) may be considered until a permanent option can be secured. A permanent option must be secured prior to the City issuing the Occupancy Permit.

For tenants facing relocation barriers, additional supports may also be required. This may include a stipend to offset relocation difficulties (up to \$2,500) and/or paying for costs related to relocation, such as unit modifications, assistance applying for housing, packing, translation services, etc.

Note: In order to determine additional supports, tenants need to fill out the standard *Tenant Needs Survey*. Income testing may be required by the City.

#### 6. Right of First Refusal

Eligible tenants are provided Right of First Refusal to move back into the new building with a 20% discount off starting market rents, or at the new non-market rents in circumstances when the replacement unit is social housing. If you are interested in the Right of First Refusal, you will need to fill out a form, which will be given to you by the applicant, along with the survey.



#### **Frequently Asked Questions**

1. Do I have to wait until I receive my Notice to End Tenancy in order to get my compensation or can I move out before that?

Once the application is formally submitted to the City, eligible tenants are able to move out and receive their Tenant Relocation Plan compensation and relocation assistance.

2. How is the City's Tenant Relocation Plan different from a Mutual Agreement to End Tenancy? The City's TRP is reviewed and approved by City staff as per the Tenant Relocation and Protection Policy. The minimum compensation package required is outlined above.

In some cases, a landlord may also offer a Mutual Agreement to End Tenancy. The terms in such an agreement are negotiated between the landlord and the tenant, and do not involve the City. The Mutual Agreement to End a Tenancy (RTB-8) form is used by the landlord and tenant to formalize such an agreement. In these situations, a tenant would need to decide between the City's TRP package and the offered Mutual Agreement to End a Tenancy. To make this decision, a tenant should compare what each of these packages offer and choose the option that best suits their needs.

3. What about tenant assistance for renovation work where tenancies don't have to be ended?

The Residential Tenant Act and associated guidelines provide specific guidance pertaining to whether a landlord may end a tenancy in order to undertake renovations or repairs to a rental unit. For more information, please refer to Residential Tenancy Policy Guideline 2, Ending a Tenancy for Landlord's Use of Property. In order to end tenancies for renovations, renovations or repairs must:

- be so extensive that they require the unit to be empty in order for them to take place; or
- significantly alter the rental unit to the point of it being fundamentally different than it was at the start of the tenancy.

Temporary Relocation Option – for renovations where tenants are required to leave their unit for more than one day, but where tenancies do not need to end, the applicant must provide a temporary relocation offer to tenants, including:

- communication to tenants specifying the scope of work required and length of time the tenant needs to be out of the unit; and
- reduced rent, payment in proportion to the temporary relocation costs incurred by relocating to other suitable accommodation, or provision of temporary accommodation (e.g. in another unit in the building, hotel, etc.).

#### Resources

#### BC Government - Residential Tenancy Act and Residential Tenancy Branch

Information on tenant and landlord rights under the Residential Tenancy Act https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies

#### **Tenant Resource and Advisory Centre**

Direct support and guidance on starting a tenancy, ending a tenancy, and dispute resolution http://tenants.bc.ca/, phone: 604-255-0546 or 1-800-665-1185

#### City of Vancouver Renter Enquiry Line

Information on City renter protection policies and help in locating building specific information Phone: 604-673-8291, email: renteroffice@vancouver.ca

#### **City of Vancouver Homelessness Services**

Assists Vancouver residents experiencing or at risk of homelessness Phone: 604-665-3318, email: carnegie.outreach@vancouver.ca

Address: 392 Powell Street, Vancouver, BC, hours: Monday - Friday 9am-4pm

#### City of Vancouver Development and Building Services Centre

Assists Vancouver residents with development and building permit information Phone: 604-873-7611, address: 515 West 10th Avenue, Vancouver, BC V5Z 4A8

Hours: Monday, Wednesday, Friday - 8:30am to 4:30pm, Tuesday, Thursday - 8:30am to 4:00pm

 From:
 Mark Roozbahani

 To:
 Vitkovic, Mihajla

 Cc:
 Kiegan Scharnberg

Subject: BP-2021-05739 Fwd: [EXTERNAL] 81 Units Secured Market Rental Building - 3077 Maddams Street, Vancouver

**Date:** Tuesday, August 30, 2022 11:22:16 AM

Attachments: Fabric - HPO NHRF E2748.pdf

#### Good morning Mihajla,

Please find the e-CP stamped HPO form.

Regards,

Mark Roozbahani, P.Eng., FEC, CP, MBA
Mark Roozbahani, P.Eng., FEC, CP, MBA
Principal
MR Consulting
1281 20th Street
West Vancouver, BC
V7V 3Z4
604 764 7709
mark@codeconsultant.ca

#### Begin forwarded message:

From: Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

Subject: Fwd: [EXTERNAL] Fwd: 81 Units Secured Market Rental Building

- 3077 Maddams Street, Vancouver

**Date:** August 12, 2022 at 11:36:10 AM PDT **To:** Mark Roozbahani < <u>mark@codeconsultant.ca</u>>

Mark,

Please see attached for HPO exemption.

----- Forwarded message -----

From: **Rental Exemption** < rentalexemption@bchousing.org >

Date: Fri, 12 Aug 2022 at 11:28

Subject: RE: [EXTERNAL] Fwd: 81 Units Secured Market Rental Building -

3077 Maddams Street, Vancouver

To: alourenco@lawsonlundell.com <alourenco@lawsonlundell.com>, Kiegan

Scharnberg < <u>kiegan@fabricliving.ca</u>>

Cc: Stephanie Wong < <u>swong@lawsonlundell.com</u>>, Maxwell Carroll

<mcarroll@lawsonlundell.com>

Good morning,

Thank you for providing all of these and confirming registration, please see the New Home Registration Form attached. The city will require this in order to issue the

hiii	Idina	normit
ונועו	שווווו	permit.

Regards,



Simon Millington | Executive Assistant | Licensing and Consumer Services

Office: 604-646-7050 | Mobile: 604-690-7415 | <a href="mailto:smilling@bchousing.org">smilling@bchousing.org</a> | <a href="mailto:www.bchousing.org">www.bchousing.org</a> | <a href="mailto:www.bchousing.org">www.bcho

203 - 4555 Kingsway, Burnaby, BC V5H 4T8

From: alourenco@lawsonlundell.com <alourenco@lawsonlundell.com>

Sent: August 12, 2022 11:11 AM

**To:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>; Rental Exemption

<rentalexemption@bchousing.org>

**Cc:** Stephanie Wong <<u>swong@lawsonlundell.com</u>>; Maxwell Carroll

<mcarroll@lawsonlundell.com>

Subject: RE: [EXTERNAL] Fwd: 81 Units Secured Market Rental Building - 3077

Maddams Street, Vancouver

Hi Simon,

Please see attached our Form C and Declaration used to register the Covenant.

Kindly let us know if you require anything further.

Kind Regards,

Amanda Lourenço (she/her) | Paralegal Intern Lawson Lundell LLP D 604.408.5483 | F 604.669.1620

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Friday, August 12, 2022 9:37 AM

**To:** Rental Exemption < rentalexemption@bchousing.org>

**Cc:** Stephanie Wong (3168) -17Flr < <u>swong@lawsonlundell.com</u>>; Amanda Lourenco (3483) - 17Flr < <u>alourenco@lawsonlundell.com</u>>; Maxwell Carroll (3138) - 17Flr < <u>mcarroll@lawsonlundell.com</u>>

**Subject:** Re: [EXTERNAL] Fwd: 81 Units Secured Market Rental Building - 3077

Maddams Street, Vancouver

#### [THIS MESSAGE ORIGINATED FROM OUTSIDE OUR FIRM]

Hi Simon,

Please see attached for the NHRF form. Stephanie, have you sent Simon the info he was after?

Thanks,

Kiegan

On Thu, 11 Aug 2022 at 10:19, Rental Exemption < rentalexemption@bchousing.org > wrote:

Hi Stephanie,

Thank you for providing this. Could you also please forward to us the filed Form C Charge that was used to register the covenant?

Also, we would still need the NHR request form to be completed for this project as well.

#### Regards,

Simon Millington | Executive Assistant | Licensing and Consumer Services

Office: 604-646-7050 | Mobile: 604-690-7415 | smilling@bchousing.org | www.bchousing.org | bchousing.org | bchousing.org

203 - 4555 Kingsway, Burnaby, BC V5H 4T8

From: Stephanie Wong < swong@lawsonlundell.com >

**Sent:** August 11, 2022 10:03 AM

**To:** Rental Exemption < rental exemption @bchousing.org >; Kiegan Scharnberg

<a href="mailto:<a href="mailto:kiegan@fabricliving.ca">kiegan@fabricliving.ca</a>; alourenco@lawsonlundell.com

Cc: Maxwell Carroll <a href="mailto:mcarroll@lawsonlundell.com">mcarroll@lawsonlundell.com</a>

Subject: RE: [EXTERNAL] Fwd: 81 Units Secured Market Rental Building -

3077 Maddams Street, Vancouver

Hi Spencer,

The covenant has been fully registered. Please find attached a title search of today's date confirming same.

#### Thanks,

#### Stephanie

Stephanie Wong (she/her) | Associate Lawson Lundell LLP D 604.631.9168 | F 604.669.1620

From: Rental Exemption < rentalexemption@bchousing.org>

**Sent:** Friday, August 5, 2022 3:35 PM

To: Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>; Amanda Lourenco (3483) -

17Flr < <u>alourenco@lawsonlundell.com</u>>

Carroll (3138) - 17Flr < mcarroll@lawsonlundell.com > Subject: RE: [EXTERNAL] Fwd: 81 Units Secured Market Rental Building - 6077 Maddams Street, Vancouver			
[THIS MESSAGE ORIGINATED FROM OUTSIDE OUR FIRM]			
Hello,			
Thank you for providing this.			
Please let us know once the covenant has been fully registered and the application is no longer pending with the Land Title Office.			
Kind regards, Spencer			
From: Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: August 5, 2022 8:37 AM To: alourenco@lawsonlundell.com Cc: Spencer Nabata < snabata@bchousing.org>; Stephanie Wong < swong@lawsonlundell.com>; Maxwell Carroll < mcarroll@lawsonlundell.com> Subject: Re: [EXTERNAL] Fwd: 81 Units Secured Market Rental Building 3077 Maddams Street, Vancouver	-		
perfect,			
thank you			
On Fri, 5 Aug 2022 at 08:36, <u>alourenco@lawsonlundell.com</u> <a href="mailto:alourenco@lawsonlundell.com">alourenco@lawsonlundell.com</a> wrote:  Hi Kiegan,			
Thank you for following up. We advise that the Charge was filed on Augus	st		

4<sup>th</sup>, 2022. I have attached a copy of the Charge as well as the Declaration for the Affidavit of Execution for your records. Please let us know if you have any questions. Kind Regards, Amanda Lourenço (she/her) | Paralegal Intern Lawson Lundell LLP D 604.408.5483 | F 604.669.1620 From: Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>> Sent: Thursday, August 4, 2022 7:46 PM **To:** Amanda Lourenco (3483) - 17Flr < <u>alourenco@lawsonlundell.com</u>> Cc: Spencer Nabata <<u>snabata@bchousing.org</u>>; Stephanie Wong (3168) -17Flr < <a href="mailto:swong@lawsonlundell.com">swong@lawsonlundell.com</a>; Maxwell Carroll (3138) - 17Flr <mcarroll@lawsonlundell.com> Subject: Re: [EXTERNAL] Fwd: 81 Units Secured Market Rental Building - 3077 Maddams Street, Vancouver [THIS MESSAGE ORIGINATED FROM OUTSIDE OUR FIRM] Hi Amanda, Can you please let me know once this has been submitted for registration? Thanks, Kiegan On Tue, 2 Aug 2022 at 14:21, alourenco@lawsonlundell.com <alourenco@lawsonlundell.com> wrote: Hi Spencer,

Kind Regards, Amanda Lourenço (she/her) | Paralegal Intern Lawson Lundell LLP D 604.408.5483 | F 604.669.1620 From: Spencer Nabata < snabata@bchousing.org > Sent: Tuesday, August 2, 2022 2:19 PM **To:** Stephanie Wong (3168) -17Flr < <u>swong@lawsonlundell.com</u>> Cc: Maxwell Carroll (3138) - 17Flr < mcarroll@lawsonlundell.com >; Kiegan Scharnberg < kiegan@fabricliving.ca >; Amanda Lourenco (3483) -17Flr <alourenco@lawsonlundell.com> Subject: RE: [EXTERNAL] Fwd: 81 Units Secured Market Rental Building - 3077 Maddams Street, Vancouver [THIS MESSAGE ORIGINATED FROM OUTSIDE OUR FIRM] Good afternoon, My apologies but I realized that the previous covenant that I sent omitted the date of execution by our office – please disregard. Please find attached the correct copy of the covenant signed by our Registrar. Regards, Spencer From: Rental Exemption **Sent:** August 2, 2022 1:00 PM

To: Stephanie Wong < <u>swong@lawsonlundell.com</u>>

Received. Thank you so much for sending that over.

**Cc:** Maxwell Carroll < <u>mcarroll@lawsonlundell.com</u>>; Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>; <u>alourenco@lawsonlundell.com</u>

Subject: RE: [EXTERNAL] Fwd: 81 Units Secured Market Rental

Building - 3077 Maddams Street, Vancouver

Good afternoon,

Please see the attached copy of the covenant signed by our Registrar.

Please let us know once the covenant has been fully registered and the application is no longer pending with the Land Title Office.

Regards,

Spencer Nabata | Manager, Administration | Licensing and Consumer Services

Office: 604-646-7073 | Fax: 604-646-7051

snabata@bchousing.org | www.bchousing.org [bchousing.org]

203 - 4555 Kingsway, Burnaby, BC V5H 4T8 Canada

Code requirements are changing at the end of 2022 to include stricter energy efficiency requirements. To help prepare, General Contractors will be required to demonstrate competency in the BC Energy Step Code. Find out more here [bchousing.org]

From: Stephanie Wong < swong@lawsonlundell.com>

**Sent:** July 27, 2022 4:52 PM

To: Rental Exemption < rentalexemption@bchousing.org >

Cc: Maxwell Carroll < mcarroll@lawsonlundell.com >; Kiegan Scharnberg

< kiegan@fabricliving.ca>; alourenco@lawsonlundell.com

Subject: RE: [EXTERNAL] Fwd: 81 Units Secured Market Rental

Building - 3077 Maddams Street, Vancouver

Thanks Simon, we won't be needing the hard copies but we look forward to receiving the signed covenant.

Thanks,

Stephanie

Stephanie Wong (she/her) | Associate Lawson Lundell LLP D 604.631.9168 | F 604.669.1620

**From:** Rental Exemption < rentalexemption@bchousing.org>

**Sent:** Wednesday, July 27, 2022 3:54 PM

**To:** Stephanie Wong (3168) -17Flr < <a href="mailto:swong@lawsonlundell.com">swong@lawsonlundell.com</a> <a href="mailto:ce">Cc: Maxwell Carroll (3138) - 17Flr < <a href="mailto:mearroll@lawsonlundell.com">mearroll@lawsonlundell.com</a> ; Kiegan Scharnberg < <a href="mailto:kiegan@fabricliving.ca">kiegan@fabricliving.ca</a> ; Amanda Lourenco (3483) -

17Flr < <u>alourenco@lawsonlundell.com</u>>

Subject: RE: [EXTERNAL] Fwd: 81 Units Secured Market Rental

Building - 3077 Maddams Street, Vancouver

#### [THIS MESSAGE ORIGINATED FROM OUTSIDE OUR FIRM]

Hi Stephanie,

Thank you for providing this, we should have the covenant signed and emailed back to you Tuesday, August 2<sup>nd</sup>.

If you would like to receive the hard copy as well, please confirm your mailing address.

Regards,

Simon Millington | Executive Assistant | Licensing and Consumer Services

Office: 604-646-7050 | Mobile: 604-690-7415 | <u>smilling@bchousing.org</u> |

#### www.bchousing.org [bchousing.org]

203 - 4555 Kingsway, Burnaby, BC V5H 4T8

From: Stephanie Wong < swong@lawsonlundell.com>

**Sent:** July 27, 2022 2:39 PM

To: Rental Exemption < rentalexemption@bchousing.org >

Cc: Maxwell Carroll < mcarroll@lawsonlundell.com >; Kiegan Scharnberg

< kiegan@fabricliving.ca>; alourenco@lawsonlundell.com

Subject: RE: [EXTERNAL] Fwd: 81 Units Secured Market Rental

Building - 3077 Maddams Street, Vancouver

Hi Simon,

I'm assisting Kiegan with the subject BCHMC covenant. Please find attached a copy signed by the owner and financial chargeholders for your review and BCHMC's execution.

Please let me know if we can provide anything in addition.

#### Thanks,

#### Stephanie

Stephanie Wong (she/her) | Associate Lawson Lundell LLP D 604.631.9168 | F 604.669.1620

From: Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

Sent: Friday, July 15, 2022 9:07 AM

**To:** Stephanie Wong (3168) -17Flr < <a href="mailto:swong@lawsonlundell.com">swong@lawsonlundell.com</a> <a href="mailto:cc">cc: Maxwell Carroll (3138) - 17Flr < <a href="mailto:mearroll@lawsonlundell.com">mearroll@lawsonlundell.com</a> <a href="mailto:swong@lawsonlundell.com">subject: Re: [EXTERNAL] Fwd: 81 Units Serucred Market Rental</a>

Building - 3077 Maddams Street, Vancouver

#### [THIS MESSAGE ORIGINATED FROM OUTSIDE OUR FIRM]

----- Forwarded message -----

From: Rental Exemption

<u>n@bchousing.org>></u>

Date: Thu, 31 Mar 2022 at 11:41

Subject: RE: 81 Units Serucred Market Rental Building -

3077 Maddams Street, Vancouver

To: Kiegan Scharnberg

< kiegan@fabricliving.ca > mailto: kiegan@fabricliving.ca >

>

#### Hi Kiegan,

In the event you are planning on constructing a purpose built rental, the Homeowner Protection Act Regulation provides a legislated exemption from the requirements of builder licensing, home warranty insurance and where applicable, the reconstruction levy of \$750 per unit provided a restrictive covenant is registered on title to the property you are planning to build on. The covenant restricts the sale or other disposition of any dwelling unit for 10 years from the date of first occupancy.

There are certain classes of new homes, other than new homes that are strata titled, that are exempt from the definition of "new home" in Section 1 of the Homeowner Protection Act. They are as follows:

- \* Hotels and motels;
- \* Dormitories;
- \* Care Facilities (licensed);
- \* Floating Homes.

If the building you plan on constructing falls into any of the above categories, it is unlikely that you will need to pursue the rental exemption for your project. In this regard, please confirm with our office.

If you are building residential dwelling units in the form of a duplex, multi-unit lowrise/highrise building or if your plan is to build three or more dwelling units on one parcel, you may pursue the rental exemption directly through the Registrar of Licensing and Consumer Services, Branch of BC Housing. The information below sets out the requirements and process for obtaining a rental exemption for your project.

Exemption Criteria:

In order to meet the criteria for the rental exemption, you must meet the following requirements:

- \* The applicant must be the owner of the property;
- \* The property you are planning to build on must be one parcel only; if you are consolidating two or more lots, this needs to occur and be completed prior to pursuing the rental exemption;
- \* You must have two or more dwelling units in a multiunit building;
- \* If the units are to be strata titled, they must be held under one single ownership;
- \* If your project is mixed use, rental dwelling units may not be part of the same strata plan as dwelling units being offered for sale. Please contact our office directly for further information on this requirement.

**Exemption Documentation:** 

Section 219 Covenant Document

Attached to this email is the appropriate Section 219 Covenant to be used for your project. Please review it with your lawyer or notary public. Any suggested changes may be submitted to our office in a draft redlined version for review and approval by the Registrar. Your lawyer or notary public will need to finalize the document in a format acceptable for registration in the Land Title Office and include a signature block for British Columbia Housing Management Commission("BCHMC") to sign the document. Once finalized and signed, the Section 219 Covenant will be registered on title to the property you are building on and will be in effect for a period of 10 years from the date of occupancy. The Covenant requires that for the 10 year period, the building be used only for rental purposes and that no individual dwelling units are sold during that time. This does not preclude you from selling the entire building to one single owner, but prevents the sale of individual units.

New Home Registration Form Request

Also attached to this email is a New Home Registration Form Request. Please complete the form ensuring that the information provided is accurate and correct. This form will be used to create the registration file for the number of units you intend on building and the information will appear on the New Homes Registry.

Procedure

Fully executed copies of the Covenant are provided to

Licensing and Consumer Services for signature by BCHMC. Originals are not required and we will accept an electronic version for signing. An undertaking from your lawyer or notary confirming that they will register the Covenant in priority to all financial charges on title is required. A priority agreement may be required for this reason. Once signed by BCHMC, the Covenant is forwarded to your lawyer or notary for registration in the Land Title Office.

The New Home Registration Request Form (one form for each residential building to be constructed) needs to be completed and returned to our office. The information will be transcribed onto an official form and sealed. The New Home Registration Form showing the valid exemption will satisfy the requirements of the local building department and confirms that an exemption from the usual requirement of home warranty insurance is in place.

We ask that you provide registration particulars for the Covenant and Priority Agreement(s), if applicable, in due course.

Should you have any questions, please let me know.

Thank you,

<image001.jpg>

Simon Millington | Executive Assistant | Licensing and Consumer Services

Office: 604-646-7050 | Mobile: 604-690-7415 |

smilling@bchousing.org<mailto:smilling@bchousing.org

> | www.bchousing.org

 $[bchousing.org] < \underline{http://www.bchousing.org}$ 

[bchousing.org]>

203 - 4555 Kingsway, Burnaby, BC V5H 4T8

From: Kiegan Scharnberg

kiegan@fabricliving.ca<mailto:kiegan@fabricliving.ca>

Sent: March 31, 2022 11:23 AM

To: Rental Exemption

 $<\!\!\underline{\text{rental exemption}}\underline{\text{@bchousing.org}}\!\!<\!\!\text{mail to:}\!\underline{\text{rental exemptio}}$ 

n@bchousing.org>>

Subject: Re: 81 Units Serucred Market Rental Building

Hi Simon,

See below in blue.

Thanks,

Kiegan

On Thu, 31 Mar 2022 at 11:19, Rental Exemption <a href="mailto:rentalexemption@bchousing.org">rentalexemption@bchousing.org</a> wrote: Hi Kiegan,

If you would like to apply for a rental exemption for this project I can assist with the process. In order to better understand your project and provide you with the appropriate draft of the covenant and the procedure, please answer the questionnaire.

- 1. What are the project details? (all rental or mixed use i.e. commercial component etc.) 100% rental
- 2. If mixed use, are they in a separate airspace parcel? N/A
- 3. What is the complete civic address along with the name of the City? Current addresses are: 3047,3053,3071 Maddams Street & 1405 E 15th Ave, Vancouver. New civic to be 3077 Maddams
- 4. Is the land currently one parcel or is there a consolidation planned? Consolodation is planned for July this year.
- 5. Is the land under one ownership? Yes Bare Trust
- 6. Is the land leasehold or freehold? Free Hold
- 7. How many buildings will be constructed in total? Single
- 8. How many units in each building? 81
- 9. Have you started construction? What is the state of construction? (Foundation, floor framing, wall framing, roof, exterior finishing (siding), plumbing electrical, wall & ceiling finish, interior finishing) No construction until Sept. HPO & Home warranty exemption or approval is required prior to construction start
- 10. Have you built on this same property before under an existing exemption? no
- 11. Do you have plans to subdivide the property in the future? Please describe, no

Thank you,
<image001.jpg>
Simon Millington | Executive Assistant | Licensing and
Consumer Services
Office: 604-646-7050 | Mobile: 604-690-7415 |
smilling@bchousing.org<mailto:smilling@bchousing.org
> | www.bchousing.org

[bchousing.org]<http://www.bchousing.org [bchousing.org]> 203 - 4555 Kingsway, Burnaby, BC V5H 4T8

From: Kiegan Scharnberg

< kiegan@fabricliving.ca < mailto: kiegan@fabricliving.ca >

>

Sent: March 31, 2022 10:44 AM

To: Rental Exemption

<u>n@bchousing.org</u>>>

Subject: 81 Units Serucred Market Rental Building

Good morning,

Wanted to enquire regarding an 81 unit secured market rental building we are advancing towards construction in East Vancouver. The building will be secured for a period of 60 years as rental only. The building is also not stratified. As we are merchant developers, we plan to sell the building upon completion to an institution or a private investor who will continue to operate the building as a rental. Trying to understand and interpret the below:

Residential construction built under a rental exemption is restricted from being sold for a period of 10 years from the date of first occupancy. As a dwelling unit constructed under a rental exemption does not have home warranty insurance in place, the covenant restricting the sale reduces consumer harm from any construction defects that may have otherwise been covered under home warranty insurance

As the building is not stratified and will be conveyed as a single title, do we need to apply for coverage?

Thanks.

\_\_

Kiegan Scharnberg Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca]<a href="http://fabricliving.ca">http://fabricliving.ca</a> [fabricliving.ca]> | kiegan@fabricliving.ca<a href="mailto:kiegan@fabricliving.ca">kiegan@fabricliving.ca</a>

<image002.jpg>

fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 follow us on Instagram @lifeatfabric<https://www.instagram.com/lifeatfabric/ [instagram.com]> Kiegan Scharnberg Director of Development 604.809.2967 fabricliving.ca [fabricliving.ca]<a href="http://fabricliving.ca/">http://fabricliving.ca/</a> [fabricliving.ca]>| kiegan@fabricliving.ca<mailto:kiegan@fabricliving.ca> <image002.jpg> fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 follow us on Instagram @lifeatfabric<https://www.instagram.com/lifeatfabric/ [instagram.com]> Kiegan Scharnberg Director of Development 604.809.2967 fabricliving.ca [fabricliving.ca]<a href="http://fabricliving.ca/">http://fabricliving.ca/</a> [fabricliving.ca]>| kiegan@fabricliving.ca<mailto:kiegan@fabricliving.ca> [https://ci3.googleusercontent.com/mailsig/AlorK4yaIjtkI8Qsl4dWd4vOWkSgr 3D7CPHGE3B CsUcNvGbVgs45UfuQBXm879l1i TzCUnIPTrPpI [ci3.googleusercontent.com]] fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

#### follow us on Instagram

@lifeatfabric<https://www.instagram.com/lifeatfabric/ [instagram.com]>

<NHRF Request for rental BCHMC.pdf><Covenant coastal non strata 2010.doc>

#### Disclaimer

This email and any accompanying attachments contain confidential information that may be subject to solicitor-client privilege and are intended only for the named recipients. If you have received this email in error, please notify the sender and destroy the email. Our e-mail terms of use can be found at

http://www.lawsonlundell.com/disclaimer.html [lawsonlundell.com]

--

#### Kiegan Scharnberg

**Director of Development** 

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

fabric living

308-837 W Hastings Street

Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]

**Kiegan Scharnberg** Director of Development 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 follow us on Instagram @lifeatfabric [instagram.com] **Kiegan Scharnberg** 

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

Director of Development

604.809.2967

City of Vancouver - FOI 2024-304 - Page 343 of 525

fabric living	
308-837 W Hastings Street	
Vancouver, BC V6C 3N6	
follow us on Instagram @lifeatfabric [instagram.com]	
Kiegan Scharnberg	
Director of Development	
604.809.2967	
fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca	
fabric living	
308-837 W Hastings Street	
Vancouver, BC V6C 3N6	
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follow us on Instagram @lifeatfabric [instagram.com]

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#### **Kiegan Scharnberg**

**Director of Development** 

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

fabric living

308-837 W Hastings Street

Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]

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# Kiegan Scharnberg

**Director of Development** 

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 follow us on Instagram @lifeatfabric [instagram.com]



# New Home Registration Form

The purpose of this form is to certify, for the purpose of section 30 of the Homeowner Protection Act, that a proposed new home is covered by home warranty insurance and built by a licensed residential builder, or that an applicable exemption applies.

Form: 386145

A. BUILDER INFORMATION

Licence Number: 27687 Expiry Date: November 30, 2022

Company Name: Trillium Project Management Ltd.

**B. PROPERTY INFORMATION** 

Civic Address: 3077 Maddams Street

City/Town: Vancouver Province: British Columbia Postal Code:

PID: 031-715-982

Legal Description: LOT | BLOCK | 17 | DISTRICT LOT 264A GROUP | NEW WESTMINSTER

**DISTRICT PLAN EPP120598** 

Owner(s) of the Property: CAULFIELD ROCK (CLARK PARK) HOLDINGS INC.

C. CONSTRUCTION INFORMATION

Number of Dwelling Units: 81

Type of New Home: Multi

D. PROOF OF EXEMPTION

Reason: S.2(2) BC Reg 29/99 Rental Exemption

Seal:

Date: August 12, 2022

#### **E. BUILDING PERMIT INFORMATION**

To be completed by municipality or regional district and returned to the the Licensing & Consumer Services Branch:

**Municipality or Regional District:** 

Permit issued to:

Date issued: (month/day/year)

**Permit No.:** 

Correction to civic address, type of new home or other information, if applicable:

From: Thomas, Robin on behalf of O"Donnell, Theresa

Kiegan Scharnberg; Heather Pilar; Jordan MacDonald; McNeill, Yardley; Shillito, Matt To:

Subject: Broadway Property - Jordan, Kiegan (Fabric Living), Theresa, Yardley, Matt

From: Jordan MacDonald <jordan@fabricliving.ca <mailto:jordan@fabricliving.ca>> Sent: Wednesday, July 6, 2022 7:42 AM To: O'Donnell, Theresa < Theresa O'Donnell@vancouver.ca < mailto: Theresa O'27Donnell@vancouver.ca >> Cc: Kiegan Schamberg <kiegan@fabricliving.ca <mailto:kiegan@fabricliving.ca> > Subject: [EXT] Reconnecting

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.

Good morning Theresa,

I hope that you are keeping well. I am reaching out as I have a property in the Broadway Plan that I would like to discuss with you. We will be submitting an LOE on September 1st, but would like to run it by you in advance. Per our previous discussion I understand that you have recently moved out to South Surrey so I am happy to come out your way to meet. I know the remainder of July is very busy for you so I was thinking we could get something in the calendar for August?

Thanks and look forward to hearing back from you.

Best

Jordan MacDonald | Founder & CEO

604.240.8366

fabricliving.ca [fabricliving.ca] <a href="https://urldefense.com/v3/">http://fabricliving.ca/</a> :!!G4oVokrRG-Iml4\_THKxCk0ioHjWk8F2jdkz5Y8KteU6TuW0PPvycgMk8iQV4yqxivf0CUAYKI9YfM3TvLVYxx-w4a\$> | @lifeatfabric [instagram.com] <a href="https://urldefense.com/v3/\_https://www.instagram.com/lifeatfabric/\_;!!G40VokrRG-">https://urldefense.com/v3/\_https://www.instagram.com/lifeatfabric/\_;!!G40VokrRG-">https://urldefense.com/v3/\_https://www.instagram.com/lifeatfabric/\_;!!G40VokrRG-">https://urldefense.com/v3/\_https://www.instagram.com/lifeatfabric/\_;!!G40VokrRG-">https://urldefense.com/v3/\_ht Im!4\_THKxCk0ioHjWk8F2jdkz5Y8KteU6TuW0PPvycgMk8iQV4yqxivf0CUAYKI9YfM3TvLVeA\_\_ln1\$> |jordan@fabricliving.ca <mailto:jordan@fabricliving.ca>

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From: <u>Lam, Ti</u>

To: <u>Kiegan Scharnberg</u>

Cc:Zink, Megan; Ranjit Sidhu; Coffey, NiallSubject:FYI: 1405 E. 15th Ave - DCL System UpdatesDate:Wednesday, August 10, 2022 4:11:00 PM

Hi Kiegan,

Just in case you didn't hear about the updates to the Development Cost levy system coming into effect in September. Chances are this won't affect this application but it's good to have the information. **Changes were approved by Council on June 22, 2022 and come into effect on September 30, 2022.** Full details can be found in the <u>Council Report</u>.

**12 months of rate protection** is provided for in-stream applications, however the changes may still have a financial impact on your project that you should be aware of:

- You can avoid paying increased DCL rates if a building permit is issued by September 30, 2023.
- 100% market rental projects securing starting rents as per section 3.1A(e) of the Citywide DCL By-law will be eligible for a 86% waiver of City-wide and any applicable Areaspecific DCLs, the remaining 14% would be payable. In-stream rate protection applies and a 100% waiver will continue to be provided for eligible projects where the building permit is issued by September 30, 2023.
- In addition to in-stream rate protection, new DCL rates will be phased in. In-stream 100% market rental projects eligible for the waiver that reach building permit issuance after September 30, 2023 but before September 30, 2024 would be subject to City-wide DCLs of \$2.75/sf. Starting September 30, 2024, the rate would be \$3/sf.

Also note that for projects seeking a DCL waiver, a minor change to the maximum average unit size requirements for townhouse type units with two or more storeys will also take effect on September 30, 2022. Floor area used for internal stairways will no longer be excluded for the purposes of that calculation, however an additional 4 sq. m (43sf) may be added to the total unit area.

At this time, no action is required on your part in relation to these changes. Full details can be found in the Council report. If you have any questions on the changes proposed to the DCL waiver program, please contact: <a href="mailto:konding-norm">hour please contact</a>: <a href="m

Thanks,

Τi

**From:** Lam, Ti

Sent: Wednesday, August 10, 2022 3:50 PM

**To:** 'Kiegan Scharnberg' < kiegan@fabricliving.ca>

**Cc:** Zink, Megan <megan.zink@vancouver.ca>; Ranjit Sidhu <ranjit@trilliumprojects.com>; Coffey, Niall <niall.coffey@vancouver.ca>; Wahi, Natasha <natasha.wahi@vancouver.ca>

**Subject:** RE: [EXT] Re: 1405 E. 15th Ave Interim Tenant Relocation Plan

Hi Kiegan,

Thanks for your email.

For the City of Vancouver, whenever there is existing rental units on site like this application, there is a linked permit review process in place.

This means that no permits will be issued until the DP, BP to construct and demo permit (BP to demolish) have all been reviewed and are ready for issuance.

Timing wise for permit submission, once an applicant receives their Prior To letter for the DP, it is reasonable to submit the BP *to construct*. When the BP *to construct* is in a good place, applicant team would submit for the demo permit (BP *to demolish*).

In regards to your specific questions:

- 1. The <u>statutory declaration</u> would have ALL notices as memorandums, including the letter to eligible tenants signed by said tenants. The notification letter would have been to all tenants. In addition, a copy of subsequent communications with tenants would also be added as additional memorandums.
- 2. As described above, the demolition permit will not be issued until other permits (DP, BP to construct) have been reviewed and are issuable.
  In general, for the housing hold, the interim tenant relocation report is reviewed and signed off close to when the Demo permit is to be issued. Depending on the time lapsed between when the Demo permit was initially submitted to when the demo permit is issuable, an updated interim report may be required to complete Housing review. Please use the Sharepoint site to upload the Interim Tenant Relocation Report, along with proof of compensation payment for tenants who have already moved out. Natasha (cc'd) can provide assistance if you have trouble accessing the sharepoint site.

Let me know if you have further questions.

Thanks,

Τi

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Wednesday, July 27, 2022 10:49 AM

**To:** Lam, Ti < <u>ti.lam@vancouver.ca</u>>

**Cc:** Zink, Megan < <a href="Megan.Zink@vancouver.ca">Megan.Zink@vancouver.ca</a>; Ranjit Sidhu < <a href="megan.Zink@vancouver.ca">ranjit@trilliumprojects.com</a>; Coffey,

Niall < Niall. Coffey@vancouver.ca >

**Subject:** [EXT] Re: 1405 E. 15th Ave Interim Tenant Relocation Plan

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.

Good morning Ti,

Are you available for a conversation on this project today? I am trying to get clarity on the items required from housing on the following:

- Release the hold from our final clearance letter. I see a stat dec was is required regarding the offers that the eligible tenants on site received, as well as the initial notice of redevelopment that was sent to them in 2020. Can you please confirm that this is only requried for eligible tenants?
- The houses will be vacant as of August 2nd, so just looking to confirm what is required from housing to remove the hold on our demolition permit.

Thanks,

# Kiegan

On Mon, 25 Jul 2022 at 12:02, Kiegan Scharnberg <<u>kiegan@fabricliving.ca</u>> wrote:

Hi ∏

Relocation Plan is still one of the outstanding review groups. All of the houses on the property are Hope that you are doing well. We are working towards having our demolition permits issued on the above-referenced property and I understand that the Housing review of our interim Tenant vacant as of August 1st this coming week. The interim TRP as well as the mutual agreements to end tenancy for the last remaining tenants reflect this. Please let me know if you have any questions.

Sincerely,

!

# Kiegan Scharnberg

Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



fabric living

308-837 W Hastings Street

Vancouver, BC V6C 3N6

## follow us on Instagram @lifeatfabric [instagram.com]

--

### **Kiegan Scharnberg**

Director of Development

#### 604.809.2967

 $\underline{fabricliving.ca} \; [\underline{fabricliving.ca}] \; | \; \underline{kiegan@fabricliving.ca}$ 



fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

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From: Boyle, Christine

To: "Jordan MacDonald"

Subject: RE: [EXT] Broadway Plan - Site Frontage Issue

**Date:** Monday, May 30, 2022 11:14:00 AM

Thanks Jordan,

Christine

#### **Councillor Christine Boyle** (she/her)

CITY OF VANCOUVER
phone 604-873-7242 email <u>CLRboyle@vancouver.ca</u>
address 453 W 12 Ave Vancouver, BC V5Y 1V4
<u>twitter | facebook | e-newsletter</u>

The City of Vancouver is on the unceded territories of the  $x^wm = \theta k^w = y = m$  (Musqueam),  $S_k^ww = w = \theta k^w = y = m$  (Squamish), and salilwatał (Tsleil-Waututh) Nations.

From: Jordan MacDonald < jordan@fabricliving.ca>

**Sent:** Monday, May 30, 2022 8:23 AM

**To:** Jordan MacDonald <jordan@fabricliving.ca> **Subject:** [EXT] Broadway Plan - Site Frontage Issue

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 Council,

Further to the email that I sent out on May 18th and the subsequent comments that I made to Council on the evening of May 26th (I was speaker #161) I am following up with one final message. I realise that a portion of this email may be a reiteration of my points already made, but there is some additional context added (highlighted below) so I would appreciate it if you take a few minutes to read the email through to the end.

In the most recent draft of the plan that is currently in front of Mayor and Council, the site frontage requirement increased from a range of 100 ft - 150 ft to now reflect a minimum of 150 ft. This minor tweak in policy will generate a major negative unintended outcome:

in A target will be painted on the back of existing affordable apartment buildings within the Broadway Plan as these are typically the properties that benefit from having the minimum 150ft of frontage

Reducing the site frontage requirement down to 99 ft (or at a minimum 132 ft) will focus redevelopment on the unaffordable housing stock (single family homes, duplexes and

commercial properties) allowing for a **more gradual** redevelopment of existing affordable apartment buildings within the plan area.

The existing unaffordable housing stock is typically owner occupied and the owners are happy to sell and relocate as they are incentivized to do so. We as the developer are happy to pay the landowner a bit of a premium associated with more density as we understand that owners require this increase in value to be motivated to sell and relocate. This also benefits renters as the redevelopment of the existing affordable apartment buildings would not be the main focus of developers, which would result in a more gradual displacement and as new apartment buildings are constructed with a 20% affordable component, this will create new affordable options for renters to relocate to as the displacement gradually occurs. The City as a whole benefits due to less disruption in the community and a more gradual replacement of the affordable rental stock while the new stock is being constructed. WIN WIN WIN WIN

The 150 ft frontage requirement is extremely difficult for developers to achieve when assembling typical **East Vancouver 33 ft lots of unaffordable housing** as this would equate to 5 x 33 ft lots being assembled in a row. To add additional complexity to redeveloping the unaffordable housing, there are often duplex properties mixed throughout these land assemblies. This would mean that an assembly of 5 - 10 different owners would be required to achieve the 150 ft frontage requirement.

Considering that the 150 ft frontage requirement would decrease the odds of developers ability to assemble land for the redevelopment of the unaffordable housing stock, the development community will be **forced** to put our focus on the "low hanging fruit" acquiring and redeveloping the existing rental apartment buildings thereby displacing a significant amount of the plan area's rental population. Not only do we morally prefer not to displace tenants, we fear the public backlash associated with displacing tenants and what that does for our reputation as developers.

Based on conversations with other industry participants as well as listening to the Broadway Plan Public Hearings, it is clear that we are not the only ones with this concern. Should the frontage requirement be amended within the plan area, it is imperative that staff provide absolute clarity on what that frontage requirement will be, NOT a range of minimum frontages. Opening the door through the PEP process to sites with less than 150ft of frontage on an individual basis would be equally as detrimental to the implementation of the Broadway Plan as the 150 ft frontage requirement due to the ambiguity it would introduce to the planning and approvals process. The resulting increased ambiguity will force applications to be evaluated on an individual basis and will undoubtedly result in longer application processing times (adding an unnecessary 4 - 6 months to the process) and will bog down planning staff with evaluating viable development applications resulting in less affordable rental being delivered.

Real estate developers are investors and investors invest to make a risk adjusted return on their investment. Any form of uncertainty heightens the risk associated with the investment. Vague land use policy (like a range in frontage requirements) creates uncertainty and increases the risk of the investment. If the risk of the investment outweighs the potential return on investment then investments are not made. If investments are not made then land is not purchased for redevelopment. If land is not purchased for redevelopment then the housing is not created. If the housing is not created then the objectives of the Broadway Plan are not fulfilled.

The combination of the aforementioned comments will result in significantly less rental housing being built and the unintended expeditious displacement of a large contingent of the Broadway Plan renter population.

My request is that the Mayor and Council support the plan, but request an amendment to reduce the frontage requirement from 150 ft down to 99 ft /  $3 \times 33$  ft lots (or 132 ft /  $4 \times 33$  ft lots).

Thank you,

Jordan MacDonald | Founder & CEO 604.240.8366 fabricliving.ca [fabricliving.ca] | @lifeatfabric [instagram.com] | jordan@fabricliving.ca From: Boyle, Christine

To: "Jordan MacDonald"

Subject: RE: [EXT] Congratulations on the Broadway Plan Approval!!!

**Date:** Thursday, June 23, 2022 5:56:00 PM

Thanks for this email, Jordan! And for your very helpful emails about the plan.

Warmly, Christine

#### Councillor Christine Boyle (she/her)

CITY OF VANCOUVER phone 604-873-7242 email <u>CLRboyle@vancouver.ca</u> address 453 W 12 Ave Vancouver, BC V5Y 1V4

<u>twitter</u> | <u>facebook</u> | <u>e-newsletter</u>

From: Jordan MacDonald < jordan@fabricliving.ca>

**Sent:** Thursday, June 23, 2022 4:16 PM

**To:** Stewart, Kennedy < Kennedy. Stewart@vancouver.ca>; Dominato, Lisa

<Lisa.Dominato@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Boyle, Christine <Christine.Boyle@vancouver.ca>; Carr, Adriane <Adriane.Carr@vancouver.ca>

**Subject:** [EXT] Congratulations on the Broadway Plan Approval!!!

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 & Council,

I just wanted to shoot everyone a quick note commending each of you for your part in getting the Broadway Plan across the line last night!

This is a momentous planning initiative which will greatly benefit the future of our city and each of you should be very proud of your stake in making it a reality.

I listened in on around 75% of the meetings and I could feel the pressure that was on your shoulders from all of the various stakeholders with such a vast array of opinions and objectives; many of which were distinctly polarized.

I can only imagine how challenging it must have been to see the forest through the trees when working through all of the amendments. I tried to imagine myself in each of your shoes and that visualization gave me some perspective on the fortitude that each of you exuded to remain steadfast on the overarching goal. **Respect**.

You are all extremely deserving of some time to rest and I am hopeful that each of you get that

opportunity over the coming months.

Looking forward to working together to get some desperately needed rental housing in the pipeline come September 1st!

Sincerely,

Jordan MacDonald | Founder & CEO 604.240.8366 fabricliving.ca [fabricliving.ca] | @lifeatfabric [instagram.com] | jordan@fabricliving.ca From: <u>Lam, Ti</u>

To: <u>Kiegan Scharnberg</u>
Cc: <u>Coffey, Niall</u>

Subject: RE: [EXT] Re: [EXT] 1405 E. 15th Interim Tenant Relocation Plan

**Date:** Wednesday, April 27, 2022 12:22:00 AM

Hi Kiegan,

Yes, that's correct.

Thanks.

Τi

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Tuesday, April 26, 2022 4:25 PM **To:** Lam, Ti <ti.lam@vancouver.ca>

Cc: Coffey, Niall < Niall.Coffey@vancouver.ca>

Subject: [EXT] Re: [EXT] 1405 E. 15th Interim Tenant Relocation Plan

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Hi Ti,

I must have been mistaken while reading the policy. Just to confirm, we only need to register the TRP covenant prior to rezoning enactment then and provide the interim report prior to demolition permit?

Thanks.

Kiegan

On Thu, 21 Apr 2022 at 13:53, Lam, Ti < ti.lam@vancouver.ca > wrote:

Hi Kiegan,

Thanks for the update.

The Interim Report is due prior to demolition permit... link to the template is found on the City website: <a href="https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx">https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx</a> under "Forms, checklists and example documents" section at the bottom of the page. Direct link to the link for the interim report: <a href="https://vancouver.ca/files/cov/interim-tenant-relocation-report.xlsx">https://vancouver.ca/files/cov/interim-tenant-relocation-report.xlsx</a>

Where are you reading that you need to submit the interim report prior to going to council?

Thanks

Τi

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>> **Sent:** Thursday, April 21, 2022 1:43 PM To: Lam, Ti < ti.lam@vancouver.ca> **Cc:** Coffey, Niall < <u>Niall.Coffey@vancouver.ca</u>> **Subject:** [EXT] 1405 E. 15th Interim Tenant Relocation Plan 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. Hi Ti, We are submitting our Prior To Response today as well as our legal agreements for enactment on this project. I see that I need to provide an interim tenant relocation plan prior to going to council. Does the city have a template you would like us to use for this? Thanks. **Kiegan Scharnberg** Director of Development 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 follow us on Instagram @lifeatfabric [instagram.com] **Kiegan Scharnberg** Director of Development 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca fabric living 308-837 W Hastings Street

Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]

From: Cooper, Ann
To: Kiegan Scharnberg
Cc: Rautenberg, Joyce

Subject: RE: [EXT] Re: [EXT] 2870 Nanaimo Street Statutory Declaration

**Date:** Friday, August 19, 2022 5:57:56 PM

Thanks Kiegan

Ann

604-829-9540

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Thursday, August 18, 2022 8:02 PM **To:** Cooper, Ann <ann.cooper@vancouver.ca>

**Cc:** Rautenberg, Joyce <Joyce.Rautenberg@vancouver.ca>

**Subject:** [EXT] Re: [EXT] 2870 Nanaimo Street Statutory Declaration

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.

Hi Ann,

I have uploaded the file.

Thanks,

Kiegan

On Wed, 27 Jul 2022 at 17:31, Cooper, Ann <ann.cooper@vancouver.ca> wrote:

Hi Kiegan

The declaration looks good to me (Joyce will take a look as well) and has been uploaded to SharePoint [covoffice.sharepoint.com].

City comments have now been added to Section 4, column B of the TRP Plan. As we discussed earlier, I reached out to the one eligible tenant to see if she was interesting in doing the survey or had any additional challenges or needs. I have not heard from her, so nothing has been noted to that in the TRP Plan to indicate any additional needs.

Please review those and make any final comments in column C; you will have to download the document and upload it when completed. Let me know once that is done and Joyce will review and forward to our Senior Planner for approval.

I think that's it for now.

Thanks so much.

~~~~~~~~~~~~	
Ann 604-829-9540	
004 023 3340	
From: Kiegan Scharnberg < kiegan@fabricliving.ca >	
Sent: Tuesday, July 26, 2022 2:45 PM  To: Cooper, Ann <ann.cooper@vancouver.ca></ann.cooper@vancouver.ca>	
Cc: Rautenberg, Joyce < <u>Joyce.Rautenberg@vancouver.ca</u> >	
Subject: [EXT] 2870 Nanaimo Street Statutory Declaration	
City of Vancouver security warning: Do not click on links or open unless you were expecting the email and know the content is safe.	attachments
Hi Ann,	
Please see attached stat dec for the tenants in 2870 Nanaimo.	
Thanks,	
<del></del>	
Kiegan Scharnberg Director of Development	
604.809.2967	
fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca	
fabric living	
308-837 W Hastings Street Vancouver, BC V6C 3N6	
follow us on Instagram @lifeatfabric [instagram.com]	
iegan Scharnberg	
irector of Development	
04.809.2967	
abricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca	

fabric living

308-837 W Hastings Street Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]

From: Rezoning Applications
To: "Kiegan Scharnberg"

Subject: RE: [EXT] Re: [EXT] Application for Rezoning Advice Submission 400 BLK - East 16th Ave

**Date:** Friday, August 26, 2022 9:21:00 AM

Hi Keigan,

Yes, the rezoning planner will be in touch regarding the fee after submission.

Regards Casey

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

Sent: Thursday, August 25, 2022 11:01 AM

To: Rezoning Applications < rezoning applications@vancouver.ca>

Subject: [EXT] Re: [EXT] Application for Rezoning Advice Submission 400 BLK - East 16th Ave

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Thank you Casey,

Will the application fee be calculated by staff after submission?

Cheers,

Kiegan

On Wed, 24 Aug 2022 at 15:48, Rezoning Applications < rezoning applications @vancouver.ca > wrote:

Hello Kiegan,

You are correct that Broadway Plan emails will be accepted on September 1. You can email your submission to this email address on that date. It will be reviewed for completeness and assigned to a rezoning planner who will reach out to you with next steps.

Regards, Casey

#### **Casey Peters**

#### **Senior Rezoning Planner**

Planning, Urban Design and Sustainability | City of Vancouver P: 604.871.6356 | casev.peters@vancouver.ca

From: Kiegan Scharnberg < kiegan@fabricliving.ca>
Sent: Wednesday, August 24, 2022 8:45 AM

**Subject:** [EXT] Application for Rezoning Advice Submission 400 BLK - East 16th Ave 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. Good morning, We are wrapping up the final points on an LOE submission in Mount Pleasant area MSAB under the Broadway Plan. It is our understanding that submissions will be accepted as of September first within this plan area and I am looking to understand where to direct our submission on that date once complete. Sincerely, Kiegan Scharnberg Director of Development 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 follow us on Instagram @lifeatfabric [instagram.com] Kiegan Scharnberg Director of Development 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

**To:** Rezoning Applications < rezoning applications@vancouver.ca>

follow us on Instagram @lifeatfabric [instagram.com]

From: Kai, Eric

To: "Kiegan Scharnberg"

Subject: RE: [EXT] Re: [EXT] Fwd: [EXT] Fwd: [EXT] Re: [

[EXT] Re: [EXT] Re: 1405 E. 15th Ave Interim Tenant Relocation Plan

**Date:** Thursday, August 25, 2022 11:51:00 AM

Attachments: Aug12 (7).JPG

Aug12 (2).JPG Aug12 (4).JPG image001.png image002.png image003.png image004.png image005.png image006.png image007.png image008.png

Hi Kiegan,

It wasn't secure enough when I was on site. Please check attached photos.

**Eric Kai** | Property Use Inspector | Property Use Branch Development, Buildings & Licensing | City of Vancouver 515 West 10<sup>th</sup> Avenue | Vancouver BC | V57 4A8 **604.871.6088** | eric.kai@vancouver.ca



From: Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Thursday, August 25, 2022 11:49 AM **To:** Kai, Eric <Eric.Kai@vancouver.ca>

Subject: [EXT] Re: [EXT] Fwd: [EXT] Fwd: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re:

[EXT] Re: [EXT] Re: 1405 E. 15th Ave Interim Tenant Relocation Plan

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.

Hi Eric,

The houses are already boarded.

Thanks,

Kiegan

On Thu, 25 Aug 2022 at 11:45, Kai, Eric < Eric. Kai@vancouver.ca > wrote:

Hi Kiegan

Please reach out to the permit department regarding your permit issuance.

In the mean time, please board up the building immediately, and rectify the untidy situation within 10 days.

Regards,

**Eric Kai** | Property Use Inspector | Property Use Branch Development, Buildings & Licensing | City of Vancouver 515 West 10<sup>th</sup> Avenue | Vancouver BC | V57 4A8 **604.871.6088** | eric.kai@vancouver.ca



**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Thursday, August 25, 2022 11:00 AM **To:** Kai, Eric < Eric.Kai@vancouver.ca>

**Subject:** [EXT] Fwd: [EXT] Fwc: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re:

[EXT] Re: [EXT] Re: 1405 E. 15th Ave Interim Tenant Relocation Plan

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.

Hi Eric,

Had your email wrong on the first go.

----- Forwarded message -----

From: **Kiegan Scharnberg** < <u>kiegan@fabricliving.ca</u>>

Date: Thu, 25 Aug 2022 at 10:58

Subject: Fwd: [EXT] Fwd: [EXT] Re: [

To: <<u>ric.kai@vancouver.ca</u>>

Cc: Zink, Megan < megan.zink@vancouver.ca>

Hi Eric,

I hope that you are well. I am emailing you to follow up on the bylaw infraction letters that we received from you (attached). Please see the email thread below regarding our repeated attempts/requests to demolish these properties. As you are aware, the properties sit across a

very well used park and are presenting a public safety concern. Our Development Permit and Building Permit issuance are imminent and we cannot stop the houses from being overrun by the homeless. If you are able to speak to the chief building inspector to have him release our demolition permit that would be greatly appreciated. Please feel free to call me to discuss.

thanks,

Kiegan Scharnberg 604-809-2967

----- Forwarded message -----

From: **Kiegan Scharnberg** < <u>kiegan@fabricliving.ca</u>>

Date: Wed, 24 Aug 2022 at 11:31

Subject: Re: [EXT] Fwd: [EXT] Re: [E

To: Dyste, Shawn < Shawn. Dyste@vancouver.ca>

Cc: Zink, Megan < Megan.Zink@vancouver.ca >, Lam, Ti < ti.lam@vancouver.ca >, Coffey,

Niall < Niall. Coffey@vancouver.ca >, Ranjit Sidhu < ranjit@trilliumprojects.com >

Shawn,

Nice speaking with you earlier. Coincidentally, I just had a bunch of the attached letters dropped on my desk regarding the properties in question. It appears that the chief building inspector can instruct the demolition of the homes without the authorization of council... Is it possible to run this up the chain? Really do think it would be best for the community.

Sincerely,

Kiegan Scharnberg

On Wed, 24 Aug 2022 at 10:44, Dyste, Shawn < Shawn. Dyste@vancouver.ca> wrote:

Hello Kiegan,

Thank you for your email. It is true that these properties in order to get an expedited demolition permit do have to be deemed nuisance properties. The Building Inspections Department does not make this determination. This can only be done through council. Additionally, this project should not have had the properties vacated of renters prior to the demolition permit issuance.

#### **Shawn Dyste**

Supervisor
Building Inspection Services Branch
Development, Buildings & Licensing
Tel. 604.873.7882





From: Kiegan Scharnberg < kiegan@fabricliving.ca>
Sent: Wednesday, August 24, 2022 10:36 AM
To: Dyste, Shawn < Shawn.Dyste@vancouver.ca>

**Cc:** Zink, Megan < Megan.Zink@vancouver.ca >; Lam, Ti < ti.lam@vancouver.ca >; Coffey, Niall

<Niall.Coffey@vancouver.ca>; Ranjit Sidhu <ranjit@trilliumprojects.com>

Subject: [EXT] Fwd: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re:

[EXT] Re: 1405 E. 15th Ave Interim Tenant Relocation Plan

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.

Good afternoon Shawn,

I hope that you have been enjoying your summer. I got your contact information from Megan Zink regarding a demolition permit issuance for a development project we are working on in East Vancouver.

I will try not to take too much of your time here as there has been a lot of back and forth, but we have been advancing our development permit on this project and have recently resubmitted our Final Clearance holds with the objective of being under construction this fall. We are also just working through the last remaining items for our BP stage 1 issuance. Our tenants were provided lots of notice as to our expected timeline for the project and all of the properties have now been vacant since the beginning of August.

Unfortunately, as is the case in Vancouver these days, the properties were overrun within a 24 hr time span resulting in numerous calls from the neighborhood as well as a police report being filed. The houses have now been looted and stripped and security patrols regularly need to kick squatters out of the properties. Due to this, the properties are in an unlivable condition and will not be re-entering the rental pool. The properties are located across the street from Clark Park in East Vancouver which is a very well-used neighborhood amenity. The properties being a beacon for squatters should be a cause for concern when it comes to neighborhood health and safety, as many of the homeless who have been breaking into the homes have been seen in the park during daytime hours.

Megan has informed me that per section 10.8.2. of the zoning and development bylaw

that these houses cannot be demolished until all permits are issuable for the project. This is true, but 10.8.3 of the bylaw allows for the properties to be demolished if they are the cause of a public health and safety concern or are deemed to be causing a nuisance.

"The following cases of residential rental accommodation are exempted from the provisions of section 10.8.2: (e) where located in a building deemed by the City Building Inspector to be appropriate for demolition because of hazard to public health or safety;

"The following cases of residential rental accommodation are exempted from the provisions of section 10.8.2: (h) located in a building deemed by Council to be appropriate for demolition because the premises are a nuisance."

To date, the neighborhood has reached out to our office, the police as well as our consulting team to voice their concerns. Given the proximity to the park and the safety concerns posed by squatters frequenting the properties, I am sure it is only a matter of time before the neighborhood begins to contact their local council member. In light of the circumstance, and the fact that we are well advanced in the permitting process, we are hopeful that we may have our demolition permit issued in advance of our DP/BP being released on this project. Please feel free to reach out to me anytime to discuss.

Sincerely,

Kiegan Scharnberg 604-809-2967

----- Forwarded message ------

From: **Zink**, **Megan** < <u>Megan.Zink@vancouver.ca</u>>

Date: Wed, 24 Aug 2022 at 09:35

Subject: RE: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT]

Re: [EXT] Re: [EXT] Re: 1405 E. 15th Ave Interim Tenant Relocation Plan

To: Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

Cc: Lam, Ti < ti.lam@vancouver.ca >, Ranjit Sidhu < ranjit@trilliumprojects.com >,

Coffey, Niall < Niall. Coffey@vancouver.ca>

Hi Kiegan,

You can reach out to Shawn, he is the supervisor for the building inspections branch to see what he has to say about that option

His email address is: <a href="mailto:shawn.dyste@vancouver.ca">shawn.dyste@vancouver.ca</a>

Regards,

**Megan Zink** | Project Coordinator Development, Buildings, & Licensing City of Vancouver | 515 W 10<sup>th</sup> Ave



#### COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Monday, August 22, 2022 3:50 PM

**To:** Zink, Megan < Megan.Zink@vancouver.ca>

**Cc:** Lam, Ti <<u>ti.lam@vancouver.ca</u>>; Ranjit Sidhu <<u>ranjit@trilliumprojects.com</u>>; Coffey, Niall

< Niall. Coffey@vancouver.ca>

Subject: [EXT] Re: [EXT] R

1405 E. 15th Ave Interim Tenant Relocation Plan

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.

Hi Megan,

Thank you for getting back to me on this, the link you provided to the zoning bylaw was quite helpful. While 10.8.2. would limit the issuance of a demolition permit until such time as all permits are issuable, 10.8.3 states that:

"The following cases of residential rental accommodation are exempted from the provisions of section 10.8.2: (e) where located in a building deemed by the City Building Inspector to be appropriate for demolition because of hazard to public health or safety;

"The following cases of residential rental accommodation are exempted from the provisions of section 10.8.2: (h) located in a building deemed by Council to be appropriate for demolition because the premises are a nuisance."

The properties in question associated with this development permit application undoubtedly meet both of these requirements given that they have already had police reports associated with them, multiple reports from neighbors informing us that the properties have been overrun and sit adjacent to a very well-used park in a family oriented neighborhood. I would hope that the public safety concern this poses to those who frequent the park as well as those who might choose to break into the properties would be enough to satisfy both of the zoning bylaw provisions above.

As mentioned before, we are well advanced in our permit applications for this project and these homes will not be rented out again. Given the recent break-ins, these properties are unliveable and have been boarded up, although this has done little to deter further breakins to the properties. Delaying the issuance of the demolition permits associated with this project will result in the unnecessary delay of 81 new purpose-built rental units to a community that desperately needs them.

Given the provisions provided in the zoning bylaw, I would like to request a review with a building inspector on site in order to pursue the issuance of our permits under 10.8.3 (e&h). Please advise on how we can proceed. Appreciate your help on this.

Sincerely,

Kiegan Scharnberg

On Mon, 22 Aug 2022 at 11:38, Zink, Megan < Megan.Zink@vancouver.ca > wrote: Hi Kiegan,

With your confirmation that all properties were previously being used as residential rental, 1405 E 15<sup>th</sup> and 3071 Maddams St have been converted to DB's, I see you paid the outstanding permit fees for those demo permits **S.22(1)** on Friday – thank you for doing that so promptly!

That being said, and after internal discussion, since all were residential rental none of the properties can be demolished before the DP to construct is issued and the BP is issuable

Please refer to Section 10.8.2 of the zoning bylaw for further information on this

Regards,

**Megan Zink** | Project Coordinator Development, Buildings, & Licensing City of Vancouver | 515 W 10<sup>th</sup> Ave



### COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

Sent: Monday, August 22, 2022 11:08 AMTo: Zink, Megan < Megan.Zink@vancouver.ca >Cc: Ranjit Sidhu < ranjit@trilliumprojects.com >

**Subject:** [EXT] Re: 1405 E.

15th Ave Interim Tenant Relocation Plan

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.

Hi Megan,

Hope that you enjoyed the weekend. Do you have some time to touch base on these permits today?

Thanks,

Kiegan

On Thu, 18 Aug 2022 at 15:03, Kiegan Scharnberg < kiegan@fabricliving.ca> wrote:

Ok thanks Megan,

Does this mean it's looking like we are going to have our permits issued?

Thanks,

Kiegan

On Thu, Aug 18, 2022 at 3:01 PM Zink, Megan < Megan.Zink@vancouver.ca wrote:

Hi Kiegan,

I unfortunately will not have time to today and am off tomorrow but will reach out to you on Monday

To let you know, our system has "glitched" and you may receive a notification for payment but please ignore it as the system has converted things incorrectly – I will let you know once the fees are ready to be paid

Apologies for the inconvenience Kiegan, I have our IT department looking into the system so we can get this fixed up for you asap

Regards,

**Megan Zink** | Project Coordinator Development, Buildings, & Licensing City of Vancouver | 515 W 10<sup>th</sup> Ave



#### COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

Sent: Thursday, August 18, 2022 2:48 PMTo: Zink, Megan < Megan.Zink@vancouver.ca >Cc: Ranjit Sidhu < ranjit@trilliumprojects.com >

**Subject:** [EXT] Re: 1405 E. 15th

Ave [google.com] Interim Tenant Relocation Plan

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.

Thanks Megan,

Do you have 5 minutes for a call this afternoon?

Thanks,

Kiegan

On Thu, 18 Aug 2022 at 14:47, Zink, Megan < Megan.Zink@vancouver.ca > wrote:

Hi Kiegan,

Thank you for sending the forms

As these were used as rental, the permits will need to be changed over to DB's as opposed to BP's

I will work on that this afternoon, you should receive notifications from the online account to pay the outstanding fees

If you do not by tomorrow, let me know!

Regards,

**Megan Zink** | Project Coordinator Development, Buildings, & Licensing City of Vancouver | 515 W 10<sup>th</sup> Ave



#### COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

Sent: Thursday, August 18, 2022 2:25 PMTo: Zink, Megan < Megan.Zink@vancouver.ca >Cc: Ranjit Sidhu < ranjit@trilliumprojects.com >

**Subject:** [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: 1405 E. 15th Ave

[google.com] Interim Tenant Relocation Plan

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.

Perfect,

See attached.

Thanks,

Kiegan

On Thu, 18 Aug 2022 at 14:24, Zink, Megan < Megan.Zink@vancouver.ca> wrote:

If you also own the properties you can leave that part as is

Regards,

**Megan Zink** | Project Coordinator Development, Buildings, & Licensing City of Vancouver | 515 W 10<sup>th</sup> Ave



#### COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Thursday, August 18, 2022 2:23 PM **To:** Zink, Megan < Megan.Zink@vancouver.ca > **Cc:** Ranjit Sidhu < ranjit@trilliumprojects.com >

Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: 1405 E. 15th Ave

[google.com] Interim Tenant Relocation Plan

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.

Hi Megan,

I will write my names on the forms. I own the properties as well as act as development manager. Do you need me to change it back to agent, or can I just add my name and leave as is?

Thanks,

Kiegan

On Thu, 18 Aug 2022 at 14:20, Zink, Megan < Megan.Zink@vancouver.ca> wrote:

Hi Kiegan,

You need to write your name on the forms in addition to signing them Also you checked you were the owner, on your previous forms you selected owners agent

Regards,

**Megan Zink** | Project Coordinator Development, Buildings, & Licensing City of Vancouver | 515 W 10<sup>th</sup> Ave



#### COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Thursday, August 18, 2022 2:01 PM **To:** Zink, Megan < Megan.Zink@vancouver.ca > **Cc:** Ranjit Sidhu < ranjit@trilliumprojects.com >

Subject: [EXT] Re: [EXT] Re: [EXT] Re: 1405 E. 15th Ave [google.com]

Interim Tenant Relocation Plan

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.

Hi Megan,

Please see attached.

Kiegan

On Thu, 18 Aug 2022 at 13:55, Zink, Megan < Megan.Zink@vancouver.ca wrote:

Hi Kiegan,

With both 1405 E 15<sup>th</sup> and <u>3071 Maddams St [google.com]</u> not being owner occupied but rather rented out, please submit updated rental declaration forms stating the properties were previously used as residential rental

# Regards,

### **Megan Zink** | Project Coordinator

Development, Buildings, & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave



### COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Thursday, August 18, 2022 1:44 PM **To:** Zink, Megan < Megan.Zink@vancouver.ca > **Cc:** Ranjit Sidhu < ranjit@trilliumprojects.com >

Subject: [EXT] Re: [EXT] Re: 1405 E. 15th Ave [google.com] Interim

Tenant Relocation Plan

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.

Hi Megan,

That must be a mistake. This house was rented per the TRP and is now vacant.

Thanks.

Kiegan

On Thu, 18 Aug 2022 at 12:09, Zink, Megan < Megan.Zink@vancouver.ca > wrote:

Hi Kiegan,

We are in the process of discussing things and are hoping you can clarify something

The rental declaration forms for 1405 E 15<sup>th</sup> and <u>3071 Maddams St</u> [google.com] indicated the properties were not previously used as residential rental

Taking a look at the Interim TRP you submitted there does appear to be a discrepancy between the two

Can you advise if those units were owner occupied or if they were rental?

## Regards,

### Megan Zink | Project Coordinator

Development, Buildings, & Licensing City of Vancouver | 515 W 10<sup>th</sup> Ave



#### COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

Sent: Thursday, August 11, 2022 7:12 AM

To: Lam, Ti < ti.lam@vancouver.ca>

**Cc:** Zink, Megan < <a href="Megan.Zink@vancouver.ca">Megan.Zink@vancouver.ca</a>>; Ranjit Sidhu

<ranjit@trilliumprojects.com>; Coffey, Niall < Niall.Coffey@vancouver.ca>;

Wahi, Natasha < <u>Natasha.Wahi@vancouver.ca</u>>; Brendan Hornby

<bre>cbrendan@amcdevelopment.com>

**Subject:** [EXT] Re: <u>1405 E. 15th Ave [google.com]</u> Interim Tenant

Relocation Plan

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.

Hi Ti.

Thank you for this email and for the clarifications. Documents have been uploaded to Sharepoint as well as attached to this email.

Regarding the issuance of demolition permits prior to the full DP/BP being issued on the project, we are well advanced in our application on this project with rezoning enacted and the final clearance holds response being re-submitted today. We continue to work through the last remaining items on our BP application and expect the permit to be issued sometime in October.

The houses on the property have all been vacant as of August 1st, and have begun to become overrun by vagrants. We have both fenced and boarded up the properties, but unfortunately, this does little to deter those looking to break into them. The police have now been called several times s.22(1) (incident no: 22-122102) and I do not expect this to slow down. I have also included some pictures for reference. Given the location of the site across from a well-used park, I am thinking it would be best to limit the number of transient residents frequenting the vacant properties due to safety concerns. The houses

themselves are not in a leaseable condition nor will they be brought back up to that standard within the next two months prior to our permits being issued. Given the circumstances surrounding the ongoing public nuisance and police issue as well as the advanced nature of our application, I am hopeful that we will be able to have our permit issued in advance of the full DP/BP being issued. This project is looking to deliver 81 new secured market rental homes and issuing the demo permit in advance of DP/BP being issued would save the project from being unnecessarily delayed an additional 2 months while we knock off our last remaining conditions.

If you are available to discuss the above so that we may try to find a solution here that would be greatly appreciated.

Sincerely,

Kiegan Scharnberg 604-809-2967

On Wed, 10 Aug 2022 at 15:50, Lam, Ti < ti.lam@vancouver.ca> wrote:

Hi Kiegan,

Thanks for your email.

For the City of Vancouver, whenever there is existing rental units on site like this application, there is a linked permit review process in place. This means that no permits will be issued until the DP, BP to construct and demo permit (BP to demolish) have all been reviewed and are ready for issuance.

Timing wise for permit submission, once an applicant receives their Prior To letter for the DP, it is reasonable to submit the BP to construct. When the BP to construct is in a good place, applicant team would submit for the demo permit (BP to demolish).

In regards to your specific questions:

1. The <u>statutory declaration</u> would have ALL notices as memorandums, including the letter to eligible tenants signed by said tenants. The notification letter would have been to all tenants. In addition, a copy of subsequent communications with tenants would also be added as

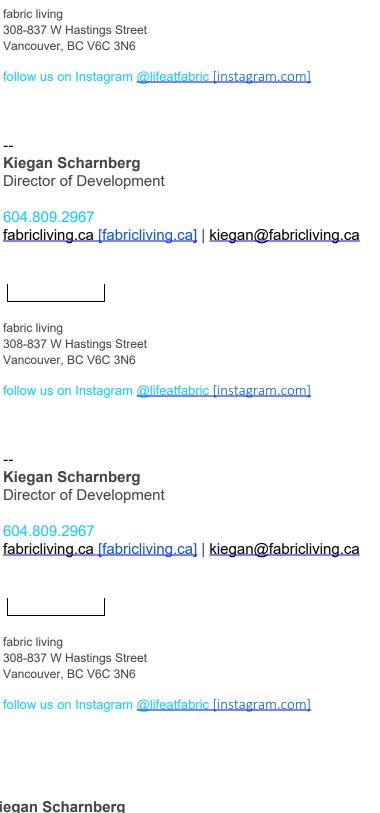
additional memorandums. 2. As described above, the demolition permit will not be issued until other permits (DP, BP to construct) have been reviewed and are issuable. In general, for the housing hold, the interim tenant relocation report is reviewed and signed off close to when the Demo permit is to be issued. Depending on the time lapsed between when the Demo permit was initially submitted to when the demo permit is issuable, an updated interim report may be required to complete Housing review. Please use the Sharepoint site to upload the Interim Tenant Relocation Report, along with proof of compensation payment for tenants who have already moved out. Natasha (cc'd) can provide assistance if you have trouble accessing the sharepoint site. Let me know if you have further questions. Thanks. Τi **From:** Kiegan Scharnberg < kiegan@fabricliving.ca> **Sent:** Wednesday, July 27, 2022 10:49 AM **To:** Lam, Ti < ti.lam@vancouver.ca> Cc: Zink, Megan < Megan.Zink@vancouver.ca >; Ranjit Sidhu <ranjit@trilliumprojects.com>; Coffey, Niall < Niall.Coffey@vancouver.ca> Subject: [EXT] Re: 1405 E. 15th Ave [google.com] Interim Tenant Relocation Plan 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. Good morning Ti, Are you available for a conversation on this project today? I am trying to get clarity on the items required from housing on the following: 1. Release the hold from our final clearance letter. I see a stat dec was is required regarding the offers that the eligible tenants on site received, as well as the initial notice of redevelopment that was sent to them in 2020. Can you please confirm that this is

only requried for eligible tenants?  2. The houses will be vacant as of August 2nd, so just looking to confirm what is required from housing to remove the hold on our demolition permit.  Thanks,
Kiegan
On Mon, 25 Jul 2022 at 12:02, Kiegan Scharnberg <a href="kiegan@fabricliving.ca">kiegan@fabricliving.ca</a> wrote:  Hi Ti,  Hope that you are doing well. We are working towards having our demolition permits issued on the above-referenced property and I understand that the Housing review of our interim Tenant Relocation Plan is still one of the outstanding review groups. All of the houses on the property are vacant as of August 1st this
coming week. The interim TRP as well as the mutual agreements to end tenancy for the last remaining tenants reflect this. Please let me know if you have any questions.
Sincerely,
Kiegan Scharnberg Director of Development
604.809.2967 fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
[google.com]
fabric living 308-837 W Hastings Street [google.com] Vancouver, BC V6C 3N6 [google.com]
follow us on Instagram @lifeatfabric [instagram.com]
Kiegan Scharnberg Director of Development
604.809.2967 fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca

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	follow us on Instagram @lifeatfabric [instagram.com]
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Dire	egan Scharnberg ector of Development  1.809.2967 ricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
308 [go	ic living -837 W Hastings Street [google.com] ogle.com] couver, BC V6C 3N6 [google.com]
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Kiegan Scharnberg Director of Development  604.809.2967 fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
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follow us on Instagram @lifeatfabric [instagram.com]  [google.com]

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	Kiegan Scharnberg Director of Development
	604.809.2967 fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
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	follow us on Instagram @lifeatfabric [instagram.com]
	iegan Scharnberg birector of Development
	04.809.2967 abricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
1	



**Kiegan Scharnberg** 

Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]







From: <u>Lam, Ti</u>

To: <u>Kiegan Scharnberg</u>
Cc: <u>Coffey, Niall</u>

Subject: RE: [EXT] Re: [EXT] Re: [EXT] 1405 E 15th Ave Tenant Relocation Plan

**Date:** Monday, February 14, 2022 6:18:00 PM

Hi Kiegan,

Yes, TRP requirements will need to be met throughout the development process.

Once TRP requirements are triggered (i.e. presence of eligible tenants on a development site), the TRPP requirements are for the remainder of the development process.

To meet these requirements, the City does not prohibit the use of mutual agreement to end tenancy. That said, mutual agreement to end tenancy <u>does not</u> replace the required TRP, rather it is accepted as a method of meeting the requirements outlined in the TRP.

#### Thanks

Ti

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

Sent: Monday, February 14, 2022 4:45 PM

To: Lam, Ti <ti.lam@vancouver.ca>

**Cc:** Coffey, Niall < Niall.Coffey@vancouver.ca>

**Subject:** [EXT] Re: [EXT] 1405 E 15th Ave Tenant Relocation Plan

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.

Thanks Ti.

So if the property is vacant prior to enactment or DP approval we would still be required to complete a TRP?

Thanks.

Kiegan

On Mon, 14 Feb 2022 at 13:49, Lam, Ti < ti.lam@vancouver.ca > wrote:

Hi Kiegan,

Thanks for clarifying. Subbing in TRP for your original question: "if an agreement is reached with the eligible tenant on this property to vacate early and they sign a mutual agreement to end tenancy then this negates the requirement for us to complete the TRP. Is that correct?"

The answer is no, that's not correct. A mutual agreement to end tenancy does not negate requirements under the City's Tenant Relocation and Protection Policy. The TRPP outlines the requirements at various stages in the development process. The use of a mutual agreement to

end tenancy would be mentioned in the reports that are required at Demo (Interim Tenant Relocation Report) and Occupancy permit (Final Tenant Relocation Report).

Thanks,

Ti

Useful TRPP related links:

Renter Relocation Resources for Owners/Applicants - <a href="https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx">https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx</a>

Policy - <a href="https://guidelines.vancouver.ca/policy-tenant-relocation-protection-for-rezonings.pdf">https://guidelines.vancouver.ca/policy-tenant-relocation-protection-policy-process and Requirements - <a href="https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-process-and-requirements.pdf">https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-process-and-requirements.pdf</a>

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Monday, February 14, 2022 12:06 PM

To: Lam, Ti < ti.lam@vancouver.ca>

**Cc:** Coffey, Niall < <u>Niall.Coffey@vancouver.ca</u>>

**Subject:** [EXT] Re: [EXT] 1405 E 15th Ave Tenant Relocation Plan

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.

Thanks Ti,

I was referring to the TRP, just got my acronyms mixed up.

Kiegan

On Mon, 14 Feb 2022 at 11:34, Lam, Ti < ti.lam@vancouver.ca > wrote:

Hi Kiegan,

Thanks for your email.

I've cc'd Niall to help answer process questions.

My role as housing planner is limited to housing matters. i.e. I am not able to speak to TDM requirements.

• The Tenant Relocation and Protection Policy (TRPP) does not restrict the use of Mutual Agreements to End Tenancies. What it does ask is that the tenant is given both options clearly laid out.

• City staff do check that the final amount of compensation provided to eligible tenants' meets (or exceeds) minimum requirements outlined in the TRPP (i.e. financial compensation/moving expense/ special circumstances).
Thanks,
From: Kiegan Scharnberg < kiegan@fabricliving.ca>
Sent: Wednesday, February 9, 2022 9:49 AM  To: Lam, Ti < ti.lam@vancouver.ca >
Subject: [EXT] 1405 E 15th Ave Tenant Relocation Plan
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.
Hi Ti,
Hope you are doing well. I forgot to ask yesterday, but if an agreement is reached with the eligible tenant on this property to vacate early and they sign a mutual agreement to end tenancy then this negates the requirement for us to complete the TDM. Is that correct?
Thanks,
Kiegan Scharnberg Director of Development
604.809.2967 fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6
follow us on Instagram @lifeatfabric [instagram.com]

**Kiegan Scharnberg**Director of Development

# follow us on Instagram.com] olifeatfabric [instagram.com] Vancouver, BC V6C 3N6 308-837 W Hastings Street fabric living fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca 7962.908.409

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca 7962.908.409

Vancouver, BC V6C 3N6 308-837 W Hastings Street fabric living

Director of Development Kiegan Scharnberg

follow us on Instagram @lifeatfabric [instagram.com]

From: Brooker, Emily
To: Kiegan Scharnberg

Cc: Patterson, Samantha (Planning); Cooper, Ann

Subject: RE: [EXT] Re: [EX

**Date:** Friday, August 12, 2022 9:21:16 AM

Attachments: <u>image001.png</u>

Great, thankyou Kiegan.

Emily,

#### Emily Brooker, MRTPI, MA | Planner | Housing Policy & Regulation (she/her)

Planning, Urban Design & Sustainability | City of Vancouver Unceded Homelands of Musqueam, Squamish and Tsleil-Waututh Nations

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

Sent: Thursday, August 11, 2022 5:58 PM

**To:** Brooker, Emily <Emily.Brooker@vancouver.ca>

**Cc:** Patterson, Samantha (Planning) <Samantha.Patterson2@vancouver.ca>; Cooper, Ann

<ann.cooper@vancouver.ca>

Subject: [EXT] Re: [EXT] R

HWY

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Hi Emily,

Please see attached.

Thanks,

Kiegan

On Tue, 9 Aug 2022 at 09:46, Brooker, Emily < Emily. Brooker@vancouver.ca > wrote:

Hi Kiegan,

Thankyou for confirming that. For our records, please could you complete one renter screening form for the site, confirming there is neither primary nor secondary rental on the site.

Please leave section 1a blank, then complete 1b (using 0 for both primary and secondary rental), and complete section 1c.

Once received, we can save this on file confirming there are no rental units on site and the TRPP does not apply.

Thankyou,

#### Emily

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

Sent: Tuesday, August 9, 2022 8:46 AM

**To:** Brooker, Emily < <a href="mailto:Emily.Brooker@vancouver.ca">Emily.Brooker@vancouver.ca</a>>

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann

<ann.cooper@vancouver.ca>

Subject: [EXT] Re: [EXT] R

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Hi Emily,

Thank you for the clarification. None of the units have been rented. All have been owner-occupied for many years. Thank you for the clarification.

Kiegan

On Tue, 9 Aug 2022 at 08:43, Brooker, Emily < <u>Emily.Brooker@vancouver.ca</u>> wrote:

Hi Kiegan,

We consider a rental housing unit to be "a dwelling unit, housekeeping unit, or sleeping unit on a site that is:

- Currently being rented by a tenant for 30 days or more; or
- Has previously been rented by a tenant for 30 days or more in the 3 years preceding the date

of the rezoning application or the development permit application (if made under existing zoning)"

Although currently untenanted, have there been tenants residing in the units per the definition above? If yes, the units are secondary rental and the form should be completed.

Thankyou, Emily

Emily Brooker, MRTPI, MA | Planner | Housing Policy & Regulation (she/her)

Planning, Urban Design & Sustainability | City of Vancouver Unceded Homelands of Musqueam, Squamish and Tsleil-Waututh Nation

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Monday, August 8, 2022 4:44 PM

**To:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>

**Cc:** Brooker, Emily <<u>Emily.Brooker@vancouver.ca</u>>; Cooper, Ann <<u>ann.cooper@vancouver.ca</u>>

Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] North Grandview HWY

**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.

Hi Samantha,

Just want to confirm the below in green.

Thanks,

Kiegan

On Wed, 3 Aug 2022 at 15:42, Patterson, Samantha (Planning) < Samantha. Patterson 2@vancouver.ca> wrote:

Hi Kiegan,

I hope you had a nice long weekend. Please find below a couple of follow up questions/requests for 2400 North Grandview Hwy from our housing group: Please re-submit one Renter Screening Form for the entire proposed site (all parcels on one form) listing each residential address, noting if the unit is empty, occupied by past owners, or occupied by renters.

Please select secondary rental housing when completing the new form. (FYI - Rented single family homes are considered secondary rental.) If I read your email correctly, rented houses are considered secondary rental. None of these homes are tenanted nor will they be prior to construction. That would mean they are not secondary rental, correct?

Section 1C was previously left blank, it is required to be completed.

For your convenience I have included the link to the form again. On the website please click on the first link in the drop down menu 'forms, checklists, and example documents': <a href="https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx">https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx</a>

Thanks!

Samantha Patterson | Development Planner II Planning, Urban Design and Sustainability | City of Vancouver t. 604.873.7811 | e. samantha.patterson2@vancouver.ca

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



**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Thursday, July 7, 2022 4:15 PM

**To:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>> **Subject:** [EXT] Re: [EXT] Re: [EXT] Re: [EXT] North Grandview HWY

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Hi Samantha,

Please see attached for rental screening forms. The forms do not appear to allow me to select RM-12N for zoning? All homes have and are currently owner-occupied but will be vacant no later than Oct. 31st. None of the owners are "tenants" as we have delayed possession agreements with them.

Thanks,

Kiegan

On Wed, 29 Jun 2022 at 14:23, Patterson, Samantha (Planning) < Samantha. Patterson 2@vancouver.ca> wrote:

Kiegan,

Please submit a Renter Screening form listing each residential address, and noting if the unit is empty, occupied by past owners, or occupied by renters.

Please refer to the following website and click on the first link in the drop down menu 'forms, checklists, and example documents':

https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx

Thanks. Samantha

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Tuesday, June 14, 2022 10:16 AM

**To:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>

Subject: [EXT] Re: [EXT] Re: [EXT] North Grandview HWY

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attachments unless you were expecting the email and know the content is safe.

Sorry,

Forgot to add. No renters on this site. And we don't have a landscape plan yet. Just getting started on that.

On Tue, 14 Jun 2022 at 09:40, Patterson, Samantha (Planning) < Samantha. Patterson 2@vancouver.ca > wrote:

Hi Kiegan,

Based on the information provided at the June 10<sup>th</sup> meeting, from an urban design perspective the building arrangement, height, and massing is generally in alignment with intent of the zone and would be supportable pending a more detailed review.

When submitting the development permit, please provide a written rationale for the shaping of the massing at the lane.

Regarding building width, pending meeting the livability requirements for the units, reduce the building width at Kamloops street <u>as possible</u>. Widths over 100ft. will require a rationale to be supportable. Reducing the apparent building width through the use of transparency and corner balconies or opening up the courtyard to Kamloops Street at the corner adjacent the lane is encouraged.

Provision of at grade street facing entries along Kamloops Street and outdoor patios to further animate and provide scale and interest at the lane is encouraged.

Can you please advise if you have any renters on this site? Is there a landscape plan and/or arborists' report?

#### Regards

Samantha Patterson | Development Planner II Planning, Urban Design and Sustainability | City of Vancouver t. 604.873.7811 | e. samantha.patterson2@vancouver.ca

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



**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Tuesday, June 14, 2022 9:22 AM

**To:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>

**Cc:** Linehan, Marie < <u>marie.linehan@vancouver.ca</u>>; Timor < <u>timory@integra-arch.com</u>>;

Steve Watt < stevew@integra-arch.com >

Subject: [EXT] Re: [EXT] Re: [EXT] North Grandview HWY

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.

Hi Samantha,

Hope that you had a great weekend. Just wanted to check in and see if you had a chance to sit down and discuss the lane elevation on the project with Marie the other day?

Thanks,

Kiegan

On Fri, 10 Jun 2022 at 08:45, Kiegan Scharnberg < kiegan@fabricliving.ca> wrote: Good morning Samantha,

In advance of our call this morning, please see attached for a revised site plan as well as some preliminary renderings. Some key highlights and discussion points below:

- The site is designed with predominantly family housing with 33 of the 38 units being proposed having 2 bedrooms or greater.
- We have done our best to address the blank wall condition on the NE corner of the property per the renderings attached. We looked at having a stair here, but unfortunately, it didn't work out. We decided to place the emphasis on the entryway to the site at the SE corner of the property
- Buildings 4 & 5 are slightly over the maximum length permitted under the RM-12N zoning bylaw. We have dealt with this through building articulation per the attached renderings. These are still in the process of being developed, but they give you an idea of the direction we are heading.
- All of the buildings on site comply with the height regulations in the RM-12N zoning bylaw. Due to the grade on site, part of the parkade sits above grade. This area within the parkade will actually be a large gym amenity and we have dealt with the above-grade portion with landscaping and windows into the gym to allow for natural light
- Courtyard areas will both be accessible with a number of the units remaining visitable.

Look forward to discussing with you this morning.

Cheers,

Kiegan

On Wed, 23 Mar 2022 at 14:52, Patterson, Samantha (Planning) < Samantha.Patterson2@vancouver.ca> wrote:

Kiegan,

Just to clarify, regarding setting back the upper stacked units massing at building 4, this may be an option for the 2 central units facing the central courtyard only.

Thanks.
Samantha

**From:** Patterson, Samantha (Planning) **Sent:** Wednesday, March 23, 2022 2:42 PM

To: 'Kiegan Scharnberg' < kiegan@fabricliving.ca > Cc: Linehan, Marie < marie.linehan@vancouver.ca > Subject: RE: [EXT] Re: [EXT] North Grandview HWY

Kiegan,

DOP is able to relax the building width pending a sound rationale and design development. In this case, I understand you have looked at the context along Kamloops Street and are trying to accommodate more units for families with the intent to develop the entire block as a cohesive community which makes sense from a planning perspective. Looking at building 4, it is approximately 97 ft. and this allows for 1 more set of 2 stacked THs and would accommodate 1 additional family. The length can be mitigated by shifts in massing to the upper units is subject to review of architectural expression.

Consider shifting building 4 south to provide stairs to the upper stacked corner units so they better address Kamloops Street. This would improve the blank wall condition. Shifting the building south may also allow an opportunity to set back the massing at stacked units to lessen the impact of the overall building width.

The courtyard should remain 24 ft. minimum or 30 ft. at courtyard stairs are required for access to upper townhouse units. As you know, if this cannot be achieved, a rationale will be required.

This review has been cursory and high level and really to address the question of building width. A more fulsome review can be undertaken.

Please let me know if this is urgently needed and I can involve senior staff by taking it as an enquiry to DOP tomorrow.

Thank you, Samantha **From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

Sent: Wednesday, March 23, 2022 8:56 AM

**To:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>

**Cc:** Linehan, Marie < <u>marie.linehan@vancouver.ca</u>> **Subject:** [EXT] Re: [EXT] North Grandview HWY

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Good morning Samantha,

If you are going to be going to DOP, I thought I would outline a couple of other items relating to the site:

- This plan contemplates the parkade sitting largely above ground. This is due the soil, groundwater conditions, and grading on site. You will see there is several steps in the slab to keep us within the height envelope while still meeting the grade.
- The buildings in their current configuration allow us to maximize the courtyard depth
- 35 of the 38 Units on-site are family units
- All units on site will be provided with ample outdoor space, both private and communal given the opportunities for generous courtyard amenity on this site.
- The project will offer a secured underground amenity (gym/dog wash)
- The application will provide full setbacks around the site perimeter for rainwater infiltration.
- Building 4 Could technically be broken into 2 buildings, but it has been combined as one and pulled to the North PL to allow for this entryway into the project to become a focal point on the corner of Kamloops and N. Grandview Final design TBD
- Building length relaxations would be requested for:
  - **Building 3:** Increase by 1.3M due to slab step between Building 2 & 3, otherwise there would be 3 buildings along the lane.
  - **Building 4:** Increase building length by 3.4M to allow for space to create a focal point entry on the SE corner of the site
  - **Building 5:** Increase by 1.43M to allow for consistent streetscape along N. Grandview HWY.
- Landscape screening will be provided along the lane wherever there is exposed parkade walls.

Again, I would like to reiterate that the exterior architecture design indicated on the height envelope diagrams has not yet been fully developed. The intention is to provide an interesting streetscape and unit design utilizing high-quality materials. Left you a message this morning, give me a call if you are available today.

Cheers,

Kiegan 604-809-2967

On Tue, 22 Mar 2022 at 20:44, Patterson, Samantha (Planning) < Samantha. Patterson 2@vancouver.ca> wrote:

Hi Kiegan,

I can look take your enquiry to DOP Thursday. **s.22(1)** so it will be me asking senior staff at the meeting but that would give you a firm answer later on Thursday.

I will preview your proposal tomorrow.

Regards, Samantha

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Tuesday, March 22, 2022 6:03 PM

**To:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>

**Cc:** Linehan, Marie < <u>marie.linehan@vancouver.ca</u>>

Subject: [EXT] North Grandview HWY

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Hi Samantha,

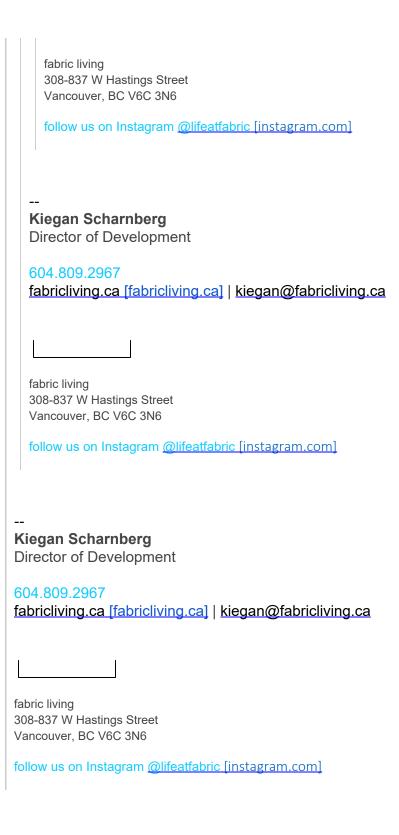
Hope that you are doing well. We have now contracted to purchase the remaining two lots on North Grandview to include all of the properties down to Kamloops Street. The attached concept looks to deliver a mainly family-oriented project with only 3 of the proposed 38 units being designed as one-bedrooms. Do you and Marie have time for a quick call to discuss the attached layout this week?

My main question is regarding building length on buildings 3,4,5. These buildings are currently slightly over length in order to help with the massing along North Grandview. We would like to understand if staff would support a relaxation to the length on these buildings given the family-oriented nature of the project? Please note, the exterior facades on this study are simply placeholders and this phase of the development will likely incorporate higher-end finishes such as brick given these homes are in a premium location off of Nanaimo Street.

We have condition removal coming up shortly so it would be greatly

	appreciated if you were able to find the time this week.
	Cheers,
	Kiegan Scharnberg Director of Development
	604.809.2967 fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
	fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6
	follow us on Instagram @lifeatfabric [instagram.com]
	Kiegan Scharnberg Director of Development  604.809.2967  fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
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	follow us on Instagram @lifeatfabric [instagram.com]
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	4.809.2967 oricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
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Dir 604 fab fabr 308 Van	4.809.2967  pricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca  ric living -837 W Hastings Street acouver, BC V6C 3N6  ow us on Instagram @lifeatfabric [instagram.com]
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Kiegan Scharnberg
Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]

From: <u>Lam, Ti</u>

To: <u>Kiegan Scharnberg</u>
Cc: <u>Coffey, Niall</u>

 Subject:
 RE: [EXT] Re: [EXT] Re: 1405 E 15th TRP

 Date:
 Thursday, February 24, 2022 4:43:10 PM

Hi Kiegan,

Oh dear, I am in a meeting at that proposed time.

#### Would next Tuesday between 10:30 – 12 or 2-3 work?

There is no standard requirement for documentation. We recommend that correspondence with tenants are stored properly. Also, we encourage that regular updates are provided to the tenant on the development progress of the project. Some applicants choose a fixed time period , for example every 6 months. (i.e. The update may be, we're still working on the DP permit and to remind the applicant you are there to help with finding alternate accommodation, if needed.)

The Housing PTR condition for the tenant relocation requirements at DP is the notarized declaration. Please send a draft over so I can review before you go out to the public notary. Here is a sample to build off of - https://vancouver.ca/files/cov/notarized-declaration-template.pdf

#### **Thanks**

Ti

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

Sent: Thursday, February 24, 2022 4:29 PM

To: Lam, Ti <ti.lam@vancouver.ca>

**Cc:** Coffey, Niall < Niall.Coffey@vancouver.ca> **Subject:** [EXT] Re: [EXT] Re: 1405 E 15th TRP

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Hi Ti,

Unfortunately, I cannot do 10:30. Can you do 11:30?

My question is a bit more general, now that we are in the PTR phase of the project, just want to understand how I should be documenting things for staff & if there is any particular protocol for meetings with the tenant.

Thanks!

Kiegan

On Thu, 24 Feb 2022 at 16:22, Lam, Ti < ti.lam@vancouver.ca > wrote:

H	li Kiegan,
T	hanks for your email. Would tomorrow morning at 10:30 work for you?
	Did you have some specific questions?
1	hanks ï
S 1 ( ) S	rom: Kiegan Scharnberg < kiegan@fabricliving.ca > ent: Wednesday, February 23, 2022 8:52 AM  o: Lam, Ti < ti.lam@vancouver.ca > c: Coffey, Niall < Niall.Coffey@vancouver.ca > ubject: [EXT] Re: 1405 E 15th TRP  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.
ľ	Morning Ti,
I	Do you have some time for a call today?
	Thanks,
	Kiegan
	On Tue, 22 Feb 2022 at 11:18, Kiegan Scharnberg < kiegan@fabricliving.ca> wrote:  Hi Ti,  As we are now working through our prior to response on this project, I want to make sure we are communicating the next steps of the TRP correctly with the eligible tenant. Are
	you available for a call later today?
	Thanks,
	Kiegan Scharnberg Director of Development
	604.809.2967  fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca

fabric living
308-837 W Hastings Street
Vancouver, BC V6C 3N6

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--Kiegan Scharnberg
Director of Development

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Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]

Kiegan Scharnberg

Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]

From: Cooper, Ann
To: Kiegan Scharnberg

Cc: Rautenberg, Joyce; Clarke, Angele; Patterson, Samantha (Planning)

Subject: RE: [EXT] Re: 2810-2870 Nanaimo St. TRP documents

Date: Wednesday, March 9, 2022 4:04:23 PM

Attachments: <u>image001.png</u>

image002.png image003.png image004.png image005.png

HI Kiegan

I am free for until 5 now or tomorrow morning. Both times work for me.

Thanks

Ann

604-829-9540

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Wednesday, March 9, 2022 3:33 PM **To:** Cooper, Ann <ann.cooper@vancouver.ca>

**Cc:** Rautenberg, Joyce <Joyce.Rautenberg@vancouver.ca>; Clarke, Angele

<angele.clarke@vancouver.ca>; Patterson, Samantha (Planning)

<Samantha.Patterson2@vancouver.ca>

Subject: [EXT] Re: 2810-2870 Nanaimo St. TRP documents

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.

Hi Ann.

Do you have some time for me to give you call this afternoon or tomorrow?

Thanks,

Kiegan

On Tue, 22 Feb 2022 at 17:08, Cooper, Ann <ann.cooper@vancouver.ca> wrote:

Hi Kiegan

Thanks for your email, and I'm glad to see that things are moving forward with this site and have the documentation previously discussed prepared.

In terms of immediate next steps:

1. Please complete and submit the attached TRP Privacy Agreement

- 2. Please review and modify the notification letter for tenants and then send it back for Joyce or I to review
- 3. Once approved, letters are sent to the tenants along with the attached fact sheet regarding market rental in Vancouver

After a development application is received, eligibility letters can be sent to the tenants. While we know that the tenants will be eligible for TRP compensation, we do not send out the letter until we have an application date. The process for the eligibility letters is the same; we will provide a template that you will modify; return to us, and once approved, you can sent to the tenants.

Thanks again, and looking forward to continuing work on this file.

Ann

604-829-9540

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

Sent: Sunday, February 20, 2022 4:35 PM

**To:** Clarke, Angele <angele.clarke@vancouver.ca>

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann < <u>ann.cooper@vancouver.ca</u>>; Rautenberg, Joyce < <u>Joyce.Rautenberg@vancouver.ca</u>>

**Subject:** [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Good afternoon Joyce,

I just wanted to follow up on this email regarding this project as I don't believe I ever received any communication on the TRPP for this project. We are working on finalizing our development permit for submission and would like to engage the tenants over the coming weeks to complete the required information and notify them of the application timing/process. Are you available for a call Tuesday?

Thanks,

Kiegan

On Tue, 19 Oct 2021 at 13:12, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote:

Hi Kiegan,

Thanks for letting me know- so in either case though, the date when we receive the first application (RZ, or DP) is the trigger date we measure eligibility from. So for you because it's a straight DP, the trigger is the DP application date.

I'm assigning Joyce (copied) as your housing planner. Joyce this is a straight DP strata project, with TRP. The application will come in next month or later, and so all tenants (see attached) will be eligible under the TRPP. I haven't given Kiegan the details yet on next steps for the TRPP- so over to you for that! Could you please also add this project into our tracker?

Thanks.

Angele

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

Sent: Monday, October 18, 2021 6:33 PM

To: Clarke, Angele <angele.clarke@vancouver.ca>

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann

<ann.cooper@vancouver.ca>

Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-

Application

**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.

Hi Angele,

Please see attached. Not sure if it makes a difference, but this project is a DP project, not rezoning.

Kiegan

On Fri, 15 Oct 2021 at 13:24, Clarke, Angele < angele.clarke@vancouver.ca > wrote:

Hi Kiegan,

Okay great- so we can assume all of the tenants living at 2870 Nananimo Street will be eligible. Can you please provide the screening form with information about the other 2 houses?

Once I have that I'll assign I housing planner, and they can give you all of the information about next steps to be taken after the RZ application and submitted and before the project goes for public notification.

Best.

Angele

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Friday, October 15, 2021 11:34 AM

**To:** Clarke, Angele <angele.clarke@vancouver.ca>

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann

<ann.cooper@vancouver.ca>

Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-

Application

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.

Angele,

We will be submitting our DP post Nov. 1st. Can you please let me know which doc's I need to distribute to the tenants?

Thanks,

Kiegan

On Fri, 15 Oct 2021 at 10:33, Clarke, Angele < angele.clarke@vancouver.ca > wrote:

November 1<sup>st</sup>. So because the tenants started their tenancy before the property was transferred, they are eligible if their tenancy started 1 year or more from the date of application.

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Friday, October 15, 2021 10:31 AM

**To:** Clarke, Angele < angele.clarke@vancouver.ca >

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann

<ann.cooper@vancouver.ca>

Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Thanks Angele,

What would be the cut off date for application and having the TRP apply?

Kiegan

On Fri, 15 Oct 2021 at 10:29, Clarke, Angele < angele.clarke@vancouver.ca > wrote:

Hi Kiegan,

Thanks for sending an updated copy.

I will also need the form to include the information about the other 2 properties. Even if they are empty or occupied by previous, I'll need that for my records.

s.22(1)

Best.

Angele

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

Sent: Tuesday, October 12, 2021 5:40 PM

**To:** Clarke, Angele <angele.clarke@vancouver.ca>

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper,

Ann <ann.cooper@vancouver.ca>

**Subject:** [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Angele,

Please see updated renter screening form. I apologize as I meant 2020 vs. 2021 for the start dates. Also, the basement suite was Sept, not April.

Kiegan

On Tue, 12 Oct 2021 at 09:44, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote:

Hi Kiegan,

To confirm- two of the tenants are new, and just starting tenancies on November  $1^{st}$  this year?

I have copied in my colleague Ann Cooper, who will share with you the communications that you will need to send the tenants to let them know they are not eligible under the TRP Policy.

Samantha- you can keep Ann assigned as housing planner on this project moving forward, but there won't be much to do re: housing after this first communication out to the tenants.

Thanks,

Angele

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

Sent: Saturday, October 9, 2021 1:43 PM

**To:** Clarke, Angele < angele.clarke@vancouver.ca >

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>

**Subject:** [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Apologies,

Forgot to attach.

Kiegan

On Sat, 9 Oct 2021 at 13:42, Kiegan Scharnberg < kiegan@fabricliving.ca> wrote:

Thanks Angele,

Please see attached for the renter screening form. Also, this application will be straight to DP, so I do not believe a public info session will be required.

Thanks,

Kiegan

On Wed, 6 Oct 2021 at 14:19, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote:

Hi Kiegan,

My name is Angele Clarke, and I'm a housing planner in the City Planning department. I think actually we maybe met on a different project.. your name is familiar! ©

I wanted to reach out to let you know a bit more about the City TRPP Policy: <a href="https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf">https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf</a>. As your site does involve the consolidation of 2+ single family lots, the policy applies. So at this first step, what I require is the Renter Screening Form to be filled out to check to see if there are any eligible tenants. The form called "Renter Screening for Rezoning enquiry..." is the first one under the drop 'forms, check lists and example documents' here: <a href="https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx">https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx</a>

So after you send back the form and I check it, I'll let you know about next steps.

You are welcome to submit your RZ application before- but just know until we do the check and subsequent tenant notification (we have specific communications out we will require- and this depends on eligibility) before there can be public notification.

Thanks,

Angele

**From:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>

**Sent:** Friday, October 01, 2021 12:14 PM

**To:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>> **Cc:** Lam, Ti < <u>ti.lam@vancouver.ca</u>>; Linehan, Marie

<marie.linehan@vancouver.ca>

Subject: RE: [EXT] 2800 BLK Nanaimo Street Pre-Application

Hi Kiegan,

Unless you have submitted the Development Permit application, it would be me who is overseeing the process. If you don't mind, I will let you know on Monday who we can request review the housing component. I just prefer to discuss with senior staff to ensure I am giving you the correct information and/or contact.

Thanks, Samantha

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Thursday, September 30, 2021 7:30 AM

**To:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>

Cc: Lam, Ti <ti.lam@vancouver.ca>

**Subject:** [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Hi Samantha,

Hope that you are doing will. There are several tenants on site at 2870 Nanaimo Street that are going to require us to put together a TRP on this project. The tenants are aware of the development and I would like to provide them contact information for our project coordinator at the city. Can you please let me know who this will be?

Thanks.

--

### Kiegan Scharnberg

**Director of Development** 

#### 604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

# fabric

fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

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Director of Development

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Director of Development

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follow us on Instagram @lifeatfabric [instagram.com]
 <b>Kiegan Scharnberg</b> Director of Development
604.809.2967 fabricliving.ca [fabricliving.ca]   kiegan@fabricliving.ca
fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

follow us on Instagram @lifeatfabric [instagram.com]

From: Boyle, Christine

To: "Jordan MacDonald"

Subject: RE: [EXT] URGENT - Broadway Plan - Need to reduce site frontage to 100 feet

**Date:** Wednesday, May 18, 2022 4:47:00 PM

Thanks Jordan. I found this super interesting and helpful to read, and appreciate you taking the time to send it,

Christine

#### Councillor Christine Boyle (she/her)

<u>twitter</u> | <u>facebook</u> | <u>e-newsletter</u>

CITY OF VANCOUVER phone 604-873-7242 email <u>CLRboyle@vancouver.ca</u> address 453 W 12 Ave Vancouver, BC V5Y 1V4

From: Jordan MacDonald < jordan@fabricliving.ca>

**Sent:** Wednesday, May 18, 2022 12:37 PM **To:** Jordan MacDonald <jordan@fabricliving.ca>

Subject: [EXT] URGENT - Broadway Plan - Need to reduce site frontage to 100 feet

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 & Council,

We sincerely appreciate your attention to this urgent matter.

First off we are supportive of the Broadway Plan and delivering more affordable rental density to the area.

That being said, I am sending an email to highlight a material concern about the Broadway Plan that is going in front of Council this evening.

In the most recent draft of the plan the site frontage requirement increased from 100 ft to a minimum of 150 ft. This minor tweak in policy will generate two major negative and unintended results:

- 1. A significant reduction in the amount of rental housing that will be constructed in the Broadway Plan;
- 2. Focus developers on acquiring and redeveloping existing more affordable rental apartment buildings therein displacing thousands of renters that currently benefit from affordable rent;

Our preference as a development community is **NOT** to target existing rental apartment

properties for redevelopment as it disrupts communities by displacing renters. Our preference is to target the unaffordable housing stock that is owner occupied ie: aging single family homes and duplex properties; the vast majority of these homes are situated on 33 ft wide lots. These properties are typically owner occupied and the owners are happy to sell and relocate as they are incentivized to do so. We as the developer are happy to pay the landowner the land lift associated with more density and everybody benefits as existing tenants in affordable rentals do not need to be displaced. Lastly, the City benefits from: 1. less disruption in the community 2. preservation of affordable rental stock and 3. introduction of new affordable rental stock in a timely manner. WIN WIN WIN.

The 150 ft frontage requirement is extremely difficult for developers to achieve when assembling typical Vancouver 33 ft lots especially when there are often duplex properties mixed throughout these land assemblies. This would mean that an assembly of 5 - 10 different owners would be required to achieve the 150 ft frontage requirement. This is extremely challenging to get 5 - 10 owners on side to sell. The less properties required for assembly the **exponentially** higher chance we as developers have of assembling the land and delivering the rental housing the city so direly needs.

Considering that the 150 ft frontage requirement would create significant complexities associated with assembling 5 - 10 properties with different owners, the development community will be forced to target existing rental apartment buildings (typically 150 ft + of site frontage) thereby displacing a significant amount of Vancouver's rental population. Not only do we morally prefer not to displace tenants, but we fear the political risk of displacing tenants and what that does for our reputation as developers. The combination of the aforementioned comments will result in significantly less rental housing being built and negligent displacement of a large contingent of the Broadway Plan renter population.

Our request is that the Mayor and Council pass a motion to reduce the frontage requirements from 150 ft down to 100 ft. This will give the development community a chance to focus our efforts on redeveloping the unaffordable aging owner occupied housing stock and focus less on redeveloping affordable apartment blocks, which causes displacement of tenants.

Sincerely,

Jordan MacDonald | Founder & CEO 604.240.8366 fabricliving.ca [fabricliving.ca] | @lifeatfabric [instagram.com] | jordan@fabricliving.ca From: Speaker Request

To: Speaker Request; jordan@fabricliving.ca

Subject: Re: Jordan MacDonald - Speaker request: May 18, 2022 - Standing Committee on Policy and Strategic Priorities

**Date:** Wednesday, May 18, 2022 9:54:27 AM

Hello,

Thank you for your request to speak by telephone to Item 1. Broadway Plan on **May** 18, 2022:

Meeting Type: Standing Committee on Policy and Strategic

**Priorities** 

Meeting Date: May 18, 2022

**Meeting Start Time:** 9:30 am

**Meeting Location:** By Telephone / Third Floor, City Hall

**Agenda Item:** 1. Broadway Plan

You are speaker #161.

A reminder email will be sent to you approximately 15-30 minutes prior to your estimated turn to speak.

It is difficult to determine precisely when Council will hear from speakers so staff can only provide an approximate time.

Please track the meeting progress and your turn to speak by watching the meeting live online via YouTube or @VanCityClerk Twitter account

Toll Free Phone Number: 1-833-353-8610

Participant Access Code: S.15(1)(I)

If you will be calling from a different number, please respond to this email and provide your alternate number, thank you.

Please note that you may also send your comments to Council at: <a href="https://vancouver.ca/your-government/contact-council.aspx">https://vancouver.ca/your-government/contact-council.aspx</a>. Link to the <a href="majernde">agenda</a> <a href="majernde">and minutes webpage</a>.

To remove your name from the speaker's list email <a href="mailto:speaker.request@vancouver.ca">speaker.request@vancouver.ca</a> or call 604.829.4272.

Preparing to attend the meeting by telephone

- Call in when you receive the reminder email to ensure that your phone connection is working.
- When you call in, you may be placed on hold and the line will be silent. Remain on hold until you are greeted by the Moderator.
- When the meeting is underway, you will be able to hear the proceedings.
- If you are calling in while the meeting is underway, you will be able to hear the
  discussion and other speakers but may not be greeted by the Moderator to
  reduce interruptions.
- Ensure that you are in quiet surrounding, able to mute the volume on TVs, music and the Council livestream, if you are following along.
- Do not use a speaker phone as it is preferred that you speak directly into the mouthpiece of the phone you are using, or if available, a headset.

# Your turn to speak

- You have up to 5 minutes to speak and may have questions from Council after you finish speaking.
- When it is your turn to speak, your name will be announced.
- You will be unmuted and you may proceed to speak to Mayor and Council by first stating your full name, whether you are in support or opposed to the report recommendations and whether you are a resident of Vancouver.
- If your call is dropped during your speaking time, please call again.
- At the end of your turn, you may hang up and continue <u>watching the meeting</u> <u>live online.</u>

Please visit the FAQs webpage by clicking <u>here</u> for more information about the speaker request process.

Kind Regards,

City Clerk's Office City of Vancouver

Email: <a href="mailto:speaker.request@vancouver.ca">speaker.request@vancouver.ca</a>

**From:** City Clerk's Office <noreply@alchemer.com>

**Sent:** Tuesday, May 17, 2022 8:47:30 PM

**To:** Speaker Request

Subject: Jordan MacDonald - Speaker request: May 18, 2022 - Standing Committee on Policy and

Strategic Priorities

**Meeting:** May 18, 2022 - Standing Committee on Policy and Strategic Priorities

**Agenda** 1. Broadway Plan: items: ▲ Support

3. Provision of Wireline Services:

**▲** Support

**Method of participation:** Phone

list:

Speaker's Yes, I agree to having my name included in the speaker's list\* that will be

made publicly available prior to the meeting where I have registered to

speak.

Name: Jordan MacDonald

Email: jordan@fabricliving.ca

**Phone:** 6042408366

Organization: fabric

Role: CEO

Vancouver resident:

From: Speaker Request
To: Speaker Request
Bcc: S.22(1)

S.22(1)

S.22(1)

S.22(1)

S.22(1)

S.22(1)

S.22(1)

S.22(1)

S.22(1)

Subject: SPEAKER UPDATE: Item 1. Broadway Plan (meeting reconvening on May 26 @ 3pm)
Date: Wednesday, May 25, 2022 5:02:00 PM

#### Hello,

The Standing Committee has recessed and will reconvene tomorrow, **Thursday, May 26, 2022, at 3pm (until 10pm)**, in order to continue hearing from speakers on **Item 1. Broadway Plan**, resuming with **speaker #92 (of 202)**.

Speaker Registration	Toll Free: 1.833.353.8610				
Participant Access Code	s.15(1)(I)				

Alternatively, you may also submit your Comments to Council at <a href="https://vancouver.ca/your-government/contact-council.aspx">https://vancouver.ca/your-government/contact-council.aspx</a>

To remove your name from the speaker's list, email <a href="mailto:speaker.request@vancouver.ca">speaker.request@vancouver.ca</a>

Thank you for your interest in speaking to Vancouver City Council.

City Clerk's Office City of Vancouver

speaker.request@vancouver.ca | 604-829-4272

Twitter: @VanCityClerk Twitter account [twitter.com]

From: <u>Kiegan Scharnberg</u>
To: <u>Land Survey</u>

Cc: Patterson, Samantha (Planning)

Subject: [EXT] Building Grade Application for 2810, 2838, 2870 Nanaimo St, BG-2021-00111

**Date:** Friday, August 6, 2021 9:58:46 AM

Attachments: <u>fabric logo grey 1.png</u>

BG-2021-00111 letter.pdf BG-2021-00111.pdf

zoning-by-law-district-schedule-rm-12n.pdf

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.

#### Good morning,

We received the attached building grades today for the above-referenced site in East Vancouver. It was quite surprising to have road dedication identified on 12th Avenue as they are not identified in the attached District Schedule, Design Guidelines, the Grandview Woodland Plan, nor was it identified by COV staff when our surveyor contacted them. This has a serious impact to the site given its already tight dimensions & will seriously impact the parkade, as well as the liveability of the unit plans. We would like to book a meeting to discuss ASAP.

Sincerely,

--

## Kiegan Scharnberg

**Director of Development** 

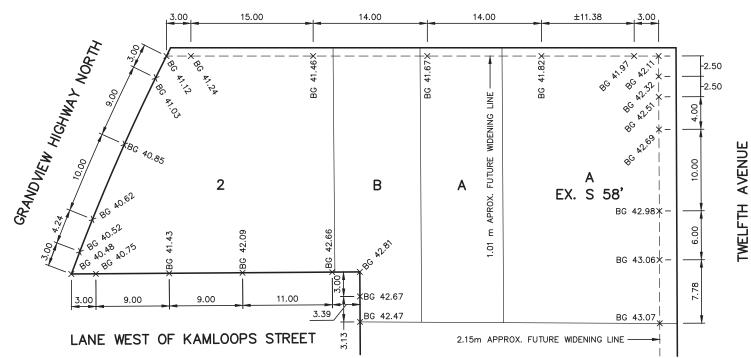
604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6





BENCH MARK: ELEVATION: 43.042 DESCRIPTION: SURVEY MONUMENT MARKED V-2817 AT THE NORTH EAST CORNER OF ELEVENTH AVENUE AND NANAIMO STREET. THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

ATTENTION

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED MARCH 31, 2005). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	СНК	I /	CITY	OF	VANCOUVER	ENGINEERING	SERVICES
								BUILDING GRAD	E ELEVATIONS	
					DATE:	2021-07-19	DESIGN: M.P.	FOR LOTS A, B	8 & 2, BLK. 8,	SCALE: 1:300
					DWG:		CHK: J.D.H.	D.L. THSL, PL	ANS VAP1187,	DWG. NO. BG-2021-00111
					REF: FILE 2021-00111.		1.	EPP81582 &	& BCP3371. City of Vano	SHEET 1 OF 1 REVISION: couver - FOJ 2024-304 - Page 739 of 927





August 6, 2021 File Number: BG-2021-00111

Please refer: Building Grades

(604) 871-6373

Kiegan Scharnberg

Dear Kiegan Scharnberg:

RE: Building Grades for LOT A EXCEPT THE SOUTH 58 FEET, BLOCK 8, SOUTH WEST 1/4 OF SECTION 34, TOWN OF HASTINGS SUBURBAN LANDS, PLAN 1187 LOT 2 BLOCK 8 SOUTH WEST 1/4 SECTION 34 TOWN OF HASTINGS SUBURBAN LANDS PLAN BCP3371

LOT A BLOCK 8 SECTION 34 TOWN OF HASTINGS SUBURBAN LANDS GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP81582

LOT B BLOCK 8 SECTION 34 TOWN OF HASTINGS SUBURBAN LANDS GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP81582

In response to your request for the above dated June 8, 2021, I am attaching a PDF copy of our Plan BG-2021-00111 dated July 19, 2021, showing the established elevations along the property lines of the above referenced property.

Building grades are supplied by the City to show the permanent tie-ins of the pavement, boulevard, sidewalk or other street improvements at the property line. If your development does not meet these grades exactly, it may not be possible to accommodate the grade differences at the City side of the property line. This means that any steps or ramps that would be required at your entrances, or any retaining structure required to support a grade difference at the property line, now or in the future, may have to be constructed entirely on your property and at your expense. If your entrances are below the building grades we give you, then the City will not take responsibility for any surface water that may drain from the street or boulevard into your entrances.

To minimize grade differences, a continuous building grade is to be interpolated between the points given on the attached plan. All portions of your proposed development such as entrances, exits, walls, or pedestrian plazas, which will abut the City's sidewalk or boulevard, must meet this grade line. Any alterations required due to improper alignment with these grades will be at the expense of the owner. Therefore, please take this matter into consideration regarding the importance of grades.

In this regard, please ensure that all building grade elevations are shown on the development plans submitted for this property and show your interpolated design elevations of all vehicle and pedestrian entrances, plazas, support structures and general site grading, including but not limited to:

- Corners of driveways;
- Parking stalls;
- Pedestrian plazas;
- Middle of entrances;
- Access pathways;
- Stairs; and
- Corners of retaining walls.

Any differences or interpolation errors may result in a delay on your development permit until a satisfactory explanation is provided.

#### **APPROXIMATION**

The Building Grades are as follows:

- On Nanaimo St approximately 10cm higher than the existing sidewalk;
- On 12<sup>th</sup> Ave approximately 6cm higher than the existing sidewalk;
- On Grandview Highway North approximately 4cm higher than the existing sidewalk:
- On the Lane approximately 5cm higher than the existing centreline.

#### **WARNING**

Building Grades are valid for up to 5 years after the issued date, shown in this letter. After 5 years, building grades must be revalidated by the City and will incur additional review fees.

#### **DEDICATION**

Note: Dedication for street widening purposes may be required. Therefore the elevations have been given on the future widening line. Should you require further information on proposed street or lane widening, please contact our Land Survey Branch at telephone 604-873-7330.

#### CONSTRUCTION

Note: Construction to the building grades issued may also necessitate in the reconstruction adjacent to your site. Should you require further information on street or lane reconstructions that may be required due to your development, please contact Development Services at telephone 604-873-7773.

It is the responsibility of the applicant to ensure that any topographic survey used for design purposes is derived from the same benchmark and associated elevation as denoted on the provided building grade plan. Failure to do so may result in unforeseen grade differences that would need to be rectified at the sole expense of the owner.

Including a copy of the building grade drawing with your development permit drawings will assist us in processing your application more quickly. Please feel free to contact us at <a href="mailto:building.grades@vancouver.ca">building.grades@vancouver.ca</a> or call 604-871-6373 if you have any questions or would like more information.

Sincerely,

Joyce Lee Streets Engineer Streets Design Branch

Attachment: Subject Building Grade Plan

#### RM-12N District Schedule

#### 1 Intent

The intent of this Schedule is to encourage development of ground-oriented stacked townhouses or rowhouses, including courtyard stacked townhouses and rowhouses, while continuing to permit lower intensity development. Siting and massing of new development are intended to be compatible with, but not the same as, pre-existing single-family development. Secondary suites and lock-off units are permitted, within limits, to provide flexible housing choices. High quality design and liveability standards are encouraged for new development. New one-family dwellings and laneway houses are not permitted. The RM-12N District requires noise mitigation for dwelling units in close proximity to arterial streets.

#### 2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 are permitted in these districts and will be issued a permit.

#### 2.2 Uses

- 2.2.A Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, except for accessory buildings ancillary to multiple dwelling and freehold rowhouse use, if:
  - (a) no accessory building exceeds 3.7 m in height, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are located:
    - (i) within 7.9 m of the ultimate rear property line, and
    - (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane and 1.5 m from a flanking street;
  - (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m<sup>2</sup>;
  - (d) not more than 80% of the width of the site at the rear property line is occupied by accessory buildings;
  - (e) no accessory building is closer than 3.7 m to any residential dwelling; and
  - (f) roof decks and decks are not located on an accessory building.
  - Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces must comply with the provisions of section 2.2.A (b) of this Schedule.

#### 2.2.DW [Dwelling]

- Laneway house, lawfully existing as of September 18, 2018.
- Multiple Conversion Dwelling, if:
  - (a) no additions are permitted;
  - (b) no housekeeping or sleeping units are created; and
  - (c) there are no more than two dwelling units.
- One-Family Dwelling, lawfully existing as of September 18, 2018.
- One-Family Dwelling with Secondary Suite, lawfully existing as of September 18, 2018.
- Two-Family Dwelling.

#### 2.2.I [Institutional]

- Community Care Facility Class A, subject to the regulations, variations, and relaxations that apply to a one-family dwelling.
- 3 Conditional Approval Uses
- 3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, if the Director of Planning first considers:
  - (a) the intent of this Schedule and all applicable Council policies and guidelines; and
  - (b) the submission of any advisory group, property owner or tenant.

#### 3.2 Uses

- 3.2.A Accessory Buildings not provided for in section 2.2.A of this Schedule and customarily ancillary to any of the uses listed in this Schedule, provided that for multiple dwellings:
  - (a) no accessory building exceeds 3.7 m in height, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are located:
    - (i) within 7.9 m of the ultimate rear property line, and
    - (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane, and 1.5 m from a flanking street;
  - (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m<sup>2</sup>, except that:
    - (i) the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m<sup>2</sup> for each dwelling unit, not including lock-off units, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines;
  - (d) not more than 30% of the width of the site at the rear property line is occupied by accessory buildings, except that the Director of Planning may increase the amount of the width of the site at the rear property line that may be occupied by accessory buildings to a maximum of 80%, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines;
  - (e) no accessory building is closer than 3.7 m to any residential dwelling; and
  - (f) roof decks and decks are not located on an accessory building.
  - Accessory Uses customarily ancillary to any of the uses listed in this section.

#### 3.2.AG [Agricultural]

- Urban Farm Class A.
- 3.2.C [Cultural and Recreational]
  - Artist Studio Class A, in conjunction with a Multiple Dwelling.
  - Club
  - Community Centre or Neighbourhood House.
  - Library in conjunction with a Community Centre.
  - Park or Playground.
  - Plaza.
- 3.2.D Deposition or extraction of material, which alters the configuration of the land.

#### 3.2.DW [Dwelling]

- Dwelling Units in conjunction with a Neighbourhood Grocery Store
- Infill in conjunction with retention of a character house existing as of September 18, 2018
- Multiple Conversion Dwelling (other than as provided for in section 2.2 DW of this Schedule) in conjunction with the retention of a character house existing on the site as of September 18, 2018, that contains no housekeeping or sleeping units.
- Multiple Dwelling.
- Principal Dwelling Unit with Lock-off Unit, provided that in Multiple Dwellings there may be one lock-off unit for every three principal dwelling units, except that the Director of Planning may permit a higher ratio after first considering the intent of this Schedule and all applicable Council policies and guidelines.
- Residential Unit associated with and forming an integral part of an Artist Studio.
- Secondary Suite, in a One-Family Dwelling lawfully existing as of September 18, 2018.
- Seniors Supportive or Assisted Housing.
- Two-Family Dwelling with Secondary Suite.

#### 3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Community Care Facility Class B.
- Group Residence.
- Hospital.
- Public Authority Use essential in this district.
- School Elementary or Secondary.
- Social Service Centre.

#### 3.2.J [Live-Work]

• Live-Work Use, in conjunction with a Multiple Dwelling.

#### 3.2.R [Retail]

- Farmers' Market, subject to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, and pedestrian amenity.
- Grocery or Drug Store, in conjunction with a Multiple Dwelling.
- Neighbourhood Grocery Store
- Public Bike Share.
- Retail Store, in conjunction with a Multiple Dwelling.

#### 3.2.S [Service]

- Bed and Breakfast Accommodation.
- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Restaurant Class 1.
- Short Term Rental Accommodation.

#### 3.2.U [Utilities and Communication]

Public Utility.

#### 3.3 Conditions of Use

- 3.3.1 In multiple dwellings with a floor space ratio less than or equal to 1.45, a minimum of 25% of the total dwelling units must be three-bedroom units.
- 3.3.2 In multiple dwellings with a floor space ratio greater than 1.45:
  - (a) a minimum of 25% of the total dwelling units must be two-bedroom units;
  - (b) a minimum of 10% of the total dwelling units must be three-bedroom units;
- 3.3.3 Notwithstanding section 3.3.2 of this Schedule, the Director of Planning may vary the distribution of units, provided there are no less than 35% of the total dwelling units with two-or three-bedrooms, and provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

#### 4 Regulations

All approved uses are subject to the following regulations, except for the following dwelling uses that are regulated by the RT-5 District Schedule: Infill in conjunction with retention of a character house, Multiple Conversion Dwelling in conjunction with retention of a character house, Multiple Conversion Dwelling, One-Family Dwelling, One-Family Dwelling with Secondary Suite, Two-Family Dwelling, and Two-Family Dwelling with Secondary Suite.

#### 4.1 Site Area

- 4.1.1 The minimum site area for multiple dwellings consisting of no more than three dwelling units, not including lock-off units, is 306 m<sup>2</sup>.
- 4.1.2 The minimum site area for multiple dwellings consisting of four or more dwelling units, not including lock-off units, or for seniors supportive or assisted housing is 910 m<sup>2</sup>.
- 4.1.3 If the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines, the Director of Planning may permit multiple dwellings consisting of four or more dwelling units, not including lock-off units, on a site smaller than 910 m<sup>2</sup>.

#### 4.2 Frontage

- 4.2.1 The minimum site frontage for multiple dwellings consisting of no more than three dwelling units, not including lock-off units, is 12.8 m.
- 4.2.2 The minimum site frontage for multiple dwellings consisting of four or more dwelling units, not including lock-off units, is 27.4 m.
- 4.2.3 The maximum frontage for any commercial use is 15.3 m.
- 4.2.4 The Director of Planning may increase the maximum frontage regulation in section 4.2.3 of this Schedule provided consideration is first given to the intent of this Schedule and all applicable policies and guidelines adopted by Council.

#### 4.3 Height

- 4.3.1 A multiple dwelling must not exceed 10.7 m and 2.5 storeys in height.
- 4.3.2 Notwithstanding section 4.3.1 of this Schedule, the Director of Planning may permit a height increase in multiple dwellings consisting of four or more dwelling units, not including lock-off units, to 12.2 m and a partial fourth storey, if:

- (a) the fourth storey, meaning the uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 60% of the storey immediately below; and
- (b) the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.3.3 Notwithstanding section 4.3.2 of this Schedule, for Retail, Service, Cultural and Recreational, or Live-Work Use, in conjunction with a multiple dwelling, the Director of Planning may increase the maximum height to 13.7 m and four storeys, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.3.4 Notwithstanding sections 4.3.1, 4.3.2, and 4.3.3 of this Schedule, the maximum building height for multiple dwellings consisting of four or more dwelling units, not including lock-off units, situated adjacent to the lane at the rear of a site is the lesser of 9.5 m and a partial third storey, if:
  - (a) the third storey, meaning the uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 60% of the storey immediately below; and
  - (b) the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.3.5 Notwithstanding section 4.3.4 of this Schedule, the Director of Planning may increase the maximum height for multiple dwellings consisting of four or more dwelling units, not including lock-off units, situated adjacent to the lane at the rear of a site to 10.7 m and a partial third storey if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.3.6 If the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may permit an increase to the maximum height requirements of section 4.3 as follows:
  - (a) For multiple dwellings consisting of four or more dwelling units, or for seniors supported or assisted housing, which are on sites with:
    - (i) a 36.6 m minimum site frontage; and
    - (ii) a minimum site area of 1000 m<sup>2</sup>,
    - the maximum height may be increased to 13.7 m; and
  - (b) For multiple dwellings consisting of four or more dwelling units, where 100% of the residential floor area is developed as either secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased, social housing exempt from development costs charges in accordance with 523D (10)(d) of the *Vancouver Charter*, or seniors supportive or assisted housing that is secured market rental housing subject to an agreed upon rental increase limit, and which are on sites with:
    - (i) a 36.6 m minimum site frontage; and
    - (ii) a minimum site area of 1000 m<sup>2</sup>,
    - the maximum height may be increased to 13.7 m.

#### 4.4 Front Yard

- 4.4.1 Front yards must have a minimum depth of 3.7 m from the ultimate property line.
- 4.4.2 Notwithstanding section 4.4.1 of this Schedule, the Director of Planning may decrease the front yard requirement for multiple dwellings, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

- 4.4.3 Entries, porches and verandahs complying with section 4.7.11 (h) of this Schedule, may project up to 1.8 m into the required front yard.
- 4.4.4 Notwithstanding section 10.32.1 (b) of this By-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum front yard to a maximum of 1.0 m measured horizontally.

#### 4.5 Side Yards

- 4.5.1 Side yards must have a minimum width of 1.2 m from the ultimate property line.
- 4.5.2 Notwithstanding section 10.32.1(b) of this By-law, eaves and gutters or other projections, which, in the opinion of the Director of Planning are similar, may project into the minimum side yard up to a maximum of 1.0 m measured horizontally, except that they must not be closer than 0.7 m to a side property line.

#### 4.6 Rear Yard

- 4.6.1 A rear yard with a minimum depth of 1.8 m must be provided. Where the rear property line abuts a lane that is only partially dedicated, or where a lane dedication is required, the rear yard must be measured from the ultimate rear property line.
- 4.6.2 Notwithstanding the provisions of section 10.32.1 (b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into a minimum rear yard to a maximum of 1.0 m measured horizontally.

#### 4.7 Floor Area and Density

- 4.7.1 Except as provided in sections 4.7.2, 4.7.3, 4.7.4, and 4.7.5 of this Schedule, floor space ratio must not exceed 0.75 for all uses.
- 4.7.2 For multiple dwellings consisting of no more than three dwelling units, where 100% of the residential floor area is developed as secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased, if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, on sites with a minimum frontage of 12.8 m and a minimum site area of 306 m² the Director of Planning may permit an increase in floor area to a maximum floor space ratio of 0.9 FSR.
- 4.7.3 For multiple dwellings consisting of no more than three dwelling units, if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, on sites with a minimum frontage of 12.8 m and a minimum site area of 306 m<sup>2</sup> the Director of Planning may permit an increase in floor area by one m<sup>2</sup> per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 0.9 FSR.
- 4.7.4 For multiple dwellings consisting of four or more dwelling units, where 100% of the residential floor area is either developed as:
  - (i) secured market rental housing, secured by a housing agreement that restricts the rates at which rents may be increased,
  - (ii) social housing exempt from development cost charges in accordance with section 523D (10) (d) of the Vancouver Charter, or
  - (iii) seniors supportive or assisted housing that is secured market rental housing subject to an agreed upon rental increase limit;

if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, on sites with a minimum frontage of 27.4 m and a minimum site area of 910 m<sup>2</sup> the Director of Planning may permit an increase in floor area to a maximum floor space ratio of 1.45 FSR.

- 4.7.5 For multiple dwellings consisting of four or more dwelling units, or seniors supportive or assisted housing, if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, on sites with a minimum frontage of 27.4 m and a minimum site area of 910 m<sup>2</sup> the Director of Planning may permit an increase in floor area by one m<sup>2</sup> per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 1.45 FSR.
- 4.7.6 For the purposes of sections 4.7.3 and 4.7.5, the cost of an affordable housing share in the RM-12N Zoning District is the amount specified per m<sup>2</sup> in Schedule F of this By-law, for any increase in floor space ratio above 0.75.
- 4.7.7 For the purposes of sections 4.7.3 and 4.7.5, the cost of an amenity share in the RM-12N Zoning District is the amount specified per m<sup>2</sup> in Schedule F of this By-law, for any increase in floor space ratio above 0.75.
- 4.7.8 Notwithstanding sections 4.7.3, 4.7.5 and 4.7.9, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this District Schedule and this By-law.
- 4.7.9 For the purposes of this Schedule and sections 4.7.3, 4.7.5, and 4.7.7, amenity means one or more of the following:
  - (a) Community Centre or Neighbourhood House;
  - (b) Library;
  - (c) Museum or Archives;
  - (d) Park or Playground;
  - (e) Rink;
  - (f) Swimming Pool;
  - (g) Child Day Care Facility;
  - (h) Public Authority Use;
  - (i) Social Service Centre; and
  - (j) Plaza.
- 4.7.10 Computation of floor area must include:
  - (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
  - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
  - (c) where the distance from a floor located no more than 2.0 m above finished grade to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:
    - (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and
    - (ii) the area excluded does not exceed 1% of the permitted floor area; and

(d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which is greater than the product of the total floor area permitted above the basement multiplied by 0.01.

#### 4.7.11 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the floor area being provided for multiple dwellings;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;
- (c) for multiple dwellings, where floors are used for:
  - (i) off-street parking and loading, those floors or portions thereof which are located at or below base surface, provided that the maximum exclusion for a parking space must not exceed 7.3 m in length, and
  - (ii) bicycle storage located at or below base surface, or, if located at or above base surface are contained in an accessory building which complies with section 3.2.A of this Schedule;
  - (iii) heating and mechanical equipment, or uses which in the opinion of the Director of Planning, are similar to the forgoing, which are located at or below base surface;
- (d) for multiple dwellings consisting of three units, and for dwelling uses other than multiple dwellings, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing three or more dwelling units, or uses which, in the opinion of the Director of Planning, are similar to the foregoing:
  - (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building which complies with section 2.2.A of this Schedule, or in an infill one family dwelling or principal building located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m<sup>2</sup>, and
  - (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required maneuvering aisle, which are located either in a principal building, an accessory building, or an infill one-family dwelling up to a maximum area that the Director of Planning may determine, provided the Director of Planning first considers all applicable Council policies and guidelines;
- (e) for non-dwelling uses, where floors are used for off-street parking and loading, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used, which are located in an accessory building located within 7.9 m of the ultimate rear property line, or below base surface;
- (f) areas of undeveloped floors which are located:
  - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
  - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (g) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (h) entries, porches and verandahs and covered porches above the first storey, if:
  - (i) the portion facing the street, rear property line, common open space, park or school, is open or protected by guards that do not exceed the required minimum height,
  - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under subsection 4.7.11(a), does not exceed 16% of the floor area being provided for multiple dwellings and 13% of the floor area being provided for all other uses.
  - (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (i) for multiple dwellings, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit,

- there will be no exclusion for any of the residential storage area above base surface for that unit;
- (j) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area; and
- (k) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.11(h), to which there is no access from the interior of the building.
- 4.7.12 If the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may permit an increase to the maximum floor area and density requirements of section 4.7 as follows:
  - (a) For multiple dwellings consisting of four or more dwelling units, or for seniors supported or assisted housing, which are on sites with:
    - (i) a 36.6 m minimum site frontage; and
    - (ii) a minimum site area of 1000 m<sup>2</sup>,
    - the permitted floor area may be increased by one m<sup>2</sup> per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum allowable density of 1.7 FSR; and
  - (b) For multiple dwellings consisting of four or more dwelling units, where 100% of the residential floor area is developed as either secured market rental housing secured by a housing agreement that restricts the rates at which rents may be increased, social housing exempt from development costs charges in accordance with 523D (10)(d) of the *Vancouver Charter*, or seniors supportive or assisted housing that is secured market rental housing subject to an agreed upon rental increase limit, and which are on sites with:
    - (i) a 36.6 m minimum site frontage; and
    - (ii) a minimum site area of 1000 m<sup>2</sup>,
    - the permitted floor area may be increased to a maximum allowable density of 1.7 FSR.

#### 4.8 Site Coverage and Impermeability

- 4.8.1 The maximum site coverage for buildings is 45% of the site area, except that, for multiple dwellings, the maximum site coverage for all buildings is 55% of the site area, and the Director of Planning may increase the maximum site coverage for multiple dwellings if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.8.2 Site coverage for buildings must be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and decks.
- 4.8.3 The area of impermeable materials, including site coverage for buildings, must not exceed 70% of the total site area, except that for multiple dwellings, the Director of Planning may increase the area of impermeable materials, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.8.4 For the purposes of section 4.8.3 of this Schedule:
  - (a) the following are considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, entries, porches and verandahs, asphalt, concrete, brick, stone, and wood; and
  - (b) the following are considered permeable: gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or

installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly to the soil below.

#### 4.9 [Deleted – see Parking By-law.]

#### 4.10 Horizontal Angle of Daylight

- 4.10.1 Each habitable room must have at least one window on an exterior wall of a building.
- 4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
- 4.10.4 The Director of Planning may vary the horizontal angle of daylight requirement, if:
  - (a) the Director of Planning first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of unobstructed view is not less than 2.4 m.
- 4.10.5 An obstruction referred to in section 4.10.2 means:
  - (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any adjoining site.
- 4.10.6 A habitable room referred to in section 4.10.1 does not mean:
  - (a) a bathroom; or
  - (b) a kitchen whose floor area is the lesser of:
    - (i) 10% or less of the total floor area of the dwelling unit, or
    - (ii) 9.3 m<sup>2</sup>.

#### 4.11 Dedication of Land for Lane Purposes

- 4.11.1 Where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, must be dedicated for lane purposes.
- 4.11.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

#### 4.12 (Reserved)

#### 4.13 (Reserved)

#### 4.14 Dedication of Land for Sidewalk and Boulevard Purposes

- 4.14.1 For development sites which adjoin the streets set forth below, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve a distance from the centerline of the street to the property line of the development site, measured at right angles:
  - (a) East 1<sup>st</sup> Avenue
     (b) East 1<sup>st</sup> Avenue, from Garden Drive to Nanaimo Street
     (c) Nanaimo Street, from East Pender Street to William Street
     12.2 m;
     13.4 m;
     15.1 m; or
  - (d) Nanaimo Street, from East 2<sup>nd</sup> Avenue to Grandview Highway North 16.1m.

4.14.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

#### 4.15 Acoustics

4.15.1 A development permit application for a dwelling use in the RM-12N District requires evidence in the form of a report and recommendations prepared by a registered professional acoustical engineer, demonstrating that the noise levels in those portions of the dwelling units listed below, do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

#### 4.16 Building Depth and Width

- 4.16.1 The maximum building width for a multiple dwelling is 26.0 m, except that the Director of Planning may increase the maximum building width, provided the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.16.2 Projections permitted in front yards pursuant to section 4.4.4 of this Schedule must not be included in the calculation of building depth.

#### 4.17 External Design

4.17.1 Where a site has more than one multiple dwelling building, the exterior side wall of each multiple dwelling building must be a minimum of 3.0 m from the closest portion of the exterior side wall of any other multiple dwelling building on the site.

#### 4.18 (Reserved)

#### 4.19 Number of Buildings on Site

4.19.1 Notwithstanding section 10.5 of this By-law, the Director of Planning may permit more than one building on a site, in combination with a multiple dwelling consisting of four or more dwelling units, not including lock-off units, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

From: <u>Kiegan Scharnberg</u>

To: Patterson, Samantha (Planning)
Cc: Lam, Ti; Linehan, Marie

Subject: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application

**Date:** Friday, October 1, 2021 3:30:33 PM

Attachments: <u>image001.png</u>

fabric logo grey 1.png

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.

Hi Samantha,

Monday works for me.

Thanks,

Kiegan

On Fri, 1 Oct 2021 at 12:14, Patterson, Samantha (Planning) < Samantha. Patterson 2@vancouver.ca > wrote:

Hi Kiegan,

Unless you have submitted the Development Permit application, it would be me who is overseeing the process. If you don't mind, I will let you know on Monday who we can request review the housing component. I just prefer to discuss with senior staff to ensure I am giving you the correct information and/or contact.

Thanks,

Samantha

From: Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Thursday, September 30, 2021 7:30 AM

To: Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>

**Cc:** Lam, Ti < ti.lam@vancouver.ca>

**Subject:** [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Hi Samantha,

Hope that you are doing will. There are several tenants on site at 2870 Nanaimo Street that are going to require us to put together a TRP on this project. The tenants are aware of the development and I would like to provide them contact information for our project coordinator at the city. Can you please let me know who this will be?

Thanks,

--

#### Kiegan Scharnberg

Director of Development

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## fabric

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Vancouver, BC V6C 3N6

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## Kiegan Scharnberg

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fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 From: Kiegan Scharnberg

To: Lam, Ti

Cc: Coffey, Niall; Wahi, Natasha

[EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: 1405 E 15 - Tenant Survey - Next Steps Subject:

Date: Friday, September 3, 2021 10:09:58 AM

Attachments: image001.png

image003.png image005.png image006.png image008.png fabric logo grey 1.png

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.

thank you

On Fri, 3 Sept 2021 at 08:15, Lam, Ti < ti.lam@vancouver.ca > wrote:

Hi Kiegan,

This will not hold up the acceptance of the development permit.

Note: There are conditions outlined in the rezoning report that will need to be met during the DP process prior to its issuance.

Thanks

ΤI

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Thursday, September 2, 2021 7:06 PM To: Wahi, Natasha < Natasha. Wahi@vancouver.ca >

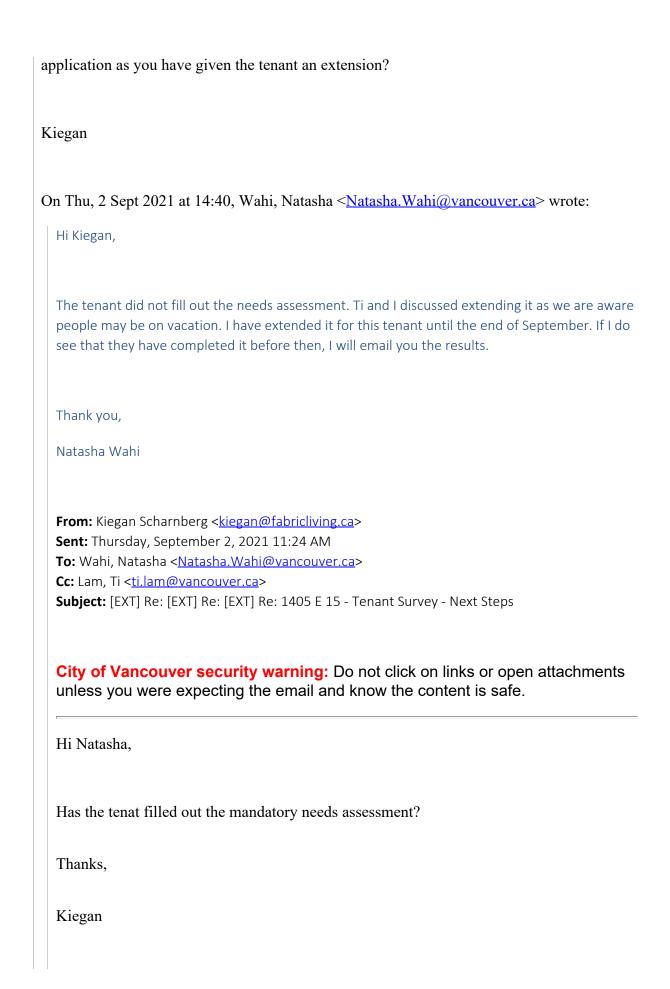
**Cc:** Lam, Ti < ti.lam@vancouver.ca >; Coffey, Niall < Niall.Coffey@vancouver.ca >

Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: 1405 E 15 - Tenant Survey - Next Steps

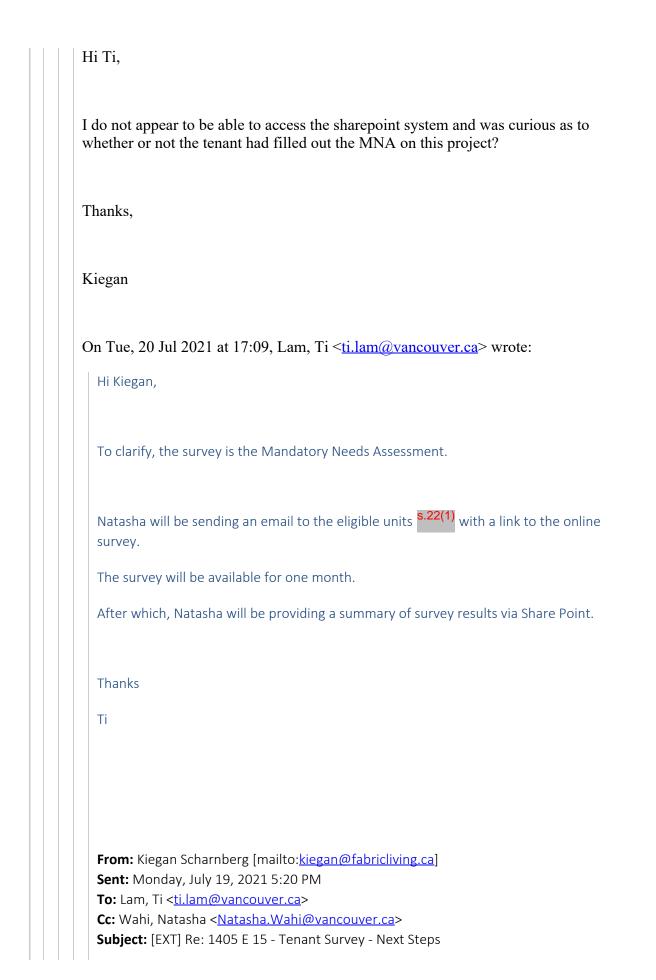
City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

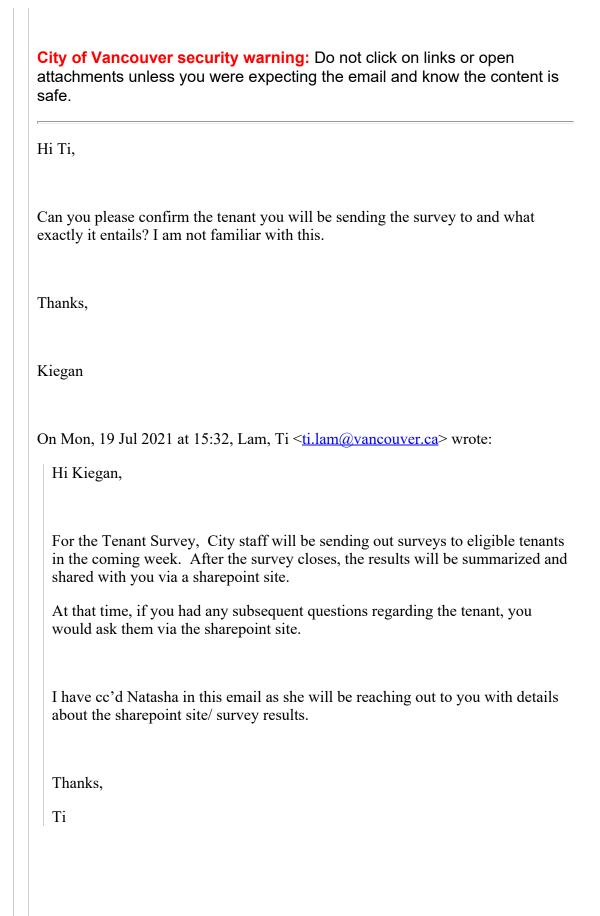
Thanks Natasha,

Just want to confirm that this will not hold up acceptance of our development permit



On Tue, 31 Aug 2021 at 16:15, Kiegan Scharnberg < kiegan@fabricliving.ca > wrote: Hi Natasha, Do you mind giving me a quick call? Just want to make sure we are on the same page with what is required... I don't see anything in any of the folders and you are in receipt of all of the information we submitted at rezoning. Thanks, Kiegan 604-809-2967 On Tue, 31 Aug 2021 at 16:12, Wahi, Natasha < Natasha. Wahi@vancouver.ca wrote: Hi Kiegan, You should have access to this. I have resent the link for your access. Please try again, and do check the spam mail for the link/email. Thank you, Natasha Wahi **From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>> **Sent:** Tuesday, August 31, 2021 4:03 PM To: Lam, Ti < ti.lam@vancouver.ca> Cc: Wahi, Natasha < Natasha. Wahi@vancouver.ca > **Subject:** [EXT] Re: [EXT] Re: 1405 E 15 - Tenant Survey - Next Steps 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.





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fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 
 From:
 Kiegan Scharnberg

 To:
 Wahi, Natasha

 Cc:
 Coffey, Niall; Lam, Ti

Subject: [EXT] Re: 1405 E 15 - Tenant Survey - Next Steps

Date: Monday, October 25, 2021 12:48:34 PM

Attachments: <u>image001.png</u> image002.png

image004.png image006.png image008.png image010.png image012.png fabric logo grey 1.png

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.

Hi Natasha,

Hope that you had a good weekend. We have been in contact with most of the tenants over the past week to update them on our progress. I have spoken with the eligible tenant 5.22(1) s.22(1)

Thanks,

Kiegan

On Fri, 22 Oct 2021 at 14:14, Wahi, Natasha < Natasha. Wahi@vancouver.ca > wrote:

Hi Kiegan,

I wanted to touch base with you on this tenant needs survey. The tenant has not completed the survey unfortunately, despite the extension. Hence, we were unable to receive any survey results that indicated any relocation assistance they do require.

However, I will be distributing the survey once more during the permitting phase and so this will give them another opportunity to complete it, if they choose to do so.

In the interim, I would suggest that it would be great if you could keep the tenants informed on a regular basis.

If you do have any further questions, please do let me know.

Thank you,
Natasha Wahi
From: Lam, Ti < ti.lam@vancouver.ca > Sent: Tuesday, September 21, 2021 12:21 PM  To: Kiegan Scharnberg < kiegan@fabricliving.ca >; Wahi, Natasha < Natasha.Wahi@vancouver.ca > Cc: Coffey, Niall < Niall.Coffey@vancouver.ca > Subject: RE: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: 1405 E 15 - Tenant Survey - Next Steps
Hi Kiegan,
As explained before, the survey responses do not impact your ability to submit a DP Application.
The distribution of a needs assessment is mandatory, but it is not mandatory that tenants fill it out.
Applicants are expected to keep tenants updated about the process, to help find alternative accommodation (if no survey is filled, then applicant could gather the information when meeting with tenant), and to provide the tenant relocation package.
Staff recommend that applicants send regular updates to their tenants to inform them of updated timeline/ current stage. As well as to remind them that you are there to support them / provide assistance with alternate accommodation. Staff can help review the update letter before you send to the tenants.
For all correspondence with tenants, please store them in a file for submission at the end of the process. (at anytime staff may ask to see documentation as well)

Thanks Kiegan,

Ti

From: Kiegan Scharnberg < kiegan@fabricliving.ca>
Sent: Monday, September 20, 2021 5:42 PM
To: Wahi, Natasha < Natasha. Wahi@vancouver.ca>

**Cc:** Coffey, Niall < Niall.Coffey@vancouver.ca>; Lam, Ti < ti.lam@vancouver.ca>

Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: 1405 E 15 - Tenant Survey - Next

Steps

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Thanks,

Should the tenant elect not to complete the form, what happens?

Kiegan

On Mon, 20 Sept 2021 at 16:04, Wahi, Natasha < Natasha. Wahi@vancouver.ca > wrote:

Hi Kiegan,

No, there has been no update from the tenant. s.22(1)

s.22(1)

Thank you,

Natasha Wahi

From: Kiegan Scharnberg < kiegan@fabricliving.ca>
Sent: Monday, September 20, 2021 3:46 PM

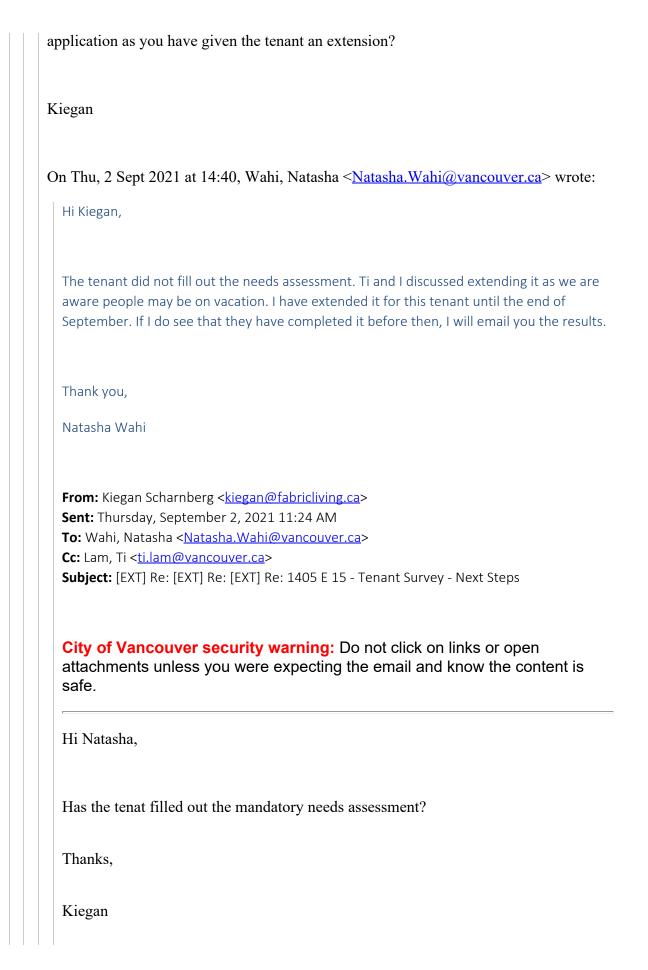
**To:** Lam, Ti < ti.lam@vancouver.ca>

**Cc:** Coffey, Niall < Niall.Coffey@vancouver.ca >; Wahi, Natasha < Natasha.Wahi@vancouver.ca > **Subject:** [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: 1405 E 15 - Tenant Survey - Next Steps

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.

Ti & Natasha, We aim to submit our DP tomorrow morning. Has there been any update from the tenant? Thanks, Kiegan On Fri, 3 Sept 2021 at 08:15, Lam, Ti < ti.lam@vancouver.ca > wrote: Hi Kiegan, This will not hold up the acceptance of the development permit. Note: There are conditions outlined in the rezoning report that will need to be met during the DP process prior to its issuance. Thanks ΤI **From:** Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Thursday, September 2, 2021 7:06 PM To: Wahi, Natasha < Natasha. Wahi@vancouver.ca > **Cc:** Lam, Ti < ti.lam@vancouver.ca>; Coffey, Niall < Niall.Coffey@vancouver.ca> Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: 1405 E 15 - Tenant Survey - Next Steps 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. Thanks Natasha,

Just want to confirm that this will not hold up acceptance of our development permit



On Tue, 31 Aug 2021 at 16:15, Kiegan Scharnberg < kiegan@fabricliving.ca > wrote:

Hi Natasha,

Do you mind giving me a quick call? Just want to make sure we are on the same page with what is required... I don't see anything in any of the folders and you are in receipt of all of the information we submitted at rezoning.

Thanks,

Kiegan

604-809-2967

On Tue, 31 Aug 2021 at 16:12, Wahi, Natasha < Natasha. Wahi@vancouver.ca wrote:

Hi Kiegan,

You should have access to this. I have resent the link for your access. Please try again, and do check the spam mail for the link/email.

Thank you,

Natasha Wahi

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

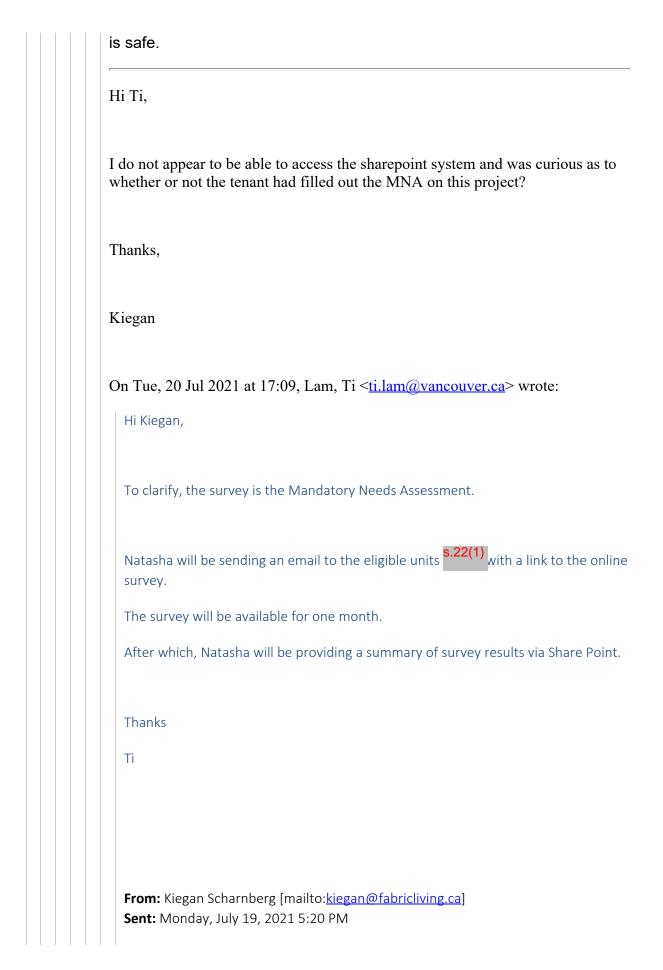
**Sent:** Tuesday, August 31, 2021 4:03 PM

To: Lam, Ti < ti.lam@vancouver.ca>

Cc: Wahi, Natasha < Natasha. Wahi@vancouver.ca >

**Subject:** [EXT] Re: [EXT] Re: 1405 E 15 - Tenant Survey - Next Steps

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



To: Lam, Ti <ti.lam@vancouver.ca> Cc: Wahi, Natasha &lt; Natasha. Wahi@vancouver.ca&gt; Subject: [EXT] Re: 1405 E 15 - Tenant Survey - Next Steps</ti.lam@vancouver.ca>
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.
Hi Ti,
Can you please confirm the tenant you will be sending the survey to and what exactly it entails? I am not familiar with this.
Thanks,
Kiegan
On Mon, 19 Jul 2021 at 15:32, Lam, Ti < ti.lam@vancouver.ca > wrote:  Hi Kiegan,
For the Tenant Survey, City staff will be sending out surveys to eligible tenants in the coming week. After the survey closes, the results will be summarized and shared with you via a sharepoint site.
At that time, if you had any subsequent questions regarding the tenant, you would ask them via the sharepoint site.
I have cc'd Natasha in this email as she will be reaching out to you with details about the sharepoint site/ survey results.
Thanks,
Ti

\_-

### Kiegan Scharnberg

**Director of Development** 

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From: Kiegan Scharnberg To: Clarke, Angele Patterson, Samantha (Planning); Cooper, Ann Cc: Subject: Re: [EXT] 2800 BLK Nanaimo Street Pre-Application Date: Monday, October 18, 2021 6:34:22 PM Attachments: image001.png image002.png image003.png image004.png image005.png fabric logo grey 1.png renter-screening-for-rezoning-enquiry-and-development-permit-applications (3).xlsx 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. Hi Angele, Please see attached. Not sure if it makes a difference, but this project is a DP project, not rezoning. Kiegan On Fri, 15 Oct 2021 at 13:24, Clarke, Angele < angele.clarke@vancouver.ca > wrote: Hi Kiegan, Okay great- so we can assume all of the tenants living at 2870 Nananimo Street will be eligible. Can you please provide the screening form with information about the other 2 houses? Once I have that I'll assign I housing planner, and they can give you all of the information about next steps to be taken after the RZ application and submitted and before the project goes for public notification. Best. Angele

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

Sent: Friday, October 15, 2021 11:34 AM

**To:** Clarke, Angele <angele.clarke@vancouver.ca>

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann

<ann.cooper@vancouver.ca>

Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application				
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.				
Angele,				
We will be submitting our DP post Nov. 1st. Can you please let me know which doc's I need to distribute to the tenants?				
Thanks,				
Kiegan				
On Fri, 15 Oct 2021 at 10:33, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote:  November 1 <sup>st</sup> . So because the tenants started their tenancy before the property was transferred, they are eligible if their tenancy started 1 year or more from the date of application.				
From: Kiegan Scharnberg < kiegan@fabricliving.ca > Sent: Friday, October 15, 2021 10:31 AM To: Clarke, Angele < angele.clarke@vancouver.ca > Cc: Patterson, Samantha (Planning) < Samantha.Patterson2@vancouver.ca >; Cooper, Ann < ann.cooper@vancouver.ca > Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application				
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.				
Thanks Angele,				
What would be the cut off date for application and having the TRP apply?				

Kiegan
On Fri, 15 Oct 2021 at 10:29, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote:
Hi Kiegan,
Thanks for sending an updated copy.
I will also need the form to include the information about the other 2 properties. Even if they are empty or occupied by previous, I'll need that for my records.
s.22(1)
Best,
Angele
From: Kiegan Scharnberg < kiegan@fabricliving.ca>
Sent: Tuesday, October 12, 2021 5:40 PM
<b>To:</b> Clarke, Angele <angele.clarke@vancouver.ca> <b>Cc:</b> Patterson, Samantha (Planning) &lt;<u>Samantha.Patterson2@vancouver.ca</u>&gt;; Cooper, Ann</angele.clarke@vancouver.ca>
<ann.cooper@vancouver.ca></ann.cooper@vancouver.ca>
Subject: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application
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.
Angele,
Please see updated renter screening form. I apologize as I meant 2020 vs. 2021 for the start dates. Also, the basement suite was Sept, not April.

K	Liegan
C	On Tue, 12 Oct 2021 at 09:44, Clarke, Angele <angele.clarke@vancouver.ca> wrote:</angele.clarke@vancouver.ca>
	Hi Kiegan,
	To confirm- two of the tenants are new, and just starting tenancies on November 1 <sup>st</sup> this year?
	I have copied in my colleague Ann Cooper, who will share with you the communications that you will need to send the tenants to let them know they are not eligible under the TRP Policy.
	Samantha- you can keep Ann assigned as housing planner on this project moving forward, but there won't be much to do re: housing after this first communication out to the tenants.
	Thanks,
	Angele
	From: Kiegan Scharnberg < kiegan@fabricliving.ca > Sent: Saturday, October 9, 2021 1:43 PM To: Clarke, Angele < angele.clarke@vancouver.ca > Cc: Patterson, Samantha (Planning) < Samantha.Patterson2@vancouver.ca > Subject: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application
	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.

Ap	pologies,
Fo	rgot to attach.
Kie	egan
On	Sat, 9 Oct 2021 at 13:42, Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u> > wrote:
-	Thanks Angele,
	Please see attached for the renter screening form. Also, this application will be straight to DP, so I do not believe a public info session will be required.
-	Thanks,
	Kiegan
1	i i i i i i i i i i i i i i i i i i i
	On Wed, 6 Oct 2021 at 14:19, Clarke, Angele <angele.clarke@vancouver.ca> wrote:</angele.clarke@vancouver.ca>
	Hi Kiegan,
	My name is Angele Clarke, and I'm a housing planner in the City Planning department of think actually we maybe met on a different project your name is familiar!
	I wanted to reach out to let you know a bit more about the City TRPP Policy: https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-
	june-11-2019.pdf. As your site does involve the consolidation of 2+ single family lot the policy applies. So at this first step, what I require is the Renter Screening Form be filled out to check to see if there are any eligible tenants. The form called "Renter Screening Form to the filled out to check to see if there are any eligible tenants."

So after you send back the form and I check it, I'll let you know about next steps. You are welcome to submit your RZ application before- but just know until we do the check and subsequent tenant notification (we have specific communications out we will require- and this depends on eligibility) before there can be public notification. Thanks, Angele **From:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>> **Sent:** Friday, October 01, 2021 12:14 PM **To:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>> **Cc:** Lam, Ti < ti.lam@vancouver.ca >; Linehan, Marie < marie.linehan@vancouver.ca > **Subject:** RE: [EXT] 2800 BLK Nanaimo Street Pre-Application Hi Kiegan, Unless you have submitted the Development Permit application, it would be me who is overseeing the process. If you don't mind, I will let you know on Monday who we can request review the housing component. I just prefer to discuss with senior staff to ensure I am giving you the correct information and/or contact. Thanks, Samantha **From:** Kiegan Scharnberg < kiegan@fabricliving.ca> **Sent:** Thursday, September 30, 2021 7:30 AM **To:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>> Cc: Lam, Ti < ti.lam@vancouver.ca> **Subject:** [EXT] 2800 BLK Nanaimo Street Pre-Application

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. Hi Samantha, Hope that you are doing will. There are several tenants on site at 2870 Nanaimo Street that are going to require us to put together a TRP on this project. The tenants are aware of the development and I would like to provide them contact information for our project coordinator at the city. Can you please let me know who this will be? Thanks, **Kiegan Scharnberg** Director of Development 604.809.2967 fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca fabric fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 **Kiegan Scharnberg** 

Director of Development

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## **Existing Rental Housing and Tenants on Site**

1. Purpose-built rental buildings	# of tenants:	
e.g. apartment rental buildings, rental above commercial, multiple conversion dwellings with 5 or more units	# of units:	
Secondary rental*     e.g. basement suites, laneway houses, strata condo rented suites, single family homes rented out, multiple conversion dwellings with less than 5 units)	# of tenants:	3
2b. Lot consolidation  Does this application involve consolidation of 2 or more lots?	Dropdown:	Yes
2c. Units in new building Number of proposed units in the new building.	# of units:	35

### \*Secondary Rental Supplementary Information

Address and unit # for each lot in the application: (including any basement / secondary suites/ laneway)	Does the unit have rental tenants as of the application / enquiry date? (true / false)	Provide the number of rental tenants. (# of tenants)	When did the tenancies begin? (mm/dd/yyyy)	Is the unit being occupied by the previous owner?  (true / false)	Has ownership of the property transferred? If yes, provide date (mm/dd/yyyy)
2870 Nananimo Street	TRUE	3	11/1/2020	FALSE	7/22/2021
2870 Nananimo Street	TRUE	3	11/1/2020	FALSE	7/22/2021
2870 Nananimo Street	TRUE	3	9/1/2020	FALSE	7/22/2021
2810 Nanaimo Street	FALSE	0			7/22/2021
2838 Nananimo Street	FALSE	0			7/22/2021

<sup>\*\*\*</sup>Please insert more rows as needed

From: Wahi, Natasha
To: Kiegan Scharnberg

Cc: Lam, T

Subject: RE: [EXT] Fwd: Compensation and survey info

Date: Wednesday, October 27, 2021 1:46:36 PM

Attachments: image002.png

#### Hi Kiegan,

Just wanted to inform you that the tenant has now completed the survey and I have uploaded the results to the SharePoint folder. Please do let me know if you come across any problems accessing the SharePoint.

Best,

Natasha Wahi

From: Wahi, Natasha

Sent: Monday, October 25, 2021 2:33 PM

To: 'Kiegan Scharnberg' < kiegan@fabricliving.ca>

Subject: RE: [EXT] Fwd: Compensation and survey info

Hi Kiegan,

I sent the email to that email that the tenant provided twice, once at the beginning and the second time at the extension. Could you please ask her to check her spam box.

I will resend it but, it most likely ended up in the spam email that's why she has not been receiving it.

Thank you, Natasha Wahi

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

Sent: Monday, October 25, 2021 1:06 PM

To: Wahi, Natasha < <u>Natasha.Wahi@vancouver.ca</u>> Subject: [EXT] Fwd: Compensation and survey info

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.

Hi Natasha.

Please see below from \$.22(1). Can you please re-send her the survey. \$.22(1) will have been living on the property \$.22(1) at the time of construction and I believe this entitles \$.22(1) months free rent. Can you please confirm?

Thanks,

### Kiegan

----- Forwarded message -----

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

Date: Mon, 25 Oct 2021 at 13:03 Subject: Compensation and survey info

To: Kiegan Scharnberg < kiegan@fabricliving.ca>

#### Hi Kiegan,

Thanks for your call last week. Would you be able to send the information you mentioned, about compensation that I'm eligible for, and forward or resend the other email/survey that you mentioned I may need to fill out?

Thank you, s.22(1)

s.22(1)

Pronouns: she/her/hers

### **Kiegan Scharnberg**

Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



308-837 W Hastings Street Vancouver, BC V6C 3N6

 From:
 Coffey, Niall

 To:
 "Kiegan Scharnberg"

 Subject:
 RE: [EXT] New COV Policy

**Date:** Friday, September 24, 2021 1:33:00 PM

Attachments: image001.png

image003.png

Hi Kiegan,

Thanks for your email. Currently we're still working out the process for the BP prior to DP. But your project maybe eligible for this process.

#### Possible requirements include:

- RZ CD-1 must be enacted, if applicable
- Only application submitted though the CP program are eligible
- Scope of BP limited to excavation & shoring only. As per amended 4.7.2 Zoning and Development By-Law
- Eligible Use as per Z&D By-Law section 4.7.2
  - a) Significant Social Housing or Secured Market Rental Housing;
  - b) Institutional Use;
  - c) Cultural / Recreational Uses limited to Artist Studio, Community Centre, Neighborhood House, Library, Museum, Archives, Park, Playground
- All BP reviews are cleared. For excavation and shoring
- Rental Screening Form Completed, proving no Tenant on site. Residential Tenancy Act (Province): cannot evict tenants prior to BP and DP issuance
- Applicant acknowledgement that a letter of credit can be required. Need to ensure risks to issue a BP prior to a DP are mitigated,

Once I have more information, I'll let you know.

#### Kind Regards,

#### Niall Coffey | Project Facilitator - Project Facilitation Group

West Annex, 515 West 10th Ave | e. niall.coffey@vancouver.ca | t. 604-829-9235



CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited.

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Friday, September 24, 2021 11:35 AM **To:** Coffey, Niall < Niall.Coffey@vancouver.ca>

**Subject:** [EXT] New COV Policy

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.

Good morning Niall,

I came across an article on Daily Hive indicating that BP's may now be issued in advance of DP for certain project types in COV, one of them being secured market rental. Do you know where I could find this policy?

https://dailyhive.com/vancouver/vancouver-building-construction-excavation-permit? vfz=medium%3Dsharebar [dailyhive.com]

Thanks,

--

Kiegan Scharnberg

Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

fabric living

308-837 W Hastings Street Vancouver, BC V6C 3N6

From: Cooper, Ann
To: Kiegan Scharnberg

Cc: Patterson, Samantha (Planning); Rautenberg, Joyce

Subject: RE: [EXT] Re: [EXT] Re: 2800 BLK Nanaimo Street Pre-Application

**Date:** Thursday, October 21, 2021 4:28:26 PM

Attachments: <u>image001.png</u>

image002.png image003.png image004.png image005.png image006.png image007.png image008.png

Why don't you send me an invite?

Thanks

Ann

604-829-9540

From: Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Thursday, October 21, 2021 4:24 PM **To:** Cooper, Ann <ann.cooper@vancouver.ca>

Cc: Patterson, Samantha (Planning) <Samantha.Patterson2@vancouver.ca>; Rautenberg, Joyce

<Joyce.Rautenberg@vancouver.ca>

Subject: [EXT] Re: [EXT] Re: 2800 BLK Nanaimo Street Pre-Application

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.

Why don't we do 4pm.

Would you like me to send an invite or would you prefer to do it via the city's system?

Thanks.

Kiegan

On Thu, 21 Oct 2021 at 16:17, Cooper, Ann <ann.cooper@vancouver.ca> wrote:

It looks like a choppy day for me ©

I'm open 11:30-12:00 or 1:30-3:00 or 4:00-5:00.

~~~~~~~~~~~~~~~~~~

Ann

604-829-9540

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

Sent: Thursday, October 21, 2021 4:12 PM

**To:** Cooper, Ann <ann.cooper@vancouver.ca>

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Rautenberg, Joyce

<Joyce.Rautenberg@vancouver.ca>

Subject: [EXT] Re: 2800 BLK Nanaimo Street Pre-Application

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.

Hi Ann,

My Monday afternoon is pretty open at the moment. What works for you?

On Thu, 21 Oct 2021 at 16:02, Cooper, Ann <ann.cooper@vancouver.ca> wrote:

Hi Kiegan

My name is Ann Cooper and I am assisting Joyce with your file. We have determined that tenants will be eligible for the Tenant Relocation Protection, and I was hoping we could chat on Monday to go over what would be required.

I know an application has not been submitted, though it doesn't hurt to get things prepped for when it does.

Let me know if Monday works for you and if you have a specific time. Should not be any more than 15 minutes.

Thanks so much.

Ann Cooper | Planning Assistant III Housing Projects | Tenant Relocation PDS | City of Vancouver ann.cooper@vancouver.ca t. 604-829-9540

I am humbly thankful that I live, work and play on the territories of the x<sup>w</sup>məθk<sup>w</sup>əýəm (<u>Musqueam</u> [<u>musqueam.bc.ca</u>]), Skwxwú7mesh (<u>Squamish [squamish.net]</u>), and səlilwətaʔł / selilwitulh (<u>Tsleil-Waututh [twnation.ca</u>]) Nations

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

Sent: Tuesday, October 19, 2021 3:14 PM

**To:** Clarke, Angele < angele.clarke@vancouver.ca>

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann < <u>ann.cooper@vancouver.ca</u>>; Rautenberg, Joyce < <u>Joyce.Rautenberg@vancouver.ca</u>>

Subject: 2800 BLK Nanaimo Street Pre-Application

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.

Thanks Angele,

Joyce, please let me know when it works for you to connect.

Thanks,

Kiegan

On Tue, 19 Oct 2021 at 13:12, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote:

Hi Kiegan,

Thanks for letting me know- so in either case though, the date when we receive the first application (RZ, or DP) is the trigger date we measure eligibility from. So for you because it's a straight DP, the trigger is the DP application date.

I'm assigning Joyce (copied) as your housing planner. Joyce this is a straight DP strata project, with TRP. The application will come in next month or later, and so all tenants (see attached) will be eligible under the TRPP. I haven't given Kiegan the details yet on next steps for the TRPP- so over to you for that! Could you please also add this project into our tracker?

Thanks,

Angele

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

**Sent:** Monday, October 18, 2021 6:33 PM

**To:** Clarke, Angele <angele.clarke@vancouver.ca>

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann < <u>ann.cooper@vancouver.ca</u>>

**Subject:** [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Hi Angele,

Please see attached. Not sure if it makes a difference, but this project is a DP project, not rezoning.

Kiegan

On Fri, 15 Oct 2021 at 13:24, Clarke, Angele <angele.clarke@vancouver.ca> wrote:

Hi Kiegan,

Okay great- so we can assume all of the tenants living at 2870 Nananimo Street will be eligible. Can you please provide the screening form with information about the other 2

#### houses?

Once I have that I'll assign I housing planner, and they can give you all of the information about next steps to be taken after the RZ application and submitted and before the project goes for public notification.

Best,

#### Angele

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

Sent: Friday, October 15, 2021 11:34 AM

**To:** Clarke, Angele < angele.clarke@vancouver.ca >

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper, Ann

<ann.cooper@vancouver.ca>

Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-

Application

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.

Angele,

We will be submitting our DP post Nov. 1st. Can you please let me know which doc's I need to distribute to the tenants?

Thanks,

Kiegan

On Fri, 15 Oct 2021 at 10:33, Clarke, Angele < angele.clarke@vancouver.ca > wrote:

November 1<sup>st</sup>. So because the tenants started their tenancy before the property was transferred, they are eligible if their tenancy started 1 year or more from the date of application.

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Friday, October 15, 2021 10:31 AM

**To:** Clarke, Angele <a href="mailto:clarke@vancouver.ca">angele.clarke@vancouver.ca</a>

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>; Cooper,

Ann <ann.cooper@vancouver.ca>

Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Thanks Angele,

What would be the cut off date for application and having the TRP apply?

Kiegan

On Fri, 15 Oct 2021 at 10:29, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote:

Hi Kiegan,

Thanks for sending an updated copy.

I will also need the form to include the information about the other 2 properties. Even if they are empty or occupied by previous, I'll need that for my records.

s.22(1)

Best,

Angele

**From:** Kiegan Scharnberg < kiegan@fabricliving.ca>

Sent: Tuesday, October 12, 2021 5:40 PM

**To:** Clarke, Angele < angele.clarke@vancouver.ca>

**Cc:** Patterson, Samantha (Planning) < Samantha. Patterson 2@vancouver.ca>; Cooper,

Ann <ann.cooper@vancouver.ca>

**Subject:** [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Angele,

Please see updated renter screening form. I apologize as I meant 2020 vs. 2021 for the start dates. Also, the basement suite was Sept, not April.

Kiegan

On Tue, 12 Oct 2021 at 09:44, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote:

Hi Kiegan,

To confirm- two of the tenants are new, and just starting tenancies on November  $1^{st}$  this year?

I have copied in my colleague Ann Cooper, who will share with you the communications that you will need to send the tenants to let them know they are not eligible under the TRP Policy.

Samantha- you can keep Ann assigned as housing planner on this project moving forward, but there won't be much to do re: housing after this first communication out to the tenants.

Thanks.

Angele

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

Sent: Saturday, October 9, 2021 1:43 PM

**To:** Clarke, Angele < angele.clarke@vancouver.ca>

**Cc:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>

**Subject:** [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Apologies,

Forgot to attach.

Kiegan

On Sat, 9 Oct 2021 at 13:42, Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>> wrote:

Thanks Angele,

Please see attached for the renter screening form. Also, this application will be straight to DP, so I do not believe a public info session will be required.

Thanks,

Kiegan

On Wed, 6 Oct 2021 at 14:19, Clarke, Angele <angele.clarke@vancouver.ca> wrote:

Hi Kiegan,

My name is Angele Clarke, and I'm a housing planner in the City Planning department. I think actually we maybe met on a different project.. your name is familiar!  $\odot$ 

I wanted to reach out to let you know a bit more about the City TRPP Policy: <a href="https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf">https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf</a>. As your site does involve the consolidation of 2+ single family lots, the policy applies. So at this first step, what I require is the Renter Screening Form to be filled out to check to see if there are any eligible tenants. The form called "Renter Screening for Rezoning enquiry..." is the first one under the drop ' forms, check lists and example documents' here: <a href="https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx">https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx</a>

So after you send back the form and I check it, I'll let you know about next steps. You are welcome to submit your RZ application before- but just know until we do the check and subsequent tenant notification (we have specific communications out we will require- and this depends on eligibility) before there can be public notification.

Thanks,

Angele

From: Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>

**Sent:** Friday, October 01, 2021 12:14 PM

**To:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>> **Cc:** Lam, Ti < <u>ti.lam@vancouver.ca</u>>; Linehan, Marie

<marie.linehan@vancouver.ca>

Subject: RE: [EXT] 2800 BLK Nanaimo Street Pre-Application

Hi Kiegan,

Unless you have submitted the Development Permit application, it would be me who is overseeing the process. If you don't mind, I will let you know on Monday who we can request review the housing component. I just prefer to discuss with senior staff to ensure I am giving you the correct information and/or contact.

Thanks, Samantha

From: Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Thursday, September 30, 2021 7:30 AM

**To:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>

Cc: Lam, Ti < ti.lam@vancouver.ca>

**Subject:** [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Hi Samantha,

Hope that you are doing will. There are several tenants on site at 2870 Nanaimo Street that are going to require us to put together a TRP on this project. The tenants are aware of the development and I would like to provide them contact information for our project coordinator at the city. Can you please let me know who this will be?

Thanks,

--

### **Kiegan Scharnberg**

**Director of Development** 

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

## fabric

fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

--

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--

### Kiegan Scharnberg

**Director of Development** 

#### 604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

## fabric

fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 From: <u>Clarke, Angele</u>
To: <u>Kiegan Scharnberg</u>

Cc: Patterson, Samantha (Planning); Cooper, Ann; Rautenberg, Joyce

Subject: RE: 2800 BLK Nanaimo Street Pre-Application Date: Tuesday, October 19, 2021 1:12:16 PM

Attachments: renter-screening-for-rezoning-enquiry-and-development-permit-applications (3).xlsx

image001.png image002.png image003.png image004.png image007.png

#### Hi Kiegan,

Thanks for letting me know- so in either case though, the date when we receive the first application (RZ, or DP) is the trigger date we measure eligibility from. So for you because it's a straight DP, the trigger is the DP application date.

I'm assigning Joyce (copied) as your housing planner. Joyce this is a straight DP strata project, with TRP. The application will come in next month or later, and so all tenants (see attached) will be eligible under the TRPP. I haven't given Kiegan the details yet on next steps for the TRPP- so over to you for that! Could you please also add this project into our tracker?

Thanks,

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**Subject:** [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] 2800 BLK Nanaimo Street Pre-Application

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#### s.22(1)

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Thanks,

Kiegan

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Hi Kiegan,

My name is Angele Clarke, and I'm a housing planner in the City Planning department. I think actually we maybe met on a different project.. your name is familiar! ©

I wanted to reach out to let you know a bit more about the City TRPP Policy: <a href="https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf">https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy-amended-june-11-2019.pdf</a>. As your site does involve the consolidation of 2+ single family lots, the policy applies. So at this first step, what I require is the Renter Screening Form to be filled out to check to see if there are any eligible tenants. The form called "Renter Screening for Rezoning enquiry..." is the first one under the drop 'forms, check lists and example documents' here: <a href="https://vancouver.ca/people-programs/tenant-">https://vancouver.ca/people-programs/tenant-</a>

#### <u>relocation-resources-for-owners-and-developers.aspx</u>

So after you send back the form and I check it, I'll let you know about next steps. You are welcome to submit your RZ application before- but just know until we do the check and subsequent tenant notification (we have specific communications out we will require- and this depends on eligibility) before there can be public notification.

Thanks,

Angele

From: Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>

**Sent:** Friday, October 01, 2021 12:14 PM

**To:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Cc:** Lam, Ti < ti.lam@vancouver.ca>; Linehan, Marie < marie.linehan@vancouver.ca>

Subject: RE: [EXT] 2800 BLK Nanaimo Street Pre-Application

Hi Kiegan,

Unless you have submitted the Development Permit application, it would be me who is overseeing the process. If you don't mind, I will let you know on Monday who we can request review the housing component. I just prefer to discuss with senior staff to ensure I am giving you the correct information and/or contact.

Thanks, Samantha

From: Kiegan Scharnberg < kiegan@fabricliving.ca> Sent: Thursday, September 30, 2021 7:30 AM

**To:** Patterson, Samantha (Planning) < <u>Samantha.Patterson2@vancouver.ca</u>>

**Cc:** Lam, Ti < ti.lam@vancouver.ca>

**Subject:** [EXT] 2800 BLK Nanaimo Street Pre-Application

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.

Hi Samantha,

Hope that you are doing will. There are several tenants on site at 2870 Nanaimo Street that are going to require us to put together a TRP on this project. The tenants are aware of the development and I would like to provide them contact information for our project coordinator at the city. Can you please let me know who this will be?

Thanks,

--

### Kiegan Scharnberg

Director of Development

#### 604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

## fabric

fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6

--

### Kiegan Scharnberg

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## **Existing Rental Housing and Tenants on Site**

| 1. Purpose-built rental buildings   | # of tenants: |     |
|---|---------------|-----|
| e.g. apartment rental buildings, rental above commercial, multiple conversion dwellings with 5 or more units  | # of units:   |     |
| Secondary rental*     e.g. basement suites, laneway houses, strata condo rented suites, single family homes rented out, multiple conversion dwellings with less than 5 units) | # of tenants: | 3   |
| 2b. Lot consolidation  Does this application involve consolidation of 2 or more lots?   | Dropdown:     | Yes |
| 2c. Units in new building Number of proposed units in the new building.   | # of units:   | 35  |

### \*Secondary Rental Supplementary Information

| Address and unit # for each lot in the application: (including any basement / secondary suites/ laneway) | Does the unit have<br>rental tenants as of<br>the application /<br>enquiry date?<br>(true / false) | Provide the number of rental tenants. (# of tenants) | When did the tenancies begin? (mm/dd/yyyy) | Is the unit being occupied by the previous owner?  (true / false) | Has ownership of<br>the property<br>transferred? If yes,<br>provide date<br>(mm/dd/yyyy) |
|--|--|--|--|---|--|
| 2870 Nananimo Street   | TRUE   | 3  | 11/1/2020                                  | FALSE   | 7/22/2021  |
| 2870 Nananimo Street   | TRUE   | 3  | 11/1/2020                                  | FALSE   | 7/22/2021  |
| 2870 Nananimo Street   | TRUE   | 3  | 9/1/2020                                   | FALSE   | 7/22/2021  |
| 2810 Nanaimo Street  | FALSE  | 0  |  |   | 7/22/2021  |
| 2838 Nananimo Street   | FALSE  | 0  |  |   | 7/22/2021  |

<sup>\*\*\*</sup>Please insert more rows as needed

From: <u>Kiegan Scharnberg</u>

To: Rosenblat, Carly; Sutton, Sarah; Chin, Michael; Hogg, Samuel

Cc: <u>Jordan MacDonald</u>; <u>Neil Robertson</u>; <u>Abhishek Sinha</u>

 Subject:
 [EXT] 1405 E. 15th Rezoning

 Date:
 Saturday, March 13, 2021 5:01:34 PM

Attachments: fabric logo grey 1.png

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#### Good afternoon,

I hope everybody has been able to have an enjoyable week. We appreciate the time and effort everyone has put into this project in order to advance to the Council referral stage and are hopeful that we can conclude discussions surrounding staff's request for CAC's on this project shorty.

As you know, our application has been submitted under the Affordable Housing Choices Interim Rezoning Policy (AHCIRP), which encourages ground-oriented and mid-rise affordable housing types and tenures, including purpose-built rental housing apartments with building heights up to six stories. Throughout this application, our goal has been and remains to support the City's objectives of delivering secured rental housing and greater affordability in locations that are well served by transit and community amenities.

We believe our application is achieving these goals and has been demonstrated by the level of community support that has been expressed for our project. As you may recall, approximately 90% of the 48 comment cards received at our pre-application open house in February were in support of our application. At our most recent open house which was hosted on the City's Shape Your City platform, over 150 pieces of correspondence were received, which we understand were mostly in support. Key areas of support have focussed on our building design, the need for more rental and family-oriented housing and the location of our site in close proximity to community amenities. Considering this feedback, we believe there is a strong appetite from the community to see our project move forward.

Staff's request to impose CAC's though securing units at below-market rates through a housing agreement on this project would be a significant deviation from the AHCIRP requirements the application has been submitted under, which considers 100% purpose-built market rental buildings as sufficiently meeting the affordability criteria of the policy. Given the already challenging economics of building rental housing within the City of Vancouver, we would like to reiterate our concerns about the financial viability of our application should staff continue to pursue a below-market rental housing requirement be placed on our project. Based on the CAC report we submitted to staff in June of 2020, it has been clearly demonstrated that there is no perceived "lift" associated with our proposed development, and in fact, the project is quite skinny, to begin with.

In our call on February 26th, staff indicated that regardless of whether or not there was a land lift associated with the rezoning, that staff would be hesitant to refer the project to Council as the project would not be approved without affordability measures over and above the AHCIRP Policy.

While it is not my intention to compare apples and oranges, the recently approved proposal at

4118-4138 Cambie Street was approved in a 7-2 Vote with no deepening measures of affordability. This has left us somewhat perplexed as we are in effect applying for the exact same land use, albeit outside a plan area. The report to Council on this project went so far as to say "CAC Policy for rezonings exempts rezonings for routine, lower density secured market rental that comply with the City's rental policies. The public benefit achieved for this application is secured market rental housing. No further contribution toward public benefits is anticipated in this instance". Again, fully understand that the Cambie site is within a community plan area, however, the language appears clear - secured rental is considered an amenity in and unto itself. I would also like to reference another excerpt from the same staff report "The public benefit achieved for this application is secured market rental housing. No further contribution towards public benefits is anticipated in this instance". Considering our project and the Cambie street project are fundamentally the same, we struggle with the suggestion that our project would be received negatively by Council.

Council appears to be very cognisant that secured market rental is an affordable alternative to the large lot single-family land use that characterizes much of the City of Vancouver's housing stock, or in our case large duplexes that would start at over \$1.5M dollars if developed as RT-2.

We agree with Council in regards to the need to build more rental housing within the City; however, our position is that placing CAC's on these projects renders them unfeasible and in turn will result in fewer rental projects being pursued throughout the City. As a result of staff's recent request for a CAC on this project, our timelines have been delayed, which has resulted in increased costs that impact the feasibility of our project. We appreciate the time and effort that has gone into advancing the proposal to this point and hope that we can continue to move the project forward in a timely manner.

We have had a chance to review the draft rezoning comments from staff, as well as considerations from UDP and, are putting the final touches on a revised concept. This concept can deliver an additional six secured market rental units to the City of Vancouver without much alteration to form and none to setbacks. This concept also increases the project's family unit count to 39% vs, the originally proposed 35%, while also bringing down the average unit size within the project that will, in turn, increase its affordability.

I understand that staff will be meeting to discuss our project internally on Monday and I wanted to make sure that this was addressed prior. We look forward to your response and getting this project back on track.

Sincerely,

--

Kiegan Scharnberg

Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca



Vancouver, BC V6C 3N6

From: <u>Jordan MacDonald</u>
To: <u>Boldt, James</u>

Subject: [EXT] Re: [EXT] Re: [EXT] 2505 Fraser Street - Campbell Court

**Date:** Wednesday, June 2, 2021 8:35:54 PM

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Thanks James. Let me give that some further thought and I appreciate the offer. Have a great night.

Best,

### Jordan MacDonald | Founder & CEO

604.240.8366

fabricliving.ca [fabricliving.ca] | @lifeatfabric [instagram.com] | jordan@fabricliving.ca



fabric living

308-837 W Hastings Street

Vancouver, BC V6C 3N6

On Wed, 2 Jun 2021 at 08:40, Boldt, James < <u>iames.boldt@vancouver.ca</u>> wrote:

Hi Jordon,

There isn't really much I can advise at this stage. From the heritage perspective it would in the end likely be what flows out of Broadway Plan which isn't done yet. If you wanted to summarize the ideas you had for development then I could send something to the Broadway Plan folks (and Mount Pleasant folks if any exist right now) and see what is suggested. Housing as well as the issue of the existing rental units would be key yoo.

From: Jordan MacDonald [mailto:jordan@fabricliving.ca]

Sent: Tuesday, June 1, 2021 9:10 PM

**To:** Boldt, James < <u>james.boldt@vancouver.ca</u>>

Subject: [EXT] Re: [EXT] 2505 Fraser Street - Campbell Court

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James E, thank you for making the introduction. Moving you to bcc to spare your inbox.

James B, pleasure to be acquainted. Do you have time to hop on a call tomorrow afternoon at 2:00PM to discuss further as we have a fairly short wick on our due diligence period and would like to get our head around the likelihood of a heritage restoration / redevelopment. I understand that this would need to go through an enquiry process, but it would be great to hear your thoughts on it.

All the best,

### Jordan MacDonald | Founder & CEO

604.240.8366

fabricliving.ca [fabricliving.ca] | @lifeatfabric [instagram.com] | jordan@fabricliving.ca



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On Tue, 1 Jun 2021 at 13:36, Boldt, James < <u>james.boldt@vancouver.ca</u>> wrote:

Yeah I guess this is in eh Broadway corridor area – this block may also be covered in the Mount Pleasant community plan? Can't recall. As well, I'm not sure if the new rental replacement requirements have been put into C-2C as they have been to C-2. I think it was all the C zones but I'm not sure. If so, then there might not be much impetuous to do anything here as there are allot of rental units. The building is pretty cool – I know it. The archway is pretty iconic.

It would have to go through an enquiry process – and get feedback from the Broadway Plan folks.

From: s.22(1) [mailto:s.22(1)

**Sent:** Tuesday, June 1, 2021 1:01 PM

To: Boldt, James < james.boldt@vancouver.ca >; Jordan MacDonald

< jordan@fabricliving.ca>

Subject: [EXT] 2505 Fraser Street - Campbell Court

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James B and Jordan

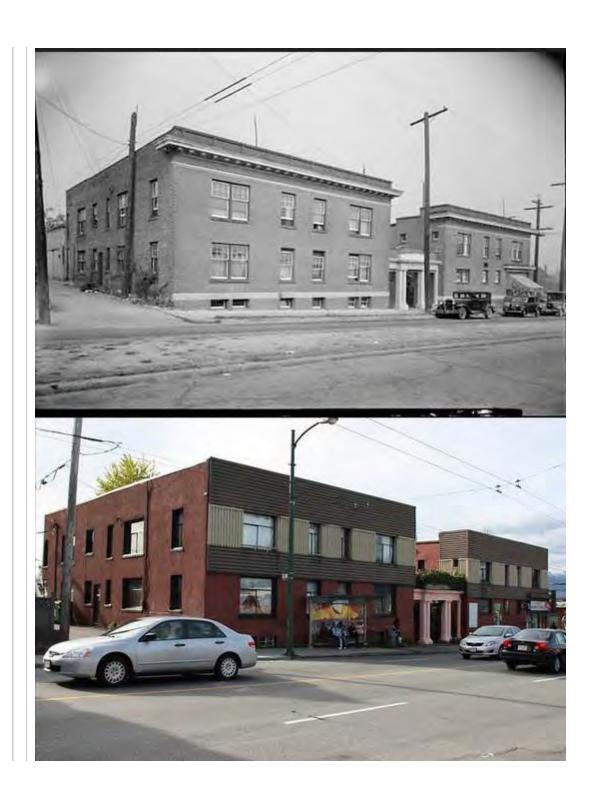
Please be introduced.

James: Jordan is a fellow developer who does projects in the City of Vancouver. He has recently been evaluating a development opportunity at the SW corner of Fraser and Broadway which would include "Campbell Court" which is turn of the century courtyard type rental building. Although it has been considerably altered in the intervening years, the essence of the original building appears to still be intact. One of the options I suggested he might want to consider would be to incorporate Campbell Court into a new building form using one of the heritage policy tools that might be available. The site is part of the Broadway corridor which limits development pending the completion of the plan but there may be some heritage policy tools that could be employed to enable development to proceed earlier. I note that I am currently restoring the Stinson Block at 750 East Broadway, just to the east of this site and that I was able to work out an arrangement including the heritage restoration and preservation of the building. I suggested that he contact you to discuss potential options for the property. A "before and after" photo is attached below for your info.

Jordan: James Boldt has been a long time planner at the City. Although he left heritage for a time to work with the rezoning group he has returned to heritage recently. I can't think of anyone else who is more conversant with policies and the nuances of the various bylaws that are currently available. If there is a heritage tool that can be used for this site then I know he'll find it.

Over to you

s.22(1)



From: Kiegan Scharnberg To: Clarke, Angele

Cc: Lam, Ti

[EXT] Re: [EXT] Re: [EXT] Re: [EXT] Fwd: 650 Block E. Broadway Subject:

Date: Wednesday, May 12, 2021 10:14:24 AM

Attachments: image001.png

image002.png image003.png image004.png fabric logo grey 1.png

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perfect thanks

On Wed, 12 May 2021 at 10:12, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote:

Let's do 2:00. I'll send you a webex invite

**From:** Kiegan Scharnberg [mailto:kiegan@fabricliving.ca]

Sent: Wednesday, May 12, 2021 9:29 AM

**To:** Clarke, Angele <angele.clarke@vancouver.ca>

Cc: Lam, Ti <ti.lam@vancouver.ca>

Subject: [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Fwd: 650 Block E. Broadway

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Ok,

Friday afternoon works good. What time works for you?

Thanks,

Kiegan

On Wed, 12 May 2021 at 08:28, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote:

Hi Kiegan,

You bet-I am available for a quick call sometime on Friday afternoon. Otherwise next Tuesday morning. Is there a time slot during one of those times that works for you?

Please note I won't be able to provide any advice re: urban design, but can clarify any of the housing policies/requirements for you.

Angele

Angele Clarke, MPlan, MCIP, RPP | Planner, Housing Policy & Regulation

Planning, Urban Design & Sustainability | City of Vancouver

Unceded homelands of the x<sup>w</sup>məθk<sup>w</sup>əýəm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) nations

604.873.7698 | angele.clarke@vancouver.ca

Pronouns: she, her

**From:** Kiegan Scharnberg [mailto:kiegan@fabricliving.ca]

**Sent:** Tuesday, May 11, 2021 4:01 PM

**To:** Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a>

**Cc:** Lam, Ti < ti.lam@vancouver.ca>

Subject: [EXT] Re: [EXT] Re: [EXT] Fwd: 650 Block E. Broadway

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#### Hi Angele,

Do you have some time for a phone call this week? I would like to discuss the specifics of the replacement units with you as we are currently working through the conceptual design. Unfortunately, the C2C zoning presents some constraints due the depth of the site and we are trying to get creative to best work the replacement units efficiently. I will work to make myself available to your schedule.

Thanks,

Kiegan

On Wed, 5 May 2021 at 15:45, Clarke, Angele <a href="mailto:angele.clarke@vancouver.ca">angele.clarke@vancouver.ca</a> wrote:

Hi Kiegan,

Just added a bit more information in purple text below. Don't hesitate to reach out if you have more questions.

Best,

Angele

Angele Clarke, MPlan, MCIP, RPP | Planner, Housing Policy & Regulation

Planning, Urban Design & Sustainability | City of Vancouver

Unceded homelands of the x<sup>w</sup>məθk<sup>w</sup>əýəm (Musqueam), S<u>k</u>wxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) nations

604.873.7698 | angele.clarke@vancouver.ca

Pronouns: she, her

From: Kiegan Scharnberg [mailto:kiegan@fabricliving.ca]

**Sent:** Wednesday, May 5, 2021 1:57 PM

**To:** Lam, Ti < ti.lam@vancouver.ca>

**Cc:** Clarke, Angele <<u>angele.clarke@vancouver.ca</u>> **Subject:** [EXT] Re: [EXT] Fwd: 650 Block E. Broadway

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Thanks Ti,

One question below:

On Wed, 5 May 2021 at 13:42, Lam, Ti < ti.lam@vancouver.ca > wrote:

Hi Kiegan,

Thanks for the follow up.

As a note, I haven't looked up the address/done in depth analysis, I'm responding based on the information you provided.

RHS ODP - where this policy applies, the requirement is one for one replacement. I have cc'd my colleague who can help clarify/confirm additional requirements. So if I have 15 1 beds, I need to replace 15 1 bedrooms? No, you don't need to replace with the same unit type/size, but there is a requirement that 35% of the units be family units (i.e. 2-bedrooms or larger). So if you are replacing 15 rental units, at least 5 of them need to be 2+ bedroom units. Here is a link to the policy: <a href="https://bylaws.vancouver.ca/ODP/odp-rental-housing-stock.pdf">https://bylaws.vancouver.ca/ODP/odp-rental-housing-stock.pdf</a>

TRPP – tenants would be covered by the TRPP and assuming a market project is being proposed (i.e. strata/rental), the proposed compensation package would need to include ROFR at 20% discounted. How is market determined? Is this based off appraisal and discounted 20% similar to how CMHC would be calculated during financing? When we say market we just mean that you set the rents (assuming whatever the market could bear for that neighbourhood), and we aren't requiring they be set at lower rates (what we typically call moderate income rents, or below-market rents). So you set those market rents before you get your occupancy permit.. say the going rate in your neighbourhood for example is \$1,400 for a 1-bedroom.. so then the TRP eligible returning tenant would be offered that 1-bedroom unit at \$1,120.

Note: Broadway Corridor – The <u>Broadway Plan</u> is currently underway. There are times, programs like this may include policies that could further affect the site. Under this program, there is a Interim Rezoning Policy in place (see <u>appendix B</u>, page 44), which states that rezonings will not be considered ... until the Broadway plan is approved by Council.

Thanks for this. The site is currently under C2C which would allow us to proceed in absence of rezoning.

Thanks,

Τi

**From:** Kiegan Scharnberg < <u>kiegan@fabricliving.ca</u>>

**Sent:** Wednesday, May 5, 2021 11:45 AM

**To:** Lam, Ti < ti.lam@vancouver.ca>

**Subject:** [EXT] Fwd: 650 Block E. Broadway

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.

Hi Ti,

Just following up on my email below. Are you able to hop on a call this week and discuss rental replacement requirements under the ODP? Or alternatively, point me in the right direction?

Thanks,

Kiegan

----- Forwarded message -----

From: **Kiegan Scharnberg** < <u>kiegan@fabricliving.ca</u>>

Date: Tue, 27 Apr 2021 at 10:55 Subject: 650 Block E. Broadway To: Lam, Ti <Ti.lam@vancouver.ca>

Cc: Jordan MacDonald < jordan@fabricliving.ca >, Alex Beer

Good morning Ti,

I hope that you are doing well. We have recently contracted to purchase a C2C zoned site along the Broadway Corridor that we are working through due diligence on. As I understand it, the site has recently become part of the RHS ODP areas in C-2 zones. The site has 13 existing 1 bedroom apartments and 1 studio unit with tenancies under 5 years.

As part of our due diligence, we are trying to interpret both the RHS ODP as well as the TRP with regards to the redevelopment of this site as a market redevelopment under the existing zoning. If you could provide commentary on my interpretation below that would be greatly appreciated.

#### RHS ODP:

• 1 for 1 replacement required of existing units. So in this case, 13 1 beds and 1

studio - to be rented at market rates should the existing tenants not exercise their right of first refusal upon completion.

### TRP:

- Tenants are eligible per the defined TRP benefits
- Tenants are to be offered the replacement units at 20% below current market rates at occupancy.

Please feel free to give me a call should you wish to discuss.

Thanks,

--

### **Kiegan Scharnberg**

Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

# fabric

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fabric

fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6 From: <u>Kiegan Scharnberg</u>

To: <u>Lam, Ti</u>
Cc: <u>Rosenblat, Carly</u>

Subject: [EXT] Re: [EXT] Re: 1405 E 15th Rezoning Application Plan re: Draft Tenant Relocation Plan

**Date:** Monday, March 22, 2021 8:14:21 AM

Attachments: fabric logo grey 1.png

Tenant Relocation Plan Revised 2021.03.22.pdf

**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.

Hi Ti,

Please see attached. Let me know if you have any questions.

Thanks,

Kiegan

On Thu, 18 Feb 2021 at 12:56, Lam, Ti < ti.lam@vancouver.ca > wrote:

HI Kiegan,

Please let me know if you any questions.

- 1. Applicant comments / sign-off for proposed core package provisions (attached TRP with Staff comments for quick reference)
  - If you don't have questions, please have the owner sign the last page (page 12) and return to me.
  - If there are comments, please add them to the applicant column on the far right and return to me. (Page 12)
- 2. Schedules please submit a copy of the schedules mentioned on Page 4.

Look forward to hearing an update from you,

Thanks

Τi

From: Lam, Ti

Sent: Monday, December 7, 2020 1:13 PM

**To:** 'Kiegan Scharnberg' < <a href="mailto:kiegan@fabricliving.ca">kiegan@fabricliving.ca</a>>

**Cc:** 'Abhishek Sinha' <<u>asinha@stuarthoward.com</u>>; 'Jordan MacDonald' <<u>jordan@caulfieldrock.ca</u>> **Subject:** RE: [EXT] Re: [EXT] Re: 1405 E 15th Rezoning Application Plan re: Draft Tenant Relocation

Plan

Hi Kiegan,

The Tenant Relocation Plan has been reviewed and approved in principle by senior staff. Please review and if you don't have further comments/concerns, initial the last page (Page 12) and return to me.

If you have comments, please fill out the applicant column and add a date.

Please (re)send the attached schedules mentioned in the draft TRP (page 4). I wasn't able to find these documents in the materials you had sent earlier.

Thanks

Τi

--

### Kiegan Scharnberg

Director of Development

604.809.2967

fabricliving.ca [fabricliving.ca] | kiegan@fabricliving.ca

fabric

fabric living 308-837 W Hastings Street Vancouver, BC V6C 3N6



# Development Applications Involving Tenant Relocation - Application Form

Building Address: 1405 E 15th, 3049-3071 Maddams Street

### This form must be submitted with your rezoning or development permit application.

| Understand your rights and responsibilities as a landlord Please review the documents in the Background section as it pertains to relocating tenants and the City's rental replacement policies |
|---|
| Complete Section 1 – Declaration of Tenant Impact and determine the requirements of your application  |
| Complete application requirements   |
| Save and return the completed form with project application to City Staff for feedback. In addition, please email a copy to <a href="mailto:housing@vancouver.ca">housing@vancouver.ca</a> .    |
|   |

### BACKGROUND: Rights and Responsibilities of Landlord and Tenants

The rights and responsibilities of landlords and tenants are regulated by the Province and set out in the Residential Tenancy Act; http://www.bclaws.ca/EPLibraries/bclaws\_new/document/ID/freeside/00\_02078\_01

For more information about the City's rental housing protection policies, please refer to the following documents:

Rental Housing Stock ODP

https://bylaws.vancouver.ca/ODP/RHS.pdf

Tenant Relocation and Protection Policy

https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy.pdf

Tenant Relocation and Protection Guidelines https://vancouver.ca/files/cov/fenant-relocation-and-protection-guidelines.pdf

Applicant Checklist for Projects Involving Tenant Relocation

For Rezoning Applications

https://vancouver.ca/files/cov/applicant-checklist-lenant-relocation-rezoning-process-2016.pdf

For Development Permit Applications https://vancouver.ca/files/cov/applicant-checklist-lenant-relocation-development-permit-process-

2016.pdf

Owners of SRA-designated properties should refer to the SRA Bylaw for development and tenant protection requirements relevant to the SRA stock. Learn more at http://vancouver.ca/srabylaw

### SECTION 1: Declaration of Tenant Impact

Indicate how the work you are proposing will affect tenants:

| Tenant Impact   |   |   |   |   | Application Requirements   |
|---|---|---|---|---|--|
| Work will require the permanent relocation of tenant(s)*                  | V | Y |   | N | If Yes, complete Sections 2 and 3.   |
| Work can be completed without requiring tenant relocation or displacement |   | Ÿ | ~ | N | If Yes, complete Section 2 and submit a notarized<br>Tenant Impact Statement confirming that no tenants<br>will be displaced as a result of the proposed work. |

<sup>\*</sup>For more information on the Residential Tenancy Act's requirements for ending a tenancy for landlord's use of property. including for major renovations or repairs, see https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/residentialtenancies/policy-guidelines/gl02 pdf

## **SECTION 2: Rental Statistics**

A. Proposed Project Statistics

| Date of Application: May 20, 2020                 | Applicant: Stuart Ho      | ward Architects     | Owner: Caulfield Rock (Clark Park) |  |  |  |
|---|---------------------------|---------------------|------------------------------------|--|--|--|
| Phone: 604-688-5585                               | Email: Asinha@stua        | rthoward.com        |                                    |  |  |  |
| Building #: See legal summary                     | Street: see legal summary |                     |                                    |  |  |  |
| Legal description of site (PID): See of           | charge summary            |                     |                                    |  |  |  |
| Proposed permit # or type: PS-2019                | 9-00463                   |                     |                                    |  |  |  |
| Current zoning: RT-2                              |                           | Proposed zoning: CD |                                    |  |  |  |
| Proposed project 79 unit rental build (describe): | ling                      |                     |                                    |  |  |  |
| How long have you owned the prope                 | rty? 2020-02-28           |                     |                                    |  |  |  |

| Does the proposed project have new or replacement rental units? | V | Y |   | N |
|---|---|---|---|---|
| Is this a proposed renovation of existing rental unit(s)?       |   | Y | ~ | N |

If No to both, please skip to Section C: Existing Rental Units

B. Proposed New or Renovated Rental Units

| Unit Type | Number of<br>Units | Average Size<br>(sq. ft.) | Size Range<br>(sg. ft.) | Initial Average<br>Rents (\$/mo.) | Initial Rent<br>Range (\$/mo.) |
|-----------|--------------------|---------------------------|-------------------------|-----------------------------------|--------------------------------|
| Studio    | 41                 | 448                       | 380-585                 | 1400                              | TBD                            |
| 1 Bed     | 10                 | 455                       | 403-520                 | 1600                              | TBD                            |
| 2 Bed     | 20                 | 639                       | 547-743                 | 2300                              | TBD                            |
| 3 Bed     | 8                  | 824                       | 790-934                 | 2950                              | TBD                            |
| Other     |                    |                           |                         |                                   |                                |
| Total     |                    |                           |                         |                                   |                                |

| Other units (describe): |  |  |  |
|-------------------------|--|--|--|
|                         |  |  |  |

C. Existing Rental Units

| Unit Type | Number of<br>Units | Number Currently<br>Occupied | Average Size<br>(sq. ft.) | Average<br>Rents (\$/mo.) |                     |
|-----------|--------------------|------------------------------|---------------------------|---------------------------|---------------------|
| Studio    | 1                  |                              | unkown                    | s.22(1)                   |                     |
| 1 Bed     | 1                  | 1                            | unknown                   |                           |                     |
| 2 Bed     | 3                  | 3                            | unknown                   |                           |                     |
| 3 Bed     |                    |                              | 1150                      |                           |                     |
| Other     | 3                  | 2                            | 2250                      |                           | % of Units Occupied |
| Total     |                    |                              |                           |                           | 87.5                |

| Other units (describe): | 5 bedroom half duplex, full single family house, 2nd floor single family home |  |
|-------------------------|---|--|
|-------------------------|---|--|

#### D. Vacant Units

If more than 5% of units in the building are currently vacant, please indicate why.

| 8071 Maddams has | s yet to be rented | d due to difficultie | s relating to Covid | 4 |  |
|------------------|--------------------|----------------------|---------------------|---|--|
|                  |                    |                      |                     |   |  |
|                  |                    |                      |                     |   |  |
|                  |                    |                      |                     |   |  |
|                  |                    |                      |                     |   |  |
|                  |                    |                      |                     |   |  |
|                  |                    |                      |                     |   |  |

### E. Existing Tenants

To complete this section, download the excel file named **Tenant Relocation Application Form Appendix A** at <a href="https://vancouver.ca/files/cov/tenant-relocation-application-form-appendix-a.xlsx">https://vancouver.ca/files/cov/tenant-relocation-application-form-appendix-a.xlsx</a>.

Please provide a rent roll using **Appendix A** of all existing tenants on site and supplementary information on any tenants with special circumstances (e.g. disabilities, seniors, etc.).

You will be required to have the following information on all existing tenants:

- name of tenant;
- phone number of tenant;
- email of tenant;
- unit number;
- initial move-in date (if the unit is vacant, indicate the date of vacancy);
- bedroom type;
- size of unit (sq. ft.);
- existing rent (\$);
- whether the tenants has a \*pet(s); and
- any special circumstances.

<sup>\*</sup>Tenants with pets should be accommodated both when requesting assistance finding new accommodation and when exercising the Right of First Refusal option.

### SECTION 3: Draft Tenant Relocation Plan

Please complete the "Draft TRP Details" column in the following chart. The notes in the shaded column correspond to the expectations under the City's rental housing protection policies and indicate both minimum requirements and typical scenarios encountered. Staff will assess the proposed Tenant Relocation Plan and provide comments during the application phase.

| Relocation Plan<br>Components  | A. Draft TRP Details (to be completed by applicant with Rezoning or DP application submission)   | B. City Staff Comments<br>(to be completed by staff during<br>Application Review)                          | C. Applicant Comments (to be completed by applicant during Application Review)   |
|--|--|--|--|
| 74 840, 47 4000  | Date: 2020-08-24   | Date: 2020-11-10   | Date: 2021-03-22   |
| Describe existing project compared to new project  Existing units vs. new units Existing rents vs. new rents Existing unit type mix vs. new unit mix (e.g. 1-bedroom units, 2-bedroom units) | The existing project lands are occupied by four single family houses and eight rental suites. Only one studio suite qualifies for TRP consideration and the existing rent is s.22(1) per month.  Please see attached schedules for new vs. old rental stock. | (Please submit schedules for new vs old rental stock, to be appended to this document for final sign-off). | Existing:  Studio/1Bed: 2 2 Bed: 3 3 Bed: 2  Proposed:  Studio/1Bed: 53 2 Bed: 21 3 Bed: 8  Net increase of 74 secured rental units. No schedule required see above. |

| Relocation Plan<br>Components   | A. Draft TRP Details (to be completed by applicant with Rezoning or DP application submission)      | B. City Staff Comments<br>(to be completed by staff during<br>Application Review)  | C. Applicant Comments<br>(to be completed by applicant during<br>Application Review) |
|---|---|--|--|
| Compensation per unit  2 months' rent — tenancies up to 5 years  3 months' rent — tenancies from 5 to 10 years  4 months' rent — tenancies from 10 to 20 years  6 months' rent for tenancies over 20 years  Compensation may take the form of free rent, a lump sum payment, or a combination of both, and should be issued to the tenant(s) listed in the tenancy agreement. | Two months free rent will be provided to the tenant in \$.22(1) as per the compensation guidelines. | Proposed compenation meets current TRPP requirements:  - 4 months' rent – tenancies up to 5 years - 5 months' rent – tenancies over 5 years and up to 10 years - 6 months' rent – tenancies over 10 and up to 20 years - 12 months' rent – tenancies over 20 years and up to 30 years - 18 months' rent – tenancies over 30 years and up to 40 years - 24 months' rent – tenancies over 40 years | OK   |

| Relocation Plan<br>Components  | A. Draft TRP Details     (to be completed by applicant with Rezoning or DP application submission) | B. City Staff Comments<br>(to be completed by staff during<br>Application Review)   | C. Applicant Comments<br>(to be completed by applicant during<br>Application Review) |
|--|--|---|--|
| Notification  A minimum of four months' notice to end tenancy must be provided only after all permits are issued (e.g. all development, building, and demolition permits).  A longer timeframe may be offered.   | Tenant has been notified of redevelopment plans and notice provisions will be handled accordingly. | Okay, meets TRPP:  Four months' notice to end tenancy will be provided once all permits are issued  | ОК   |
| Moving Expenses  The applicant should: a) hire an insured moving company, with all arrangements and costs covered; and/or b) provide a flat rate of \$750 for a bachelor or 1-bed unit, and \$1,000 for a 2- or more bed unit.  The applicant may choose whether to offer one or both options to eligible tenants. | Caulfield Rock (Clark Park) Ltd. will offer the flat rate for a studio to cover moving costs.      | Moving expenses will be paid based on flat rate below: - 1 Bed s.22(1) - 2 Bed  Note - The unit has 2 bedroom, and would be compenated a that rate. | OK   |

| Relocation Plan<br>Components   | A. Draft TRP Details     (to be completed by applicant with Rezoning or DP application submission)  | B. City Staff Comments<br>(to be completed by staff during<br>Application Review)   | C. Applicant Comments (to be completed by applicant during Application Review) |
|---|---|---|--|
| Assistance in Finding Alternate Accommodation Three options should be offered that are comparable in unit type, unless otherwise agreed to. All options should be in Vancouver, with one in the same neighbourhood. In the West End, two options should be in the same neighbourhood. All options should rent at no more than CMHC average rents for the area.  Where possible, options should be tailored to the tenant (e.g. pet friendly, smoke-free, mobility   | Happy to cooperate with tenant. Due to the projects preliminary nature we will consult closer to the date of construction in order to help the tenant find suitable accomodation. | Okay, as per policy.  Applicant/owner will provide at least three relocation options that best meet the tenant's identified priorities as detailed in the Tenant Needs Survey and their specified requirements.  Note from applicant: Applicant will work with eligible tenant to find alternate accommodation closer to construction date. | OK   |
| Right of First Refusal*  Where starting rents are anticipated to be higher than what the tenant currently pays, the applicant should provide a 20% discount off starting rents for returning tenants.  Right of First Refusal only applies to projects where one-for-one replacement is required under the Rental Housing Stock ODP or if the project is proposing new secured market rental (e.g. through the Secured Market Rental Policy, "Rental 100", or Affordable Housing Interim Rezoning Policy). For social housing projects, tenants should be offered Right of First Refusal provided they meet eligibility requirements. | Does this project require 1:1 rental replacement? Studio rents should be in line with what this tenant is currently paying.   | Right of First refusal will be offered. If starting rents are anticipated to be higher than what the tenant currently pays, the applicant should provide a 20% discount off starting rents for returning tenants.   | OK for eligible tenant.  |

<sup>\*</sup>Applicants are strongly encouraged to provide tenants with form <u>RTB-28</u> Tenant Notice: Exercising Right of First Refusal, as part of their communication with tenants who are eligible for Right of First Refusal under City policy and/or under the Residential Tenancy Act.

| Relocation Plan<br>Components   | A. Draft TRP Details (to be completed by applicant with Rezoning or DP application submission) | B. City Staff Comments<br>(to be completed by staff during<br>Application Review)                                      | C. Applicant Comments<br>(to be completed by applicant during<br>Application Review) |
|---|--|--|--|
| Additional Support for Special Circumstances  Applicants should consider additional support or compensation for tenants with special circumstances (e.g. seniors, persons with disabilities, low income, etc.). Examples of support can include:  Hiring a relocation consultant  Additional compensation Identifying at least one alternate accommodation option within 10% of the tenant's current rent  Where a building manager is paying reduced rent in exchange for services, consider compensation at the same monthly rate as a similar unit |  | Applicant will work with eligible tenants to best meet their needs, and where needed will provide additional supports. | OK   |

SECTION 4: Final Tenant Relocation Plan Summary

Applicant: Please review the final Tenant Relocation Plan below and initial on page 11 to confirm agreement.

| TO BE COMPLETED BY STAFF AND CONFIRMED BY APPLICANT |   |  |  |  |
|---|---|--|--|--|
| Address:  | 1405 E 15th, 3049-3071 Maddams Street   |  |  |  |
| Compensation<br>Per Unit                            | Eligible tenants will be ocmpensated as follows:  - 4 months' rent – tenancies up to 5 years - 5 months' rent – tenancies over 5 years and up to 10 years - 6 months' rent – tenancies over 10 and up to 20 years - 12 months' rent – tenancies over 20 years and up to 30 years - 18 months' rent – tenancies over 30 years and up to 40 years - 24 months' rent – tenancies over 40 years |  |  |  |
| Notification  | A minimum of four months' notice to end tenancy must be provided only after all permits are issued. (e.g. all development and building/demolition permits)  |  |  |  |

| Moving<br>Expenses                            | Moving expenses will be paid based on flat rate below: - 1 Bed: \$750 - 2 Bed: \$1000   |
|---|---|
| Assistance in Finding Alternate Accommodation | Applicant/owner will provide at least three relocation options that best meet the tenant's identified priorities as detailed in the Tenant Needs Survey and their specified requirements.  Note from Applicant: Applicant will work with tenant in eligible unit to find alternate accommodation closer to construction date. |
| Right of First<br>Refusal                     | Right of First Refusal will be offered. Where starting rents are anticipted to be higher than what the tenant currently pays, the applicant should provide a 20% discount off starting rents for returning tenants.   |

| Additional<br>Support for<br>Special<br>Circumstances | Applicant will work with eligible tenants to best meet their needs, and where needed will provide additional supports. |
|---|--|
|   |  |

Applicant: Please initial to confirm that you have read, and agree to, the final Tenant Relocation Plan.



| FOR STAFF USE ONLY                                |  |  |
|---|--|--|
| Staff Comments:                                   |  |  |
| Final Tenant<br>Relocation Plan<br>Approval Date: |  |  |
| Approved By:                                      |  |  |