

PH 1 - 4. Broadway Plan Implementation – Amendments to Zoning and Development By-law and Guidelines - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-06-14	16:44	PH 1 - 4. Broadway Plan Implementation – Amendments to Zoning and Development By-law and Guidelines	Other	a large number of middle housing is being voided through non complaint , non conforming or permits being frustrated. we have applied 6 x please consider our letter attached	organization Regius Group	Fairview	Appendix A

To City of Vancouver Counsel

June 14, 2023

Dear Councillors

I am the property owner of s.22(1) Personal and Confidential in the RM4N zone adjacent to our other rental buildings. I have History of this area I know well as I grew up in Vancouver. As an active realtor and builder, I built many units and buildings in the city and I remember very well the initial zoning's meetings 1980's and the intention of creating social benefits especially as it supports the hospital needs and areas. These needs have not changed in this neighbourhood since the hospital existed.

In 2017 we applied to renovate a property at 575 w 16th. We applied in many ways and times including retaining the housekeeping units and at the Planning's Dept. direction consolidating to self contained units and or removing portions of this older house. In fact we applied at least 3 different ways and provided Fire safety equivalency letters affirming our method of fire safety and egress that were accepted and still commonly done. Despite all these redesigns to meet the Planning department's process, we were unsuccessful. The Board of Variance was not available to us nor the ombudsman to assist or solve the perceived code dilemmas despite we are producing engineered fire safety solutions. None of these normal rights were allowed(?). The RM -4N in fact allowed for social benefit & full relaxations allowed as stated in the original version of the RM4N writing (through June 2018). In early 2018 we sent emails and had meetings over the counter as to developing a multi story 9 to 11 story building to fit with that outright use to offset the infra structure costs, power etc. There was receptivity so we proceeded.

However the implementation of the Broadway Corridor plan study approval in June 2018 and subsequently but finally our preliminary discussions were acknowledged under the exclusion set out in Part B of the BCP

From that point on we formally submitted for a multi story use on this lot as an infill with 50% social housing under the Co- investment financing. Our final design with a partnership of Vancouver Coastal health and the Luma Native Society was proceeding. Some of units were micro units. But from our experience and our partners we know this is exactly what this area badly needs for seniors, hospital patient families visiting and workers starting out on their own on a monthly basis. Why would this middle housing specific to this area be so disallowed? Especially after the City & Fire department closed thousands of these needed units. Certainly, City planners get sick end up in the hospital and few of their family or caregivers can afford a hotel.

In 2021 we were acknowledged as 1 of 70+ deferred rental applications noncompliant. So after a number of year's we were again given a DP no. applied and in principal approved with a finally directed to get a design rationale. We did so at great expense and submitted in early 2022. The final ratification of the BCP had not yet occurred and to our surprise with little or no explanation we were later refused in June 2022. Also, to our surprise during this period the RM4n Zone was rewritten 3 times (during these 4 years) even as we were (encouraged to) apply(?). That seems very unfair, Planning should of either informed us of the changes that were in process or grandfathered our application, neither was done. All of our submissions were provided to the Vacant Home Tax Auditor who somehow lost 3 boxes of original records.

We do appreciate this property is probably an interim holding property till a new building can be developed, 10-20 years away so even a rebuild permit for 5 to 20 year -interim right of rental use would return badly needed housing stock allow us to repair it while get rid of a severe eye sore, that we have been unable to rebuild or demolish. Please consider this plea and or direct us after our 6 applications (Stated by a senior planner) to an appropriate win-win solution.

We therefore believe it is highly appropriate and correct that our rights to the Variance Board, Ombudsman and engineered fire safety equivalences be accepted, allowed and made available for this property. Further the original relaxations that were allowed in RM4N be adhered to as we were given the right to apply under in the Broadway Corridor's Plan's exclusions Part B.

Yours truly,
Robert Boykiw
Regius Group
604-290-6538