

June 12, 2018

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

Dear Mr. Pappajohn,

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

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

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

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

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

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

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

Sincerely,

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

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

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