

## Public Hearing Correspondence Case

Case number: 101015948258

Case created: 2022-04-21, 05:39:00 PM

Channel: WEB

### Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

### Request Details

1. **Subject (address if applicable):**  
4. CD-1 Rezoning: 1477 West Broadway
2. **Position:**  
Oppose
3. **Comments:**  
Please see the attached PDF (1497 W Broadway - Relocation Estimate) of an FOI response from the City and enter it into the Public Hearing record. Mayor and Council, before voting on this application and on behalf of the citizens of Vancouver, please ensure that the municipal government (1) followed due process, (2) had the value of public land (laneway) independently assessed prior to selling it to the private developer, and obtained (3) obtained top dollar for the land, knowing an application would be coming for a tower of about 40 storeys.
4. **Neighbourhood:**  
Kitsilano
5. **Full name:**  
Randy Helten
7. **Email:**  
s. 22(1) Personal and Confidential
8. **Subject classification:**  
PH2 - 4. CD-1 Rezoning: 1477 West Broadway

### Additional Details

### Contact Details

Name: RANDAL HELTEN

Address: s. 22(1) Personal and Confidential

Address2:

Phone:

Email: s. 22(1) Personal and Confidential

Alt. Phone:

Preferred contact method: Either

### Case Notes

### Photo

- no picture -

*Any web links (URLs) in this case have been altered so that they cannot be opened, as a security measure to protect against malicious links. If you believe a link to be safe please replace the "hxxp" at the beginning with "http" and open in a browser window. If you're unsure if the link is safe to open and you need to open it, please contact the Service Desk.*

**From:** "Newman, Andrew" <Andrew.Newman@vancouver.ca>  
**To:** "Dan Turner" [REDACTED]  
**Date:** 6/26/2019 4:33:14 PM  
**Subject:** RE: 1497 W Broadway - Relocation Estimate

---

Thanks Dan

Just saw your other email on the Hydro estimate. So as I understand, you're looking at \$1,000,000 Hydro + \$1,230,000 Telus = \$2.23 million, subject to further refinement (and whether this MMH 346r needs relocating too). Ouch.

But to clarify: the City-site was never going to be encumbered by the station infrastructure under the Reference Case scenario, so the \$725pba value we are seeking from Shato is not impacted by where the station ends up.

I appreciate some discount from the Shato deal is warranted; that said, these lane relocation costs are part of PCI's proposed assembly/redevelopment scheme and the City can't be asked to make up those associated costs. While the City endorses the station being moved to the corner, we're by no means requiring PCI to purchase the lane and make it all happen. Nor does the Province have a preference in where the station finally lands.

I believe PCI is in receipt of our appraisal for the City-lands, which was undertaken by CWPC (if not I can forward again). Although it's for a different site, it provides a thorough analysis and opinion of value at this location, which is important given we use Macross the fence valuations for lane/road sales. The appraisal includes a value range, and I'm prepared to consider a number in the low to mid-point of the range. Anything below this will be challenged.

I need to be able to defend the sale as market value; more importantly, I'm concerned with securing Council approval for this deal so it doesn't die at the 11<sup>th</sup> hour, and waste the Province's, PCI's and City's time (when time is already short on the Broadway Subway Project). Given Council will be approving the Shato sale and likely the Lane sale in close proximity to each other, there needs to be some consistency.

Give this some thought, I'm available to discuss

AN

Andrew Newman, FI, B.Comm  
Associate Director | Real Estate Services | Real Estate and Facilities Management  
CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4  
t: 604.673.8105 | f: 604.873-7064 | e: [andrew.newman@vancouver.ca](mailto:andrew.newman@vancouver.ca)

---

**From:** Dan Turner [REDACTED]

---

**Sent:** Wednesday, June 26, 2019 2:00 PM  
**To:** Newman, Andrew  
**Subject:** FW: 1497 W Broadway - Relocation Estimate

Andrew

This is Telus<sup>®</sup> as I said Nathan thinks this is high. He is calling Nemetz, our electrical consultant to get in writing their estimate that they have given us regarding hydro. He thinks it is a million for Hydro.

Help us.

Just remember that the COV is getting 725 a foot now that your site is unencumbered with the relocation of the station□

Dan

Dan Turner  
EXECUTIVE VICE PRESIDENT

**PCI**

PCI DEVELOPMENTS



[www.pci-group.com](http://www.pci-group.com)

---

**From:** Nathan Shuttleworth [REDACTED]  
**Sent:** Wednesday, June 26, 2019 1:53 PM  
**To:** Dan Turner [REDACTED]  
**Subject:** FW: 1497 W Broadway - Relocation Estimate

Estimates from Telus below.

Nathan

Nathan Shuttleworth  
ARCHITECT-AIBC, LEED AP, CPHD  
DEVELOPMENT MANAGER

**PCI**

PCI DEVELOPMENTS



**From:** "Newman, Andrew" <Andrew.Newman@vancouver.ca>  
**To:** "Nathan Shuttleworth" [REDACTED]  
**Date:** 7/10/2019 8:43:29 AM  
**Subject:** RE: Proposed B&G Lane Acquisition

---

Thanks Nathan, will review and let you know if any questions

Best,  
Andrew

---

**From:** Nathan Shuttleworth [REDACTED]  
**Sent:** Wednesday, July 10, 2019 7:47 AM  
**To:** Newman, Andrew  
**Cc:** Brown, Steve; Tim Grant; Dan Turner  
**Subject:** Proposed B&G Lane Acquisition

Hi Andrew,

Please see attached memo from Nemetz & Associates regarding cost of the Telus relocation work and an estimate from BC Hydro (just received yesterday) for their utility relocation works required due to lane closure.

Regarding higher than usual cost for closing the lane, the is largely due to two reasons:

1. The lane is the primary distribution route for both BC Hydro and Telus. To close this lane requires extensive rerouting and installation of new infrastructure for both utilities. The extent of new infrastructure extends from the laneway on 10<sup>th</sup> Avenue, east on 10<sup>th</sup> Avenue to Hemlock, north on Hemlock Street and then back along the lane or 8<sup>th</sup> avenue to the remaining portion of the laneway north of our site. Almost 500m of infrastructure works.
2. The existing BC Hydro service is overhead, and to facilitate undergrounding north of our site, the existing Telus manhole (a major connection point for the utility), must be relocated.

It is worth noting that this infrastructure work will serve all the buildings along the laneway (both E-W and N-S portions), not just our development. In addition, our site will accommodate BC Hydro infrastructure (a system vista switch and PMT) that will serve the neighbouring properties.

Please don't hesitate to call if you want to discuss any of the above.

Best,  
Nathan

Nathan Shuttleworth  
ARCHITECT-AIBC, LEED AP, CPHD  
DEVELOPMENT MANAGER

**PCI**

PCI DEVELOPMENTS  
[REDACTED]



---

**From:** Tim Grant [REDACTED]  
**Sent:** July 8, 2019 9:59 AM  
**To:** Newman, Andrew <[Andrew.Newman@vancouver.ca](mailto:Andrew.Newman@vancouver.ca)>  
**Cc:** Dan Turner [REDACTED] Nathan Shuttleworth [REDACTED]  
**Subject:** RE: Proposed B&G Lane Acquisition

Thanks Andrew. Nathan will provide any further detail we can as you've noted.

We do appreciate concern around setting precedent – but also suggest that the exceptional circumstance in this case is facilitating transit station at corner of Broadway & Granville, which we understand to be a priority for the City. Incorporation of the lane and relocating/improving significant existing utilities are necessary to facilitate the station.

Thanks.

Tim

---

**From:** Newman, Andrew <[Andrew.Newman@vancouver.ca](mailto:Andrew.Newman@vancouver.ca)>  
**Sent:** Monday, July 8, 2019 9:28:43 AM  
**To:** Tim Grant  
**Cc:** Dan Turner; Nathan Shuttleworth  
**Subject:** RE: Proposed B&G Lane Acquisition

Hi Tim

Thanks for reaching out. Yes, I believe you'll be receiving an invite for approximately 4pm Wednesday to discuss with the Province, myself and Engineering on steps forward. In preparation, would you be able to provide any further supporting info on the following:

- Estimates from BC Hydro on the \$1 - \$1.5 million cost (I am in receipt of Nemetz & Associates third-party estimate)
- Fortis documentation on the \$100,000
- Shaw documentation on the \$100,000
- General rationale for why this particular lane is so costly? Not knowing the utility technicals, typical lane-sales see some amount of utility relocation cost. But this is much higher and I'd like to understand why (e.g. is this a major junction location for both Telus and BC Hydro infrastructure, H-Frames, etc.?).

Dan has sent me the Telus details already, but if there was a third-party opinion from Nemetz & Associates I'd be keen to see that too.

As noted in the attached email, our practice is to use "across the fence" valuations for lane/road sales. Certainly the lane has minimal development potential on its own - the critical piece is upon assemblage. I appreciate the high costs in this situation, but historically we have not discounted for

utility relocation expenses as these are business costs relating to the purchaser's assemblage / redevelopment with adjacent parcels. We are discussing what can be done to inch this forward on our side, but there is significant concern around setting new precedents for future lane/road sales. Therefore, anything you can provide me which helps articulate why this is an exceptional circumstance would be helpful.

Looking forward to meeting Wednesday, stay tuned for the invite and don't hesitate to call me direct.

Thanks  
AN

Andrew Newman, FI, B.Comm  
Associate Director | Real Estate Services | Real Estate and Facilities Management  
CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4  
t: 604.673.8105 | f: 604.873-7064 | e: [andrew.newman@vancouver.ca](mailto:andrew.newman@vancouver.ca)

---

**From:** Tim Grant [REDACTED]  
**Sent:** Sunday, July 7, 2019 12:33 PM  
**To:** Newman, Andrew  
**Cc:** Dan Turner; Nathan Shuttleworth  
**Subject:** Proposed B&G Lane Acquisition

Hi Andrew,

Further to your discussions with Dan & Nathan from our office, I am writing to clarify aspects of our proposed lane acquisition at Broadway & Granville between 1409 West Broadway and 1465 West Broadway.

We are seeking to acquire 2,297 SF of lane area (after requested dedication to City). Further to your discussion with Dan, given the relatively limited opportunity for independent redevelopment of this lane area, we would suggest valuing on same basis as other properties on the block, notably 1465 West Broadway is not appropriate.

We also suggest that significant infrastructure costs we would need to incur to redevelop should be considered. In acquiring lane area and redeveloping with transit station integrated with our proposed development, we will be committing to taking on approximately \$3M in infrastructure relocation & improvements costs for Telus (current estimate: \$1.2M - \$1.8M), BC Hydro (current estimate: \$1M - \$1.5M), Fortis (current estimate: <\$100,000) and Shaw (current estimate: <\$100,000). Nathan & our team are in frequent contact with each of these utilities as required scope of work continues to develop and we will keep you apprised of any notable updates to these estimates.

I understand there may be a meeting set up to discuss further this week. In meantime, please let us know if we can provide anything further.

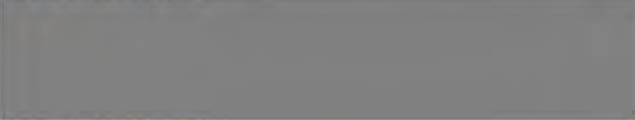
Regards,

Tim

Tim Grant CPA, CA  
VICE PRESIDENT, DEVELOPMENT

**PCI**

PCI DEVELOPMENTS



[www.pci-group.com](http://www.pci-group.com)

**From:** "Newman, Andrew" <Andrew.Newman@vancouver.ca>  
**To:** "Tim Grant" [REDACTED]  
"Dan Turner" [REDACTED]  
**Date:** 7/18/2019 2:59:11 PM  
**Subject:** Granville & Broadway

---

Hi Tim and Dan

A quick note to confirm - s.13(1), s.17(1)  
s.13(1), s.17(1) [REDACTED]

It's the right call and bigger picture, will secure what we all want AND get the deals through Council.

Appreciate all your work on making this a much better transit system than it would've been, if left only to Engineers!

AN

Andrew Newman, RI, B.Comm  
Associate Director | Real Estate Services | Real Estate and Facilities Management  
CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4  
t: 604.673.8105 | f: 604.873-7064 | e: [andrew.newman@vancouver.ca](mailto:andrew.newman@vancouver.ca)



**From:** "Brown, Steve" <Steve.Brown@vancouver.ca>  
**To:** "Newman, Andrew" <Andrew.Newman@vancouver.ca>  
**Date:** 11/30/2021 5:36:37 PM  
**Subject:** FW: Proposed B&G Lane Acquisition  
**Attachments:** RE: Proposed B&G Lane Acquisition.msg  
PCI - 1497 West Broadway Vancouver, BC Telus Cost - Jul9'19.pdf

---

As requested

---

**From:** Nathan Shuttleworth [REDACTED]  
**Sent:** Wednesday, July 10, 2019 7:47 AM  
**To:** Newman, Andrew <Andrew.Newman@vancouver.ca>  
**Cc:** Brown, Steve <Steve.Brown@vancouver.ca>; Tim Grant [REDACTED] Dan Turner [REDACTED]  
**Subject:** Proposed B&G Lane Acquisition

Hi Andrew,

Please see attached memo from Nemetz & Associates regarding cost of the Telus relocation work and an estimate from BC Hydro (just received yesterday) for their utility relocation works required due to lane closure.

Regarding higher than usual cost for closing the lane, the is largely due to two reasons:

1. The lane is the primary distribution route for both BC Hydro and Telus. To close this lane requires extensive rerouting and installation of new infrastructure for both utilities. The extent of new infrastructure extends from the laneway on 10<sup>th</sup> Avenue, east on 10<sup>th</sup> Avenue to Hemlock, north on Hemlock Street and then back along the lane or 8<sup>th</sup> avenue to the remaining portion of the laneway north of our site – almost 500m of infrastructure works.
2. The existing BC Hydro service is overhead, and to facilitate undergrounding north of our site, the existing Telus manhole (a major connection point for the utility), must be relocated.

It is worth noting that this infrastructure work will serve all the buildings along the laneway (both E-W and N-S portions), not just our development. In addition, our site will accommodate BC Hydro infrastructure (a system vista switch and PMT) that will serve the neighbouring properties.

Please don't hesitate to call if you want to discuss any of the above.

Best,  
Nathan

Nathan Shuttleworth  
ARCHITECT-AIBC, LEED AP, CPHD  
DEVELOPMENT MANAGER

**PCI**

PCI DEVELOPMENTS  
[REDACTED]

[REDACTED]  
[www.pci-group.com](http://www.pci-group.com)

---

**From:** Tim Grant [REDACTED]  
**Sent:** July 8, 2019 9:59 AM  
**To:** Newman, Andrew <[Andrew.Newman@vancouver.ca](mailto:Andrew.Newman@vancouver.ca)>  
**Cc:** Dan Turner [REDACTED] Nathan Shuttleworth [REDACTED]  
**Subject:** RE: Proposed B&G Lane Acquisition

Thanks Andrew. Nathan will provide any further detail we can as you've noted.

We do appreciate concern around setting precedent – but also suggest that the exceptional circumstance in this case is facilitating transit station at corner of Broadway & Granville, which we understand to be a priority for the City. Incorporation of the lane and relocating/improving significant existing utilities are necessary to facilitate the station.

Thanks.

Tim

---

**From:** Newman, Andrew <[Andrew.Newman@vancouver.ca](mailto:Andrew.Newman@vancouver.ca)>  
**Sent:** Monday, July 8, 2019 9:28:43 AM  
**To:** Tim Grant  
**Cc:** Dan Turner; Nathan Shuttleworth  
**Subject:** RE: Proposed B&G Lane Acquisition

Hi Tim

Thanks for reaching out. Yes, I believe you'll be receiving an invite for approximately 4pm Wednesday to discuss with the Province, myself and Engineering on steps forward. In preparation, would you be able to provide any further supporting info on the following:

- Estimates from BC Hydro on the \$1 - \$1.5 million cost (I am in receipt of Nemetz & Associates third-party estimate)
- Fortis documentation on the \$100,000
- Shaw documentation on the \$100,000
- General rationale for why this particular lane is so costly? Not knowing the utility technicals, typical lane-sales see some amount of utility relocation cost. But this is much higher and I'd like to understand why (e.g. is this a major junction location for both Telus and BC Hydro infrastructure, H-Frames, etc.).

Dan has sent me the Telus details already, but if there was a third-party opinion from Nemetz & Associates I'd be keen to see that too.

As noted in the attached email, our practice is to use "across the fence" valuations for lane/road sales. Certainly the lane has minimal development potential on its own - the critical piece is upon



assemblage. I appreciate the high costs in this situation, but historically we have not discounted for utility relocation expenses as these are business costs relating to the purchaser's assemblage / redevelopment with adjacent parcels. We are discussing what can be done to inch this forward on our side, but there is significant concern around setting new precedents for future lane/road sales. Therefore, anything you can provide me which helps articulate why this is an exceptional circumstance would be helpful.

Looking forward to meeting Wednesday, stay tuned for the invite and don't hesitate to call me direct.

Thanks  
AN

Andrew Newman, FI, B.Comm  
Associate Director | Real Estate Services | Real Estate and Facilities Management  
CITY OF VANCOUVER | 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4  
t: 604.673.8105 | f: 604.873-7064 | e: [andrew.newman@vancouver.ca](mailto:andrew.newman@vancouver.ca)

---

**From:** Tim Grant [REDACTED]  
**Sent:** Sunday, July 7, 2019 12:33 PM  
**To:** Newman, Andrew  
**Cc:** Dan Turner; Nathan Shuttleworth  
**Subject:** Proposed B&G Lane Acquisition

Hi Andrew,

Further to your discussions with Dan & Nathan from our office, I am writing to clarify aspects of our proposed lane acquisition at Broadway & Granville between 1409 West Broadway and 1465 West Broadway.

We are seeking to acquire 2,297 SF of lane area (after requested dedication to City). Further to your discussion with Dan, given the relatively limited opportunity for independent redevelopment of this lane area, we would suggest valuing on same basis as other properties on the block, notably 1465 West Broadway is not appropriate.

We also suggest that significant infrastructure costs we would need to incur to redevelop should be considered. In acquiring lane area and redeveloping with transit station integrated with our proposed development, we will be committing to taking on approximately \$3M in infrastructure relocation & improvements costs for Telus (current estimate: \$1.2M - \$1.8M), BC Hydro (current estimate: \$1M - \$1.5M), Fortis (current estimate: <\$100,000) and Shaw (current estimate: <\$100,000). Nathan & our team are in frequent contact with each of these utilities as required scope of work continues to develop and we will keep you apprised of any notable updates to these estimates.

I understand there may be a meeting set up to discuss further this week. In meantime, please let us

know if we can provide anything further.

Regards,

Tim

Tim Grant CPA, CA  
VICE PRESIDENT, DEVELOPMENT

**PCI**

PCI DEVELOPMENTS



[www.pci-group.com](http://www.pci-group.com)



July 9, 2019

PCI Developments Corp.  
[REDACTED]

Vancouver, B.C.  
V6E 2Y3

Via Email: [NShuttleworth@pci-group.com](mailto:NShuttleworth@pci-group.com)

Attention: **Nathan Shuttleworth**

Dear Nathan,

Re: **1497 West Broadway, Vancouver, British Columbia**

In our opinion the costs to remove the Telus Services out of the North – South Lane; and reroute the services East on 8<sup>th</sup> Avenue and South on Hemlock Street to 11<sup>th</sup> Avenue and add a new Manhole would be \$1,700,000.00 - \$2,000,000.00.

Yours truly,

**NEMETZ (S/A) & ASSOCIATES LTD.**

s. 22(1) Personal and Confidential"  
[REDACTED]

**Steve Nemetz, P. Eng.**  
CEO/Senior Principal

SN/ec  
[REDACTED]

**From:** "Chua, Jeff" [REDACTED]  
**To:** "Nathan Shuttleworth" [REDACTED]  
**Date:** 7/9/2019 2:09:19 PM  
**Subject:** RE: Proposed B&G Lane Acquisition  
**Attachments:** High level estimate.pdf

---

Hi Nathan,

Please find attached high level estimate letter for overhead to underground work associated with the lane closure.

Please note:

- BCHydro's overhead infrastructures (including the H-frame at the T-junction of the lane) running east-west along the north side of the lane will remain.
- Only the overhead primary lines on the north side of the H-frame at the T-junction will be removed. The overhead secondary lines will remain.

This high level estimate does not include:

- Temporary construction service (Typically this is coordinated with your site general contractor)
- Interim overhead line and H-frame removal in the lane closure. (Separate quote letter to be sent to you as per our site meeting)

Feel free to contact me if you have any questions.

Thanks

---

**Jeff Chua** | Design Specialist, Distribution Design

**BC Hydro**



bchydro.com

Smart about power in all we do.

---

**From:** Nathan Shuttleworth [REDACTED]  
**Sent:** 2019, July 08 9:52 AM  
**To:** Chua, Jeff; Sidhu, Amarjit  
**Cc:** Steve Nemetz  
**Subject:** FW: Proposed B&G Lane Acquisition  
**Importance:** High

Hi Jeff and Amarjit,  
Per email below, we are meeting with the city on Wednesday this week regarding lane acquisition

so it would be very helpful if we could have your estimate (even if in draft form) prior to this meeting. If you could also provide a quick email response as to why this particular lane is more costly for utility relocation than others that would be very helpful.

Thank you,  
Nathan

Nathan Shuttleworth  
ARCHITECT-AIBC, LEED AP, CPHD  
DEVELOPMENT MANAGER

**PCI**

PCI DEVELOPMENTS

---

**From:** Newman, Andrew <Andrew.Newman@vancouver.ca>  
**Sent:** July 8, 2019 9:29 AM  
**To:** Tim Grant [REDACTED]  
**Cc:** Dan Turner [REDACTED] Nathan Shuttleworth [REDACTED]  
**Subject:** RE: Proposed B&G Lane Acquisition

Hi Tim

Thanks for reaching out. Yes, I believe you'll be receiving an invite for approximately 4pm Wednesday to discuss with the Province, myself and Engineering on steps forward. In preparation, would you be able to provide any further supporting info on the following:

- Estimates from BC Hydro on the cost (I am in receipt of Nemetz & Associates third-party estimate)
- General rationale for why this particular lane is so costly? Not knowing the utility technicals, typical lane-sales see some amount of utility relocation cost. But this is much higher and I'd like to understand why (e.g. is this a major junction location for both Telus and BC Hydro infrastructure, H-Frames, etc.?).

Dan has sent me the Telus details already, but if there was a third-party opinion from Nemetz & Associates I'd be keen to see that too.

Looking forward to meeting Wednesday, stay tuned for the invite and don't hesitate to call me direct.

Thanks  
AN


Andrew Newman, RI, B.Comm  
Associate Director | Real Estate Services | Real Estate and Facilities Management  
CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4  
t: 604.673.8105 | f: 604.873-7064 | e: [andrew.newman@vancouver.ca](mailto:andrew.newman@vancouver.ca)





July 9, 2019

Project No. 4086160

PCI Developments  
C/O Nathan Shuttleworth  


Dear Nathan:

**For BC Hydro overhead line removal - proposed lane closure**  
**1497 W Broadway, Vancouver**

We have completed a preliminary review of the electrical system modification requirements for BC Hydro's overhead infrastructures to be removed for the proposed lane closure at 1497 W Broadway, Vancouver.

### Conceptual Estimate

The estimated cost indicated below is high level estimate and preliminary in nature. The amount will change when the detailed design is completed. The Electric Tariff currently allows us to contribute towards the project for the extension of electrical facilities on public property based on the estimated Billing Demand and/or number of residential dwellings being added to the distribution system. We will not provide contributions towards the cost of Optional Facilities – works associated with overhead line removal driven by the customer. BC Hydro's contribution is not included as the preliminary site information has not been provided and is subject to change upon validation of the anticipated electrical demand to be utilized at the site and/or the number of residential dwellings to be added.

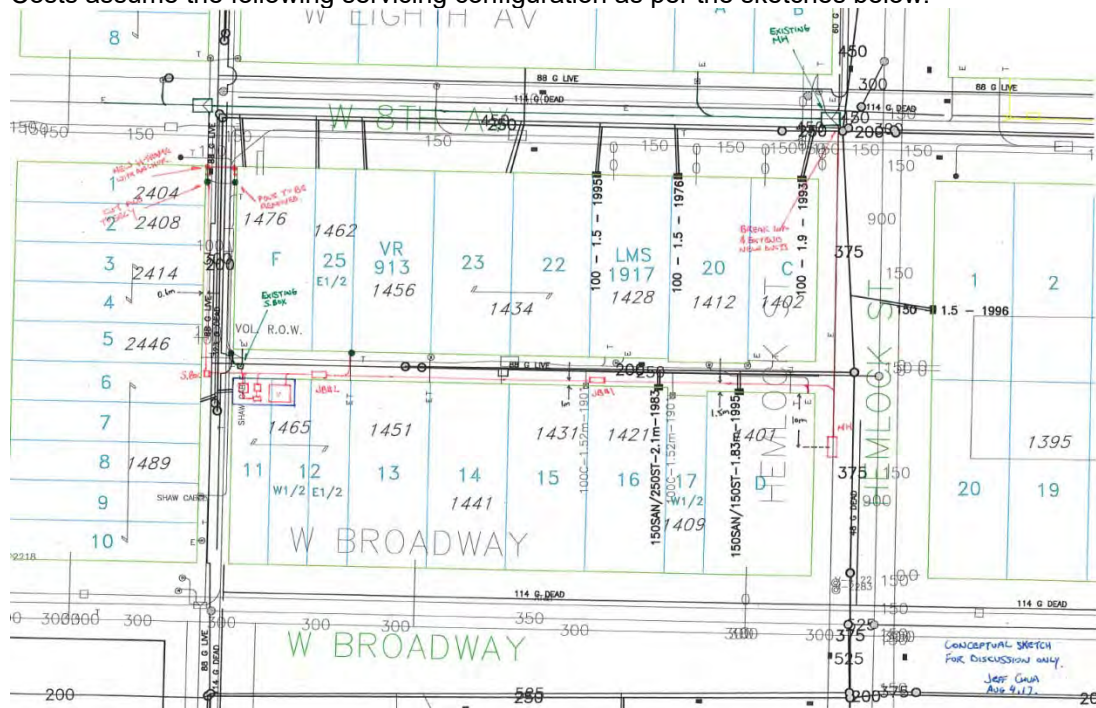
These costs are conceptual level in nature (+100%/-10%) and will vary based upon actual detailed design, site conditions, service energization schedule requirements, and governing policies in place at the time of the formal and detailed quotation.

Description	Cost
Estimated Construction Cost	1,800,000.00

**The above estimate is based on:**

- Acceptance by the local Municipality or Regional District and/or other jurisdictional bodies having authority.
- TELUS abandoning and allowing BC Hydro to remove their existing underground civil to create a corridor in the lane (north of lane closure) to install our service box and ducts.

- BC Hydro completing the civil construction on public property. If the customer chooses to install civil infrastructure on public on our behalf as Contribution in Kind (CIK), a credit in the amount of the estimated cost for an average provincial unit price contractor to complete the work will be applied against the project. Actual costs are not reimbursed for CIK.
- Costs assume the following servicing configuration as per the sketches below:



### Other costs and adjustments not included

**The preliminary estimate above does not include the following:**

- Costs for environmental mitigation, land acquisition, Statutory Right of Way and public consultation.
- Costs for temporary construction service requirements or provisions for the future redevelopment (ie. MLBE project) of the subject area.
- Installation of all civil works on private property, which is the customers' responsibility.
- Costs to comply with [BC Hydro's power quality emission limits](#).
- On-site electrical servicing fees.
- Applicable taxes.
- Potential cost adjustments to the Estimated Extension Fee such as BC Hydro driven System Reinforcements, Asset Renewal Credits, Civil Contribution in Kind or TELUS contributions. These adjustments will be determined during the detailed design stage.
- Potential future [Extension Fee Refund](#) up to the amount of the Extension Fee.
- Costs for removal of the two spans of overhead line and H-frame in the proposed lane closure.

### Detailed Design Requirements

**Before we can begin a detailed design, we'll need the following:**

- Complete submission package as detailed in the [BC Hydro Primary Service guide](#) (Section 5.2).
- Civic address and registered legal plan of the property.
- Civil drawings indicating the existing and planned underground services (sanitary, storm, water, telephone, others) on public and private property.
- Offsite plans, landscaping plans, and streetlight plans, if applicable.
- Environmental and archaeological reviews, assessments, and associated management plans, if applicable.
- Tentative construction and energization schedule.

Please note that this letter is for providing conceptual level estimate and will not be treated as a formal request until the customer has provided enough project details for us to commence the detailed design stage. Other customer developments, known or unknown to us, may materially impact the feasibility, costs, and schedule of your electrical servicing request.

As we execute detailed design, if/when any design conflicts or capacity constraints are identified that could significantly impact the project conceptual estimate identified above, we will immediately notify you of our findings and the anticipated cost implications. Your acknowledgement and acceptance to continue with the project will be requested to ensure that all parties are aware of possible project scope and budget impacts.

Please note that this letter is subject to revision 90 days from the date of this letter, or the terms of the Electric Tariff change, whichever occurs first. If you have any questions or would like to meet to discuss further details regarding this preliminary estimate, please feel free to contact me by email or by phone at (604)528-7831.

If you have any questions concerning this project, please contact me.

Sincerely,

s. 22(1) Personal and Confidential




BC Hydro | Design Specialist



**ABOUT OUR SURVEY:** You will be emailed a survey once this project is completed. We are always looking for ways to improve our service to customers and hope you can provide your feedback about the service you received from us during the design process. All information in the survey is used for BC Hydro business purposes only, will not be shared with any outside parties, and is collected under the authority of the *Hydro and Power Authority Act*. If you have any questions about the survey, or about how your answers will be handled, please contact our program manager Ned Dharamshi at 604.515.8532. For all other inquiries, please contact the BC Hydro designer listed above.



s.13(1), s.17(1)



s.13(1), s.17(1)

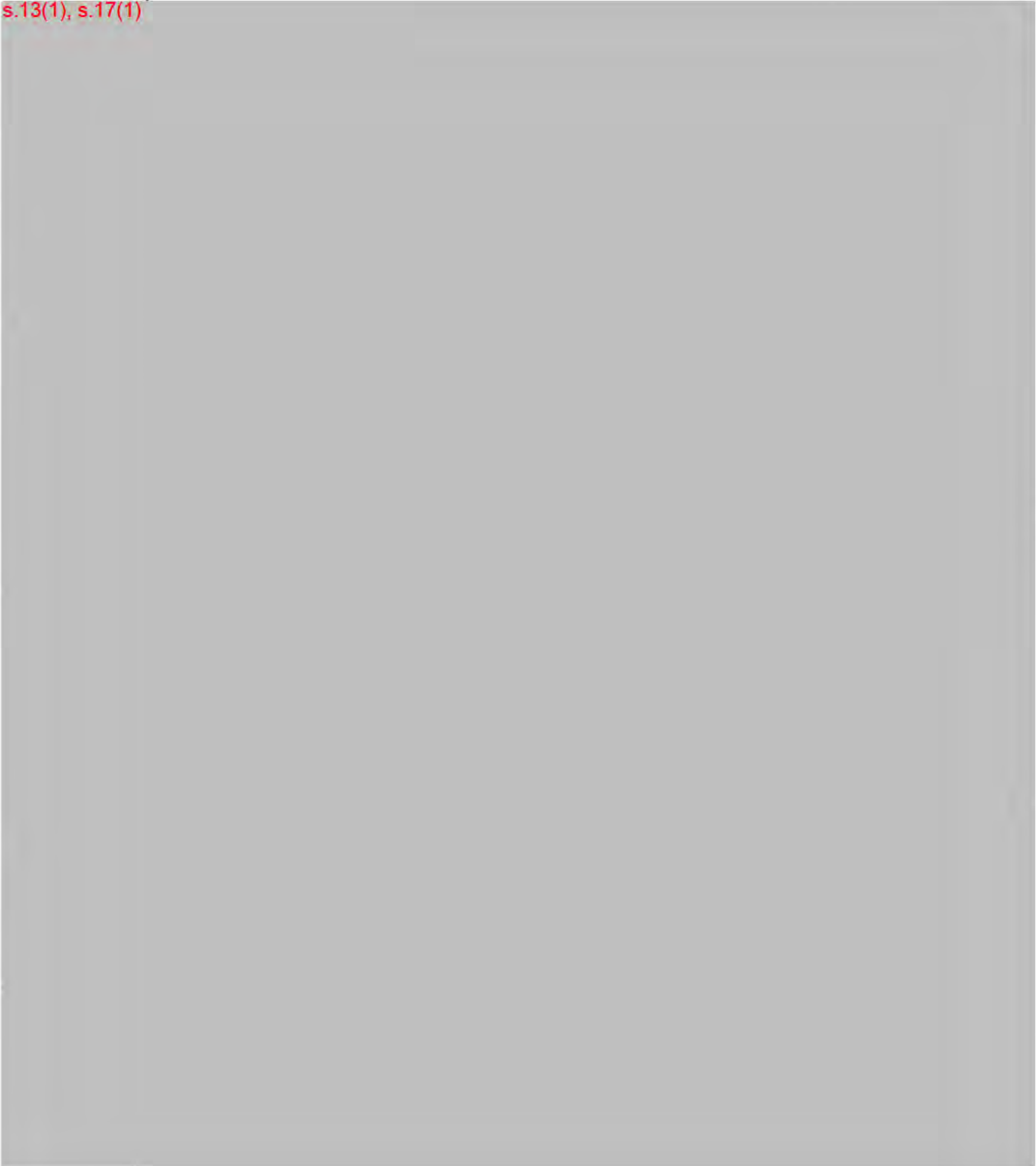


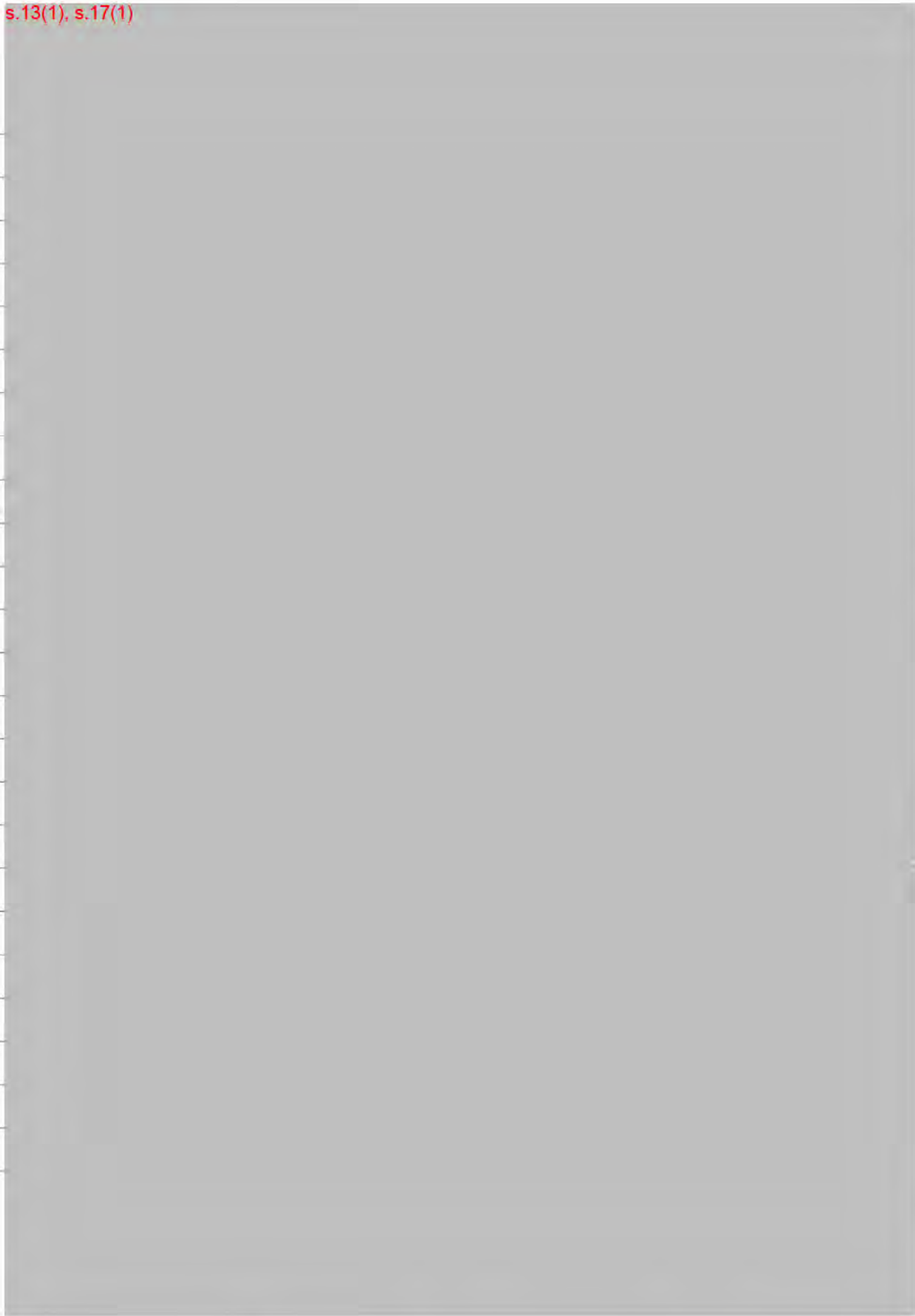






s.13(1), s.17(1)





**From:** "Dan Turner" [REDACTED]  
**To:** "Newman, Andrew" <Andrew.Newman@vancouver.ca>  
**Date:** 6/26/2019 3:26:08 PM  
**Subject:** FW: 1497 West Broadway Vancouver, BC Jun26'19  
**Attachments:** PCI - 1497 West Broadway Vancouver, BC Jun26'19.pdf

---

Here you go on the Hydro

Dan Turner  
EXECUTIVE VICE PRESIDENT



PCI DEVELOPMENTS

[REDACTED]

[www.pci-group.com](http://www.pci-group.com)

---

**From:** Nathan Shuttleworth [REDACTED]  
**Sent:** Wednesday, June 26, 2019 3:25 PM  
**To:** Dan Turner [REDACTED]  
**Subject:** FW: 1497 West Broadway Vancouver, BC Jun26'19

Hydro cost from Steve.

Nathan

Nathan Shuttleworth  
ARCHITECT-AIBC, LEED AP, CPHD  
DEVELOPMENT MANAGER



PCI DEVELOPMENTS

[REDACTED]

---

**From:** Steve Nemetz [REDACTED]  
**Sent:** June 26, 2019 3:21 PM  
**To:** Nathan Shuttleworth [REDACTED]  
**Subject:** 1497 West Broadway Vancouver, BC Jun26'19

Hi Nathan,

Per our conversation, please find enclosed our letter.

Regards,

---

Steve Nemetz, P. Eng.



NEMETZ (S/A) & ASSOCIATES LTD.  
CONSULTING ENGINEERS  
[WWW.NEMETZ.COM](http://WWW.NEMETZ.COM)



June 26, 2019

[REDACTED]

Via Email:

[REDACTED]

Attention: **Nathan Shuttleworth**

Dear Nathan,

Re: **1497 West Broadway, Vancouver, British Columbia**

This letter is to confirm that in our opinion the costs for the re-routing of the BC Hydro's services in the lane would be approximately \$1,000,000.00 plus GST.

Yours truly,

**NEMETZ (S/A) & ASSOCIATES LTD.**

s. 22(1) Personal and Confidential"

[REDACTED]

**Steve Nemetz, P. Eng.**  
CEO/Senior Principal

[REDACTED]

**From:** Kennett, Bonnie  
**To:** Council Meeting Amendments - DL  
**Subject:** FW: [EXT] Opposit on to 1477 West Broadway rezoning application  
**Date:** Thursday, April 21, 2022 7:03:36 PM  
**Attachments:** Screen Shot 2022-04-21 at 5:40:32 PM.png  
 policy-rezoning-secured-rental.pdf  
 image002.png

Please see below for additional correspondence for Item 4 – CD-1 Rezoning: 1477 West Broadway.

**From:** Hagiwara, Rosemary <rosemary.hagiwara@vancouver.ca>  
**Sent:** Thursday, April 21, 2022 7:00 PM  
**To:** Kennett, Bonnie <bonnie.kennett@vancouver.ca>  
**Subject:** FW: [EXT] Opposition to 1477 West Broadway rezoning application

FYA

Rosemary Hagiwara [she/her]  
 Chief Election Officer  
 Office of the City Clerk | City of Vancouver  
 t: 604 873 7177  
 e: [rosemary.hagiwara@vancouver.ca](mailto:rosemary.hagiwara@vancouver.ca)

**From:** Swanson, Jean <[Jean.Swanson@vancouver.ca](mailto:Jean.Swanson@vancouver.ca)>  
**Sent:** Thursday, April 21, 2022 7:00 PM  
**To:** Hagiwara, Rosemary <[rosemary.hagiwara@vancouver.ca](mailto:rosemary.hagiwara@vancouver.ca)>  
**Subject:** FW: [EXT] Opposition to 1477 West Broadway rezoning application

Just got this email Rosemary Don't know if the other councillors did Can you forward to them? Thanks

**From:** Ward Stirrat <[Ward.Stirrat@vancouver.ca](mailto:Ward.Stirrat@vancouver.ca)>  
**Sent:** Thursday, April 21, 2022 6:55 PM  
**To:** Swanson, Jean <[Jean.Swanson@vancouver.ca](mailto:Jean.Swanson@vancouver.ca)>  
**Subject:** [EXT] Opposition to 1477 West Broadway rezoning 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.

Dear Councillor Swanson,

I am a Vancouver resident writing to you today in opposition to the proposed zoning of 1477 West Broadway.

My objections are that this application violates the City's own Policies on several fronts (noted below).  
 Note: Policies PDF attached with highlights as below are excerpts from CoV's Policy for Rezoning of Secured Rental.

1. The site is currently undergoing a community planning (Broadway Plan) and thus excluded by the current policies from Rezoning.
  - 1.1 There is presently a moratorium on rezoning until the Broadway Plan is reviewed and passed by Council.
  - 1.2 The applicants stated rationale for by-passing the current rules and unapproved Broadway Plan are self-serving and insufficiently supported by evidence, and are contradicted by staff reports.

## 2.2 Exclusions

These rezoning policies (section 2.3 and 2.4) apply city-wide, except in areas that have recently approved community plans (e.g. Cambie Corridor Plan, West End Plan, Grandview-Woodland Plan, Marpole Plan, and the Downtown Eastside Plan) or that are undergoing community planning programs and have interim rezoning policies in place (e.g. Broadway, Jericho Lands).

In community plan areas, secured rental projects may be eligible for incentives, with height and density set as per the applicable community plan policy.

2. Rezoning, in this case, requires that the project be 100% Rental. The applicants for 1477 West Broadway are building on top of another Five Story commercial building. This is, nominally, 87% of the building and it would seem a bit bizarre to start claiming this to be one building on top of another, rather than a single building.
3. Policy also requires that the building have a full lane to the rear - the lane was absorbed by the footprint of the building and no longer exists.

### 2.4.1 Eligibility Requirements for Regular Sites – Rezoning to a Rental Tenure District Schedule

Table 2 provides direction for consideration of additional density for 100% rental projects seeking a rezoning in RS and RT zoned areas. To be eligible, sites should be generally regular in shape (rectangular), part of the regular street grid, and have a full lane to the rear.

Rezoning opportunities as described in Table 2 will generally only be enabled through rental tenure district schedules; rezoning to a site-specific CD-1 will only be considered as per section 2.4.2.

4. The timing of this rezoning is last minute and appears to be an attempt by the applicant to skirt the rules and circumvent the due process and consultation with the Citizens.

5. The rezoning would create a monstrous tower that is out of character for the neighbourhood and would block views, subvert the long-held maintenance of view cones, cast shadows on existing parks - and CoV's new 45 Million Dollar park space near 5th & Fir - and shadow many, many residents - all the way down to False Creek Parks - this would be a horrible precedent and building choice. Just ask Hong Kong, they have endless forests of 50 story residential high-rises and still their median income to median housing price is the worst in the world (23.2 X Median Income) with Vancouver a sad 3rd. at 13.1 X Median Income to Median Housing Prices. Considering the density of Hong Kong is 7,200 residents/sq km and Vancouver is 5,620 residents/sq km it would seem approving this Mega Tower would not solve anything and set the stage for rapid displacement (Planoviction) of the already densified area that will inevitably be part of the Broadway Plan (which this Rezoning height and density is clearly meant to facilitate the overreaching Broadway Plan).

Thanks for your work and I encourage you to reject this proposal as too much too close to a proper review and discussion about the Broadway.

Yours truly.

# Policy

## Secured Rental Policy

### Incentives for New Rental Housing

*Approved by Council May 15, 2012*

*Last amended March 29, 2022*

# Table of Contents

Background and Context..... 3

    Housing Choice Supports a Diverse Population..... 3

    Rental Housing Challenges ..... 4

    Housing Vancouver Strategy Context ..... 4

    Rental Housing Policies in this Document..... 4

    Use of Residential Rental Tenure Zoning ..... 4

Secured Rental Policies..... 5

    1 Residential Rental Projects Under Existing Zoning ..... 5

        1.1 Incentives..... 5

    2 Residential Rental Projects Requiring a Rezoning ..... 5

        2.1 Incentives..... 5

        2.2 Exclusions..... 6

        2.3 Rezoning in Commercial, Multi-Family, Industrial and ODP Areas..... 6

        2.4 Rezoning in Low Density Transition Areas ..... 8

Other Policy Requirements..... 10

    3 Security of Tenure and Housing Agreement ..... 10

    4 Affordability ..... 10

    5 Housing for Families..... 10

    6 Tenant Relocation and Protection..... 11

    7 Green Buildings..... 11

        7.1 Rezoning Applications..... 11

        7.2 Development Permit Applications for Projects That Do Not Require Rezoning..... 11

    8 Community Amenity Contributions..... 11

Implementation and Monitoring ..... 12

    Implementation..... 12

    Monitoring ..... 12

Appendix: Eligibility Map..... 13



## Background and Context

On November 26, 2019, Council approved amendments to the Secured Market Rental Housing Policy originally approved by Council in May 2012. This includes the following:

- Retitling of the policy.
- A framework to allow simplified rezonings in low-density areas previously enabled by the Affordable Housing Choices Interim Rezoning Policy, through standardized regulations in new rental zones. This was to be implemented as a pilot on a time-limited basis until June 30, 2022. Further details of the new zones to be brought back to Council for approval at a later date.
- Changes to the family housing requirements.
- Additional Green Buildings requirements.

Additionally, Council directed Staff to prepare changes to the C-2, C-2B, C-2C and C-2C1 district schedules to allow new 6 storey rental buildings through a development permit process instead of a rezoning, and that this be brought back to public hearing for Council's consideration.

On December 14, 2021, Council approved amendments to the Secured Rental Policy, including the following:

- Changes to align with amendments to the C-2, C-2B, C-2C and C-2C1 district schedules to allow secured rental building up to 6 storeys as a conditional use, and to generally remove C-2 zones from eligibility for rezoning under section 2.3 of this policy.
- Changes to align with the new RR-1, RR-2, and RR-3 district schedules introduced for use in future rezonings under section 2.4 of this policy, including further clarification of affordability requirements for below market rental and social housing projects.
- Changes to the eligibility requirements for sites in low density transition areas, including locational considerations, addition of a map illustrating eligible areas, and clarification of circumstances in which a CD-1 rezoning may be required.
- Other minor amendments to better align with rezoning opportunities previously enabled by the Affordable Housing Choices Interim Rezoning Policy in C-1 and RM-1 and RM-1N zones.

## Housing Choice Supports a Diverse Population

Vancouver is a growing and diverse city with significant housing challenges. Creating new housing for all Vancouverites through a range of housing options is critical to ensuring a vibrant and diverse city.

As of 2016, 53% of households in Vancouver were renters<sup>1</sup>. Renters in the city are a diverse group, including singles, families, and roommate households, and have a wide range of household incomes ranging from under \$30,000 to over \$80,000. The diversity of renters in Vancouver means that a broad range of housing types is required to meet the needs of these households.

Purpose-built market rental housing is a key source of secure, long-term housing for renter households earning a broad range of incomes. A robust supply of rental housing is also crucial for supporting a broad

---

<sup>1</sup> Census 2016

range of renter households in locations across the city, including areas accessible to transit and jobs, as well as in neighborhoods away from major arterial roads.

## **Rental Housing Challenges**

Vancouver has the tightest rental market and one of the lowest vacancy rates in Canada, which over the last 30 years has averaged 0.9 percent<sup>2</sup>. This is partly the result of limited new supply of rental housing in recent decades, along with the demand for rental housing from a growing population facing significant increases in the cost of home ownership. In this context, the need for suitable housing choices for renter households has grown dramatically.

## **Housing Vancouver Strategy Context**

On November 28, 2017 City Council adopted the 10-year Housing Vancouver Strategy. A core objective of Housing Vancouver is to shift the supply of new housing toward the “Right Supply” that meets the needs of the diversity of households in the city. The Strategy identified the need for an additional 72,000 housing units over 10 years, of which 20,000 units are new purpose-built rental housing.

The Secured Rental Policy is part of the larger Housing Vancouver Strategy that also addresses the housing needs of moderate and low income households. The regulations contained in the Rental Housing Stock Official Development Plan and Single Room Accommodation By-law are in place to protect the stock of existing market rental housing. In addition, the Housing Vancouver Strategy targets 4,000 of the total 20,000 purpose-built market rental units as below-market rental, and includes aggressive targets for social, supportive, and co-op housing (12,000 units by 2028) to meet the needs of low income residents.

## **Rental Housing Policies in this Document**

This document contains policies to encourage new purpose-built market rental housing. These policies are intended to increase the supply of secure market rental housing that is available to renter households. Affordability will be achieved through tenure, location, modesty in unit size, and over time as the buildings age, and through terms secured in Housing Agreements for projects including below-market rental units.

## **Use of Residential Rental Tenure Zoning**

In May 2018, the Government of British Columbia amended the Local Government Act and Vancouver Charter to provide local governments with a new authority to zone for residential rental tenure. This tool allows municipalities to require new housing to be developed as rental in multi-family or multi-use areas; set different rules that restrict the form of tenure of housing units for different zones and locations within a zone; and require that a certain number, portion or percentage of housing units in a building be rental. This authority is utilized in the Secured Rental Policy in several ways:

- Amendments to the C-2, C-2B, C-2C and C-2C1 zoning districts approved by Council on December 14, 2021 include unique zoning provisions (e.g. height, density, and setback regulations) for residential rental tenure development.
- New RR-1, RR-2, and RR-3 district schedules approved by Council on December 14, 2021 enable new apartment, townhouse and mixed use buildings where 100% of the residential units are rental

---

<sup>2</sup> CMHC Rental Market Report

in tenure, for use in privately-initiated rezonings in low density transition areas (see section 2.4 of this policy and Table 2)

## **Secured Rental Policies**

### **1 Residential Rental Projects Under Existing Zoning**

Development permit applications for projects which can be approved under the existing zoning will be considered where 100% of the residential rental floor space is secured as non-stratified rental housing. Qualifying projects may be mixed use (i.e. include a commercial component), but all of the residential floor space must be rental.

#### **1.1 Incentives**

Projects which can be developed under the existing zoning are eligible for the following:

- Parking reductions as described in the Vancouver Parking By-law;
- City-wide and Area Specific DCL waiver for the residential floor space of the project; and
- Relaxation of unit size to a minimum of 29.7 sq. m (320 sq. ft.) provided that the design and location of the unit meets the livability criteria as defined in the Zoning and Development By-law.

Specific regulations for rental housing, such as increased maximum building height and density (e.g. allowances for 6 storey rental), are described in the C-2, C-2B, C-2C, and C-2C1 district schedules, the C-2, C-2B, C-2C, and C-2C1 Residential Rental Tenure Guidelines, and the Rental Incentives Program Bulletin.

For more information on available incentives, please refer to the Rental Incentive Programs Bulletin.

### **2 Residential Rental Projects Requiring a Rezoning**

Rezoning applications may be considered for projects only if 100% of the residential floor space is secured as non-stratified rental housing. Qualifying projects may be mixed-use (e.g. include a commercial component), but all residential units must be rental in tenure.

#### **2.1 Incentives**

Projects requiring a rezoning are eligible for the following incentives:

- Additional floor area, height and new uses;
- Parking reductions as described in the Vancouver Parking By-law;
- City-wide and Area Specific DCL waiver for the residential floor space of the project; and
- Relaxation of unit size to a minimum of 29.7 sq. m (320 sq. ft.) provided that the design and location of the unit meets the livability criteria as defined in the Zoning and Development By-law.

For more information on available incentives, refer to the Rental Incentives Programs Bulletin.

## 2.2 Exclusions

These rezoning policies (section 2.3 and 2.4) apply city-wide, except in areas that have recently approved community plans (e.g. Cambie Corridor Plan, West End Plan, Grandview-Woodland Plan, Marpole Plan, and the Downtown Eastside Plan) or that are undergoing community planning programs and have interim rezoning policies in place (e.g. Broadway, Jericho Lands).

In community plan areas, secured rental projects may be eligible for incentives, with height and density set as per the applicable community plan policy.

## 2.3 Rezoning in Commercial, Multi-Family, Industrial and ODP Areas

Rezoning for 100% residential rental projects will be considered in the following locations:

- Areas close to transit, employment and services (e.g. commercial and mixed use zones);
- Multi-family areas (e.g. RM zones) for infill projects or projects on sites that do not have existing rental housing;
- Areas with existing rezoning policies or Official Development Plans that accommodate higher residential density (e.g. Downtown District and existing CD-1 zoning) and which do not conflict with existing policies for social housing; and
- Light industrial areas that currently allow residential (e.g. MC-1 and MC-2).

Table 1 outlines the additional height and density that may be considered for rezonings to CD-1 in commercial, multi-family, industrial, and ODP areas. Where appropriate, staff may support rezoning to a RR-1, RR-2 or RR-3 district rather than a CD-1.

### 2.3.1 Rezoning in C-2, C-2B, C-2C and C-2C1 Districts

As the C-2, C-2B, C-2C, and C-2C1 zoning districts include unique provisions for rental housing, rezoning for rental housing development will only be considered in exceptional circumstances, subject to staff review. Most secured rental projects in these zones will be required to develop in accordance with the applicable District Schedule.

In general, projects proceeding through a rezoning stream will not be considered for more height or density than can be achieved through the C-2, C-2B, C-2C, or C-2C1 district schedules (e.g. 6 storeys and 3.5 FSR or 3.7 FSR on large corner sites). These projects should also generally conform with the applicable C-2 district schedule and the associated design guidelines.

Circumstances where CD-1 rezoning may be considered will generally be limited to the following:

- Projects proposed on sites that are split zoned with a portion of the site zoned as C-2, C-2B, C-2C, or C-2C1; or
- Projects on sites to be created through a consolidation including parcels that are not zoned C-2, C-2B, C-2C, or C-2C1 and where all parcels are immediately adjacent to each other and more than 50% of the site area is zoned C-2, C-2B, C-2C, or C-2C1.

**Table 1: Consideration for Rezoning in Commercial, Multi-family, Industrial, and ODP Areas**

Areas	Existing Zoning District	Direction
Commercial Areas	C-1	Consider 4 storey mixed use, generally consistent with the RR-3A district  Consider 6 storey mixed use, generally consistent with the RR-3B district, for projects including a minimum 20% of the residential floor area as units secured at below-market rents ( <i>See section 4 for specific requirements</i> )
	C-2, C-2B, C-2C, C-2C1	In exceptional circumstances consider rezoning for 6 storey mixed use, generally consistent with the height and density regulations for rental housing specified in the applicable C-2, C-2B, C-2C, or C-2C1 district schedule.  See section 2.3.1 of this policy for further details and criteria.
	C-3A	Consider additional density; adhere to existing height limits and generally to guidelines
Multi-family Areas	RM-1 and RM-1N	Consider additional height and density up to 6 storeys and generally consistent with the RR-2A, RR-2B, and RR-2C Districts Schedule or the RR-3A and RR-3B Districts Schedule and the locational and site context considerations for RS and RT zones ( <i>See Table 2</i> )
	RM-3, RM-3A	Consider redevelopment of sites where existing rental units do not current exist and infill development where appropriate on sites where existing tenants are not displaced  Adhere to existing height limits and generally to guidelines
CD-1 zoned areas	CD-1	Consider redevelopment of sites where existing rental units do not currently exist and infill development on suitable sites where existing tenants are not displaced; height and density as appropriate to location and context
Industrial Areas that allow residential	MC-1	Consider modest increases in height and density
Areas with Official Development Plans that allow residential	Various ODP areas	Consider development sites which allow for residential density where there are no conflicts with existing policies for social housing (e.g. the density bonus for social housing for small sites in the Downtown South)  Consider additional density appropriate to context; adhere to existing height limits



## 2.4 Rezoning in Low Density Transition Areas

Rezoning for 100% residential rental projects will be considered for sites zoned RS or RT (except for RT-5 and RT-5N, RT-7, RT-8 and RT-10 and RT-10N) that are:

- On a block adjacent to an arterial road that is part of a TransLink bus route and that is within approximately 400 m of a larger neighbourhood shopping area; or
- On a block adjacent to an arterial road that is within 800 m of a TransLink rapid transit station (including RapidBus, 99 B-Line, Canada Line, Expo Line or Millennium Line stations) and that is within approximately 200 m of a smaller neighbourhood shopping area; and
- In an eligible area as illustrated by Map A in the Appendix.

### 2.4.1 Eligibility Requirements for Regular Sites – Rezoning to a Rental Tenure District Schedule

Table 2 provides direction for consideration of additional density for 100% rental projects seeking a rezoning in RS and RT zoned areas. To be eligible, sites should be generally regular in shape (rectangular), part of the regular street grid, and have a full lane to the rear.

Rezoning opportunities as described in Table 2 will generally only be enabled through rental tenure district schedules; rezoning to a site-specific CD-1 will only be considered as per section 2.4.2.

### 2.4.2 Eligibility Requirements for Irregular Sites – Rezoning to a Site-Specific CD-1

Sites that meet the location and site context considerations in Table 2 but are highly irregular in size, shape, context or other attributes may be eligible for rezoning subject to a customized review and response.

In general, irregular sites will not be considered for more height or density than may be achieved on a regular lot through the set rental tenure district schedule(s). In some cases, increased setbacks and reduced FSR may be required commensurate to the irregular context to allow for reasonable adjacencies.

Examples of sites where a CD-1 rezoning will generally be required include:

- Sites with limited street frontage or no lane
- Sites where a standard building shape as generally allowed in the applicable standard rental zone(s) and guidelines cannot be accommodated

### 2.4.3 Social Housing

Rezonings for projects where 100% of the residential floor area is secured as social housing will be considered on sites zoned RS or RT, including in locations that are not illustrated by Map A in the Appendix. The RR-2C district includes provisions to enable some additional density for 6 storey social housing developments on arterials. As appropriate, staff may also support consideration of rezoning to another RR district or a CD-1.

**Table 2: Considerations for Rezoning in RS and RT Zones**

Location	Building Types	Requirements and Guidelines
On arterial	<ul style="list-style-type: none"> <li>Up to 4 storey mixed use</li> <li>Up to 5 storey residential apartment</li> <li>Up to 6 storey residential apartment or mixed use for projects including a minimum 20% of the residential floor area that is counted in the calculation of FSR secured as below-market rental units (See <i>section 4 for specific requirements</i>) or where 100% of the residential floor area is secured as social housing</li> </ul>	<p>Refer to the RR-2 and RR-3 district schedules</p> <p>Site should not leave any remaining RS or RT lot(s) with a total continuous frontage of less than 99 feet, or obstruct access to a lane for any remaining lot(s)</p> <p><u>Mixed use requirements (RR-3)</u></p> <p>Mixed use will generally be required for sites that:</p> <ul style="list-style-type: none"> <li>are immediately adjacent to a property that has existing zoning for commercial use (C-1, C-2, C-2B, C-2C, C-2C1 or CD-1 with commercial retail at grade), or</li> <li>include a corner lot at an intersection where two or more of the other corner sites are zoned for commercial use</li> </ul> <p>Mixed use will generally be optional for sites that include a corner lot or that have existing non-residential uses</p>
Off arterial	<ul style="list-style-type: none"> <li>Up to 4 storey residential apartment</li> <li>or 4 storey townhouse</li> <li>3 storey triplex or townhouse with up to 8 units</li> </ul>	<p>Refer to the RR-1 District Schedule, and the RR-2A district</p> <p>Site must not obstruct access to a lane for any remaining lot(s)</p>
	Up to 5 storey residential apartment flanking the arterial with a 4 storey transition to the off arterial block face	<p>Refer to the RR-2B district</p> <p>Site must be located at the corner of an arterial road, with a side property line flanking the arterial</p>
	Up to 4 storey mixed use	<p>Refer to the RR-3A district</p> <p>Site must have existing non-residential use</p>

Please also refer to the Rental District Schedules Design Guidelines for further guidance.

## Other Policy Requirements

### 3 Security of Tenure and Housing Agreement

The rental units will be secured for a term of 60 years or life of the building, whichever is greater, through legal agreements, (i.e. Housing Agreement pursuant to section 565.2 of the Vancouver Charter, including non-stratification and no separate sales covenants), or any other legal mechanism deemed necessary by the Director of Legal Services and the Director of Planning.

### 4 Affordability

Projects proposing a 6 storey building under section 2.4 of this policy are required to achieve a minimum of 20% of the residential floor area that is counted in the calculation of FSR as units secured at below-market rents. In addition, all below-market units are required to meet the following requirements:

- Starting rents by unit type will not exceed a rate that is:
  - For 100% residential buildings, 10% less than the average rents as published by the Canada Mortgage and Housing Corporation (CMHC) for the city; or
  - For mixed-use buildings, 20% less than the average rents as published by CMHC for the city

Please refer to the most recent annual Rental Market Report for private apartment buildings published by CMHC for more information. Starting rents will be secured at the time of Council's approval of the rezoning, and may be increased annually until initial occupancy in accordance with the maximum annual increases authorized by the Province of British Columbia through the Residential Tenancy Act, and

- After initial occupancy, rent escalation during a tenancy will be limited to the increases authorized by the Residential Tenancy Act. Between tenancies, the rent may be re-indexed to the current CMHC average rent by unit type, applying the same discount rate (minimum 10% for 100% residential buildings and 20% for mixed-use buildings) as was secured at the time of rezoning approval.

Targeting a deeper level of affordability in a portion of the below-market rental units is encouraged where possible. For more information on starting rent information and program administration, please refer to the Rental Incentive Programs Bulletin.

### 5 Housing for Families

The Secured Rental Policy encourages the inclusion of family housing. The requirement for family housing units is set at 35% of units for all secured market rental developments under rezonings, as per the City's Family Room: Housing Mix Policy for Rezoning Projects. Family units are defined as units with 2 or more bedrooms, designed to meet the Council adopted High Density Housing for Families with Children Guidelines.

For projects that do not require rezoning, residential unit mix requirements may be specified in the applicable district schedule. The C-2, C-2B, C-2C, and C-2C1 district schedules require that residential rental tenure projects seeking density above 2.5 FSR and height above 4 storeys provide 35% family units (with 2 or more bedrooms). These units should be designed to meet the High Density Housing for Families with Children Guidelines.

## 6 Tenant Relocation and Protection

Where tenants will be displaced as a result of redevelopment, a tenant relocation plan as outlined in the City's Tenant Relocation and Protection Policy will be required. Please also refer to the Tenant Relocation and Protection Policy – Process and Requirements Bulletin.

## 7 Green Buildings

The Secured Rental Policy advances green building objectives and encourages the development of near-zero emission buildings.

### 7.1 Rezoning Applications

All rezoning applications considered under this policy will be expected to meet the Green Buildings Policy for Rezoning, and to employ zero emissions heating and hot water systems in the building, achieving a greenhouse gas intensity (GHGI) of 3 kg/m<sup>2</sup> or less.

For more information on these requirements and the documentation to be submitted, please refer to the Green Buildings Policy for Rezoning and the Green Buildings Policy for Rezoning – Process and Requirements Administration Bulletin.

### 7.2 Development Permit Applications for Projects That Do Not Require Rezoning

Some development permit applications for residential rental tenure development that do not require rezoning must also meet green building requirements. In C-2, C-2B, C-2C and C-2C1 districts residential rental tenure applications seeking additional building height and/or density, projects are required to:

- Employ zero emissions heating and hot water systems in the building, achieving a greenhouse gas intensity (GHGI) of 3 kg/m<sup>2</sup> or less; and
- Meet the energy efficiency and emissions requirements of the Green Buildings Policy for Rezoning, by meeting the requirements of either:
  - Passive House or an acceptable alternate near zero emissions standard; or,
  - Greenhouse gas, thermal energy demand, and total energy use intensity limits (GHGI, TEDI, and TEUI, respectively) as specified in the policy.

## 8 Community Amenity Contributions

Community Amenity Contribution (CAC) policies apply to private rezoning applications. Routine, lower density rezoning applications for secured market rental housing that meet the criteria set out in the Community Amenity Contributions Policy for Rezoning and other applicable Council approved policies and guidelines are not subject to a CAC.

## **Implementation and Monitoring**

### **Implementation**

The policies in this document provide clarity on the incentives offered to enable rental housing, as well as the scale of rental developments that may be considered. New development will be managed through privately initiated rezoning applications to unique CD-1s or through the use of rental zones in low density areas (e.g. RR-1, RR-2 and RR-3 district schedules). In addition, new rental development may proceed through development permit applications, including through district schedules which include provisions for residential rental tenure development (e.g. C-2, C-2B, C-2C and C-2C1).

### **Monitoring**

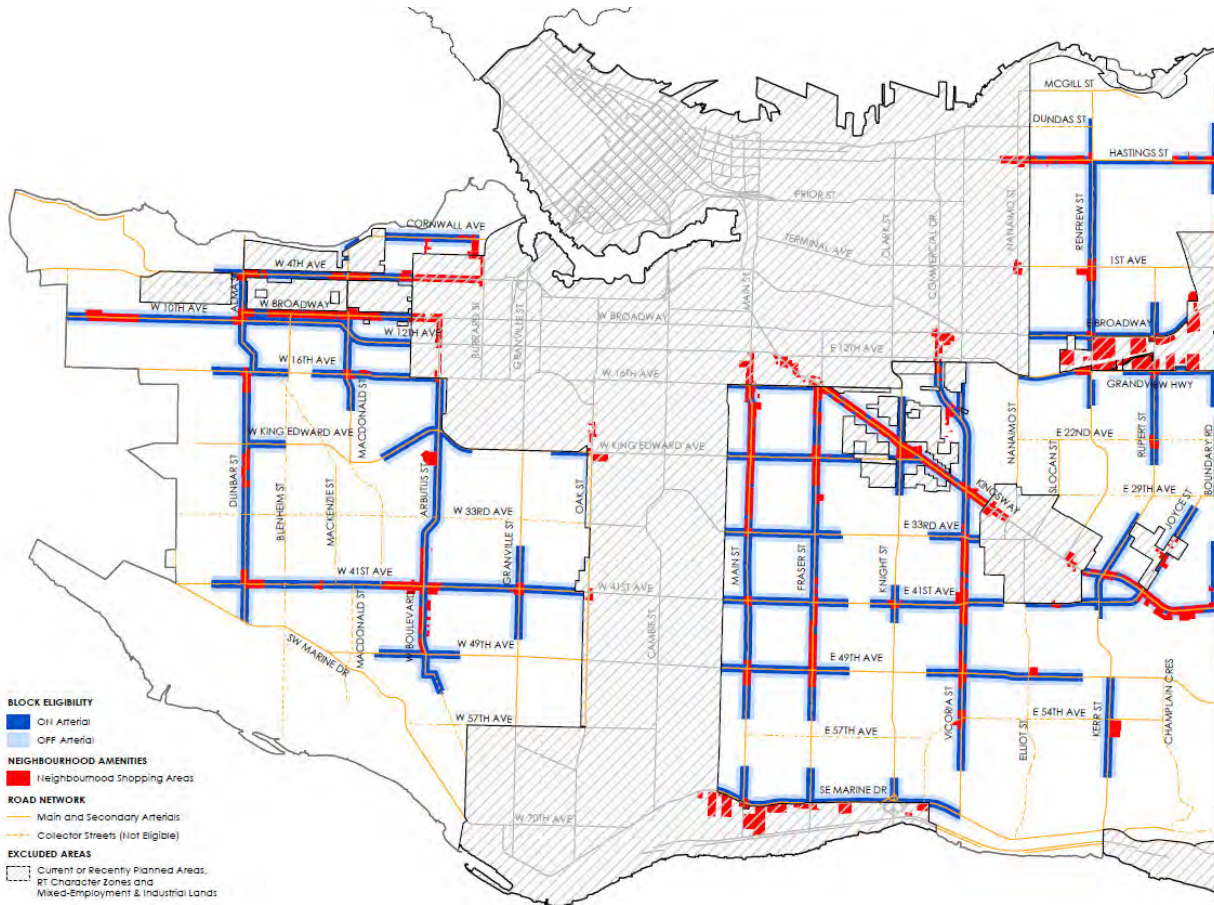
The Housing Vancouver Annual Progress Report will track the rental units created through this policy on an annual basis, and measure and evaluate progress towards the City's approved housing targets in relationship to supply, income, and family housing.



## Appendix: Eligibility Map

The map illustrates the areas that meet the locational criteria that apply under section 2.4 of this policy to sites zoned RS or RT. Other policy requirements beyond the locational criteria will also apply to determine eligibility. Further description is provided in the Rental Incentive Programs Bulletin.

**Map A: Eligibility Map for Low Density Transition Areas**



**Public Hearing Correspondence Case**

Case number: 101015948396

Case created: 2022-04-21, 07:19:00 PM

Channel: WEB

**Incident Location**

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

**Request Details**

1. **Subject (address if applicable):**  
1477 West Broadway
2. **Position:**  
Oppose
3. **Comments:**  
Two image for my presentation.
4. **Neighbourhood:**  
Kitsilano
5. **Full name:**  
Randy Helten
7. **Email:**  
s. 22(1) Personal and Confidential
8. **Subject classification:**  
PH2 - 4. CD-1 Rezoning: 1477 West Broadway

**Additional Details****Contact Details**

Name: RANDAL HELTEN

Address: s. 22(1) Personal and Confidential

Address2:

Phone:

Email: s. 22(1) Personal and Confidential

Alt. Phone:

Preferred contact method: Either

**Case Notes****Photo**

- no picture -

*Any web links (URLs) in this case have been altered so that they cannot be opened, as a security measure to protect against malicious links. If you believe a link to be safe please replace the "hxxp" at the beginning with "http" and open in a browser window. If you're unsure if the link is safe to open and you need to open it, please contact the Service Desk.*











## Public Hearing Correspondence Case

Case number: 101015948482

Case created: 2022-04-21, 08:16:00 PM

Channel: WEB

### Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

### Request Details

1. **Subject (address if applicable):**  
CD-1 Rezoning: 1477 West Broadway
2. **Position:**  
Oppose
3. **Comments:**  
At this link, more evidence that the processes underlying this project completely lack transparency and do not put the interests of the public first:  
<https://cityhallwatch.wordpress.com/2022/04/21/1477-wbroadway-laneway-sale-foi/#more-72571>
4. **Neighbourhood:**  
West Point Grey
5. **Full name:**  
Roberta Olenick
7. **Email:**  
s. 22(1) Personal and Confidential
8. **Subject classification:**  
PH2 - 4. CD-1 Rezoning: 1477 West Broadway

### Additional Details

### Contact Details

Name: ROBERTA OLENICK

Address: s. 22(1) Personal and Confidential

Address2:

Phone: s. 22(1) Personal and Confidential

Email: s. 22(1) Personal and Confidential

Alt. Phone:

Preferred contact method: Either

### Case Notes

### Photo

- no picture -

*Any web links (URLs) in this case have been altered so that they cannot be opened, as a security measure to protect against malicious links. If you believe a link to be safe please replace the "https" at the beginning with "http" and open in a browser window. If you're unsure if the link is safe to open and you need to open it, please contact the Service Desk.*

**From:** [Kennett, Bonnie](#)  
**To:** [Council Meeting Amendments - DL](#)  
**Subject:** CM: FW: [EXT] Fwd: Shadow Studies Broadway Plan & perspective adding 12-15 floors  
**Date:** Thursday, April 21, 2022 8:22:49 PM  
**Attachments:** [BuildingLocations.pdf](#)  
[Sep-Mar2110amto4pmbyMonth\(UTC-0700\).pdf](#)  
[Sept-Mar2110amto4pmbyTime\(UTC-0700\).pdf](#)  
[1477WBroadwayshadow-study.pdf](#)

---

Additional Correspondence received. See below and attached.

---

**From:** Speaker Request <Speaker.Request@vancouver.ca>  
**Sent:** Thursday, April 21, 2022 8:22 PM  
**To:** Kennett, Bonnie <bonnie.kennett@vancouver.ca>  
**Subject:** FW: [EXT] Fwd: Shadow Studies Broadway Plan & perspective adding 12-15 floors

---

**From:** Anna Holeton s. 22(1) Personal and Confidential  
**Sent:** Thursday, April 21, 2022 8:20 PM  
**To:** Carr, Adriane <[Adriane.Carr@vancouver.ca](mailto:Adriane.Carr@vancouver.ca)>; Boyle, Christine <[Christine.Boyle@vancouver.ca](mailto:Christine.Boyle@vancouver.ca)>; Bligh, Rebecca <[Rebecca.Bligh@vancouver.ca](mailto:Rebecca.Bligh@vancouver.ca)>; De Genova, Melissa <[Melissa.DeGenova@vancouver.ca](mailto:Melissa.DeGenova@vancouver.ca)>; Dominato, Lisa <[Lisa.Dominato@vancouver.ca](mailto:Lisa.Dominato@vancouver.ca)>; Fry, Pete <[Pete.Fry@vancouver.ca](mailto:Pete.Fry@vancouver.ca)>; Hardwick, Colleen <[Colleen.Hardwick@vancouver.ca](mailto:Colleen.Hardwick@vancouver.ca)>; Kirby-Yung, Sarah <[Sarah.Kirby-Yung@vancouver.ca](mailto:Sarah.Kirby-Yung@vancouver.ca)>; Stewart, Kennedy <[Kennedy.Stewart@vancouver.ca](mailto:Kennedy.Stewart@vancouver.ca)>; Swanson, Jean <[Jean.Swanson@vancouver.ca](mailto:Jean.Swanson@vancouver.ca)>; Wiebe, Michael <[Michael.Wiebe@vancouver.ca](mailto:Michael.Wiebe@vancouver.ca)>; Speaker Request <[Speaker.Request@vancouver.ca](mailto:Speaker.Request@vancouver.ca)>  
**Subject:** [EXT] Fwd: Shadow Studies Broadway Plan & perspective adding 12-15 floors

---

**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.

---

With reference Question I was asked re how 39 floor tower appears 12-15 stories taller, please see below.

Anna Holeton

-----

Sent from my iPhone

Begin forwarded message:

**Subject: Re: Shadow Studies Broadway Plan**

The following was prepared by John Haylock, a resident of Fairview who has prepared



shadow studies in the past.

I looked at the Broadway Plan from Arbutus to Oak. In order to study the shadow impact, I modeled an 80'x80' building floor plate with the max height allowed in the area e.g. Arbutus to Maple is 25-30 storeys so the buildings are 300' high; Maple to Burrard is 20-25 stories so the buildings are 250' high etc. The assumption is that the developer will likely not procure a lot on Broadway and underbuild. I placed the appropriate height building on each corner from Arbutus to Oak and I modeled based on terrain i.e. taking into account the Fairview "slope". I looked at the shadows by month from Sep to Mar 21st and by time from 10am-12pm-2pm-4pm i.e. 7 months and 4 time slots each month for a total of 28 slides in each deck. By month would be Sep:4 time periods, Oct:4 time periods etc and by time would be 10 am:7 months, 12 pm: 7 months etc. By month shows the progression of shadows as they move across the slope and by time shows the progression of the shadows for a particular time for all the months. Clear as mud? When you look at the deck you will understand what I mean. One caveat, daylight saving time was not considered for Dec for a) consistency and b) not sure how long it will be in place.

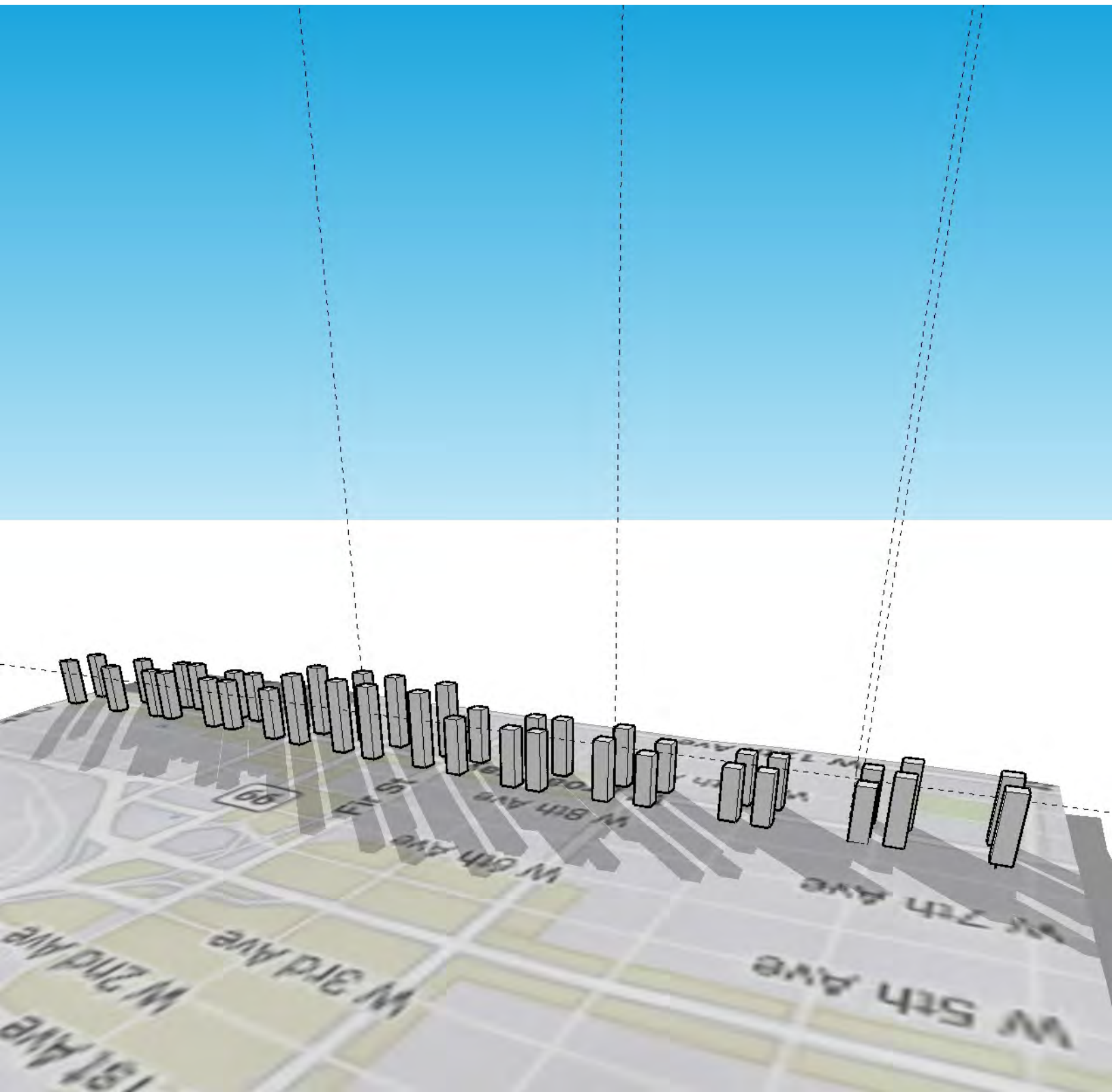
What do they show?

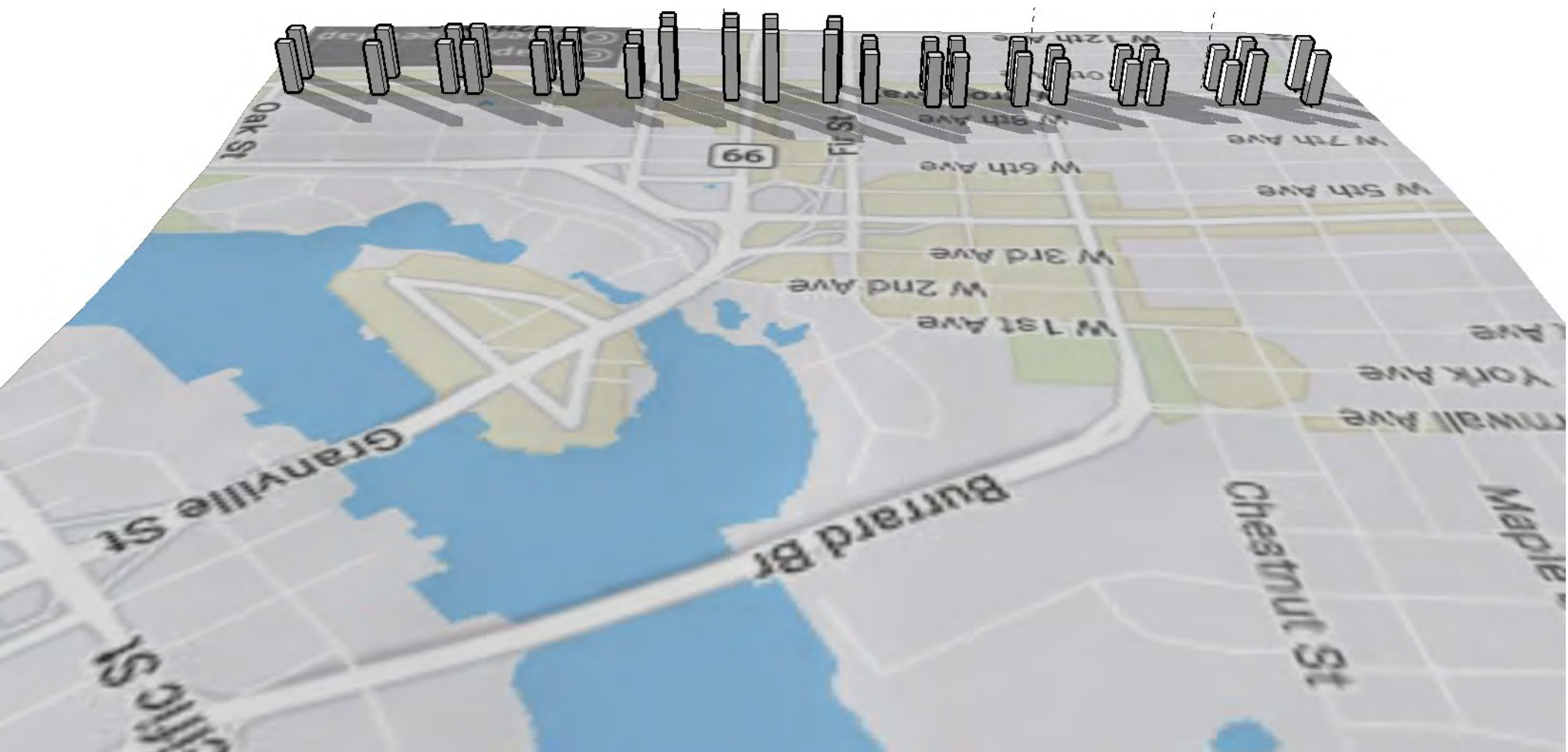
1. Sep and Mar are relatively benign with the shadows barely reaching 7th ave.
2. Oct the shadows encroach on 6th ave and the park at 6th and Pine and the Arbutus Corridor. This will last 5 months (nearly half the year) until late Feb/early Mar.
3. By Nov, the shadows are now reaching 4th ave and late in the day into False Creek and Granville Island. This will last 3 months (a quarter of the year) until late Jan/early Feb.
4. By Dec, the shadows are reaching Cornwall for the morning commute and across to the N side of False Creek and well into Granville Island.
5. By Jan, the shadow have retreated marginally to York from Cornwall, just reaching False Creek and Granville Island.
6. By Feb, the shadows have declined to partial cover of the Arbutus corridor and by Mar they are back to 7th ave.

Essentially, from Oct to Feb, **the Fairview slope (which is about 12-15 stories high)** begins to substantially impact shadow length. As the shadows reach further down the slope the impact accelerates the length such that for those 5 months, the shadows are punitive relative to other areas in Vancouver for the same building. For e.g. the topography on the N side of False Creek is the exact opposite where it slopes up to the N thereby reducing shadows.

The key issue is Granville and Broadway or Birch and Broadway are, in themselves, not punitive. They are like a single picket. The shadow crosses a particular point (due to one or the other), say 7th and Pine, maybe an hour a day. The rest of the time, it is sunny. The problem is when you build a picket fence of tall buildings on the ridge. THIS IS THE PROBLEM. Now, instead of getting one hour of shade, you may get an hour or

two of sunshine. The month you choose will determine how far down the slope the landscape is affected i.e. in June, it is across the street or alley, in December it is virtually the entire Fairview Slope. Of course what is not mapped here is the impact past either Arbutus or Oak i.e. there are buildings there whose shadows do not show up on this map but will certainly be there. I have a problem with 25-30 floor from Oak to Yew. That is more than a picket fence as there are two sides to the street and all kinds of property in between the corners where I placed these mock up buildings.





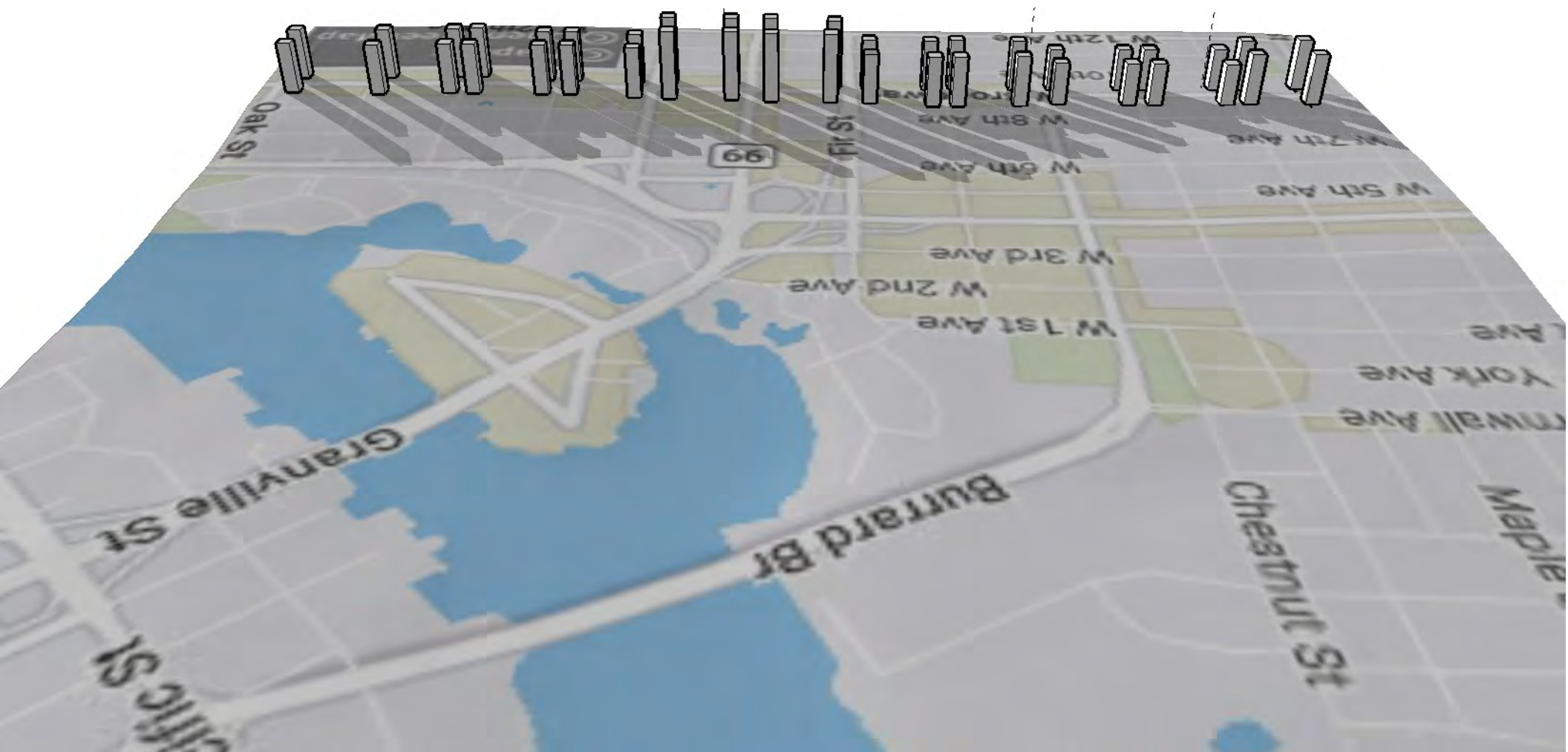


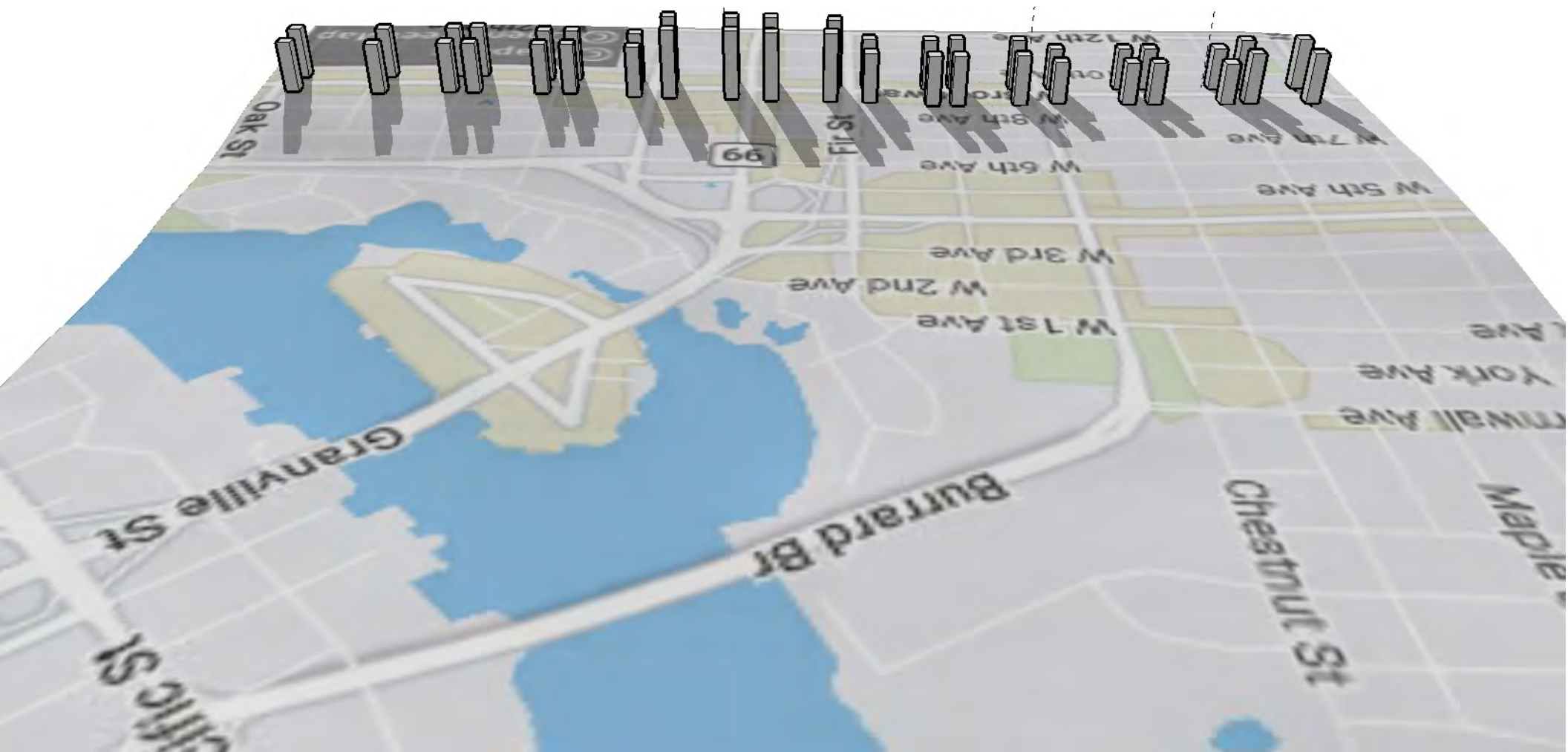




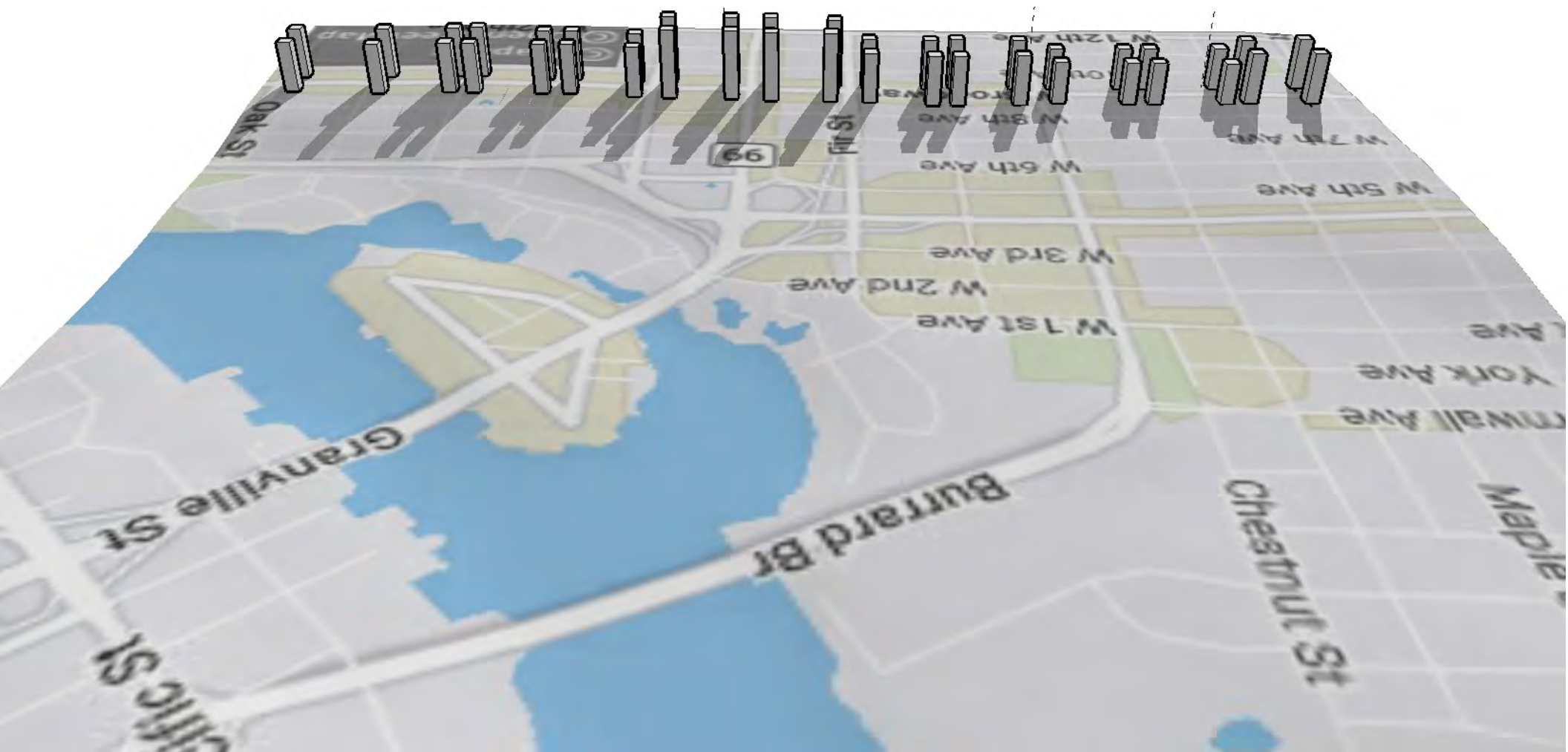


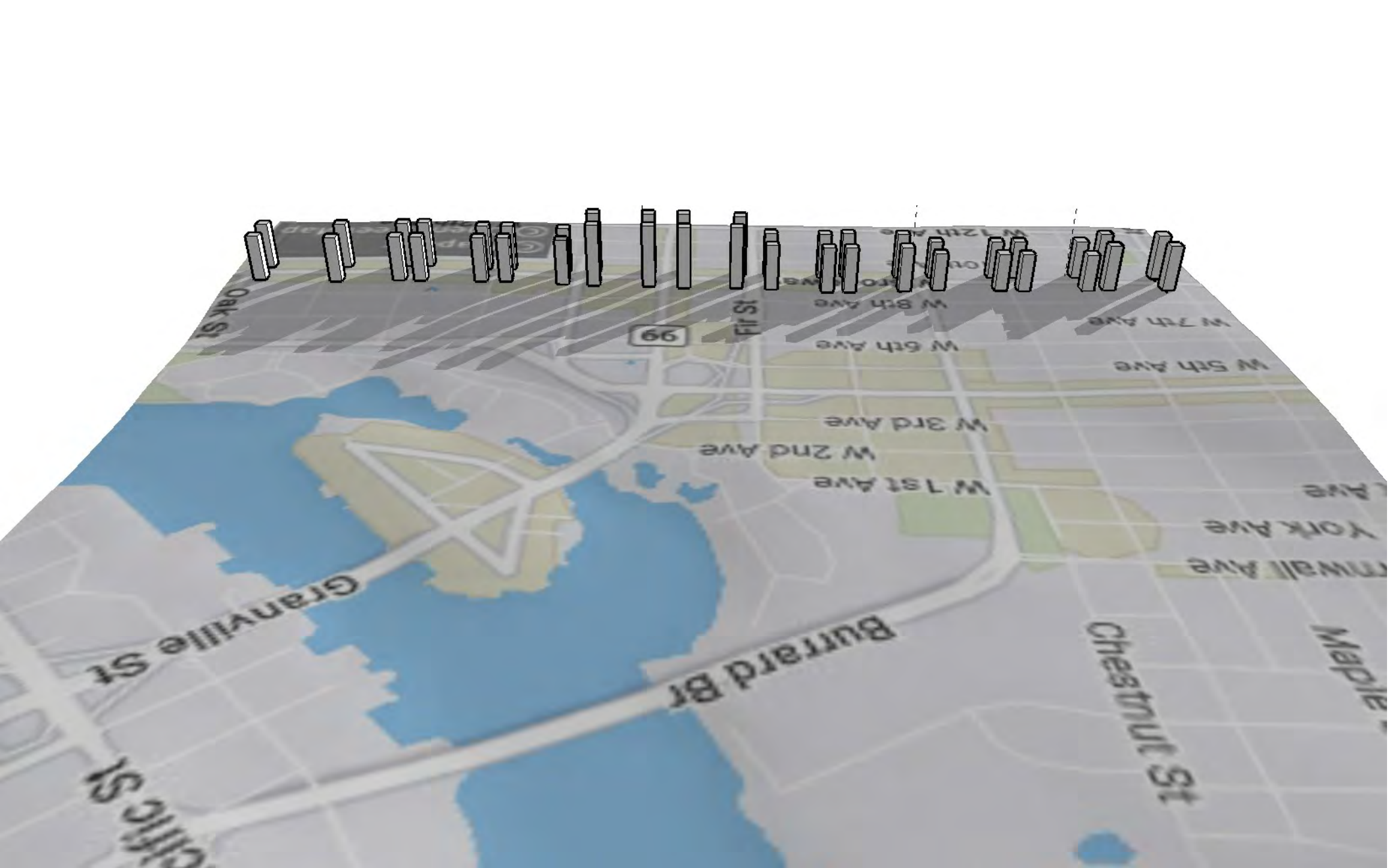


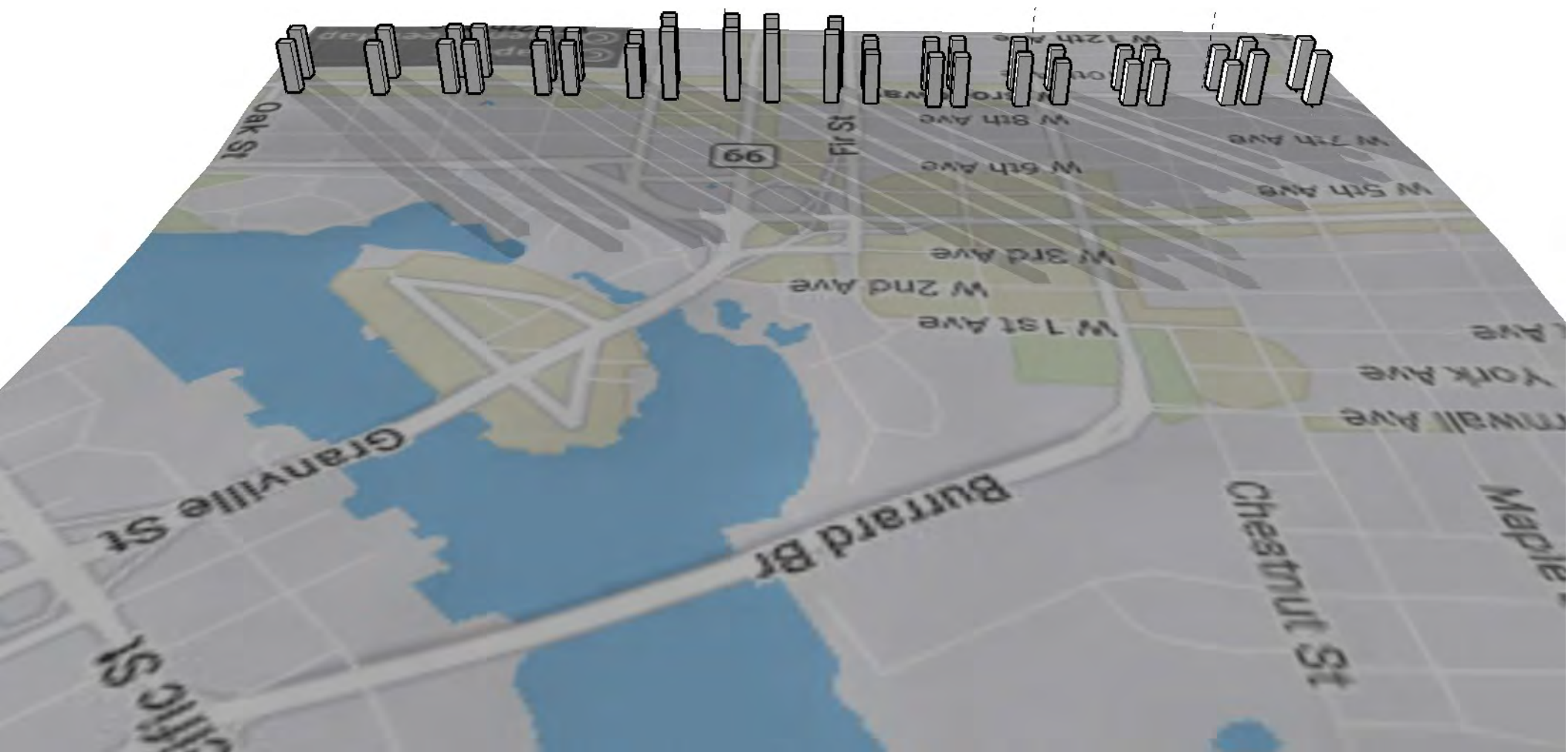




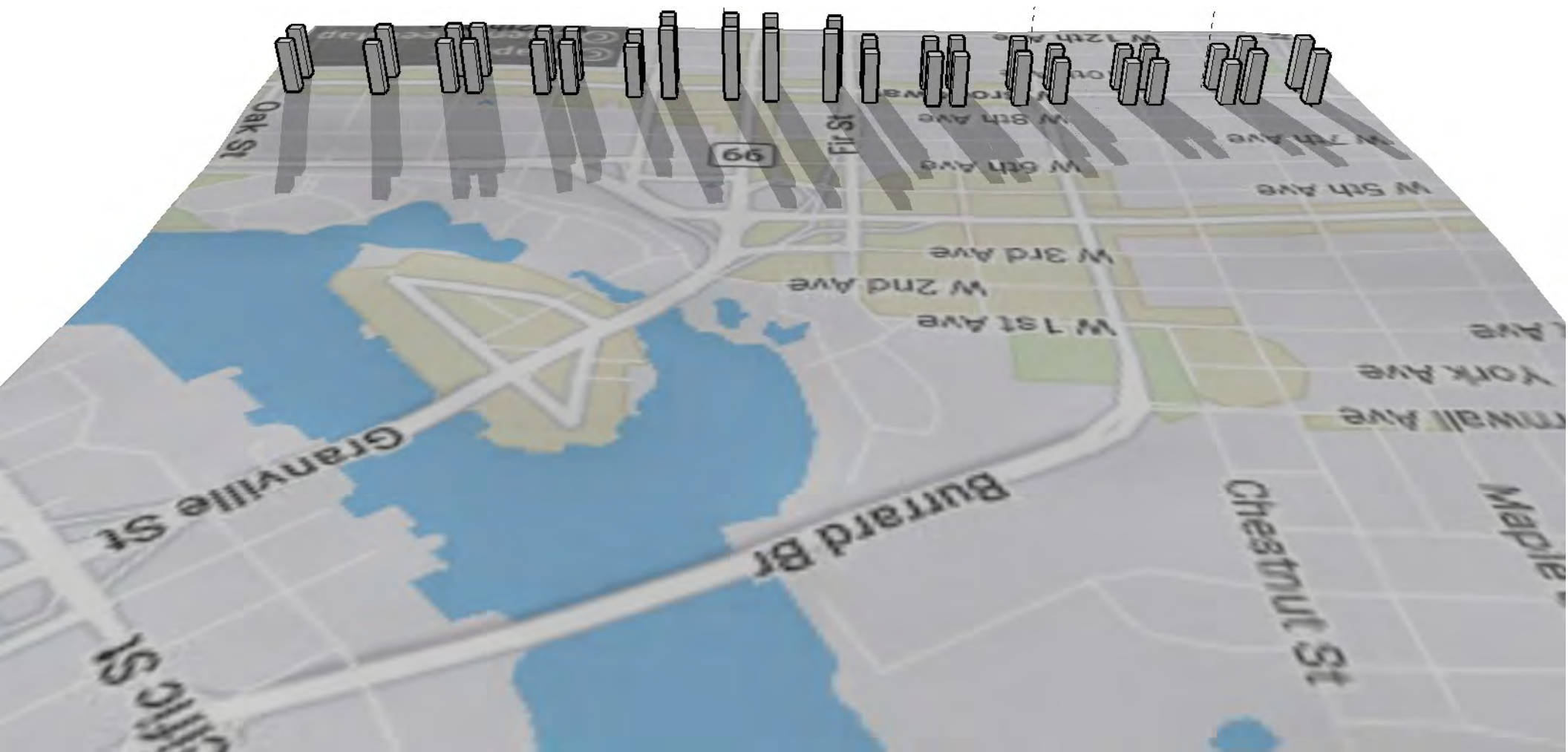




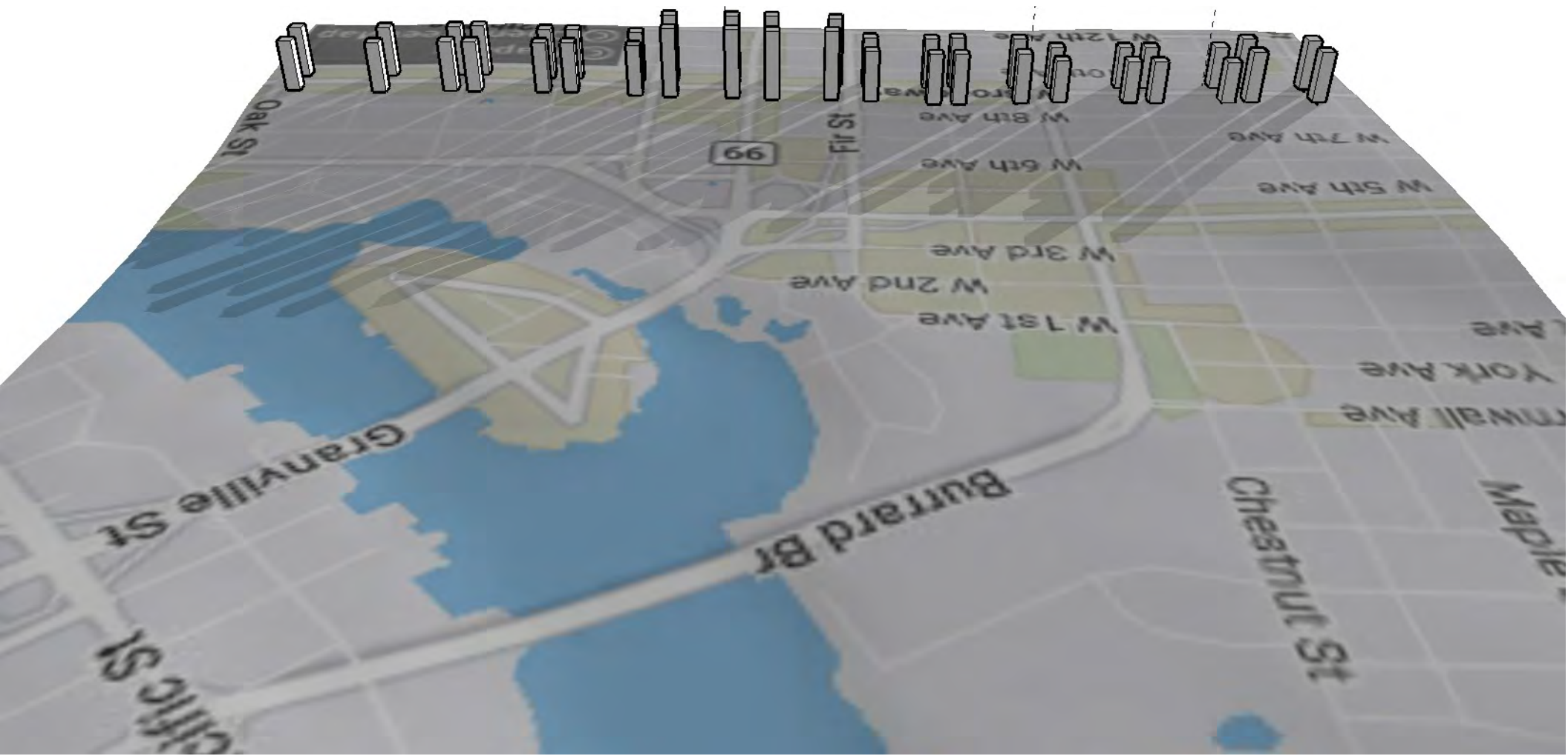




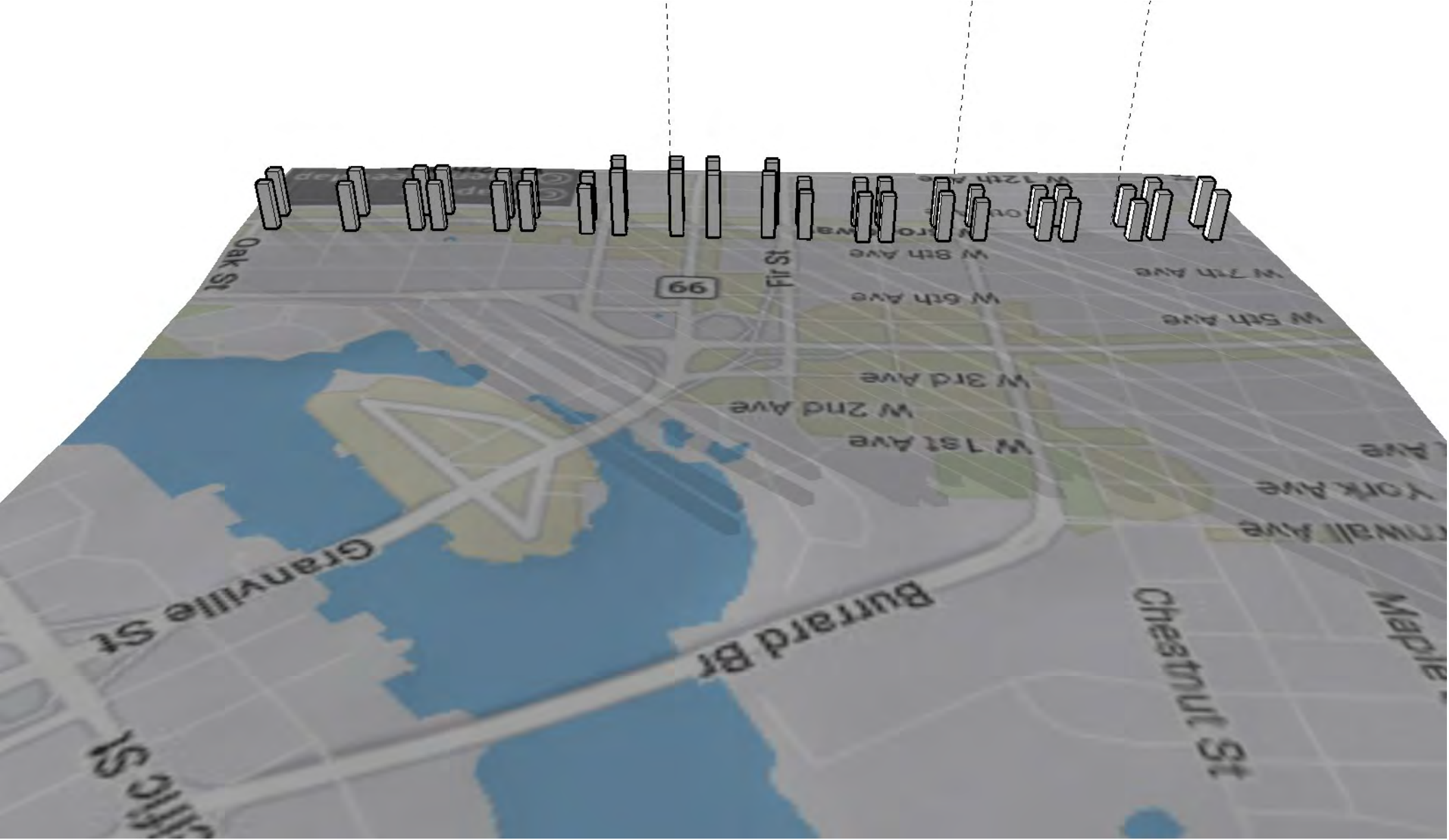


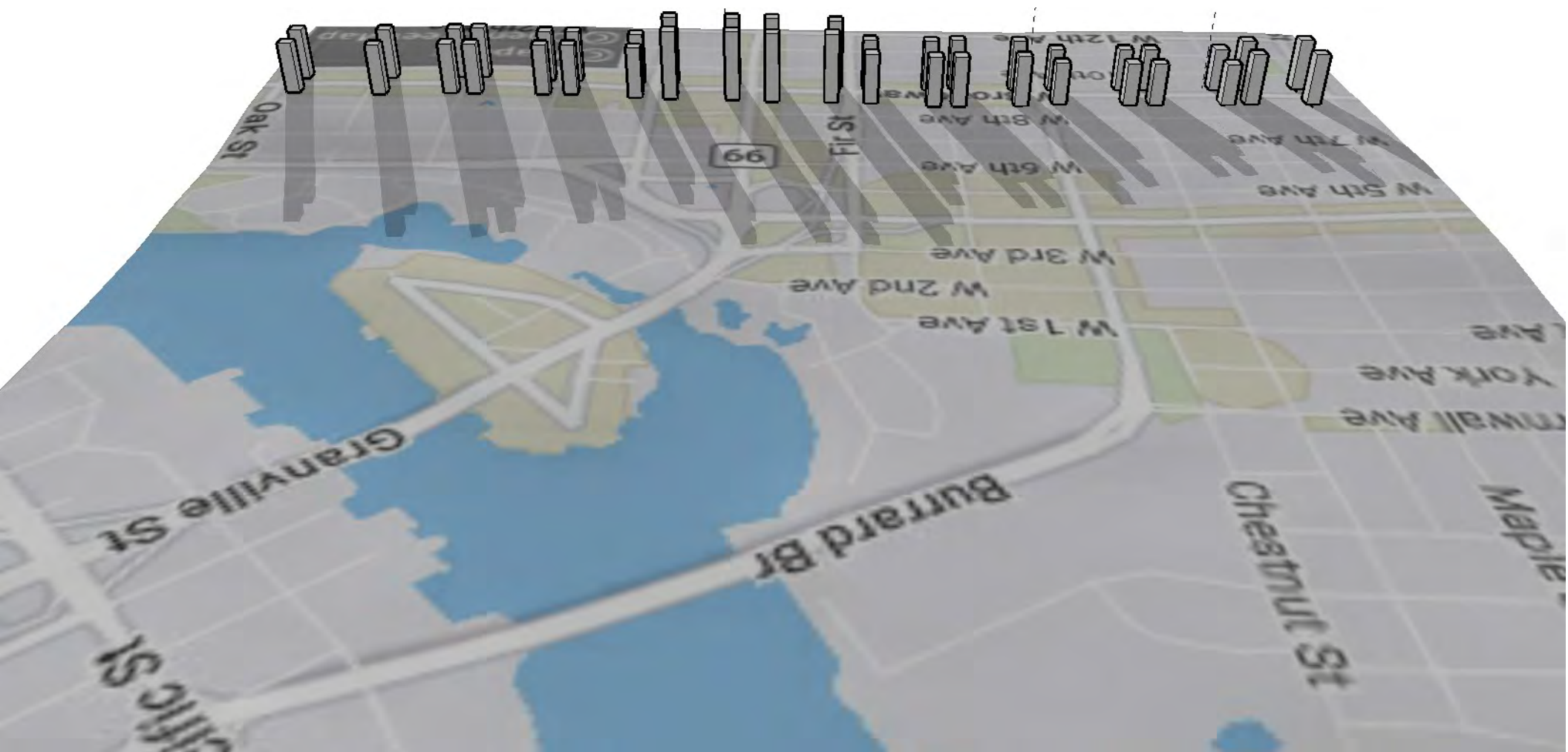






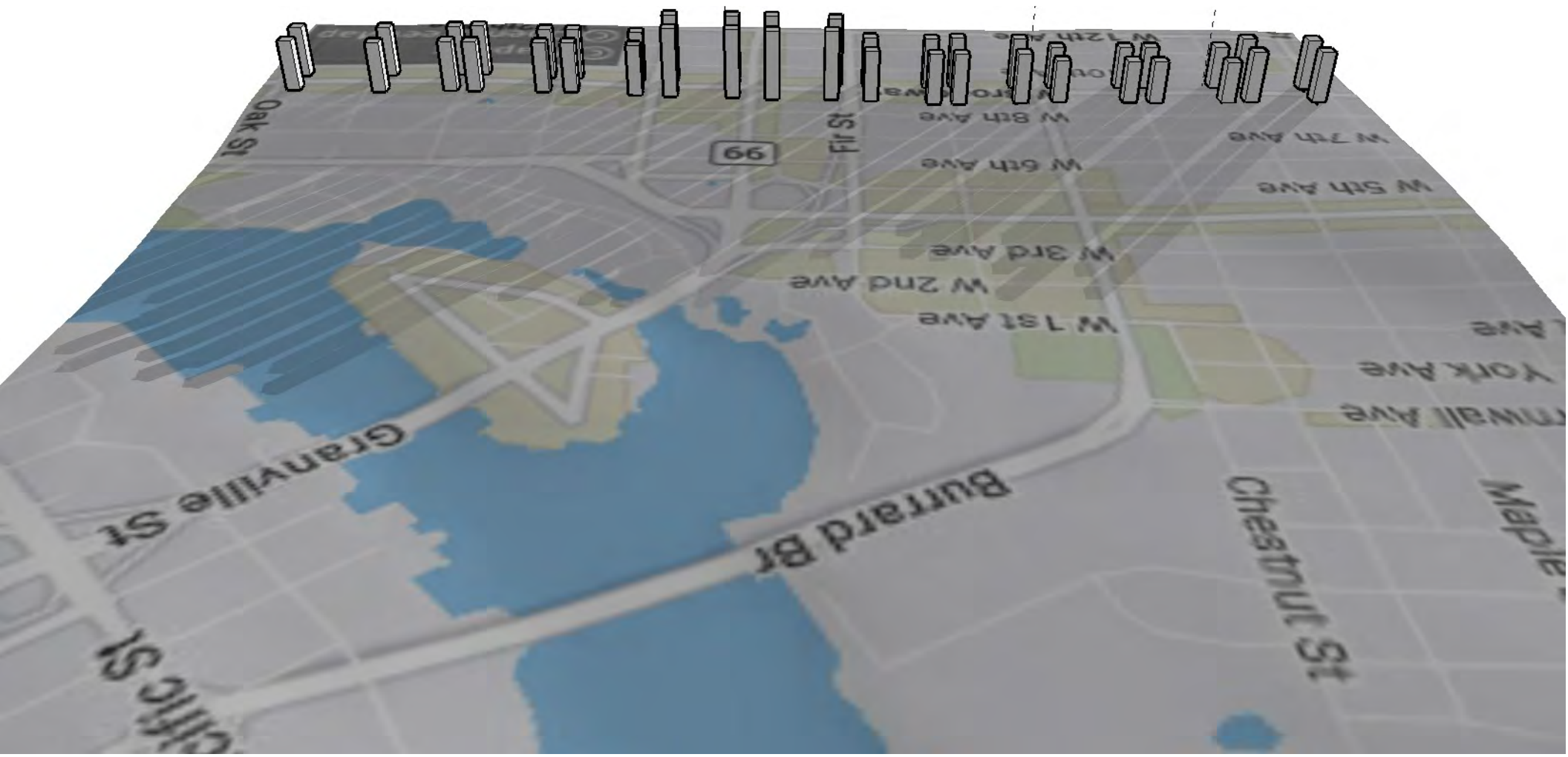


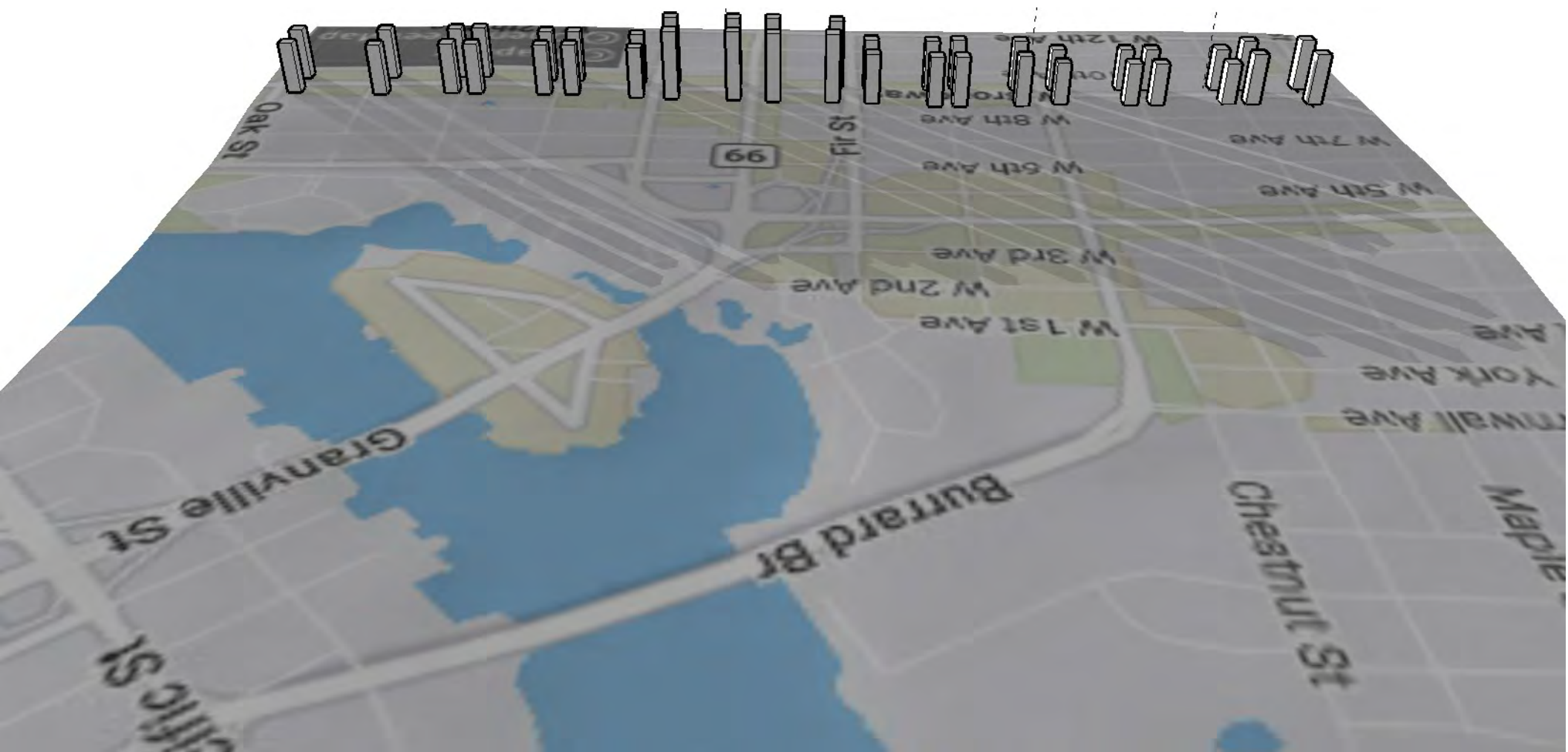






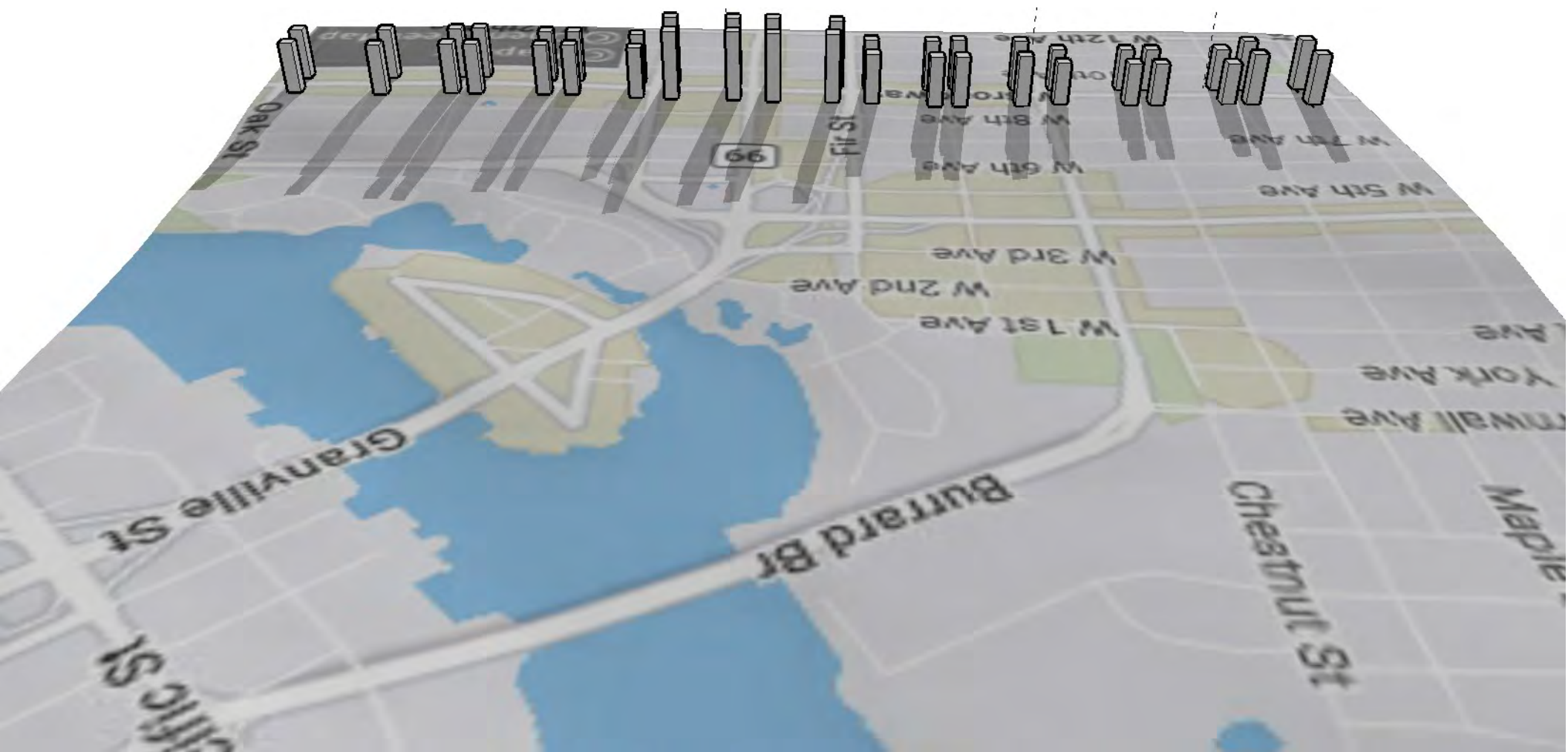


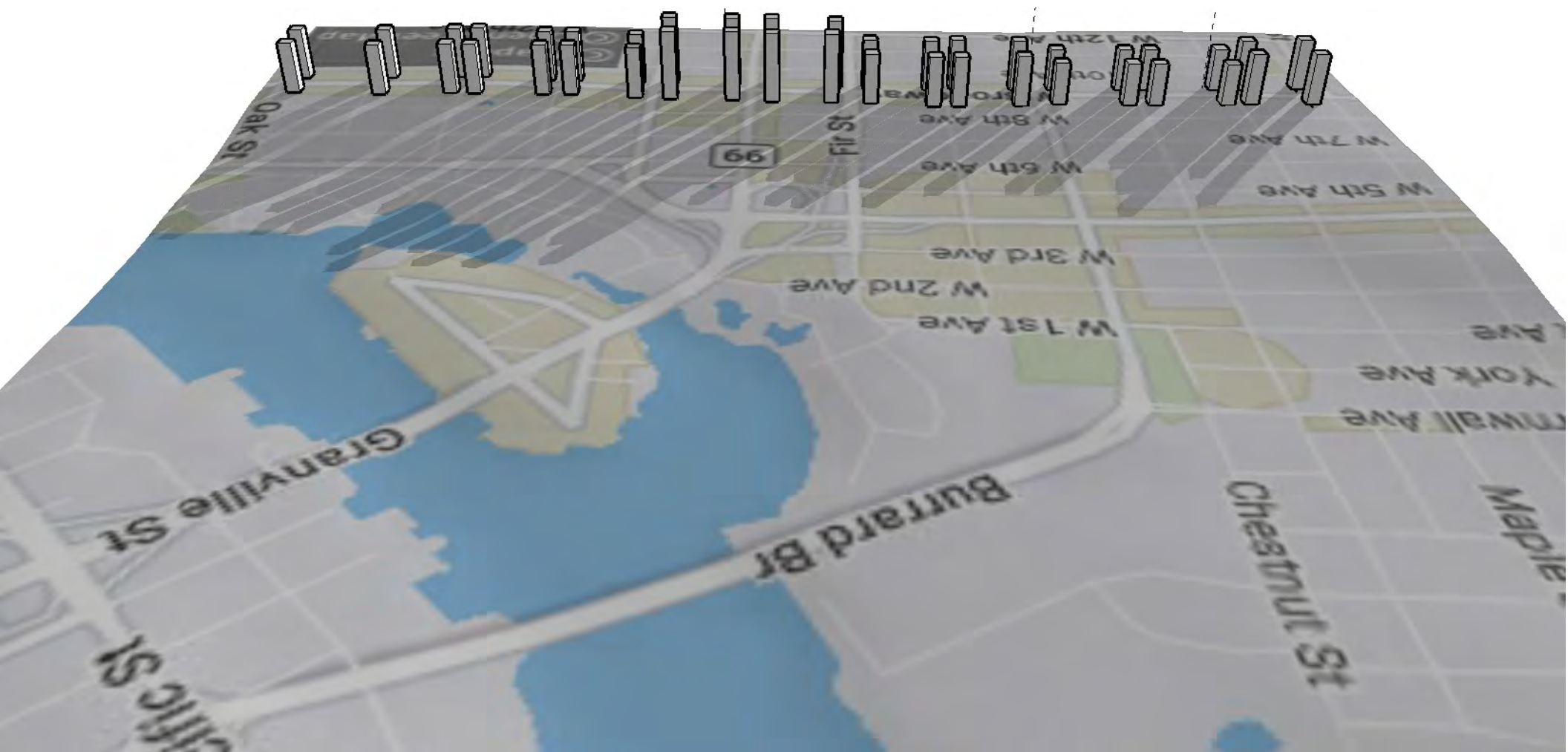


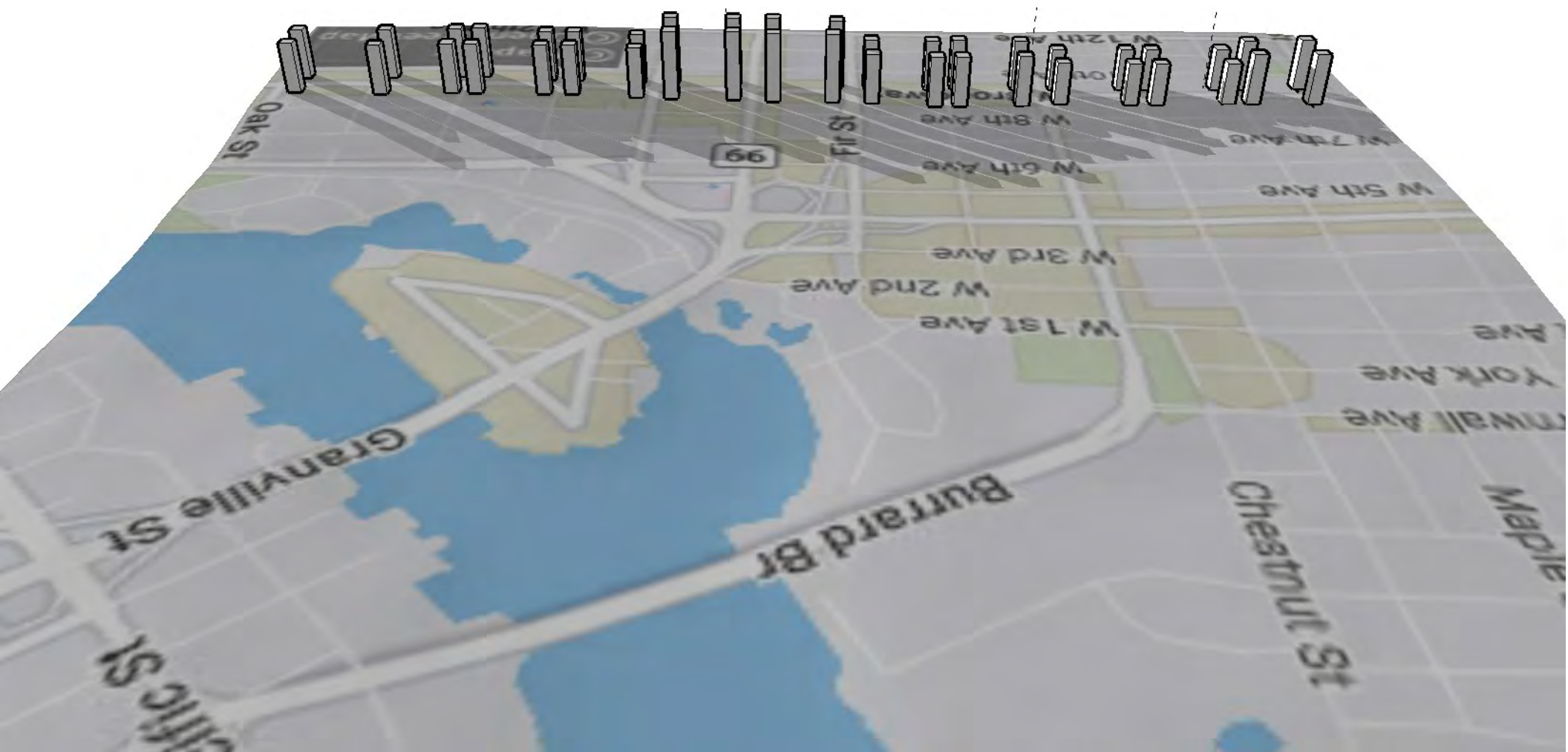




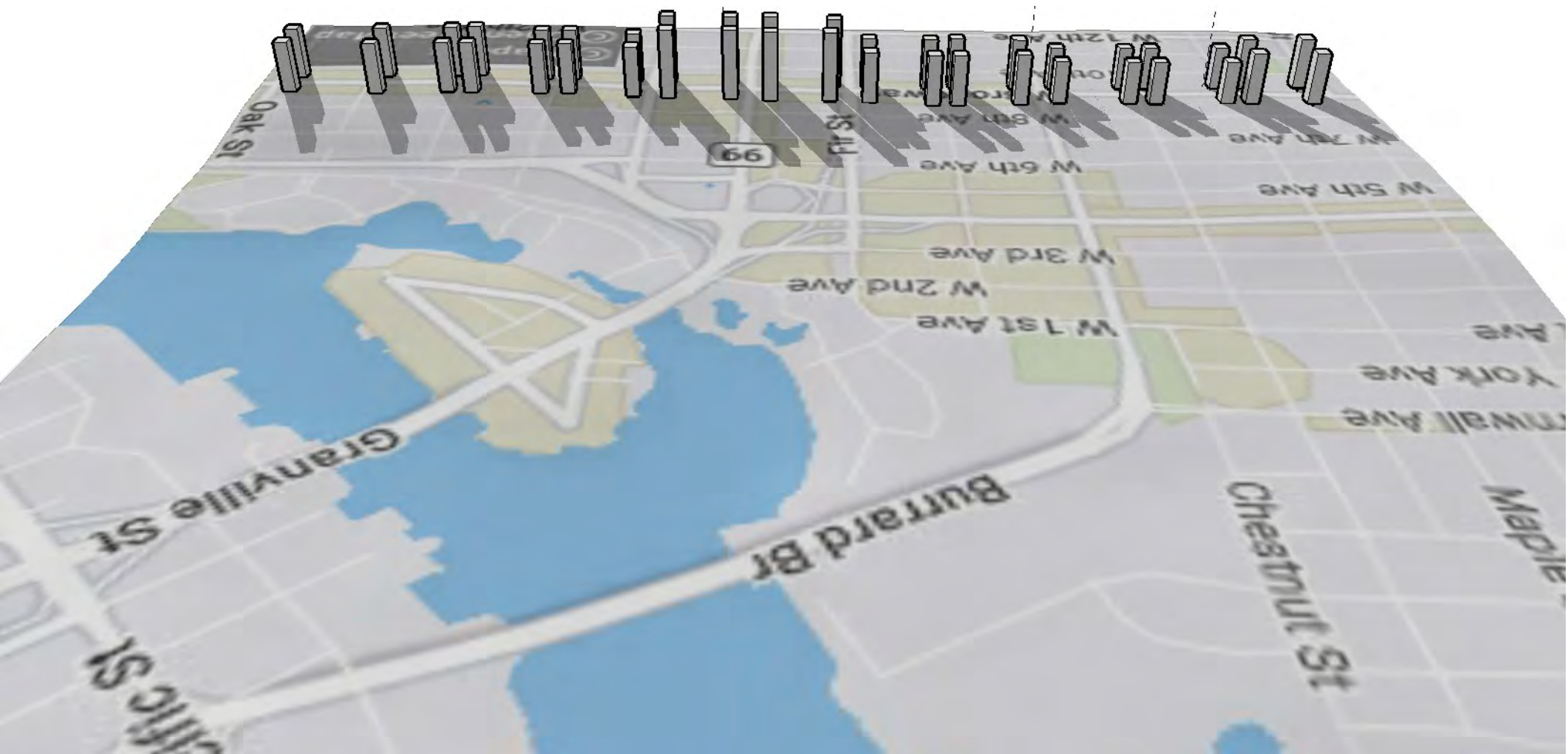




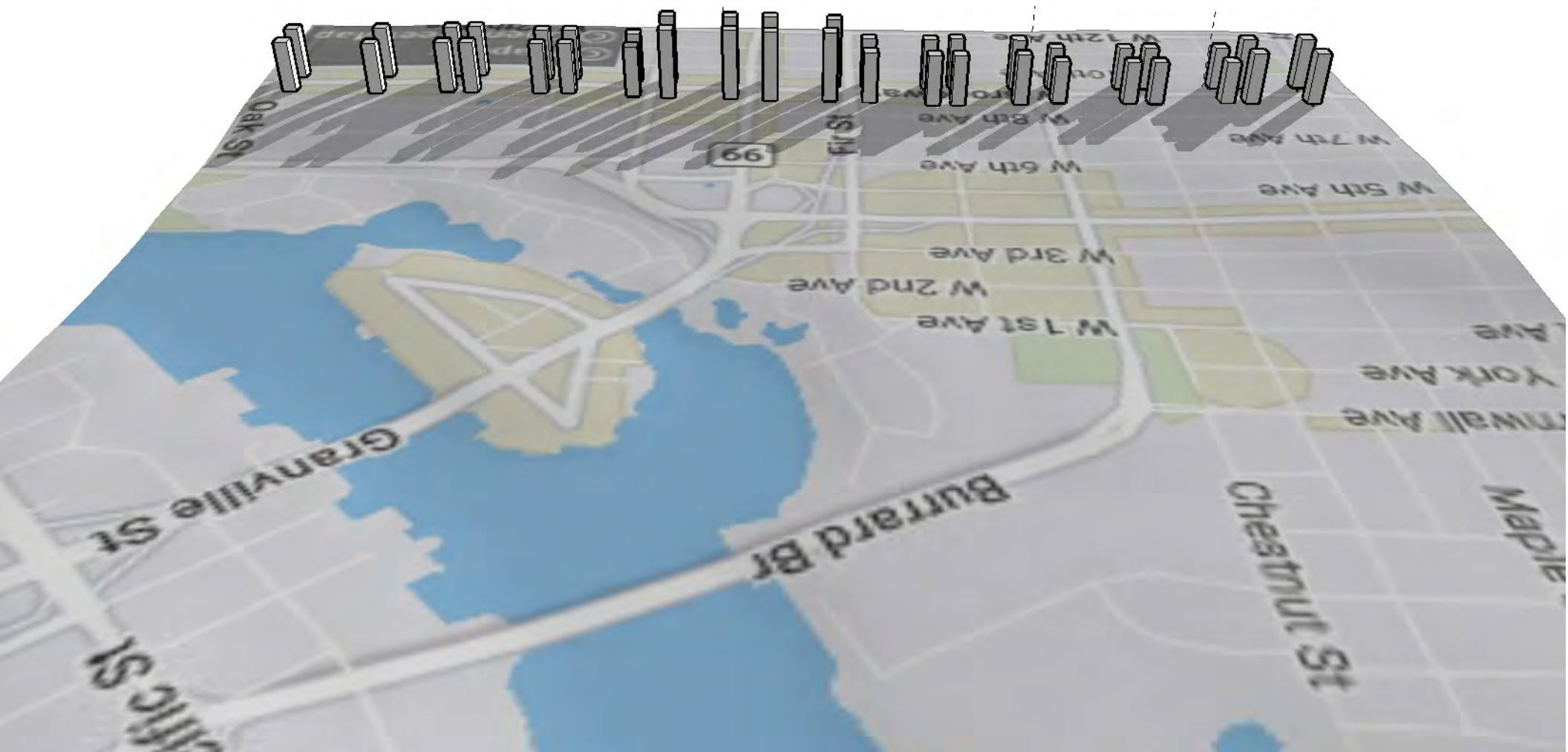




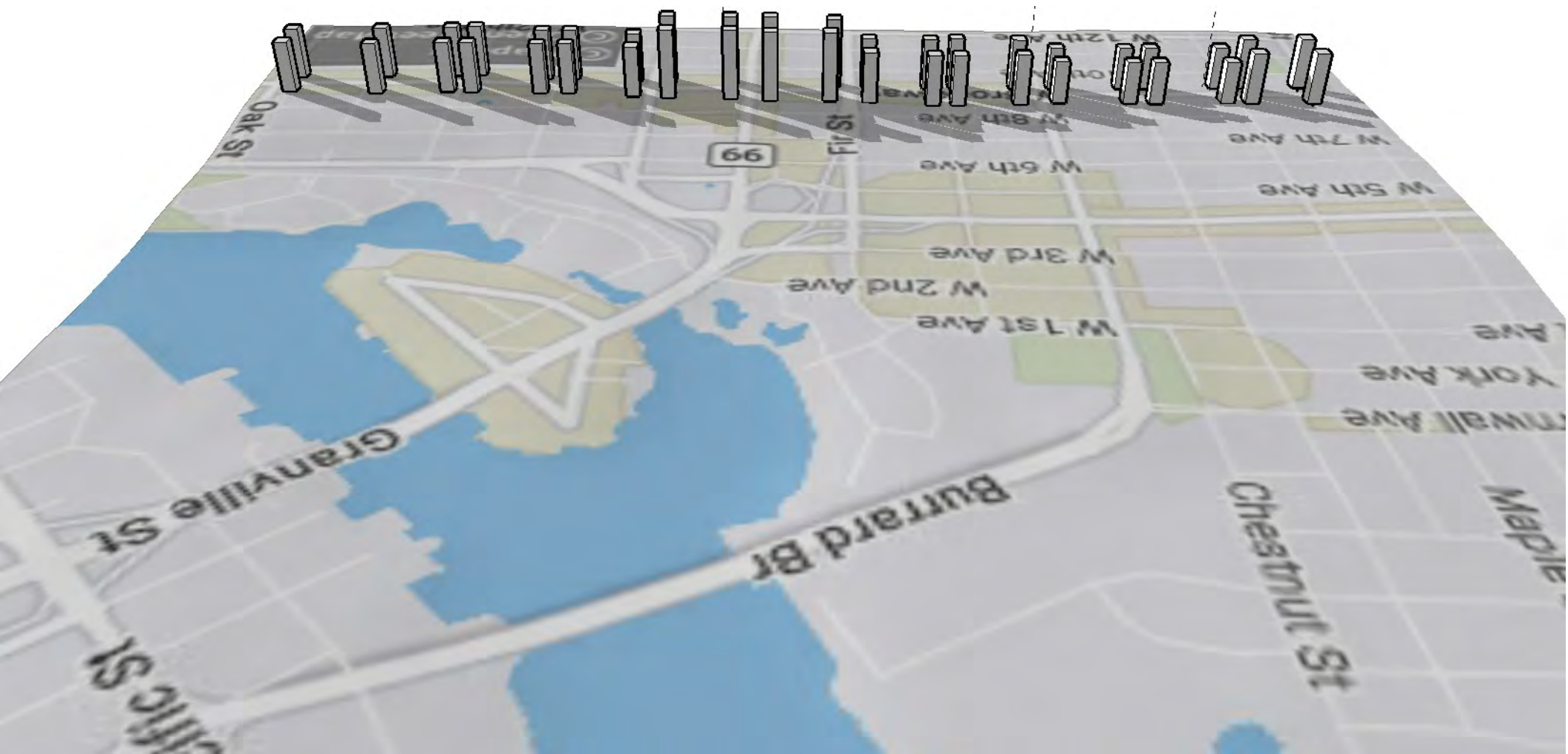


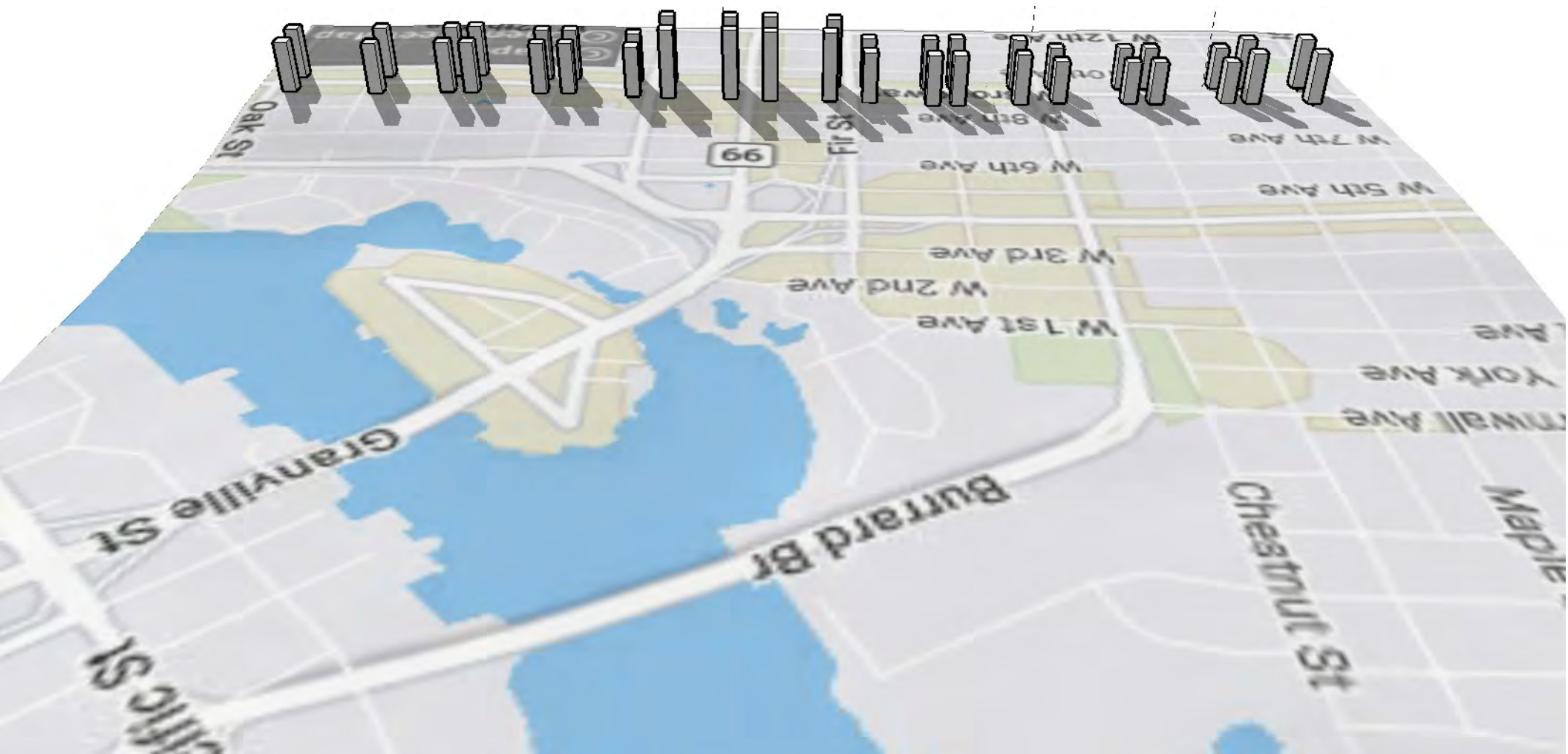






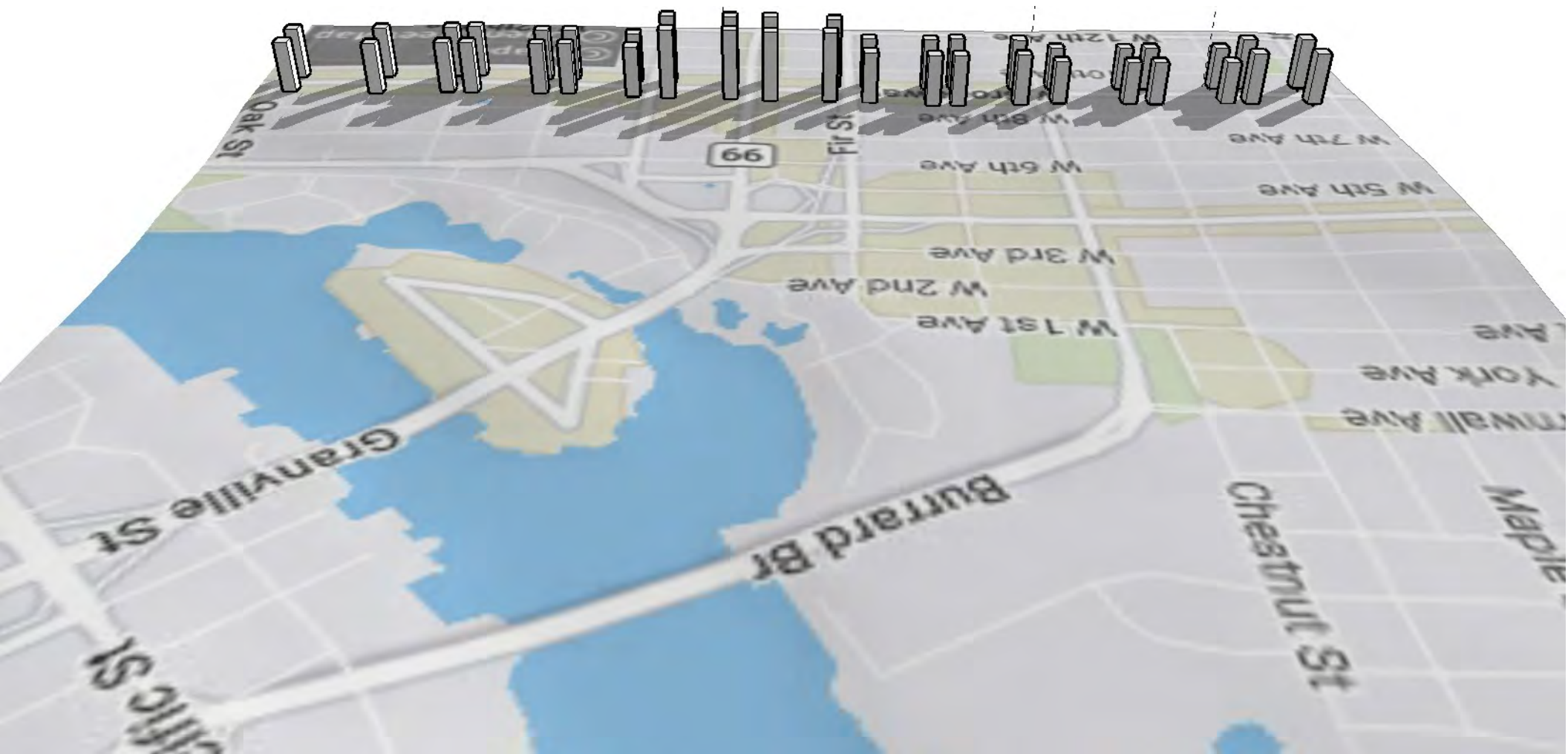


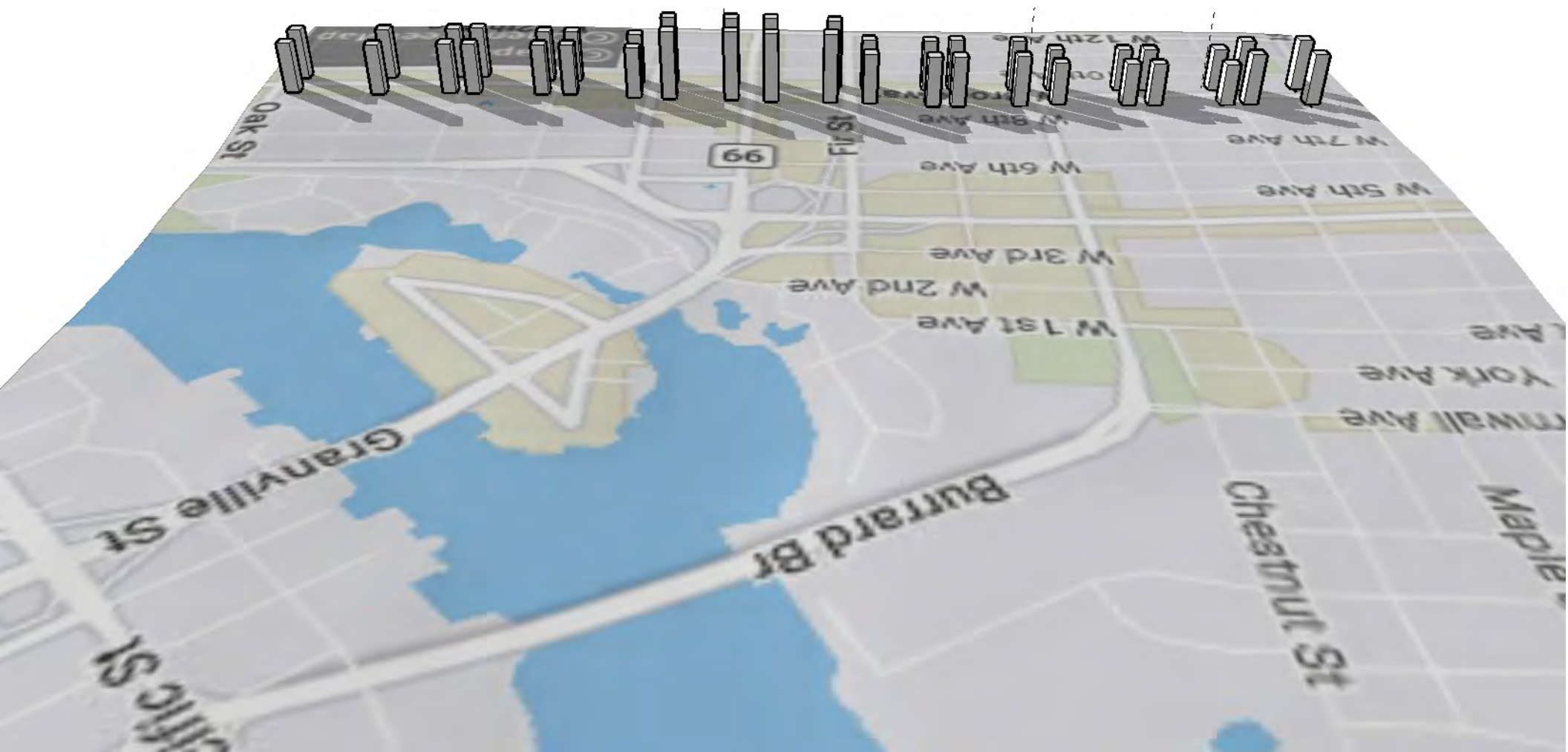




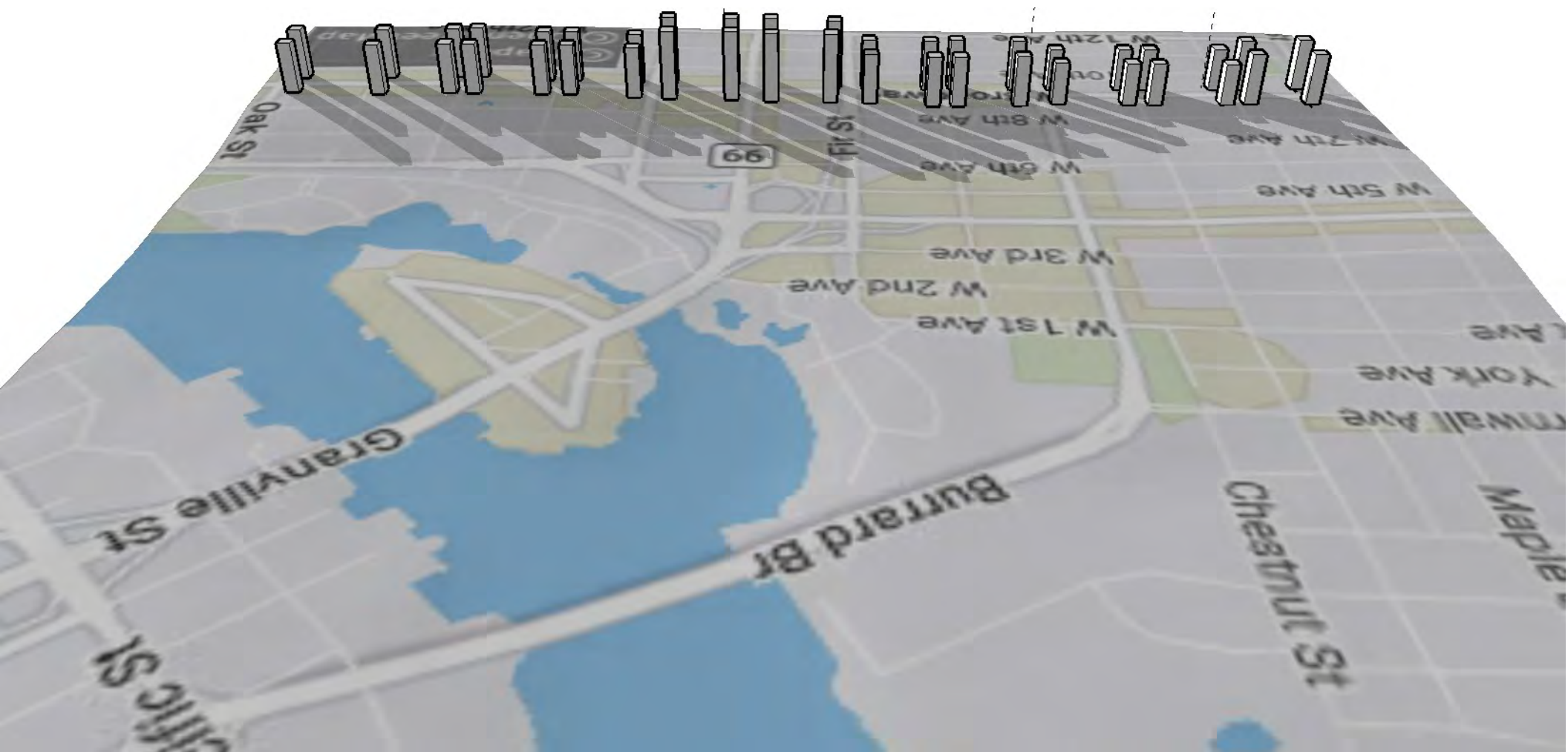


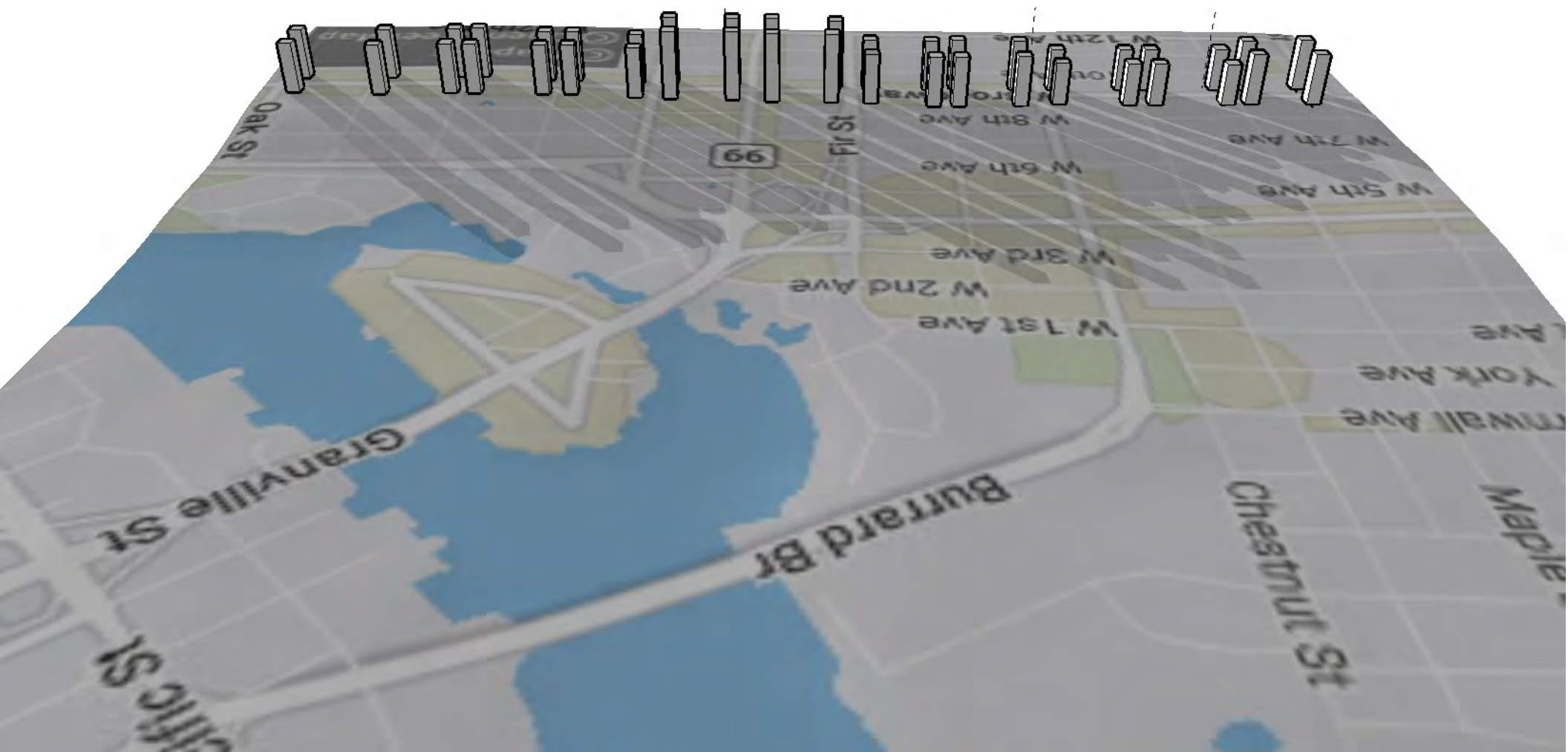




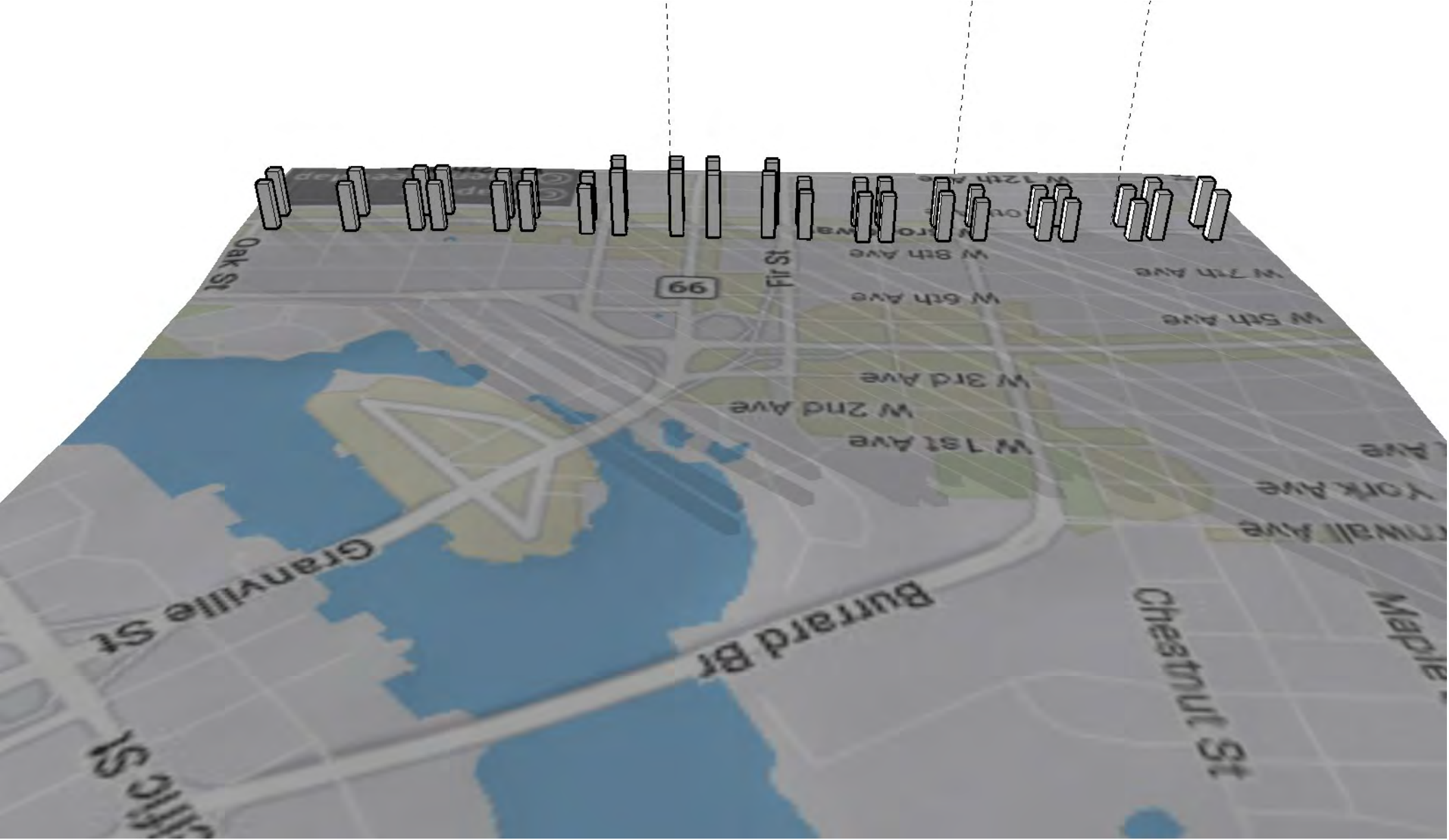


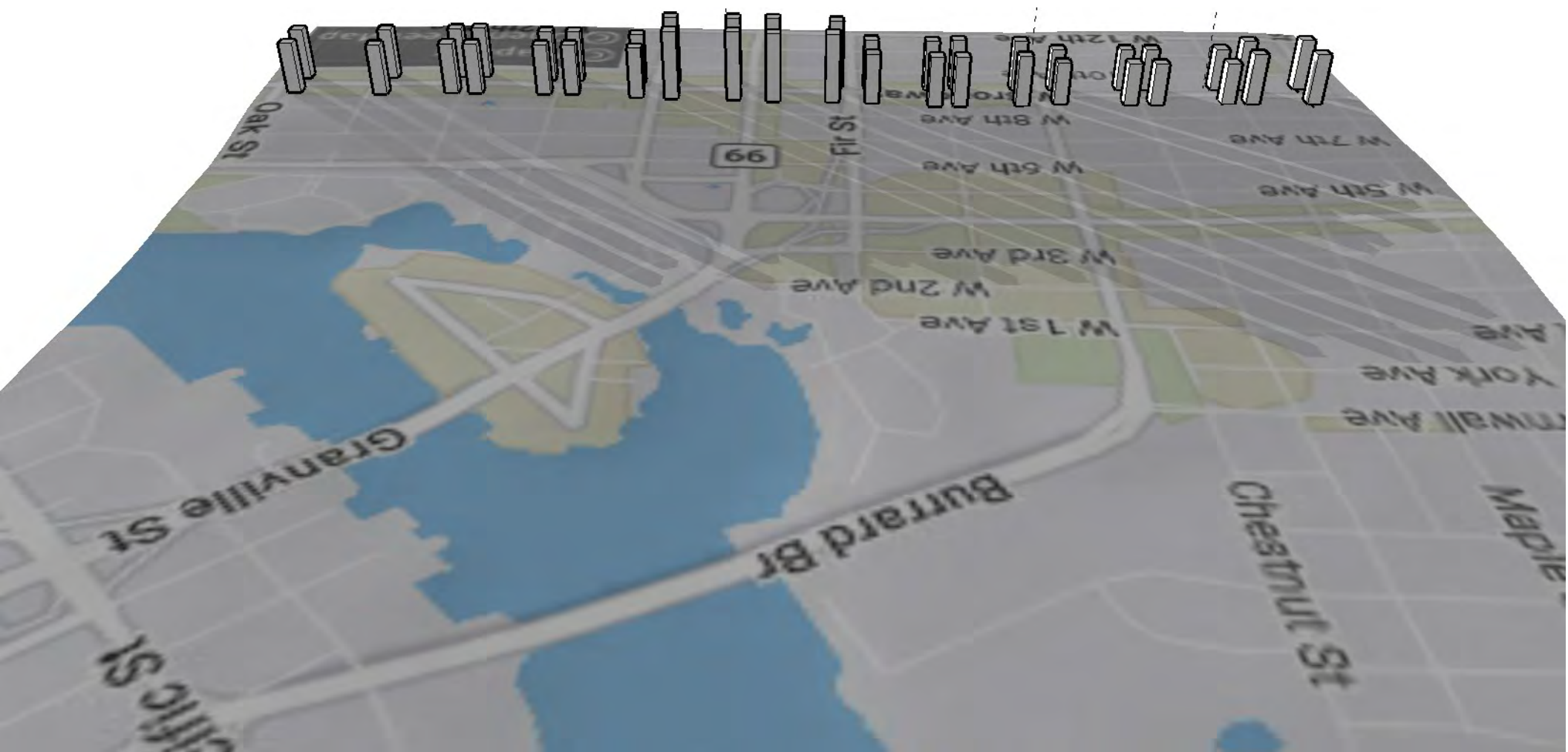


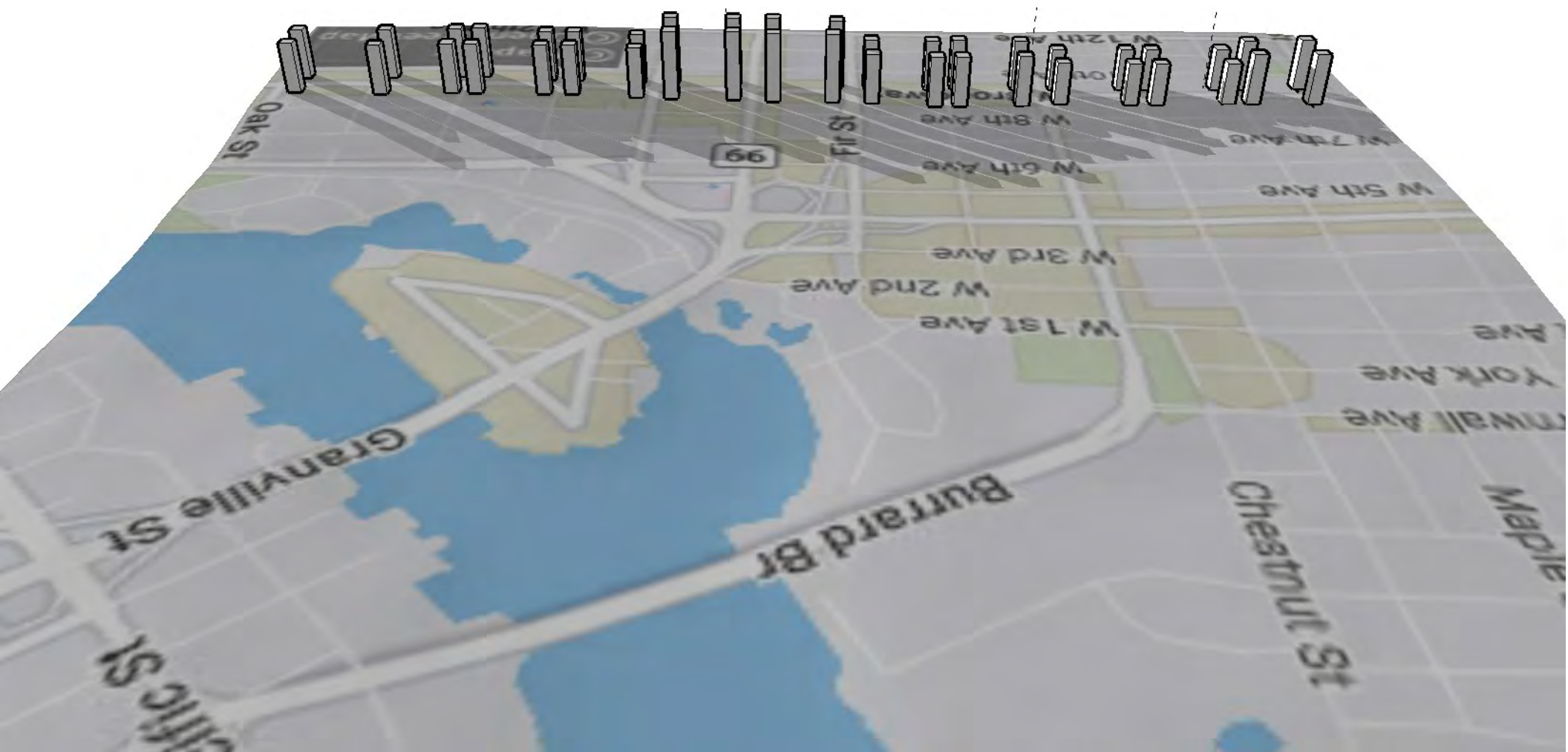




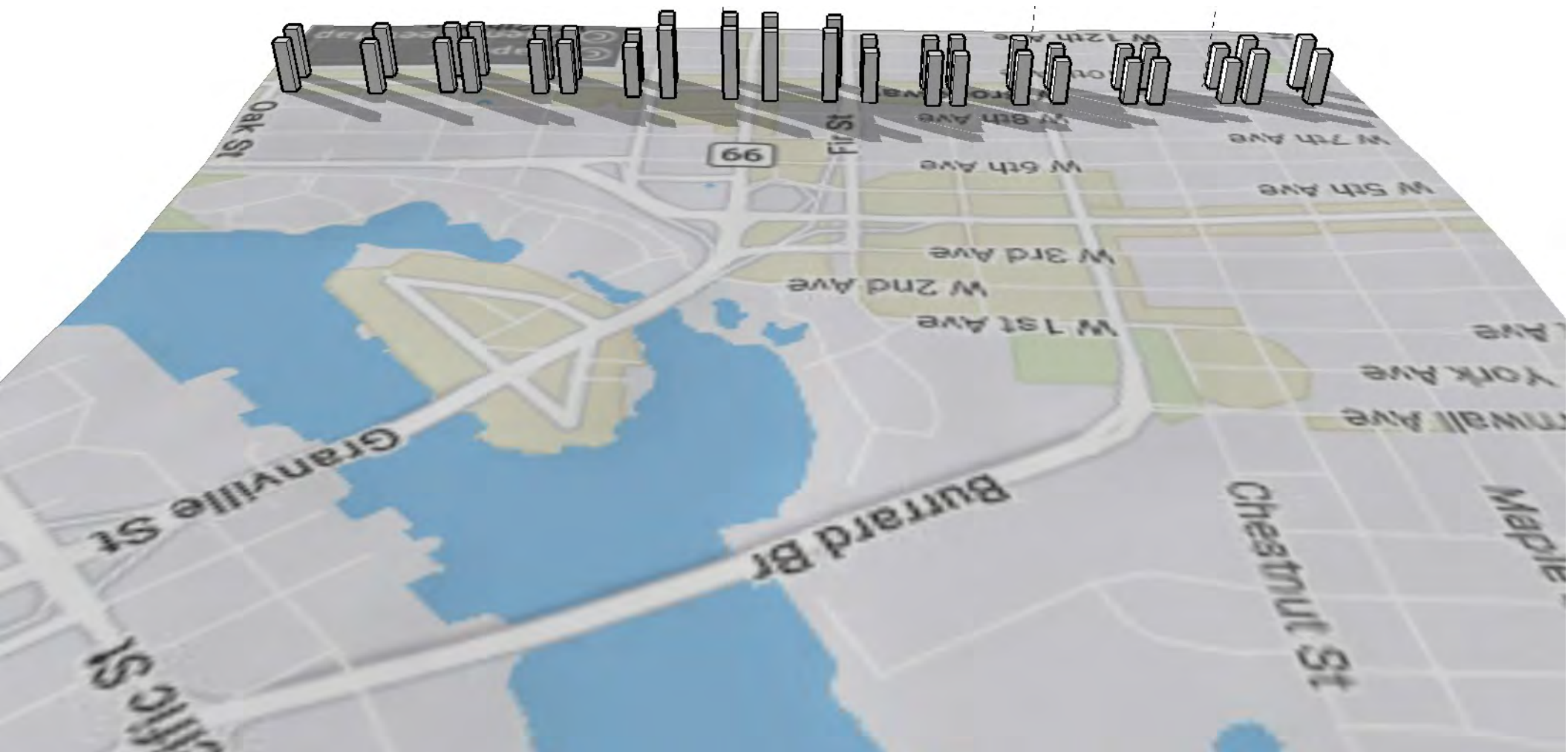






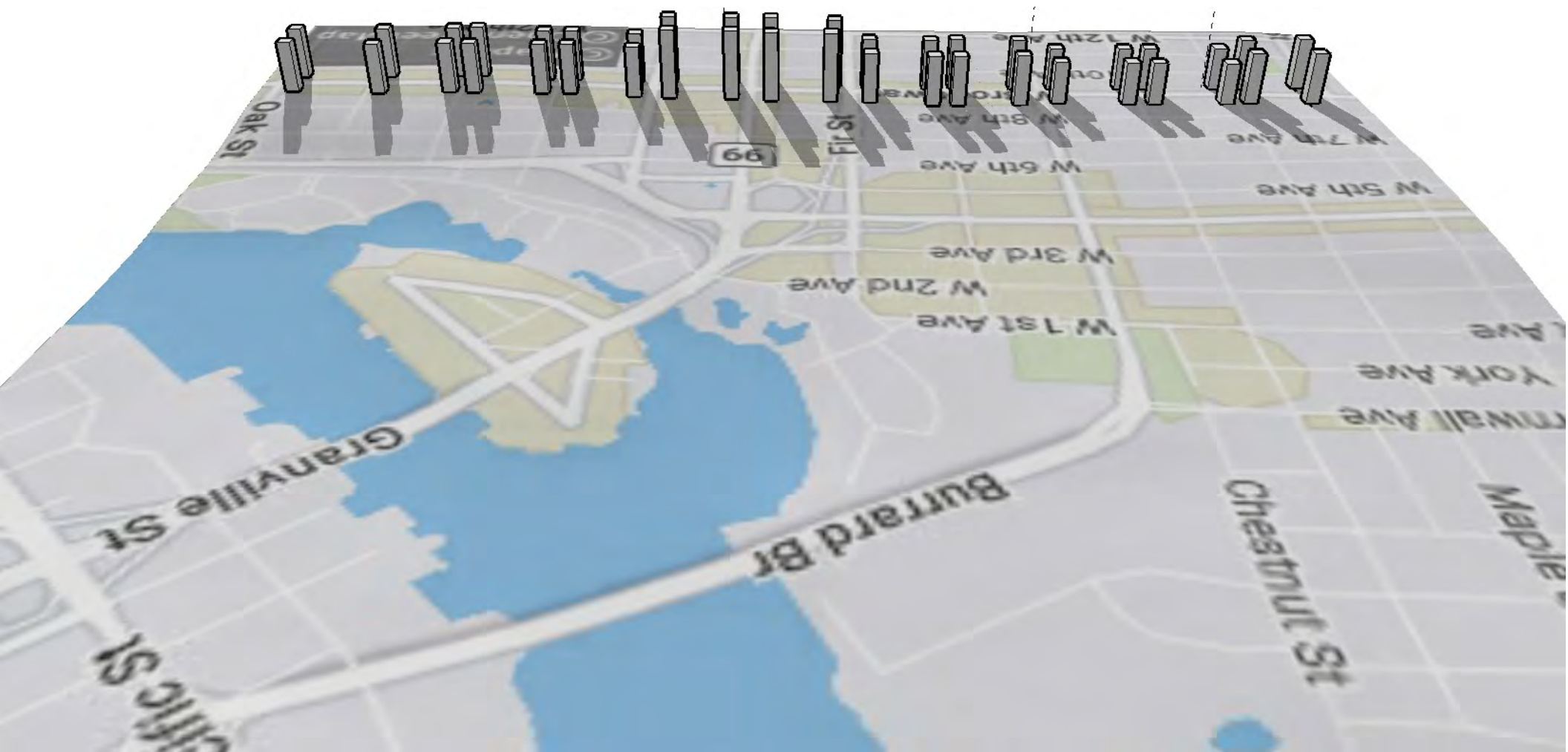










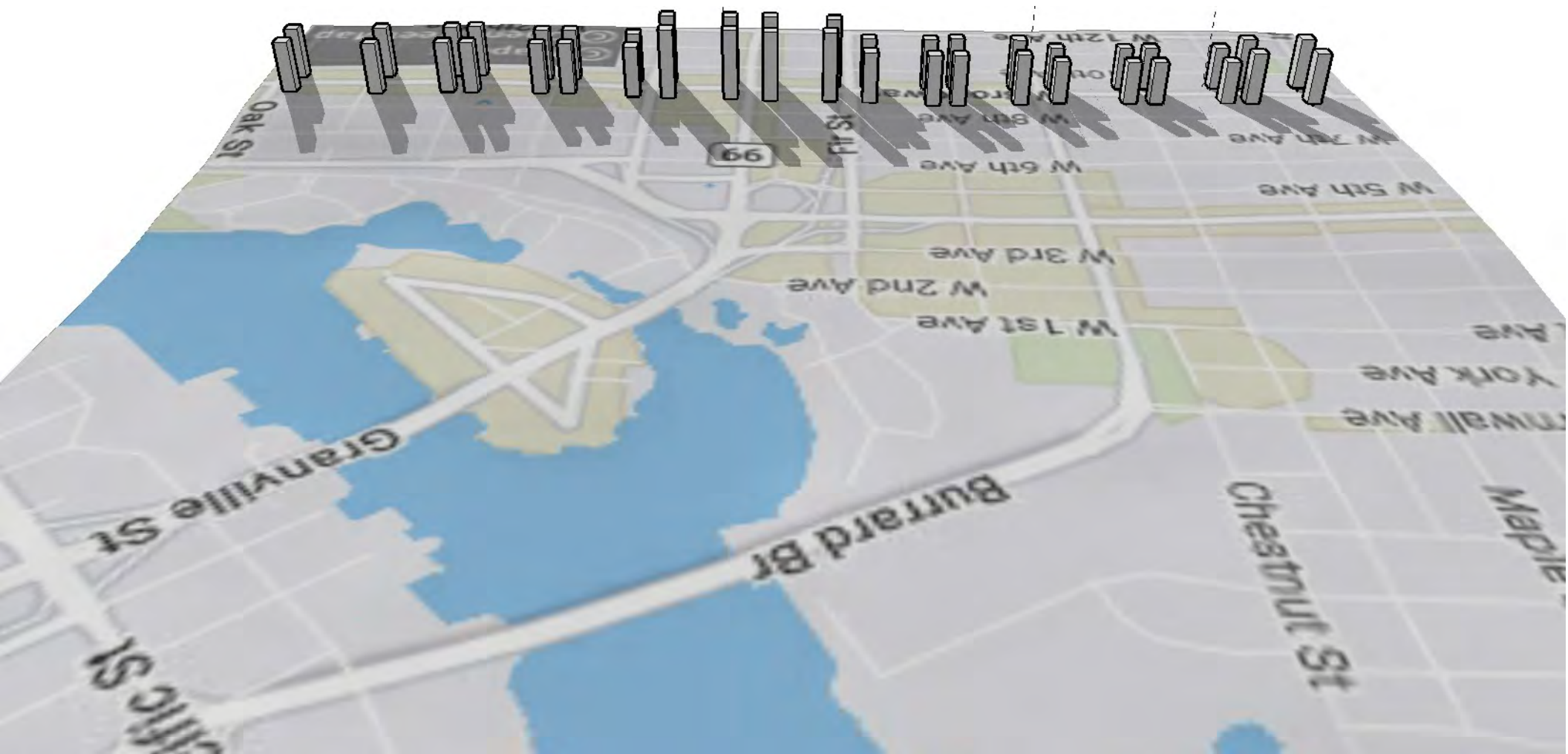








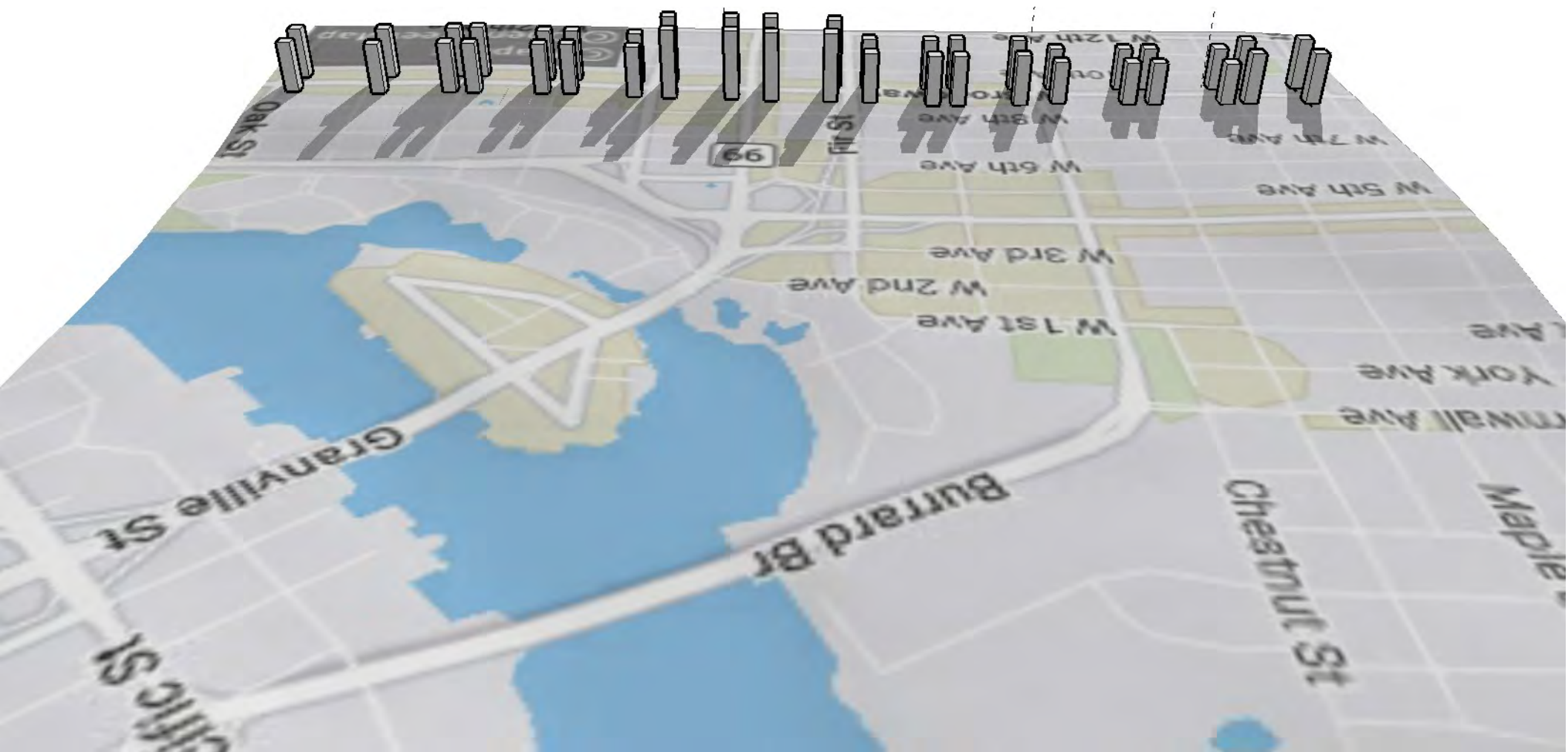








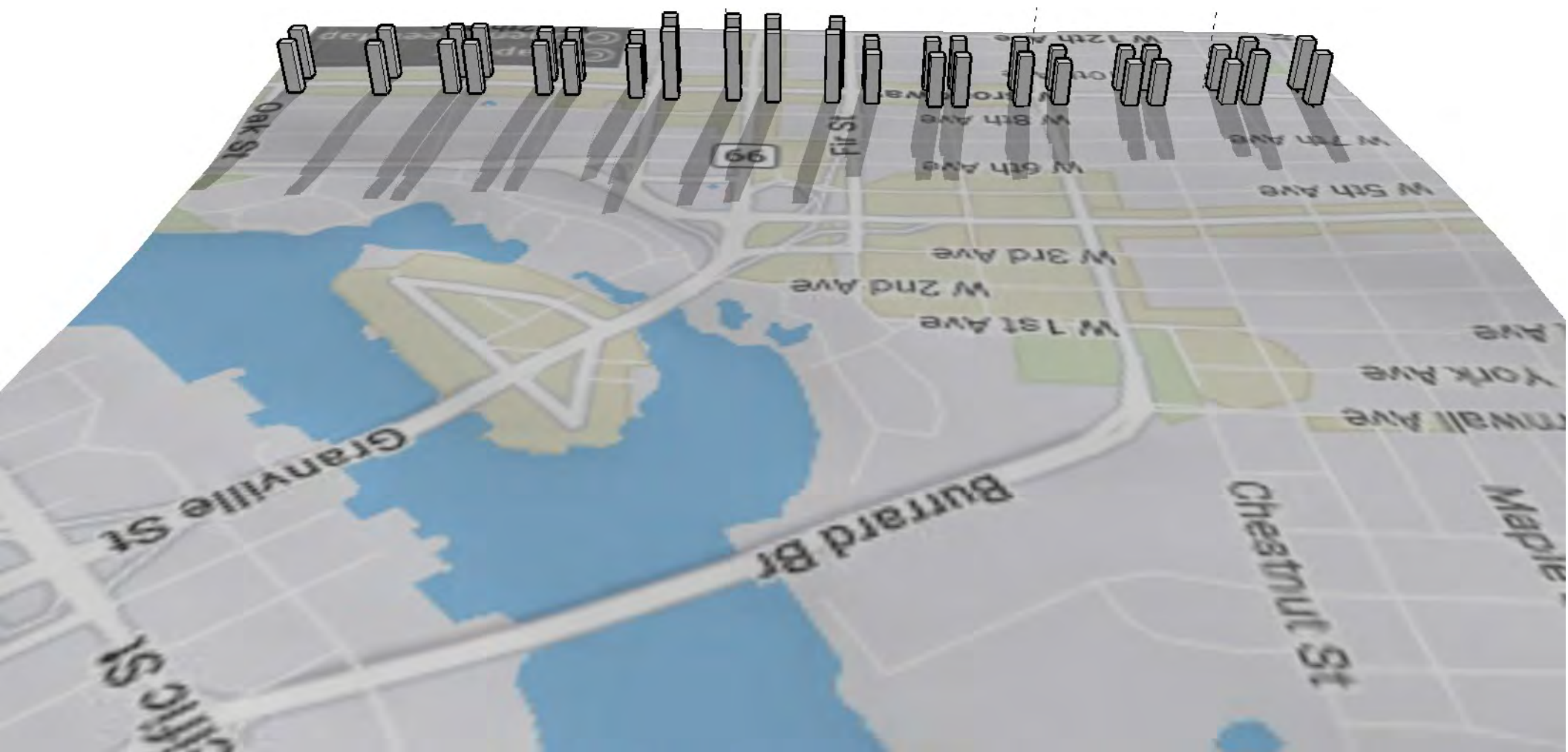










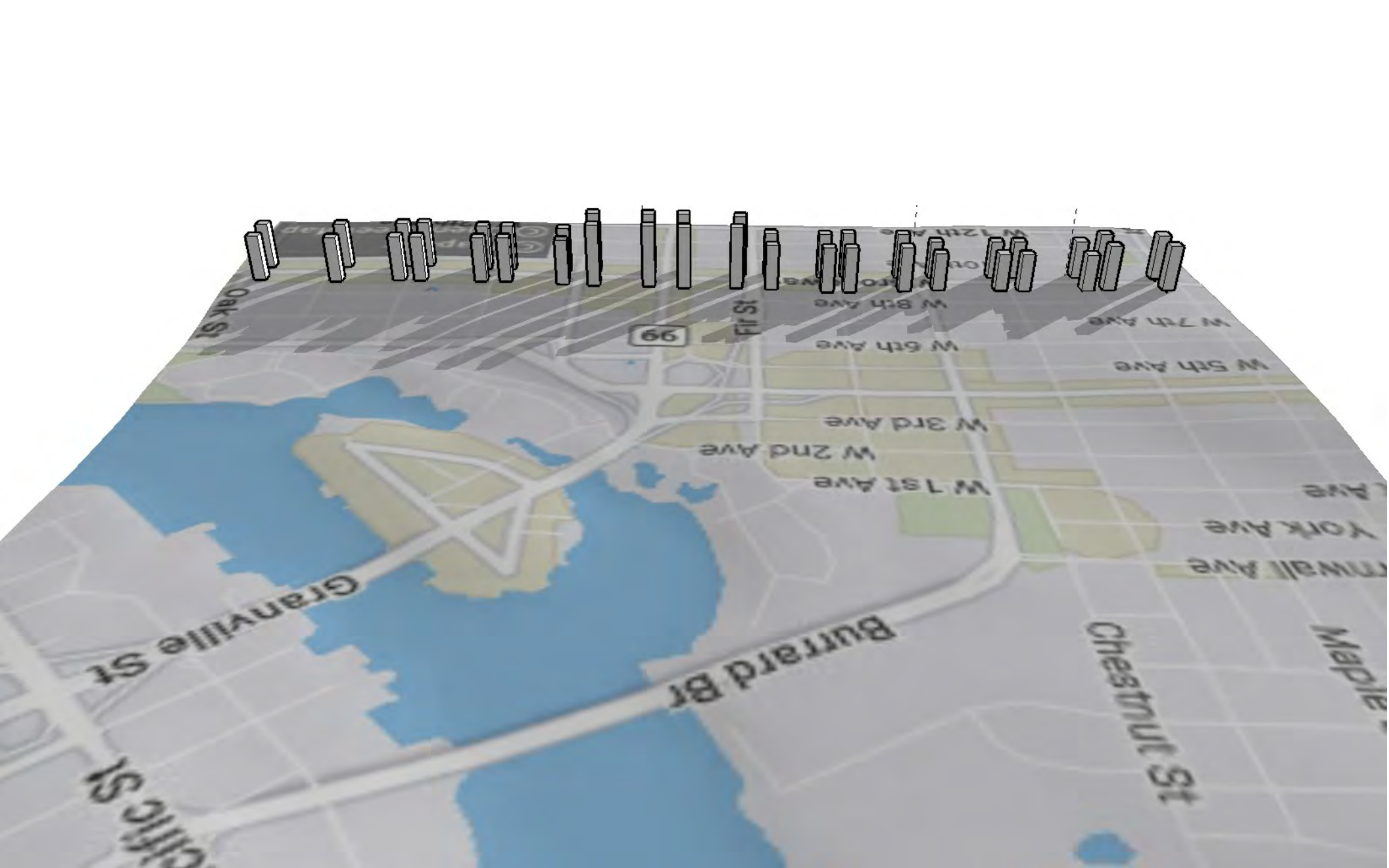




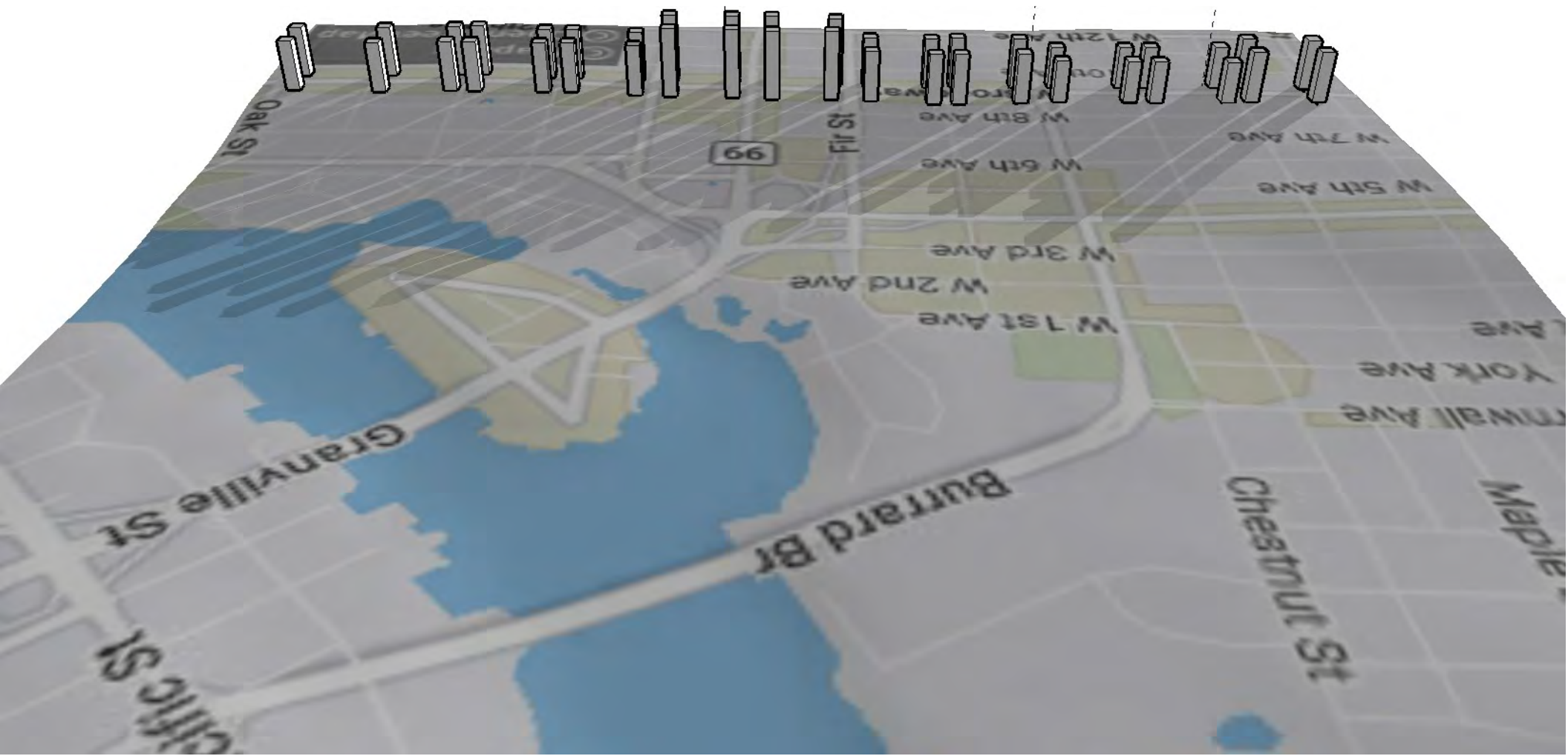


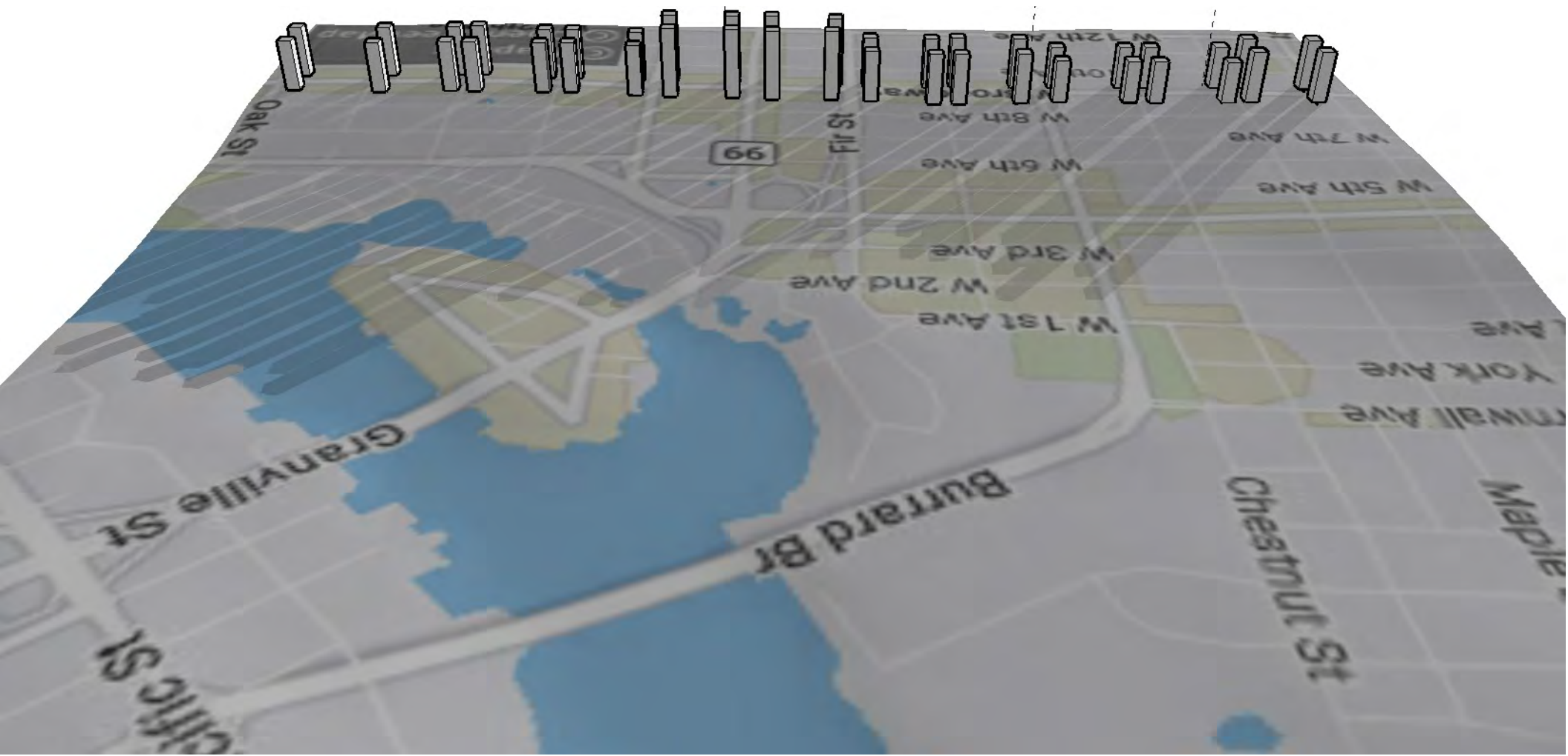


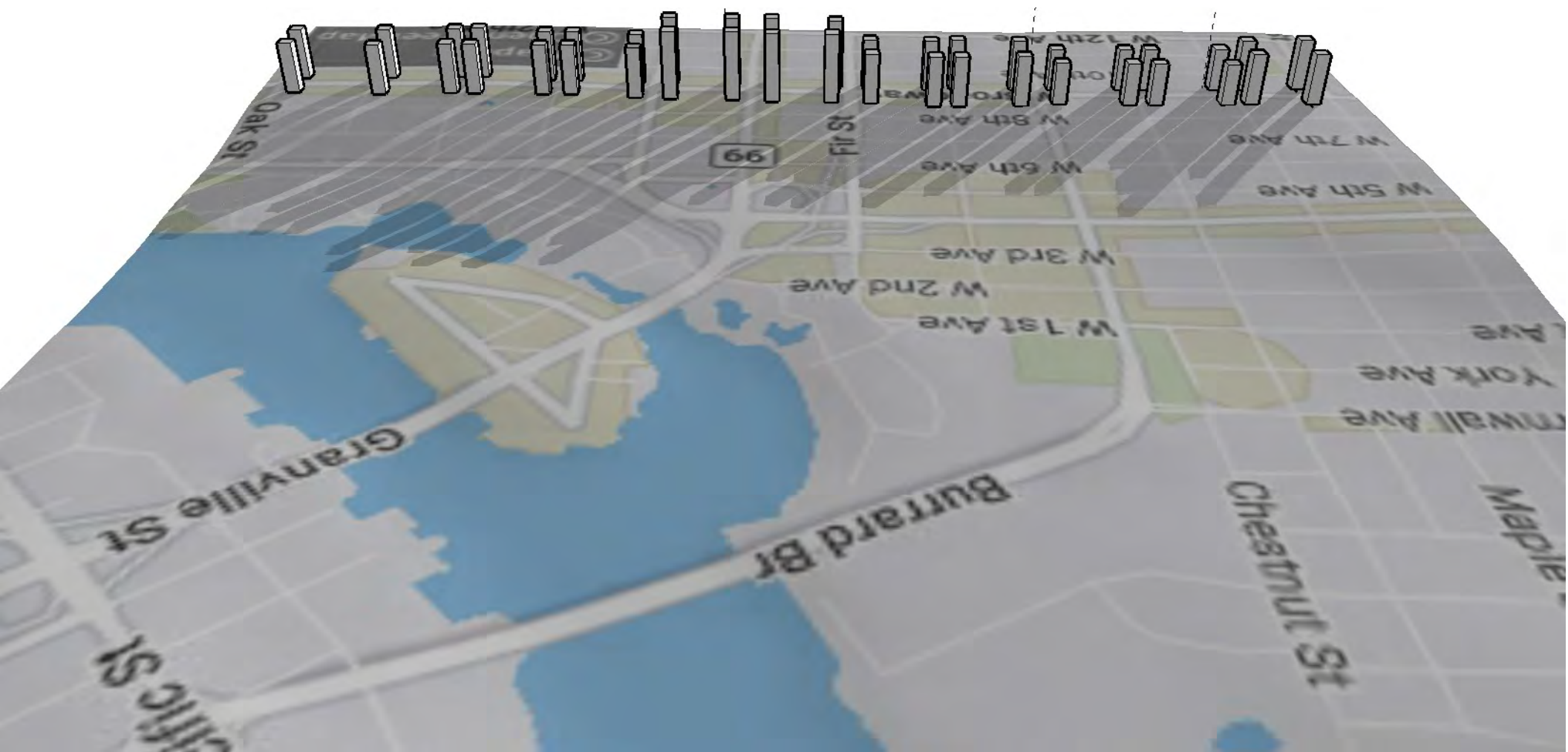




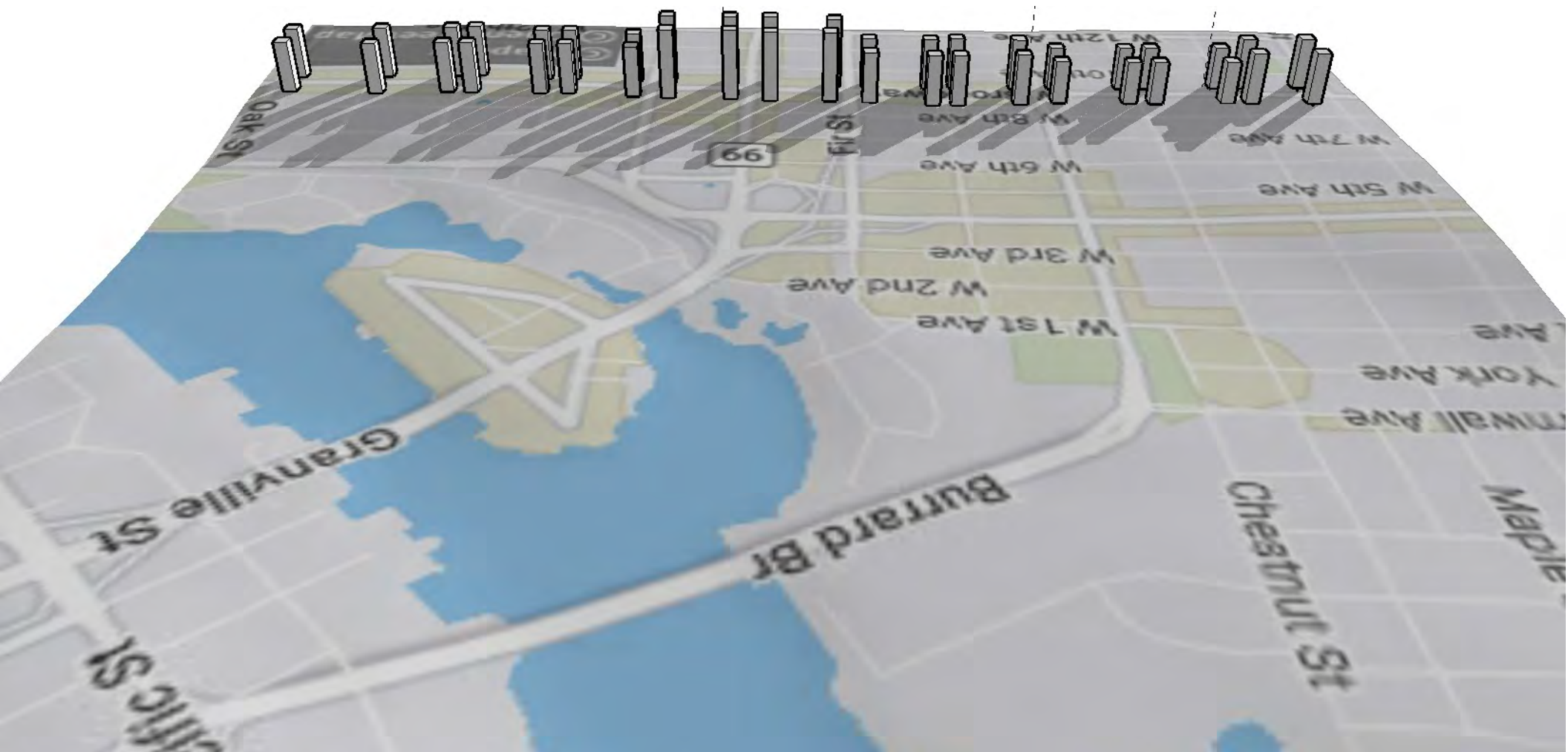


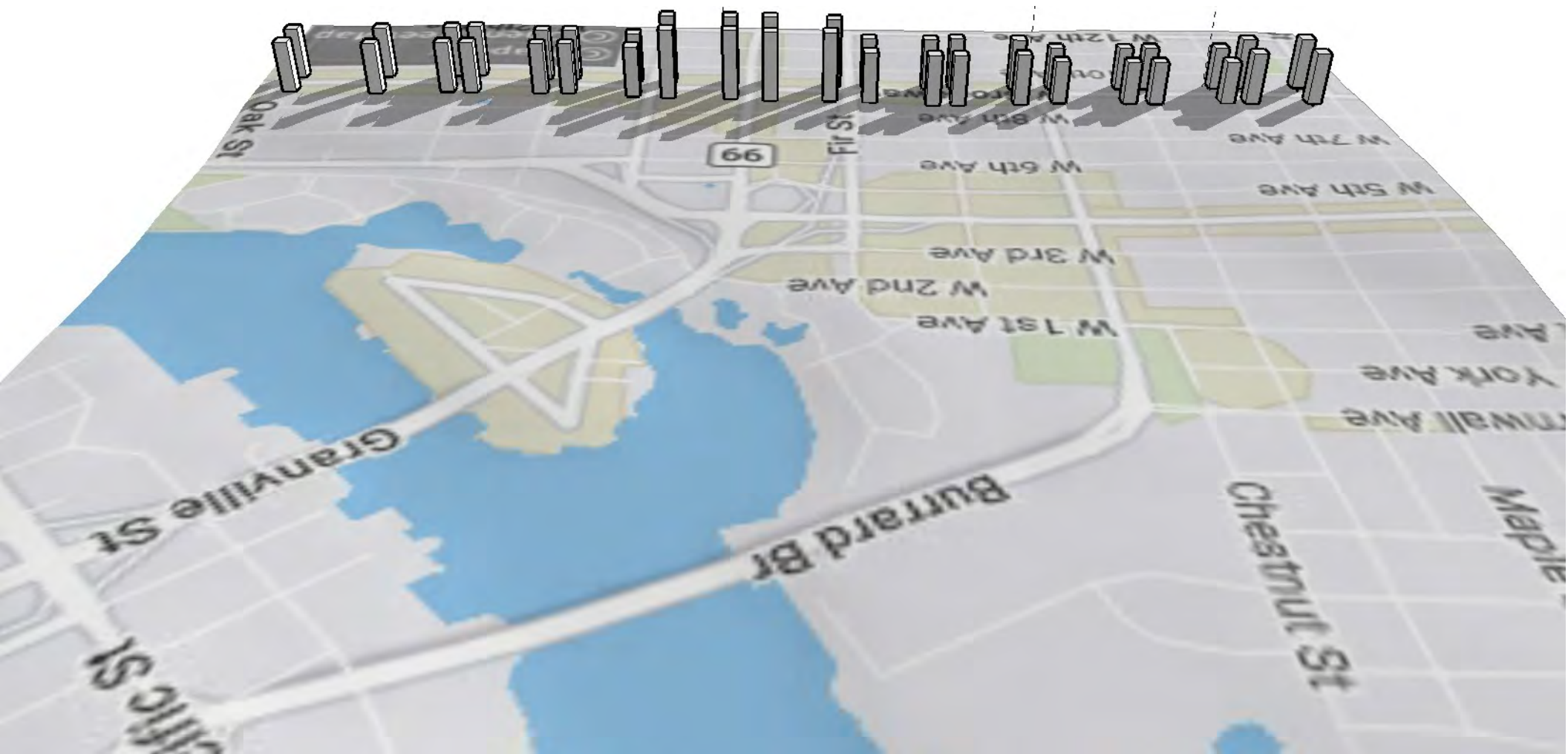




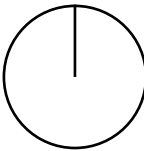








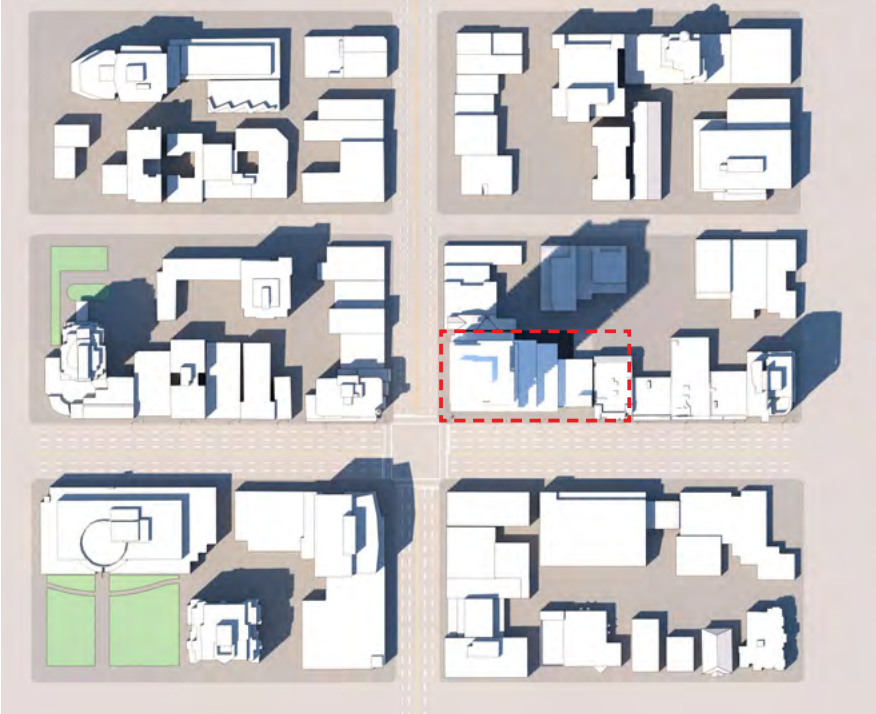




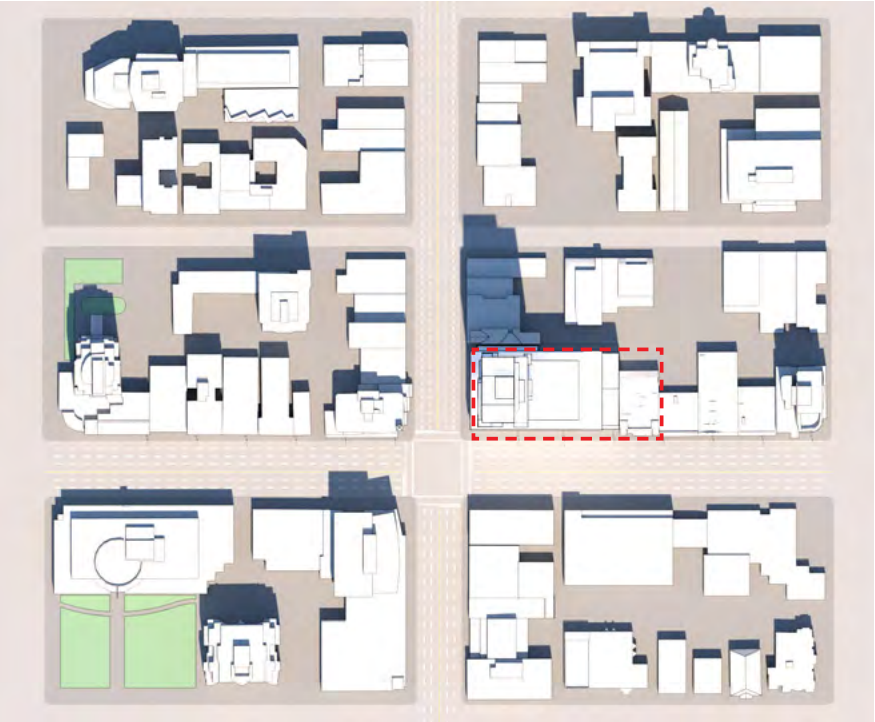
SHADOW STUDIES



JUNE 21 SOLSTICE, 10AM



JUNE 21 SOLSTICE, 2PM



JUNE 21 SOLSTICE, 12PM



JUNE 21 SOLSTICE, 4PM



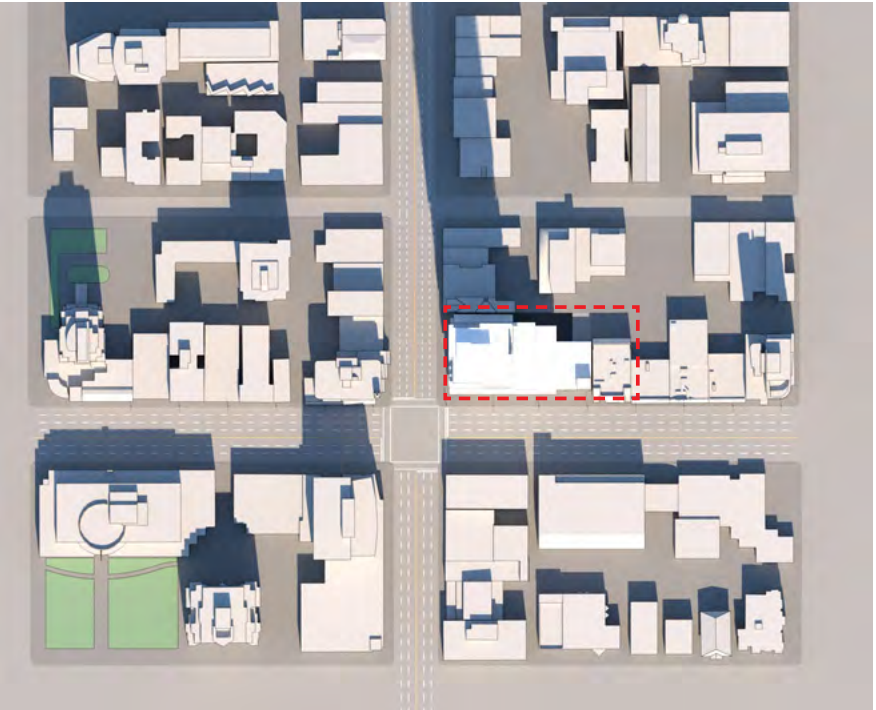
SHADOW STUDIES



MARCH 21 EQUINOX, 10AM



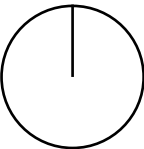
MARCH 21 EQUINOX, 2PM

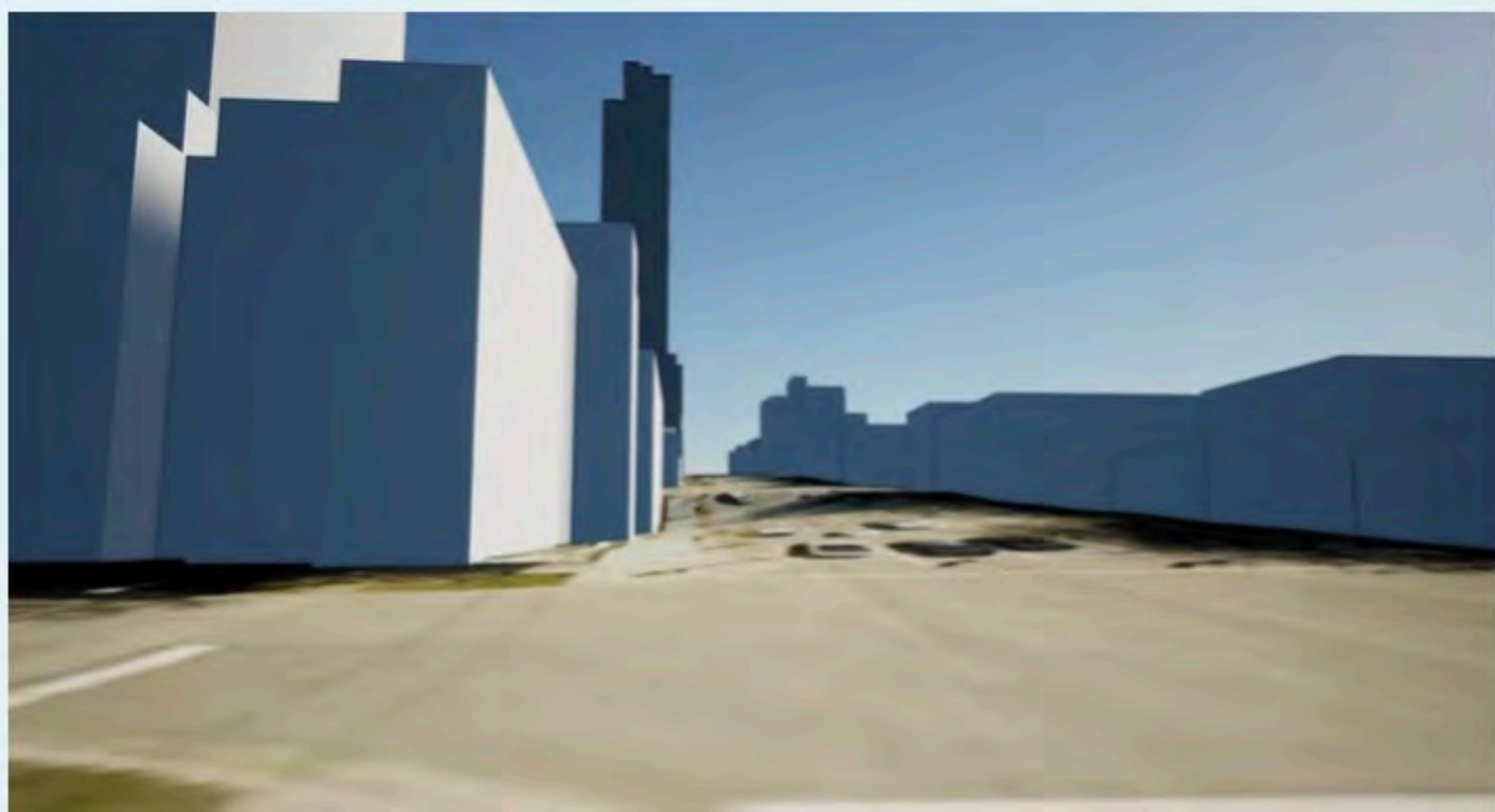
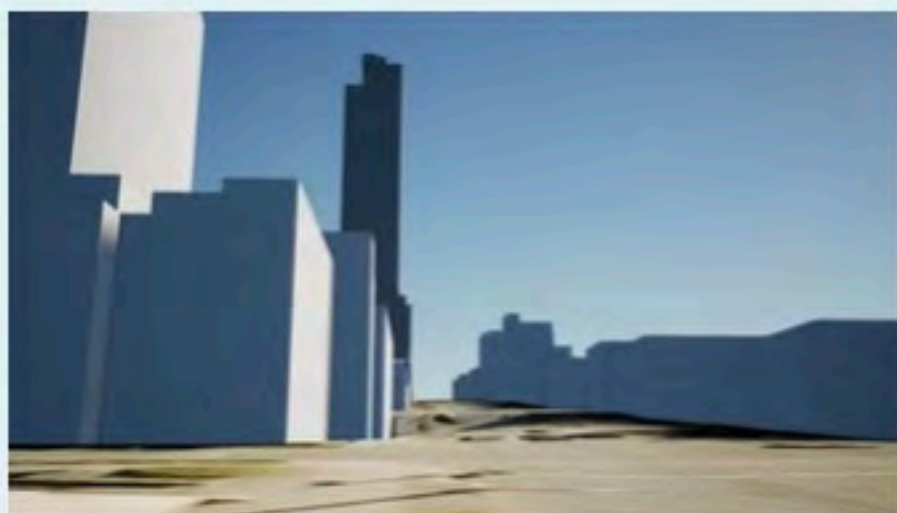


MARCH 21 EQUINOX, 12PM



MARCH 21 EQUINOX, 4PM







**Public Hearing Correspondence Case**

Case number: 101015948525

Case created: 2022-04-21, 09:03:00 PM

Channel: WEB

**Incident Location**

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

**Request Details**

1. **Subject (address if applicable):**  
CD-1 Rezoning: 1477 West Broadway
2. **Position:**  
Oppose
3. **Comments:**  
Completely preventing speakers from considering the wider context of the pivotal rezoning at 1477 West Broadway undermines this public hearing. Council must not base its decision on this specific development in isolation without taking into full account the inevitable domino effect this one project will have all the way down Broadway and beyond. To ignore the wider context is negligent and a major disservice to the citizens you were elected to represent.
4. **Neighbourhood:**  
West Point Grey
5. **Full name:**  
Roberta Olenick
7. **Email:**  
s. 22(1) Personal and Confidential
8. **Subject classification:**  
PH2 - 4. CD-1 Rezoning: 1477 West Broadway

**Additional Details****Contact Details**

Name: ROBERTA OLENICK

Address: s. 22(1) Personal and Confidential

Address2:

Phone: s. 22(1) Personal and Confidential

Email: s. 22(1) Personal and Confidential

Alt. Phone:

Preferred contact method: Either

**Case Notes****Photo**

- no picture -

*Any web links (URLs) in this case have been altered so that they cannot be opened, as a security measure to protect against malicious links. If you believe a link to be safe please replace the "hxxp" at the beginning with "http" and open in a browser window. If you're unsure if the link is safe to open and you need to open it, please contact the Service Desk.*