
From: Hoese, Karen

Sent: Saturday, June 29, 2019 10:49 AM

To: O'Donnell, Theresa; Kelley, Gil; Tsang-Trinaistich, Templar

Cc: McNaney, Kevin

Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

We made a few tweaks to provide even more clarity!

From: O'Donnell, Theresa

Sent: Friday, June 28, 2019 4:21 PM

To: Kelley, Gil; Tsang-Trinaistich, Templar

Cc: Hoese, Karen; McNaney, Kevin

Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Gil We've prepared the response below to address Councilor Hardwick's questions. Karen/Kevin please check my work.

Councilor Hardwick has asked for clarification regarding the timeline, sequence of events, and applicability to the relevant policy or the project at 2538 Birch. The following information is offered to address her questions

Timeline and sequence of events:

- MIRHPP was approved by Council in November 2017.
- The pre-enquiry application under MIRHPP for 1296 W Broadway (now known as 2538 Birch) was originally received on February 16, 2018 during the initial MIRHPP proposal intake window.
- An initial response to the pre-inquiry application was provided on March 19, 2018 indicating that not right now to the proposal, noting the upcoming Broadway planning work and emerging directions as a key factor.
- A follow-up letter was sent on June 12, 2018, inviting the property owner to participate in the limited pilot program. This was based on the preliminary review of the pre-enquiry application and its fit with key policy objectives of the MIRHPP program as well as on the progress that had been made on the Broadway planning program framework. The letter did not provide support for specific project details (i.e. height and density).
- On June 20th of Council approved the Broadway Planning Program Terms of Reference and the Interim Rezoning Policies.
- A full enquiry application was received July 25, 2018. A more detailed letter of response to the rezoning enquiry was sent on October 2, 2018, providing further policy and form of development advice.

Applicability of policy:

- The letters regarding 1296 W Broadway provided written confirmation that the proposal was selected to participate in the pilot program and conditional confirmation that a future rezoning application could be considered, subject to the proposal proceeding through the standard rezoning process.
- The letters inviting the property owner to participate in the pilot program predated Council's approval on June 20th of the Broadway Planning Program Terms of Reference and the Interim Rezoning Policies.
- The Interim Rezoning Policy for Broadway Corridor governs any exceptions that allow consideration of rezonings during the planning process. Policy 1 indicates:
"Where, at the time of adoption of this rezoning policy, there is an active rezoning application or where a recent application for rezoning advice has been received, and the applicant has received a written response stating that a rezoning application would be considered (within the past three years), the application will be considered."
- A Rezoning request was submitted on May 17, 2019 and is currently being processed. Typically these applications go through a design evolution from enquiry through application and public hearing based on staff review and feedback from the public and advisory committees. This may include changes to the form of

development or changes to the public benefit offered (noting that for MIRHPP, a minimum of 20% of the units must provide middle income rents).

From: Kelley, Gil
Sent: Wednesday, June 26, 2019 4:44 PM
To: O'Donnell, Theresa; Tsang-Trinaistich, Templar
Subject: Fwd: 2538 Birch (formerly 1296 W. Broadway)

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Gil Kelley, FAICP
General Manager, Planning, Urban Design and Sustainability
City of Vancouver, British Columbia, Canada

Please excuse any typos
Sent from my iPhone

Begin forwarded message:

From: "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
Date: June 26, 2019 at 3:37:04 PM PDT
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Cc: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Thank you for getting back to me, Mr. Kelley.

In your reply, you write that: Prior to this policy being approved, staff had provided a written response to the applicant regarding 2538 Birch Street stating that the rezoning application under the Moderate Income Rental Housing Pilot Program (MIRHPP) could be considered initially on March 19, 2018 and then again on June 12, 2018.

Were staff responding to the applicant's MIRHPP entry application regarding 2538 Birch Street? I am confused by the timeline, sequence of events, and applicability to the relevant policy.

Thoughts?

Colleen

From: Kelley, Gil
Sent: Wednesday, June 26, 2019 11:57 AM
To: Hardwick, Colleen
Cc: Mochrie, Paul
Subject: RE: 2538 Birch (formerly 1296 W. Broadway)

Hello Councillor Hardwick,

On June 20th, 2018, an interim rezoning policy (*Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process*) was approved for the Broadway Plan study area that would remain in place until the area plan was completed. The policy established the conditions under which new rezonings and heritage revitalization agreements will be considered while the