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## MEMORANDUM

June 18, 2020

TO: Mayor and Council

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Karen Levitt, Deputy City Manager  
Lynda Graves, Administration Services Manager, City Manager's Office  
Rena Kendall-Craden, Civic Engagement and Communications Director  
Rosemary Hagiwara, Acting City Clerk  
Anita Zaenker, Chief of Staff, Mayor's Office  
Neil Monckton, Chief of Staff, Mayor's Office  
Alvin Singh, Communications Director, Mayor's Office  
Theresa O' Donnell, Deputy Director, Planning, Urban Design and Sustainability  
Templar Tsang- Trinaistich, Issues Manager, Planning Urban Design and Sustainability  
Jeff Greenberg, Solicitor Team Lead, Legal Services

FROM: Gil Kelley  
General Manager, Planning, Urban Design and Sustainability

SUBJECT: 2538 Birch Street (formerly 1296 West Broadway)- RTS # 13730  
Timeline of dates and Broadway Plan Interim Rezoning Policy (IRP)  
Response to Councillor Hardwick's email correspondence

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The following information is offered in response to follow-up questions from Councillor Hardwick in an email to me dated June 12, 2020. In that email, further clarification was requested on the Council Memo sent on June 10, 2020 regarding the rezoning application submitted under the Moderate Income Rental Pilot Program (MIRHPP), at 2538 Birch Street (formerly 1296 West Broadway) and adherence to timelines described in the Broadway Plan Interim Rezoning Policy (IRP).

A request was also made to provide Council with a copy of the letters sent by staff to the applicant regarding eligibility of this application for the MIRHP Program. The two letters dated March 19, 2018 and June 12, 2018 are enclosed with this memo.

### **Applicability to policy:**

- Per the Memo to Council dated June 10, 2020, staff invited the property owner to proceed with a rezoning enquiry under the MIRHP Program on June 12, 2018 which predated Council's approval of the Broadway Planning Program Terms of Reference and

Associated Interim Policies on June 20, 2018. Therefore, staff remain satisfied that the application is in compliance with the IRP.

- Furthermore, during the selection process for the MIRHP Program, staff reviewed the material submitted by the property owner on February 16, 2018 against the application's ability to meet the criteria of the MIRHP Program including its ability to yield significant moderate income units and its central location between two future underground transit stations at Granville and Laurel Streets. Staff concluded in that initial review that the project is strategically located to avail of the improved connectivity and network of communities enabled through the Broadway Subway project whilst also delivering on purpose-built rental housing targets identified under the *Housing Vancouver Strategy*.
- On this particular site, the application proposes to exceed the minimum standard of 20% below market rental units, required of the MIRHPP policy by proposing 22% of the residential floor area be reserved for households earning a yearly moderate income in the range of \$30,000 to \$ 80,000. Staff are of the opinion that the proposal complies not only with the Broadway Plan IRP provisions but also meets the intent of other policies approved by Council such as the MIRHP Program and the *Housing Vancouver Strategy*.
- While staff consider the process to be in compliance with policy, it is ultimately the role of Council to consider the merits of this application and to either approve, amend or reject it following a public hearing. Alternatively, Council has the right to refer the application directly back to staff for further refinements and report back to Council at a later date.
- The application is scheduled for a July 9, 2020 public hearing so that Mayor and Council can consider the application accordingly.

Thank you for taking the time to connect with me about this application and I hope this provides clarification and reassurance. Please do not hesitate to connect directly with me or Theresa O'Donnell (theresa.o'donnell@vancouver.ca) should you have any other questions.



Gil Kelley, FAICP  
General Manager, Planning, Urban Design and Sustainability  
604.873.7456 | [gil.kelley@vancouver.ca](mailto:gil.kelley@vancouver.ca)

Enclosures

March 19, 2018

Tom Pappajohn  
Jameson Development Corp  
670-1655 West Broadway  
Vancouver, BC, V6J 1X1

Dear Mr. Pappajohn,

**RE: Moderate Income Rental Housing Pilot Program Pre-Enquiry Application -  
1296 West Broadway**

Thank you for your application to the City of Vancouver's *Moderate Income Rental Housing Pilot Program* (MIRHPP). Staff have reviewed your proposal against MIRHPP program objectives and other citywide and local policies including Broadway C-3A Guidelines and emerging directions for Broadway Corridor planning. Based on this review, staff note that a proposal under MIRHPP on this site will not be considered at this time.

Staff will be reporting to Council prior to the summer break (2018) on emerging directions and work program scoping for Broadway Corridor planning. For C-3A sites that would be included in this study area, MIRHPP proposals will not be considered at this time as these individual proposal could preclude or impact future planning directions for Broadway Corridor planning. As the work for Broadway Corridor planning evolves staff are happy to provide further information and work with you and your consultant team.

Staff note that if you decide to proceed with the approved secured rental application consideration for structural reinforcement should be given to facilitate additional height in future. If this is pursued additional consideration may have to be given for below grade programming including parking, storage, etc.

If you have any questions about MIRHPP, please contact Edna Cho at [edna.cho@vancouver.ca](mailto:edna.cho@vancouver.ca) or Zachary Bennett at [zachary.bennett@vancouver.ca](mailto:zachary.bennett@vancouver.ca).

Sincerely,



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

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

June 12, 2018

Tom Pappajohn  
Jameson Development Corp  
670-1655 West Broadway  
Vancouver, BC, V6J 1X1

Dear Mr. Pappajohn,

**RE: Moderate Income Rental Housing Pilot Program Pre-Enquiry Application -  
1296 West Broadway**

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

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

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

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

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

If you have any questions about the MIRHPP or the rezoning process, please contact Edna Cho at [edna.cho@vancouver.ca](mailto:edna.cho@vancouver.ca) or Zachary Bennett at [zachary.bennett@vancouver.ca](mailto:zachary.bennett@vancouver.ca).

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Garrison', with a stylized flourish at the end.

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

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