

**From:** "Cho, Edna" <edna.cho@vancouver.ca>  
**To:** "Hiebert, Karis" <karis.hiebert@vancouver.ca>  
"Bennett, Zachary" <zak.bennett@vancouver.ca>  
"Olinek, Jason" <Jason.Olinek@vancouver.ca>  
**CC:** "Dow, Kari" <Kari.Dow@vancouver.ca>  
"Cheng, Paul" <paul.cheng@vancouver.ca>  
**Date:** 5/15/2018 5:23:37 PM  
**Subject:** RE: Interim Rezoning Policy for Broadway

Hi all,

As part of the MIRHPP pilot program, interested applicants were asked to submit a proposal by February 16, 2018. We received 55 proposals - several within the Broadway Corridor Study area, with the Denny's site being one of them. As part of the review process, the project scored in the top 10 and was seen as the most favourable of the Broadway C3A projects, but was not invited to proceed to rezoning enquiry because the planning work hadn't started for the Broadway Corridor yet. In their response letter, they were asked to wait for the Broadway Corridor work.

We also provided the following advice in the response letter to leave possibilities open in the future:  
*Staff note that if you decide to proceed with the approved secured rental application consideration for structural reinforcement should be given to facilitate additional height in future. If this is pursued additional consideration may have to be given for below grade programming including parking, storage, etc.*  
We did get some push back. At a recent Housing Leadership Meeting – the CM asked about the interim rezoning policy and whether any sites that had proposed MIRHPP would be considered. We had a similar question from Cllr Louie when we did a briefing with him in March.

From a Housing Policy perspective, a MIRHPP proposal is better for affordability, especially now as new market rents are so high on the Westside. So it's a missed opportunity, but not the end of the world. And if the DE is already in then perhaps the applicant has accepted this advice and has moved on.

Perhaps we should just be prepared at Council if the question comes up about the interim rezoning policy and how we handle inquiries that are proposing below-market rental housing.

Thanks,

Edna

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**From:** Hiebert, Karis  
**Sent:** Tuesday, May 15, 2018 3:17 PM  
**To:** Bennett, Zachary; Olinek, Jason  
**Cc:** Dow, Kari; Cheng, Paul; Cho, Edna  
**Subject:** RE: Interim Rezoning Policy for Broadway

OK, thanks for your input all. I will discuss with Edna in greater detail.

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**From:** Bennett, Zachary  
**Sent:** Tuesday, May 15, 2018 3:05 PM  
**To:** Olinek, Jason; Hiebert, Karis  
**Cc:** Dow, Kari; Cheng, Paul; Cho, Edna  
**Subject:** RE: Interim Rezoning Policy for Broadway