

File No.: 04-1000-20-2018-452

October 9, 2018

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request of August 22, 2018 for:

A document that explains the current status of the development contemplated at 1503 Kingsway from March 1, 2018 to August 31, 2018.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1) and s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

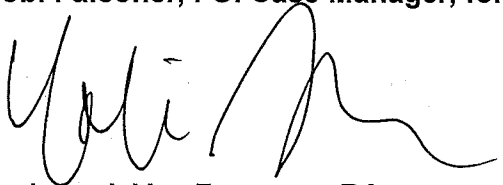
Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2018-452); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,

Cobi Falconer, FOI Case Manager, for

A handwritten signature in black ink, appearing to read 'Cobi Falconer', written over the printed name of the sender.

**Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy**

*Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4
Phone: 604.873.7999
Fax: 604.873.7419*

Encl.

:kt

From: ["Nathan Gurvich" <nathangurvich@cressey.com>](mailto:nathangurvich@cressey.com)
To: ["Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>](mailto:Miguel.CastilloUrena@vancouver.ca)
CC: ["Molaro, Anita" <anita.molaro@vancouver.ca>](mailto:anita.molaro@vancouver.ca)
["Jason Turcotte" <jasonturcotte@cressey.com>](mailto:jasonturcotte@cressey.com)
["Bryce Rositch" <bryce@rharchitects.ca>](mailto:bryce@rharchitects.ca)
Date: 4/6/2018 3:38:33 PM
Subject: 1503 Kingsway - Open House Debrief
Attachments: 1503 Kingsway Open House - Letter of Summary.pdf
1503 Kingsway Open House - Comments.pdf

Hi Miguel

Attached Letter of Summary and comment sheets from the Open House last night.

As per our discussion following the event, could we please set a meeting for next week to discuss the feedback received both written and oral and discuss next steps in order for us to finalize the Form of Development and the DPA. Please indicate available times to meet; we will work with your and Anita's schedule, as it may be, next week.

Cheers,

Nathan Gurvich
Development Manager

Cressey Development Group
200 - 555 West 8th Ave
Vancouver, British Columbia V5Z 1C6
604-649-3624 Cell
604-895-0427 Direct
nathangurvich@cressey.com
www.cressey.com



Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

April 6, 2018

Miguel Castillo
Development Planner
City of Vancouver
515 West 10th Avenue
Vancouver BC
V5Z 4A8

Dear Miguel:

RE: Pre Application Open House: 1503 Kingsway, April 5th, 2018

This letter is to summarize the details of the pre-application open house for 1503 Kingsway which took place on April 5th, 2018 from 5:30 – 7:30 at the Kensington Branch of the Vancouver Public Library.

The purpose of the Open House was to present an alternate massing of the project to the public and request feedback on the General Form of Development. Presentation material and in person discussion during the event was centered on this objective. Notification was sent to 1006 households in the neighbourhood, of which 26 people attended the open house including 20 who signed in and 22 who filled out comment sheets. Comment sheets are attached.

A summary of the comments received is presented below:

- Concern over the increase in traffic, support of east west lane as a mitigating factor;
- Singular concern addressing approval under C2 zoning;
- Support for townhouse form of development adjacent Fleming St;
- Support for linkage from Fleming to Kingsway, concern over safety at night/dark;
- 8 respondents did not support 16 stories;
- 7 respondents did support 16 stories;
- 7 respondents didn't comment on, or didn't expressly support or oppose 16 stories.

With the completion of the Open House, we request the timely opportunity to discuss in person the above outcome and to finalize an acceptable Form of Development for intake of a Development Permit Application.

Sincerely,

Cressey (1503 Kingsway) Development LLP

By its Managing Partner: Cressey 1503 Kingsway MP Ltd., and
Cressey 1503 Holdings Ltd.

Nathan Gurvich, Development Manager
nathangurvich@cressey.com



CRESSEY

Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

Name: _____

Phone: _____

Email: _____

Address: _____

Comments:

I dis agree with having the large tower for the extra congestion it is going to create on the supporting roads.

1) you can't turn left off Kingsway to dumbfries to access the parkade of the development

2) there's not room for a left turn lane on Kingsway to turn on to dumbfries. without it traffic will backup.

3) dumbfries & 22nd will get extra traffic because of the complex

4) Fleming doesn't connect with Kingsway which will further congest Dumbfries & Kingsway.

5) People^{in cars} playing frogger heading south on Dumbfries will further impede traffic on Kingsway. & add extra congestion on King Ed which is already a problem @ rush hour.

6) The quaint street of 22nd will be negatively impacted by all the extra traffic brought in by the complex

I don't agree with putting in such a large tower
All townhouses is preferable for the area. It will keep the community feel.

1503 Kingsway Open House

Thursday April 5, 2018



CRESSEY

Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

Name: _____

Phone: _____

Email: _____

Address: _____

Comments:

- I like the pedestrian walkways between townhouses
- I like the green spaces.
- I don't like the 16 stories - 11-13 is adequate.
- I like more commercial space at street level.

(3)



Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

s 22(1)
Name: [REDACTED]
Phone: [REDACTED]
Email: [REDACTED]
Address: [REDACTED]
s 22(1)
VANCOUVER, BC

Comments:

I think Cressey's proposed plan with the 16 story tower has many merits - it doesn't impede heavily on the residential homes along Fleming & provides a more spacious plaza amongst the townhomes. I think the townhomes on the northern side are therefore great & amicable for the community.

place With that said, the zoning ~~to be~~ ^{currently in} is for much lower density, & a 16 story tower (height ~~to be~~ ^{variance}) is a bit excessive. A 8-10 story tower would still make up for the concessions Cressey is making ~~in~~ in density throughout w/o affecting access to sunlight for nearby homes which would occur w/ a 16 story building. This would also decrease the impact the 16 story tower would make.

1503 Kingsway Open House

Thursday April 5, 2018

Overall, a fair & well-thought out proposal.



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s.22(1)

Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

Name:

Phone:

Email:

Address:

Comments:

I am concerned about the ^{additional} traffic and how it will be almost impossible to turn left onto Dunsmuir from Kingsway.

Secondly, I feel the height will negatively impact the units facing ~~the~~ north.

I live in ~~area~~ south facing unit so my concern is not biased.

Overall great project and I wish you all the best.

(6)



Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

Name: S 22(11)
Phone: _____
Email: _____
Address: _____

Comments:

I am concerned about the impact this development will have on parking and traffic for the neighborhood.

① Traffic:

Significant increase in traffic will result in much more traffic through the intersection at 22nd + Dunbricks. There is currently a 4 way stop at this intersection which is regularly run by drivers. I would like to see traffic calming including a roundabout at this intersection and speed bumps between Knight + Dunbricks. There are many small children in the neighborhood → The street needs to be safer with vehicle traffic. There is also a preschool at the church.

② Parking:

Parking will become very challenging for people already in the neighborhood. Will there be permit parking in place? or resident only signs? Unless there will be 2 parking spaces assigned per unit in the new development, there will not be enough parking!!

1503 Kingsway Open House

Thursday April 5, 2018

With many MWH-unit developments in the neighborhood, parking is becoming more difficult.



Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

Name: S22(11)

Phone: _____

Email: _____

Address: _____

Comments:

I like the new building. However, as an owner cross street. I think the tower in front is too tall.

If it is 8 floors or lower, it ~~is~~ will be better for all the attendees, views

Please reconsider and lower the building so that everyone can enjoy a brand new nice looking building.

However, if it is very difficult to adjust everything, The older 6th floor plan would be a better plan. Thank you!



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555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
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Name: _____

Phone: _____

Email: _____

Address: _____

Comments:

Pros design

Public realm ~~design~~, normalizing Fleming, the
Mews cross street, stacked townhomes to transition
to the neighbourhood, MORE HOUSING FOR THE
NEIGHBOURHOOD, Filling in a big hole on the Park Site

Cons

2nd floor commercial - it's always useless
Tower massing is too bulky
see below

THE BIG QUESTION

Is it right to approve a 16-story tower
under C-2 zoning. There's nothing that tall on
C-2 in the city. →

This should be a rezoning. The height is simply
out of bounds for a reasonable relaxation by the Director
of Planning. There's much to commend in this proposal,
but if you want to impose the height on the

1503 Kingsway Open House

Thursday April 5, 2018

neighbourhood it must be through a rezoning, with amenities
and benefits to support growth. I'll be contacting the
Director, Council and the Mayor to say the same.

I'd support height here, and I'd work hard to convince my neighbours to do the same. I don't expect that'll be a common response. But I wouldn't do it at the expense of process or policy.

Approving this height under C-2 is planning on the fly.

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Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
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Name: 522(1)

Phone: _____

Email: _____

Address: _____

Comments:

- ① Concerned about walkway to Kingsway - would like to see some kind of public meeting place eg coffee shop etc facing walkway to increase visibility / safety for pedestrians
- ② Concern re wall effect on same greenway
- ③ Walkway will be v. dark in winter - lighting?
- ④ In favour of high rise at SW corner
- ⑤ Not in favour of any ↑ in height at SE corner (would prefer ~~st~~ 2nd and 3rd floor set backs to reduce "wall"
- ⑥ Concern re Fleming St narrowing to one lane - how to control traffic?

10



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Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

E-22(11)

Name: _____

Phone: _____

Email: _____

Address _____

Comments:

Am fine with conversion to housing
However the tower is much to high.
It should reference the block across
Kingsway (18 stories I think) 16 stories
is out of scale and will be a blot on
a low use neighbourhood. (Note
Kings gate is separated from the
neighbourhood but this 16 stories
will be a highly negative imposition.

I'd like to know when the hearings
for approval are scheduled



Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

s.22(1)

Name: _____

Phone: _____

Email: _____

Address: _____

Comments:

HEIGHT RELAXATION TO 16 STORIES ON KINGSWAY
MAKES SENSE, CONSIDERING THE TRANSITIONAL
FORM TO THE LOWER DENSITY NEIGHBOURS
AND IN REPERT TO PRECEDENT SETTING
BUILDING HEIGHTS ALONG KINGSWAY



Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

Name: _____

Phone: _____

Email: _____

Address: _____

s.22(1)

s.22(1)

VAN, BC

Comments:

WIDENING FLEMING STREET IS A GREAT IDEA AND THE ADDED
GREENSPACE IS VERY NICE.
16 FLOORS IS NOT TOO HIGH.
THE COMMERCIAL BELOW WAS GIVEN AS GROCERY STORE OR GYM WHICH
WE HAVE PLENTY OF.
THE STREETS FROM FLEMING TO DUMFRIES WILL BE APPRECIATED.
OVERALL LOOKS GOOD.


CRESSEY

Suite 200
 555 West 8th Avenue
 Vancouver, BC V5Z 1C6
 Tel 604 683 1256
 Fax 604 683 7690
 www.cressey.com

s.22(1)
 Name: _____
 Phone: _____
 Email: _____
 Address: _____

Comments:

- HOUSE SHOULD ONLY BE 10-12 STORIES
 16 STORIES IS TOO HIGH!!
- * ~~WIDE~~ REDISTRIBUTE REMAINING UNITS
 THRU OUT PROPERTY
- ENSURE TRAFFIC IMPACT IS MINIMIZED
- ENSURE BIRD MIGRATION/DAILY ISN'T HARMED



Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

Name: s.22(1)

Phone: s.22(1)

Email: [Redacted]

Address: [Redacted]

Comments:

It looks great I like the plan.



Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

Name: § 22(1)

Phone: § 22(1)

Email: _____

Address: _____

Comments: Very appealing & ATTRACTIVE
Development it will be
suitable for the LAND Parcel
Thanks.

§ 22(1)

Owner in
Neighbourhood

§ 22(1)

po. 8.



Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6

s.22(1)

Name: _____

Phone: _____

Email: _____

Address: _____

Comments:

Very good proposal for the area
it will bring amenities to the
area & go for it.

Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1G6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

Name: _____

Phone: _____

Email: _____

Address _____

Comments:

I support development on main streets
I support greater density on Kings way

No Sign in

21



Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

^{s.22(1)}
Name: _____

Phone: _____

Email: _____

Address: _____

Comments:

Development of the site will
create a large increase in
neighbourhood vehicle traffic.
Traffic calming measures along
Dunsmuir + 22nd Ave need
to be incorporated. (Roundabout)
There are many young families
with children in this area.
Their safety needs to be
ensured.

Regarding tower + T/H's
- very toxic looking development,
there should be more
terracing.

No sign in

72



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Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

Name: s.22(1) _____

Phone: _____

Email: _____

Address: _____

Comments:

Overall, I am pleased the old Karmalite would
be replaced. My concern is the dropping
access and the impact of increased dropping
on the neighborhood.

No Sign
③



Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

Name: _____

Phone: _____

Email: _____

Address: _____

Comments:

I appreciate the opportunity to comment on this development.

I feel Vancouver needs more housing and this corridor has become a very busy development area. My comments on the proposal are as follows:

- 16 stories ~~(is not)~~ does not fit the character of the ~~the~~ neighbourhood. 6 to 10 stories seems more in line with the current 6 story zoning in place. I am concerned Kingsway will become a dark corridor.
- Density should be better distributed across the property. This would compensate for reduced height of the tower.

◦ This area is quickly gentrifying - issues like light, access, safety for women walking the streets should be considered in the design.

◦ I hope the units are available for residents to purchase prior to overseas marketing.

1503 Kingsway Open House

Thursday April 5, 2018

No sign in
(24)



CRESSEY

Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

s.22(1)

Name: _____

Phone: _____

Email: _____

Address: _____

Comments:

- Concerned about parking due to density of a 16 floor tower.
- 1 1/2 spaces for townhouses will not accommodate parking needs
- Don't see any other recent 16 floor towers down Kingsway.



Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

Name:

Phone:

Email:

Address:

Comments:

I THINK THE

BUILDING IS TOO
CLOSE TO THE
STREET

(I think the building is too close to
the street)



Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

Name: S.22(1)

Phone: _____

Email: _____

Address: _____

Comments:

BIG FAN!

THAT LOT IS AN EYESORE AND AM EXCITED ABOUT THE PROSPECT OF HAVING IT CLEANED UP.

I LIKE THE HEIGHT - BALANCES THE ANOMOLY OF THE KING ED VILLAGE ACROSS THE STREET. HOPEFULLY THE HEIGHT / MASSIVE BLOCKS NOISE FROM KINGSWAY!

EXCITED ABOUT SOME NEW + DECENT RETAIL ALONG THAT STRETCH OF KINGSWAY - THE REST IS SOMEWHAT DINGY.

HAPPY TO SPEAK IN SUPPORT - WE NEED MORE OPTIONS IN THIS AREA.

From:	"Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>
To:	"Nathan Gurvich" <nathangurvich@cressey.com> "Jason Turcotte" <jasonturcotte@cressey.com> bryce@rharchitects.ca
CC:	"Molaro, Anita" <anita.molaro@vancouver.ca> "Greer, John" <john.greer@vancouver.ca>
Date:	3/29/2018 11:21:53 AM
Subject:	1503 Kingsway (Rona Site)

Hi Nathan et al,

We have further reviewed and discussed your proposal internally, including with the General Manager, Gil Kelley. As per discussed in our last meeting, we confirm that you should distribute your density better and lower the tower significantly. A height relaxation for a 16-storey tower cannot be supported.

As a general strategy, note that to consider the height relaxation by Planning, it will only come as a result of maximizing the density across your site (provided there is an excellent urban design performance). We consider there is still room to accommodate the density from the proposed upper levels of the tower both on the northern portion of the site (within the C-2 height) and on the podium. Therefore, the proposal should be updated accordingly.

Nevertheless, we understand that you have all your material prepared for the open house and we are not asking you to update it at this moment. Rather, your pre-app open house should proceed as scheduled and you can update the proposal afterwards. Can I please have a digital copy of the boards that will be shown at the open house in advance? Thank you.

Regards,

MIGUELCASTILLO | architectcoagspain [MArch+MUrb+MArPH] | leedapbd+c
Development Planner | Urban Design Division | Planning, Urban Design & Sustainability | City of Vancouver

From: "Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>
To: "Molaro, Anita" <anita.molaro@vancouver.ca>
CC: "Greer, John" <john.greer@vancouver.ca>
"Potter, Timothy" <Timothy.Potter@vancouver.ca>
Date: 4/6/2018 9:52:47 AM
Subject: 1503 Kingsway (Rona) - Open House Outcome

Hi Anita,

I attended the open house yesterday and I thought I'd summarize some feedback I gathered.

- There were an average of 10-15 people in the tiny room through almost all the time. Surprisingly not many attendees from the immediate adjacencies, more from the tower at Knight. Only one person from Fleming St.
- They didn't fully update the material as I requested, showing some contradictory material (perspectives did not match plans/sections)
- They seemed to be very happy with the outcome at the end of the meeting and will be saying it was an amazing success.
- I have a slightly different opinion. I heard a bit of everything, including several people saying that 10 storey would be okay but 16 is too much. Others saying this should be through rezoning to obtain substantial CAC. Others complaining about parking, more traffic and massing (tower bulk, lower buildings articulation, etc) Others happy with the proposal. I encouraged people to fill out the sheets with their comments so we will see if we received them all (Bryce made a not-funny joke about tossing the bad ones)
- s.13(1) [REDACTED]
s.13(1) [REDACTED] It may be more expensive but I think it is perfectly feasible (as well as tweaking the podium). It is unfortunate though that their site stretches out to the north that much but it is something they have to deal with too.
- Bryce proposed to meet with us right away to move the application forward as is.
- Lastly, I just wanted to have the opportunity to express that if we finally consider that much height relaxation, I'd be personally very uncomfortable, especially knowing that the site can have the density better distributed (per my studies). As I pointed out in my previous email, I strongly believe that any height relaxation consideration should be earned only as a result of maximizing the rest of the site (based on general C-2 regulations and providing there is a good urban design performance). This should bring down the tower several levels.

I am hoping we can continue conveying this as a firm message when we meet with them again.

Miguel

MIGUELCASTILLO | architectcoagspain [MArch+MURb+MArPH] | leedapbd+c
Development Planner | Urban Design Division | Planning, Urban Design & Sustainability | City of Vancouver

From: "Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>

To: "Molaro, Anita" <anita.molaro@vancouver.ca>
"Nathan Gurvich" <nathangurvich@cressey.com>
"Jason Turcotte" <jasonturcotte@cressey.com>
"Bryce Rositch" <bryce@rharchitects.ca>
"Japheth Bondoc" <japheth@rharchitects.ca>

Date: 6/12/2018 8:56:34 AM

Subject: 1503 Kingsway (Rona) - PreApp

UPDATE

Bryce,

This is the only time that works. Please confirm,

Miguel

Hi Nathan,

I'm booking an hour but hoping we can be finished in ½.

Please forward your package a few days before the meeting.

Regards,
Miguel

From: ["Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>](mailto:Miguel.CastilloUrena@vancouver.ca)
To: ["Molaro, Anita" <anita.molaro@vancouver.ca>](mailto:anita.molaro@vancouver.ca)
Date: 4/19/2018 9:37:33 AM
Subject: 1503 Kingsway (Rona)

Anita,

Shall we discuss next steps for this one?

Thanks,
Miguel

From: ["Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>](mailto:Miguel.CastilloUrena@vancouver.ca)
To: ["Nathan Gurvich" <nathangurvich@cressey.com>](mailto:nathangurvich@cressey.com)
["Jason Turcotte" <jasonturcotte@cressey.com>](mailto:jasonturcotte@cressey.com)
["Bryce Rositch" <bryce@rharchitects.ca>](mailto:bryce@rharchitects.ca)
["Molaro, Anita" <anita.molaro@vancouver.ca>](mailto:anita.molaro@vancouver.ca)
Date: 4/19/2018 12:09:26 PM
Subject: 1503 Kingsway (Rona)

As requested Nathan. Please confirm.

Regards,
Miguel

From: ["Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>](mailto:Miguel.CastilloUrena@vancouver.ca)
To: ["Molaro, Anita" <anita.molaro@vancouver.ca>](mailto:anita.molaro@vancouver.ca)
Date: 3/29/2018 10:27:47 AM
Subject: 1503 Kingsway Rona - Open house

Hi Anita,

As discussed, I intend to email Cressey to say that we would not support that much height and that the tower should be lower and move the density around. I intend to do it today (prior to the open house next week) in case the open house goes 'too well' and it may be harder afterwards. This way they are fully aware. The open house can be held with their current material though. Let me know if you agree.

Also, is John agreeable with the height relaxation?

Thanks

MIGUELCASTILLO | architectcoagspain [MArch+MUrb+MArPH] | leedapbd+c
Development Planner | Urban Design Division | Planning, Urban Design & Sustainability | City of Vancouver

From:	"Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>
To:	"Molaro, Anita" <anita.molaro@vancouver.ca> "Nathan Gurvich" <nathangurvich@cressey.com> "Jason Turcotte" <jasonsturcotte@cressey.com> "Bryce Rositch" <bryce@rharchitects.ca>
Date:	4/9/2018 10:04:29 AM
Subject:	Canceled: 1503 Kingsway (Rona)

UPDATE

Hi Nathan,

I will need to reschedule this.

Regards,
Miguel

Hi Nathan,

Agendas seem fully busy this week. Please confirm for next week.

Regards,
Miguel

From: "Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>
To: "Molaro, Anita" <anita.molaro@vancouver.ca>
Date: 3/28/2018 1:18:04 PM
Subject: FW: 1503 Kingsway - Rona site- Questions from a neighbour

FYI Anita

From: McNeill, Yardley
Sent: Wednesday, March 28, 2018 1:01 PM
To: s.22(1)
Cc: Castillo Urena, Miguel
Subject: RE: 1503 Kingsway - Rona site- Questions from a neighbour

Hi s.22(1)

Sorry, the project did not come through the rezoning group. We don't have any information on what they are proposing. I've copied Miguel Castillo, Development Planner for the project, who can assist you with your questions.

Regards,
Yardley

Yardley McNeill
Senior Planner- Midtown Division
Planning, Urban Design and Sustainability
604.873.7582

From: Hiebert, Karis
Sent: Wednesday, March 28, 2018 12:49 PM
To: s.22(1)
Cc: McNeill, Yardley
Subject: RE: 1503 Kingsway - Developer Open House

Hi s.22(1)

I'm copying Yardley McNeill our senior rezoning planner.

Thanks,

Karis

From: s.22(1)
Sent: Wednesday, March 28, 2018 9:36 AM
To: Hiebert, Karis
Subject: 1503 Kingsway - Developer Open House

Hi Karis,

I'm hoping you can help with some quick questions. And if you're not the right midtown planner I'd appreciate if you could pass me along.

I live in Kensington-Cedar Cottage. Rositch-Hempell and Cressey have invited our neighbourhood to an April 5th open house to view their proposal for 1503 Kingsway, the vacant Rona site east of Knight.

I'm excited for the development and glad Cressey's involved (a little less so about Rositch, but what can you do?). But I'm surprised their proposal includes a 16-storey tower under the existing C-2 zoning.

So questions for you: are there C-2 sites outside of the downtown peninsula that reached this height without a rezoning? Or even more than the 6-storeys in the C-2 guidelines? And can you confirm that there's no community plan policy guidance for the site? It seems to be a donut hole in the KCC Community Plan and Kingsway/Knight Housing Area Plan.

I'd like to support the proposal. Many of my neighbours will feel otherwise. Especially if the height comes through what feels a bit like a loophole, and not through a rezoning that provides the community with some tangible benefits.

Thanks a ton for your time. I'm sure your plate is full and I appreciate you sharing some knowledge.

s.22(1)

From: ["Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>](mailto:Miguel.CastilloUrena@vancouver.ca)
To: ["Molaro, Anita" <anita.molaro@vancouver.ca>](mailto:anita.molaro@vancouver.ca)
Date: 6/12/2018 8:50:44 AM
Subject: FW: 1503 Kingsway (Rona) - PreApp

Anita,

Does any of this work for you?

Thanks

MIGUELCASTILLO | architectcoagspain [MArch+MUrb+MArPH] | CPHD | leedapbd+c
Development Planner | Urban Design Division | Planning, Urban Design & Sustainability | City of
Vancouver

-----Original Appointment-----

From: Bryce Rositch [mailto:bryce@rharchitects.ca]

Sent: Monday, June 11, 2018 4:08 PM

To: Castillo Urena, Miguel

Cc: Nathan Gurvich (nathangurvich@cressey.com); Molaro, Anita

Subject: New Time Proposed: 1503 Kingsway (Rona) - PreApp

When: Wednesday, June 13, 2018 11:00 AM-12:00 PM (UTC-08:00) Pacific Time (US & Canada).

Where: West Annex - 515 W 10th - Rm 218 - Georgia (4 person)

Miguel;

I am available only at 12:00 noon on Wednesday but could be available Thursday between 10:30 and 2:30 or Friday before 9:30 or after 1 pm.

Please let me know if any of this works for you and Anita. We will send updated drawings to you later today.

Best regards,

Bryce

From: "Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>

To: "Molaro, Anita" <anita.molaro@vancouver.ca>
"Potter, Timothy" <Timothy.Potter@vancouver.ca>

Date: 5/16/2018 3:04:22 PM

Subject: FW: 1503 Kingsway Sketchup File

Ha!

MIGUELCASTILLO | architectcoagspain [MArch+MUrb+MArPH] | leedapbd+c
Development Planner | Urban Design Division | Planning, Urban Design & Sustainability | City of Vancouver

From: Japheth Bondoc [mailto:japheth@rharchitects.ca]

Sent: Wednesday, May 16, 2018 2:44 PM

To: Castillo Urena, Miguel

Subject: 1503 Kingsway Sketchup File

Hi Miguel,

We are developing the options as per our agreements on our last discussion and your last email.
I would like to request if it is possible for you to share the sketchup model file you use for the context and building shape you shared to us in our last meeting.

Regards,

Japheth Bondoc, Intern Architect AIBC, MRAIC



Rositch Hemphill Architects

Unit 10, 120 Powell Street, Vancouver, BC, Canada, V6A 1G1

P 604-669-6002 ext 242 www.rharchitects.ca

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From: "Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>
To: "Nathan Gurvich" <nathangurvich@cressey.com>
CC: "Molaro, Anita" <anita.molaro@vancouver.ca>
Date: 3/12/2018 1:30:38 PM
Subject: FW: Pre-App Open House - 1503 Kingsway
Attachments: pre-application open house invitation.docx

Hi Nathan,

I am currently working on the mailing labels aspect.

Regards,
Miguel

From: Nathan Gurvich [mailto:nathangurvich@cressey.com]
Sent: Friday, March 09, 2018 2:57 PM
To: Castillo Urena, Miguel
Subject: RE: Pre-App Open House - 1503 Kingsway

Afternoon Miguel

See attached proposed invite. Not finalized as far as letter head and undersigned but the content is what we propose. Could you please review/comment asap and provide the previously requested mailing labels of property owners in a 2 block radius. The venue has now been booked for April 5th, Kensington Public Library Multi-Purpose Room. We will use the Context Map as in the last package of drawings on the invite.

I want to send these out by Thursday next week and require time ahead of receiving mailing labels to prepare this.

Thanks,

Nathan Gurvich
Development Manager

Cressey Development Group
200 - 555 West 8th Ave
Vancouver, British Columbia V5Z 1C6
604-649-3624 Cell
604-895-0427 Direct
nathangurvich@cressey.com
www.cressey.com

From: Nathan Gurvich
Sent: March 7, 2018 3:16 PM
To: 'Castillo Urena, Miguel' <Miguel.CastilloUrena@vancouver.ca>
Cc: 'Bryce Rositch' <bryce@rharchitects.ca>; Jason Turcotte <jasonturcotte@cressey.com>
Subject: RE: Pre-App Open House - 1503 Kingsway

Sorry Miguel – My error, Thursday April 5th.

Nathan Gurvich
Development Manager

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604-895-0427 Direct
nathangurvich@cressey.com
www.cressey.com

From: Nathan Gurvich
Sent: March 7, 2018 2:24 PM
To: 'Castillo Urena, Miguel' <Miguel.CastilloUrena@vancouver.ca>
Cc: Bryce Rositch <bryce@rharchitects.ca>; Jason Turcotte <jasonturcotte@cressey.com>
Subject: Pre-App Open House - 1503 Kingsway

Hi Miguel

Thanks for the meeting this morning. We are planning the Pre-App Public Consult for Thursday April 7th. As such we will be sending out invites late next week.

Per the City document, could you please “provide mailing labels of property owners within a two-block radius of the subject site”.

In addition confirmation of the start time and duration of the event would be appreciated. I will have a draft invitation for review before this week is out.

Regards.

Nathan Gurvich
Development Manager

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www.cressey.com



Suite 200
555 West 8th Avenue
Vancouver, BC V5Z 1C6
Tel 604 683 1256
Fax 604 683 7690
www.cressey.com

March 09th, 2018

Dear Resident,

Rositch Hemphill Architects together with Cressey (1503 Kingsway) Development LLP invite you to attend an open house on Thursday April 5th from 5:30 – 7:30 pm. The purpose of the open house is to introduce our preliminary proposal for 1503 Kingsway, to the surrounding community and to seek early community input. The open house will be held at the Kensington branch of the Vancouver Public Library in the multi-purpose room.

The proposal encompasses a mixed use, mixed form residential and commercial development under the existing zoning, and more specifically:

- 4 townhouse blocks of ground orientated family 2 and 3 bedroom units;
- 2 levels of commercial use at the Kingsway frontage;
- 2 levels of residential apartment above the commercial use at the Kingsway frontage;
- 16 story apartment building at the corner of Kingsway and Dumfries;
- Floor space ratio (FSR) of 2.15 residential, and 0.35 commercial;
- Amenity space, children's play area and accessible patios/roof gardens;
- Landscaped courtyards and laneway mews separating building forms;
- Redesigned Fleming street with treed boulevards and street parking;
- Significant landscaped pedestrian linkage between Kingsway and Fleming St.

This proposal will be made under the current zoning and a height variance will be sought from the Director of Planning.

The intent of the proposal is to place density in a thoughtful manner to respect transition to neighbouring properties utilizing accepted urban design principles and to continue the vision of a neighbourhood town center that was anticipated when King Edward Village was constructed. Community feedback is invited on the form of the proposed development, most specifically how it participates within the immediate neighbourhood and as part of the King Edward Village Community.

Note, this is not a City of Vancouver event, this is an applicant hosted event to introduce the proposal and invite feedback ahead of a formal Development Permit Application.

Context Plan:

Please feel free to contact the undersigned with any questions or comments.

Thank you

RHA/Cressey

From: "Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>
To: "Molaro, Anita" <anita.molaro@vancouver.ca>
Date: 4/27/2018 11:08:35 AM
Subject: FW: Rona Site on Kingsway

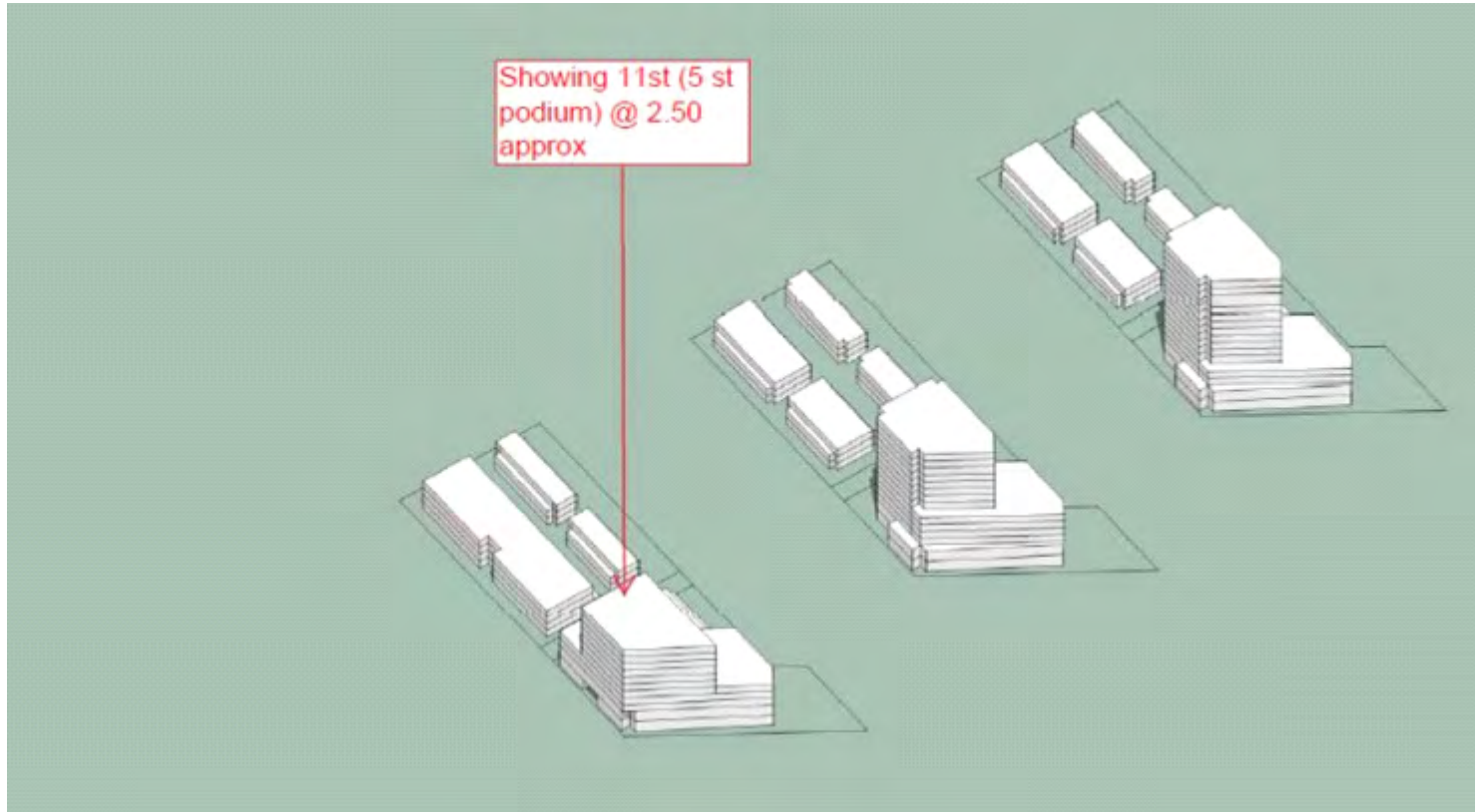
Hi Anita

This is slightly different than your directions in our meeting with them on Thursday which were:

- **s.13(1)**
- Podium should be 6 storeys (not 4) on Kingsway with only the 6 floor setback on both Kingsway and the mini-park to the east
- Articulated apartment building can be supported. However if they provide so and they keep the 6st podium I noticed the tower height may be possible to be reduced based on my study below. Also note that they will be proposing two stacked storeys of commercial therefore the 6st podium would be taller than the potential rental 100 to the east.

Let me know to confirm that the 6st is a must. I will also confirm setbacks and that the tower should be flush with the cru all the way up on Kingsway.

Thanks
Miguel



From: Bryce Rositch [mailto:bryce@rharchitects.ca]
Sent: Friday, April 27, 2018 10:15 AM
To: Molaro, Anita; Castillo Urena, Miguel
Cc: Jason Turcotte; Nathan Gurvich (nathangurvich@cressey.com); Japheth Bondoc; Luis Bondoc
Subject: Rona Site on Kingsway

Anita and Miguel;

Thank you for the productive meeting on Wednesday for our project at 1503 Kingsway.

Based on our discussion we will proceed with two options for a design that reduces the height of the taller building to 12 storeys. The two options will be a 12 storey taller building and:

- A 6 storey podium, slightly stepped, with townhouses on the northern wing of the site.
- Continuing with the 4 storey podium, with a 4 storey apartment building on the northern wing.

In both of the options we will try to introduce some residential overlooking the new Fleming landscape connection to Kingsway.

We will share the results of the two options with you for any other comments you might have.

Best regards,

Bryce Rositch, Architect AIBC, AAA, FRAIC
Partner



Rositch Hemphill Architects
Unit 10, 120 Powell Street, Vancouver, BC, Canada, V6A 1G1
P 604-669-6002 ext. 223 C 604-290-1881 www.rharchitects.ca

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From: "Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>
To: "Molaro, Anita" <anita.molaro@vancouver.ca>
Date: 6/14/2018 2:24:19 PM
Subject: FW: Rona Site on Kingsway

s.13(1)



MIGUELCASTILLO | architectcoagspain [MArch+MUrb+MArPH] | CPHD | leedapbd+c
Development Planner | Urban Design Division | Planning, Urban Design & Sustainability | City of Vancouver

From: Bryce Rositch [mailto:bryce@rharchitects.ca]
Sent: Thursday, June 14, 2018 2:05 PM
To: Castillo Urena, Miguel
Cc: Jason Turcotte; Nathan Gurvich (nathangurvich@cressey.com); Molaro, Anita; Luis Bondoc
Subject: RE: Rona Site on Kingsway

Thank you for this, Miguel.

Regarding the bulkiness of the building, we will do what we can to sculpt it, as Anita suggested. While a clear vertical expression was discussed, we responded by stating that we have to find a vernacular that has both vertical and horizontal elements, and that this is likely to be a newer typology for Vancouver.

Let's see how we do.

Best regards,

Bryce Rositch, Architect AIBC, AAA, FRAIC
Partner



Rositch Hemphill Architects
Unit 10, 120 Powell Street, Vancouver, BC, Canada, V6A 1G1
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From: Castillo Urena, Miguel <Miguel.CastilloUrena@vancouver.ca>
Sent: June 14, 2018 12:05 PM
To: Bryce Rositch <bryce@rharchitects.ca>
Cc: Jason Turcotte <jasonturcotte@cressey.com>; Nathan Gurvich (nathangurvich@cressey.com) <nathangurvich@cressey.com>; Molaro, Anita <anita.molaro@vancouver.ca>; Luis Bondoc <luis@rharchitects.ca>
Subject: RE: Rona Site on Kingsway

Hi Bryce,

I thought I'd follow up with our meeting yesterday.

- The tall building should reduce its bulkiness and exhibit a clear vertical expression. While responding to context, this should be achieved through massing sculpting and not by a cosmetic exercise.
- The C-2 Guidelines should be followed (high livability standards, including private outdoor space, high-quality materials, etc)
- Landscaping and mini-plaza programming is also key.
- If by any chance you are considering Passive House, I can help with that too.

Further comments upon receipt of detailed information (floor plans, sections, etc.)

Regards,

MIGUELCASTILLO | architectcoagspain [MArch+MUrb+MArPH] | CPHD | leedapbd+c
Development Planner | Urban Design Division | Planning, Urban Design & Sustainability | City of Vancouver

From: Bryce Rositch [<mailto:bryce@rharchitects.ca>]
Sent: Monday, June 11, 2018 4:36 PM
To: Castillo Urena, Miguel
Cc: Jason Turcotte; Nathan Gurvich (nathangurvich@cressey.com); Molaro, Anita; Luis Bondoc
Subject: RE: Rona Site on Kingsway

Miguel and Anita;

Attached is an update design for the Rona site on Kingsway that:

- Has townhouses (stacked and row) on the north portion of the site
- Restricts the height of the taller building to 12 storeys, which has a 6 storey base and terracing above
- Incorporates townhouses at the base of the taller building, facing Fleming
- Will have active commercial uses facing the new park connection at the south end of Fleming
- Keeps the mews between Fleming and Dumfries and has the parking and loading access from the mews
- And meets the restrictions for commercial and residential FSR according to the C2 zone.

We believe we have successfully accomplished what you had hoped for and would be pleased to meet with you to discuss it.

By the way Miguel, would you please give me your direct number.

Best regards,

Bryce Rositch, Architect AIBC, AAA, FRAIC
Partner



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Unit 10, 120 Powell Street, Vancouver, BC, Canada, V6A 1G1
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From: Castillo Urena, Miguel <Miguel.CastilloUrena@vancouver.ca>
Sent: April 30, 2018 2:11 PM
To: Bryce Rositch <bryce@rharchitects.ca>
Cc: Jason Turcotte <jasonturcotte@cressey.com>; Nathan Gurvich (nathangurvich@cressey.com) <nathangurvich@cressey.com>; Japheth Bondoc <japheth@rharchitects.ca>; Luis Bondoc <luis@rharchitects.ca>; Molaro, Anita <anita.molaro@vancouver.ca>
Subject: RE: Rona Site on Kingsway

Hi Bryce,

We will review the options you are proposing (or a combination of both). Note that they should meet the parameters we established previously, including the maximum height. Further additional comments are below.

1. Contemporary architectural expression. Proposal should be compatible with existing context / neighbourhood (architectural expression was another big concern in previous 5-storey proposal).
2. If there is a 12-storey building proposed, it should be located at the corner to minimize shadow impact (no further set back from Kingsway/Dumfries other than typical 18' from back of curb). Shadow study should be provided.
3. Podium should not have an additional set back from boc (or stepped) and only the 6 th storey should be set back facing both Kingsway and the proposed mini-park to the east.
4. Active commercial wrapping along the new mini-park and residential uses along Fleming St. are key items that should be provided.
5. Loading / parking access should be provided only off the new (and landscape) lane with minimal vehicular impact to units to the north.

Regards,

MIGUELCASTILLO | architectcoagspain [MArch+MUrb+MArPH] | leedapbd+c
Development Planner | Urban Design Division | Planning, Urban Design & Sustainability | City of Vancouver

From: Bryce Rositch (<mailto:bryce@rharchitects.ca>)
Sent: Friday, April 27, 2018 10:15 AM
To: Molaro, Anita; Castillo Urena, Miguel
Cc: Jason Turcotte; Nathan Gurvich (nathangurvich@cressey.com); Japheth Bondoc; Luis Bondoc
Subject: Rona Site on Kingsway

Anita and Miguel;

Thank you for the productive meeting on Wednesday for our project at 1503 Kingsway.

Based on our discussion we will proceed with two options for a design that reduces the height of the taller building to 12 storeys. The two options will be a 12 storey taller building and:

- A 6 storey podium, slightly stepped, with townhouses on the northern wing of the site.
- Continuing with the 4 storey podium, with a 4 storey apartment building on the northern wing.

In both of the options we will try to introduce some residential overlooking the new Fleming landscape connection to Kingsway.

We will share the results of the two options with you for any other comments you might have.

Best regards,

Bryce Rositch, Architect AIBC, AAA, FRAIC
Partner



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From:	"Bryce Rositch" <bryce@rharchitects.ca>
To:	"Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>
CC:	"Nathan Gurvich (nathangurvich@cressey.com)" <nathangurvich@cressey.com> "Molaro, Anita" <anita.molaro@vancouver.ca>
Date:	6/11/2018 4:07:50 PM
Subject:	New Time Proposed: 1503 Kingsway (Rona) - PreApp

Miguel;

I am available only at 12:00 noon on Wednesday but could be available Thursday between 10:30 and 2:30 or Friday before 9:30 or after 1 pm.

Please let me know if any of this works for you and Anita. We will send updated drawings to you later today.

Best regards,

Bryce

From: "Jason Turcotte" <jasonturcotte@cressey.com>
To: "Molaro, Anita" <anita.molaro@vancouver.ca>
Date: 3/29/2018 12:13:45 PM
Subject: Re: 1503 Kingsway (Rona Site)

Please call my cell. 604 790 7881

Jason Turcotte
Vice President Development
Cressey Development Group

On Mar 29, 2018, at 11:50 AM, Molaro, Anita <anita.molaro@vancouver.ca> wrote:

I'll call you at noon

Sent from my iPhone

On Mar 29, 2018, at 11:25 AM, Jason Turcotte <jasonturcotte@cressey.com> wrote:

Anita, this is the most maddening process. I am speechless.

Jason Turcotte
Vice President Development
Cressey Development Group

On Mar 29, 2018, at 11:22 AM, Castillo Urena, Miguel <Miguel.CastilloUrena@vancouver.ca> wrote:

Hi Nathan et al,

We have further reviewed and discussed your proposal internally, including with the General Manager, Gil Kelley. As per discussed in our last meeting, we confirm that you should distribute your density better and lower the tower significantly. A height relaxation for a 16-storey tower cannot be supported.

As a general strategy, note that to consider the height relaxation by Planning, it will only come as a result of maximizing the density across your site (provided there is an excellent urban design performance). We consider there is still room to accommodate the density from the proposed upper levels of the tower both on the northern portion of the site (within the C-2 height) and on the podium. Therefore, the proposal should be updated accordingly.

Nevertheless, we understand that you have all your material prepared for the open house and we are not asking you to update it at this moment. Rather, your pre-app open house should proceed as scheduled and you can update the proposal afterwards. Can I please have a digital copy of the boards that will be shown at the open house in advance? Thank you.

Regards,

MIGUELCASTILLO | architectcoagspain [MArch+MUrb+MArPH] | leedapbd+c
Development Planner | Urban Design Division | Planning, Urban Design & Sustainability | City of Vancouver

From: "Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>
To: "Nathan Gurvich" <nathangurvich@cressey.com>
CC: "Molaro, Anita" <anita.molaro@vancouver.ca>
Date: 4/11/2018 9:30:29 AM
Subject: RE: Meeting 1503 Kingsway

Hi Nathan,

I understand but we need to discuss it internally prior to be able to provide any further advice. I will set up a meeting as soon as we can.

Regards,
Miguel

From: Nathan Gurvich [mailto:nathangurvich@cressey.com]
Sent: Wednesday, April 11, 2018 9:15 AM
To: Castillo Urena, Miguel
Subject: Meeting 1503 Kingsway

Morning Miguel – Where are we at with this? Really want to be moving forward with this project, sooner the better for meeting please.

Nathan Gurvich
Development Manager

Cressey Development Group
200 - 555 West 8th Ave
Vancouver, British Columbia V5Z 1C6
604-649-3624 Cell
604-895-0427 Direct
nathangurvich@cressey.com
www.cressey.com

From: "Nathan Gurvich" <nathangurvich@cressey.com>
To: "Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>
CC: "Molaro, Anita" <anita.molaro@vancouver.ca>
Date: 3/19/2018 9:39:39 AM
Subject: RE: Pre-App Open House - 1503 Kingsway
Attachments: Pre-application Open House Invitation.pdf

Morning – See attached invite on letterhead. This is the proposed invite (besides some formatting) and is required to be in the mail by March 22nd. If no commentary received prior to then it will be sent as is.

Regards,

Nathan Gurvich
Development Manager

Cressey Development Group
200 - 555 West 8th Ave
Vancouver, British Columbia V5Z 1C6
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nathangurvich@cressey.com
www.cressey.com

From: Castillo Urena, Miguel [mailto:Miguel.CastilloUrena@vancouver.ca]
Sent: March 12, 2018 1:31 PM
To: Nathan Gurvich <nathangurvich@cressey.com>
Cc: Molaro, Anita <anita.molaro@vancouver.ca>
Subject: FW: Pre-App Open House - 1503 Kingsway

Hi Nathan

I am currently working on the mailing labels aspect.

Regards
Miguel

From: Nathan Gurvich [mailto:nathangurvich@cressey.com]
Sent: Friday, March 09, 2018 2:57 PM
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Subject: RE: Pre-App Open House - 1503 Kingsway

Afternoon Miguel

See attached proposed invite. Not finalized as far as letter head and undersigned but the content is what we propose. Could you please review/comment asap and provide the previously requested mailing labels of property owners in a 2 block radius. The venue has now been booked for April 5th, Kensington Public Library Multi-Purpose Room. We will use the Context Map as in the last package of drawings on the invite.

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Nathan Gurvich
Development Manager

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From: Nathan Gurvich
Sent: March 7, 2018 3:16 PM
To: 'Castillo Urena, Miguel' <Miguel.CastilloUrena@vancouver.ca>
Cc: 'Bryce Rositch' <bryce@rharchitects.ca>; Jason Turcotte <jasonturcotte@cressey.com>
Subject: RE: Pre-App Open House - 1503 Kingsway

Sorry Miguel –My error, Thursday April 5th.

Nathan Gurvich
Development Manager

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From: Nathan Gurvich
Sent: March 7, 2018 2:24 PM
To: 'Castillo Urena, Miguel' <Miguel.CastilloUrena@vancouver.ca>
Cc: Bryce Rositch <bryce@rharchitects.ca>; Jason Turcotte <jasonturcotte@cressey.com>
Subject: Pre-App Open House - 1503 Kingsway

Hi Miguel

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Per the City document, could you please “provide mailing labels of property owners within a two-block radius of the subject site”.

In addition confirmation of the start time and duration of the event would be appreciated. I will have a draft invitation for review before this week is out.

Regards.

Nathan Gurvich
Development Manager

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604-649-3624 Cell
604-895-0427 Direct
nathangurvich@cressey.com
www.cressey.com



14 March 2018

Dear Resident;

Rositch Hemphill Architects together with Cressey (1503 Kingsway) Development LLP invite you to attend an open house on

Thursday April 5th from 5:30 – 7:30 pm

Kensington Branch of the Vancouver Public Library in the Kensington Meeting Room

The purpose of the open house is to introduce our preliminary proposal for 1503 Kingsway to the surrounding community and to seek early community input.

The proposal encompasses a mixed use, mixed form residential and commercial development under the existing C2 zoning, and more specifically:

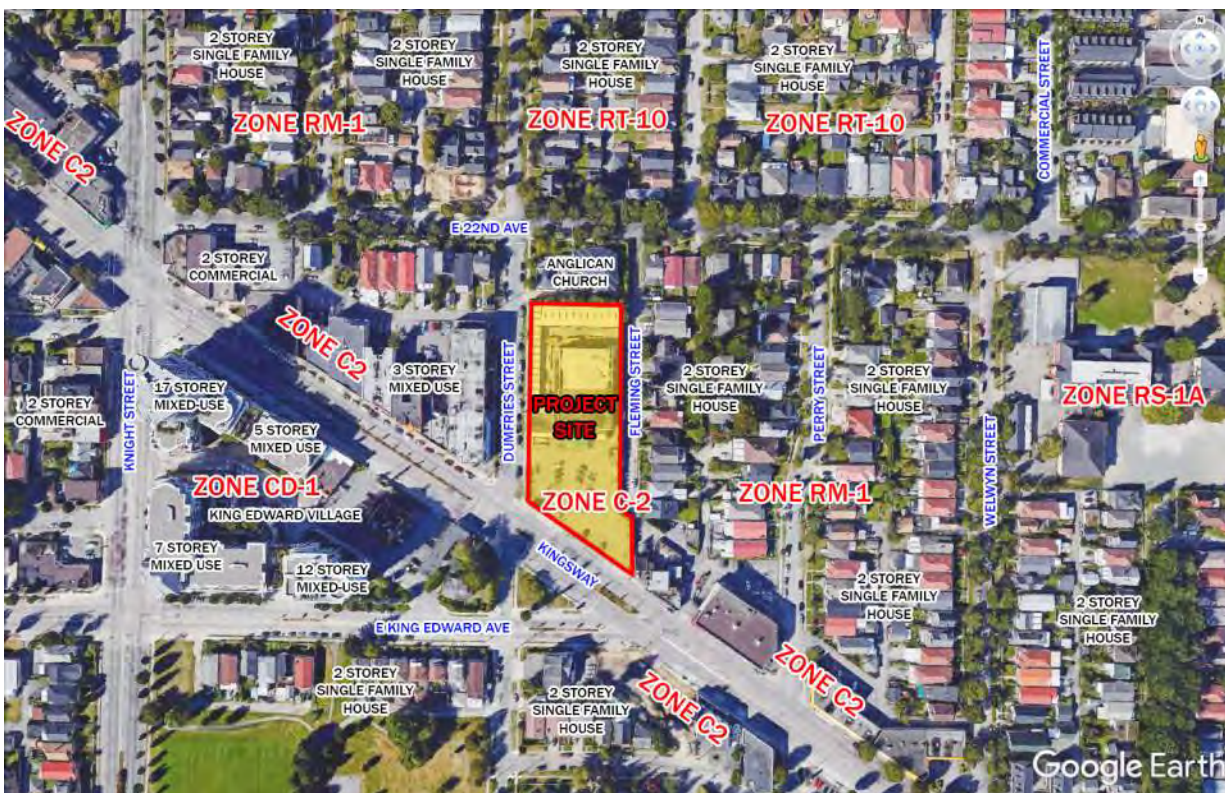
- 4 townhouse blocks of ground-orientated family 2 and 3 bedroom units;
- 2 levels of commercial use at the Kingsway frontage;
- A taller apartment building at the corner of Kingsway and Dumfries. The total height, including the 2 storeys of commercial, would be 16 storeys;
- Floor space ratio (FSR) of 2.15 residential, and 0.35 commercial;
- Amenity space, children's play area and accessible patios/roof gardens;
- Landscaped courtyards and laneway mews separating building forms;
- Redesigned Fleming street with treed boulevards and street parking;
- Significant landscaped pedestrian linkage between Kingsway and Fleming St.

This proposal will be made under the current C2 zone and a height variance will be sought from the Director of Planning.

The intent of the proposal is to place density in a thoughtful manner to respect a transition to neighbouring properties and to continue the vision of a neighbourhood town centre that was anticipated when King Edward Village was constructed. Community feedback is invited on the form of the proposed development, most specifically how it participates within the immediate neighbourhood and as part of the King Edward Village Community.

Note, this is not a City of Vancouver event, this is an applicant hosted event to introduce the proposal and invite feedback ahead of a formal Development Permit Application.

Context Plan:



We look forward to your input on our proposal.

Thank you,

Bryce Rositch, Architect AIBC

ROSITCH HEMPHILL ARCHITECTS

1617\Memos and Letters\Pre-application Open House Invitation.wpd

From: "Nathan Gurvich" <nathangurvich@chessey.com>
To: "Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>
CC: "Molaro, Anita" <anita.molaro@vancouver.ca>
Date: 3/12/2018 4:11:43 PM
Subject: Re: Pre-App Open House - 1503 Kingsway

Thanks Miguel.

I'm in whistler with my fam but will be returning tomorrow and Thursday to get these ready for mailing as required for April 5th. I have booked the multipurpose room at the Kensington branch of the VPL. Seems the most logical location, I presume this is acceptable.

Cheers,

Sent from my iPhone

On Mar 12, 2018, at 1:30 PM, Castillo Urena, Miguel <Miguel.CastilloUrena@vancouver.ca> wrote:

Hi Nathan

I am currently working on the mailing labels aspect.

Regards
Miguel

From: Nathan Gurvich [<mailto:nathangurvich@chessey.com>]
Sent: Friday, March 09, 2018 2:57 PM
To: Castillo Urena, Miguel
Subject: RE: Pre-App Open House - 1503 Kingsway

Afternoon Miguel

See attached proposed invite. Not finalized as far as letter head and undersigned but the content is what we propose. Could you please review/comment asap and provide the previously requested mailing labels of property owners in a 2 block radius. The venue has now been booked for April 5th, Kensington Public Library Multi-Purpose Room. We will use the Context Map as in the last package of drawings on the invite.

I want to send these out by Thursday next week and require time ahead of receiving mailing labels to prepare this.

Thanks,

Nathan Gurvich
Development Manager

Cressey Development Group
200 - 555 West 8th Ave
Vancouver, British Columbia V5Z 1C6
604-649-3624 Cell
604-895-0427 Direct
nathangurvich@chessey.com
www.chessey.com

From: Nathan Gurvich
Sent: March 7, 2018 3:16 PM
To: 'Castillo Urena, Miguel' <Miguel.CastilloUrena@vancouver.ca>
Cc: 'Bryce Rositch' <bryce@rharchitects.ca>; Jason Turcotte <jasonturcotte@chessey.com>
Subject: RE: Pre-App Open House - 1503 Kingsway

Sorry Miguel –My error, Thursday April 5th.

Nathan Gurvich
Development Manager

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From: Nathan Gurvich
Sent: March 7, 2018 2:24 PM
To: 'Castillo Urena, Miguel' <Miguel.CastilloUrena@vancouver.ca>
Cc: Bryce Rositch <bryce@rharchitects.ca>; Jason Turcotte <jasonturcotte@chessey.com>
Subject: Pre-App Open House - 1503 Kingsway

Hi Miguel

Thanks for the meeting this morning. We are planning the Pre-App Public Consult for Thursday April 7th. As such we will be sending out invites late next week.

Per the City document, could you please "provide mailing labels of property owners within a two-block radius of the subject site".

In addition confirmation of the start time and duration of the event would be appreciated. I will have a draft invitation for review before this week is out.

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<pre-application open house invitation.docx>

From: "Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>
To: "Nathan Gurvich" <nathangurvich@cressey.com>
CC: "Molaro, Anita" <anita.molaro@vancouver.ca>
Date: 3/19/2018 1:53 00 PM
Subject: RE: Pre-App Open House - 1503 Kingsway
Attachments: Guide To Hosting A Pre-App Open House For A Rezoning Enquiry - 2....pdf

Hi Nathan

The letter should be fine. Please ensure you satisfy all your responsibilities per attached

Regards
Miguel

From: Nathan Gurvich [mailto:nathangurvich@cressey.com]
Sent: Monday, March 19, 2018 9:40 AM
To: Castillo Urena, Miguel
Cc: Molaro, Anita
Subject: RE: Pre-App Open House - 1503 Kingsway

Morning – See attached invite on letterhead. This is the proposed invite (besides some formatting) and is required to be in the mail by March 22nd. If no commentary received prior to then it will be sent as is.

Regards,

Nathan Gurvich
Development Manager

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200 - 555 West 8th Ave
Vancouver, British Columbia V5Z 1C6
604-649-3624 Cell
604-895-0427 Direct
nathangurvich@cressey.com
www.cressey.com

From: Castillo Urena, Miguel [mailto:Miguel.CastilloUrena@vancouver.ca]
Sent: March 12, 2018 1:31 PM
To: Nathan Gurvich <nathangurvich@cressey.com>
Cc: Molaro, Anita <anita.molaro@vancouver.ca>
Subject: FW: Pre-App Open House - 1503 Kingsway

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Sent: Friday, March 09, 2018 2:57 PM
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GUIDE TO HOSTING A 'PRE-APPLICATION' OPEN HOUSE FOR A REZONING ENQUIRY

Prior to submitting a formal rezoning application to the City, a preliminary rezoning proposal (enquiry) must be submitted for review and comment by City staff. After the rezoning enquiry is reviewed, staff may request a pre-application open house to engage the local community and seek early input. This guide is to clarify the relevant responsibilities of hosting a pre-application open house and to provide guidance to the enquirer.

1. Goals of the Open House

The main objective of a pre-application open house is to engage the local community early, before a formal rezoning application is made to the City. Specifically, the open house is to:

- *present schematics of the rezoning proposal to the community, and*
- *seek public feedback on the proposal including areas of support and concerns.*

While not a requirement for all rezoning applications, a pre-application open house is helpful in gauging the level of support from local residents and in shaping the proposal prior to completing the rezoning application. Further, some local area plans direct the enquirer to engage the public early in the planning of a development project. If you are unsure whether a pre-application open house is needed for your enquiry, please consult with the rezoning planner assigned to your project. For the purposes of this guide, the enquirer will be noted as the 'applicant'.

Overview of Applicant and City Responsibilities

A pre-application open house is organized and hosted by the applicant. The applicant's responsibilities include:

- scheduling the open house, booking the venue and coordinating with City staff on availability
- drafting and printing the open house invitation
- sending the invitation to property owners and tenant occupants in the neighbourhood (see section 4 for further information)
- preparing enquiry presentation materials (see section 5 for further information)
- providing presentation boards and easels for applicant materials, and signage to direct the public to the venue
- providing comment forms for open house attendees to complete and a sign-in sheet if you would like to obtain contact information for future project updates
- providing copies of all public feedback from the open house to City staff and number of attendees
- providing light refreshments for the public (e.g. coffee/tea and cookies)
- providing name tags for the applicant team

City staff responsibilities include:

- providing guidance on the open house process
- at cost to the applicant, providing mailing labels of property owners and tenant occupants (see section 4 for further information)
- review of the open house invitation, venue and date
- review of the presentation materials
- attending the open house to observe and to provide information to the public on City policies and the rezoning process, if requested

2. Pre-Application Open House Timing

The open house date should be determined in consultation with the rezoning planner to confirm staff availability. The open house is to be held on a weekday, Monday through Thursday (unless directed by City staff). The duration for the open house should be a minimum of two hours and take place between the hours of 4:30 to 8 pm. When booking the venue, allow at least half an hour on either end of the open house for set up and clean up. Some venues may require folding and stacking of chairs and tables.

3. Booking a Venue for the Pre-Application Open House

The applicant is responsible for booking the venue for the open house. The facility should be located as close to the development site as possible and of a sufficient size in order to accommodate presentation materials, a table and several chairs, circulation space for the public and a greeting table. It must have universal access for seniors and the disabled, and contain public washrooms. Large meeting rooms in local Community Centres or churches are often the best choice, as they are easily recognizable to the local community.

4. Invitation/Notification for the Pre- Application Open House

The applicant is responsible for drafting the open house invitation which will be provided to the community. The invitation should:

- be on the applicant's letterhead and clearly identify the applicant as the host
- indicate the date, time and location of the open house
- state the intent of the open house: *to introduce the preliminary proposal to the community and to seek early community input*
- include the project address, a brief description of the proposal and key City policies relevant to the proposed rezoning
- include a context map showing the location of the site and key surrounding buildings and places
- clearly state that this is not a City of Vancouver event and include the following standard phrase: **"This is not a City of Vancouver event. If a rezoning application is subsequently submitted to the City, there will be an official City-led public consultation process including a City-hosted open house with a detailed description of the application complete with a scale model."**
- include the applicants' contact information such as name(s), phone number(s) and email address(es).

After the draft invitation/notification is reviewed and approved by the rezoning planner, the applicant is to finalize the invitation and mail it out **two weeks prior to the scheduled open house date.**

At cost, the City will provide mailing labels of property owners within a two-block radius of the subject site. If many of the residents and businesses in the area are tenant occupants, the notice should also be distributed by unaddressed admail through Canada Post. In addition, there may be community stakeholder groups in the area that should be notified of the open house. Please consult with the rezoning planner to see if any additional notification is required for your project.

In the case where there are existing tenants living on the site, they should be notified and invited to participate in the pre-application open house. Accompanying material, verifying the invitations, should be submitted to the rezoning planner following the open house including names, addresses and contact information for each tenant.

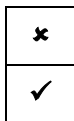
5. Enquiry Materials to be Presented at the Pre-Application Open House

Presentation materials should include essential information that will give the public a general idea of the proposal, such as:

- area context
- project overview
- site plan
- key applicable City policies
- schematic architectural drawings, and
- other relevant information that may be of interest to the public such as the project team overview, etc.
- Note: A scale model is not necessary at this point.

In some cases, it is helpful to show various development options and seek public feedback on each option. Please discuss with the rezoning planner whether this approach would be appropriate for your enquiry.

All presentation materials should pertain to the proposal itself. While it is important to outline key applicable City policies pertaining to the proposal, no statement regarding the “approvability” of the proposal should be made. Unacceptable and acceptable examples of statements are:



The proposed rezoning meets the intent of applicable City policies and plans.

The applicable City policies and plans are as follows: ...

Presentation materials should be reviewed by the rezoning planner prior to the open house, especially materials pertaining to City policies and processes. The City logo (shown at the beginning of this document) is reserved for use by the City of Vancouver only and should not be duplicated on any of the applicant’s materials. Duplicating the logo will be viewed as misrepresenting the City at the open house and could result in a recommendation to conduct a second pre-application open house prior to proceeding with your rezoning application.

6. Tips for Hosting the Pre-Application Open House

To run a successful open house, consider the following:

- use signage outside to direct attendees to the open house location
- place a greeting table at the entry to the open house with proposal handouts, sign-in sheets, comment drop-off box, etc. Provide a welcome board announcing the open house and the

proposal, noting that, should the proposal result in a rezoning application to the City, a City-run open house will be conducted at that time and include finalized plans and a model

- place display boards describing the proposal against the walls or on easels, with proper spacing in between to allow public viewing
- Designate an area with tables and seats to allow participants to fill out comment sheets.
- Use name tags to identify yourself
- Provide light refreshments

If a sign-in sheet is provided, it should be made clear that the public is signing up to the applicant's own mailing list, not the City's mailing list.

As a reminder, this is an applicant-run event, not the City of Vancouver's. City staff attending the open house will identify themselves with a name tag but they are present only to observe. They may convey established City policies in the area of your proposal, but they cannot discuss the merits or issues of your proposal with the public.

7. Feedback to the City after the Open House

After the pre-application open house, the applicant is to provide the City with a summary of the open house including the number of participants, key comments and areas of concerns. The summary should also be provided as part of the subsequent rezoning application submission. Discussion about how the proposal has been improved to respond to the feedback received at the open house can be part of the summary, or it can be included as part of the overall rezoning and design rationale statement in the rezoning application.

From: "Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>
To: "Bryce Rositch" <bryce@rharchitects.ca>
CC: "Jason Turcotte" <jasonturcotte@cressey.com>
"Nathan Gurvich" (nathangurvich@cressey.com) <nathangurvich@cressey.com>
"Molaro, Anita" <anita.molaro@vancouver.ca>
"Luis Bondoc" <luis@rharchitects.ca>
Date: 6/14/2018 12:04:51 PM
Subject: RE: Rona Site on Kingsway

Hi Bryce,

I thought I'd follow up with our meeting yesterday.

- The tall building should reduce its bulkiness and exhibit a clear vertical expression. While responding to context, this should be achieved through massing sculpting and not by a cosmetic exercise.
- The C-2 Guidelines should be followed (high livability standards, including private outdoor space, high-quality materials, etc)
- Landscaping and mini-plaza programming is also key.
- If by any chance you are considering Passive House, I can help with that too.

Further comments upon receipt of detailed information (floor plans, sections, etc.)

Regards,

MIGUELCASTILLO | architectcoagspain [MArch+MUrb+MArPH] | CPHD | leedapbd+c
Development Planner | Urban Design Division | Planning, Urban Design & Sustainability | City of Vancouver

From: Bryce Rositch [mailto:bryce@rharchitects.ca]
Sent: Monday, June 11, 2018 4:36 PM
To: Castillo Urena, Miguel
Cc: Jason Turcotte; Nathan Gurvich (nathangurvich@cressey.com); Molaro, Anita; Luis Bondoc
Subject: RE: Rona Site on Kingsway

Miguel and Anita;

Attached is an update design for the Rona site on Kingsway that:

- Has townhouses (stacked and row) on the north portion of the site
- Restricts the height of the taller building to 12 storeys, which has a 6 storey base and terracing above
- Incorporates townhouses at the base of the taller building, facing Fleming
- Will have active commercial uses facing the new park connection at the south end of Fleming
- Keeps the mews between Fleming and Dumfries and has the parking and loading access from the mews
- And meets the restrictions for commercial and residential FSR according to the C2 zone.

We believe we have successfully accomplished what you had hoped for and would be pleased to meet with you to discuss it.

By the way Miguel, would you please give me your direct number.

Best regards,

Bryce Rositch, Architect AIBC, AAA, FRAIC
Partner



Rositch Hemphill Architects

Unit 10, 120 Powell Street, Vancouver, BC, Canada, V6A 1G1

P 604-669-6002 ext. 223 C 604-290-1881 www.rharchitects.ca

City of Vancouver - FOL File # 2018-452

Page 54 of 67

From: Castillo Urena, Miguel <Miguel.CastilloUrena@vancouver.ca>
Sent: April 30, 2018 2:11 PM
To: Bryce Rositch <bryce@rharchitects.ca>
Cc: Jason Turcotte <jasonturcotte@cressey.com>; Nathan Gurvich (nathangurvich@cressey.com) <nathangurvich@cressey.com>; Japheth Bondoc <japheth@rharchitects.ca>; Luis Bondoc <luis@rharchitects.ca>; Molaro, Anita <anita.molaro@vancouver.ca>
Subject: RE: Rona Site on Kingsway

Hi Bryce,

We will review the options you are proposing (or a combination of both). Note that they should meet the parameters we established previously, including the maximum height. Further additional comments are below.

1. Contemporary architectural expression. Proposal should be compatible with existing context / neighbourhood (architectural expression was another big concern in previous 5-storey proposal).
2. If there is a 12-storey building proposed, it should be located at the corner to minimize shadow impact (no further set back from Kingsway/Dumphries other than typical 18' from back of curb). Shadow study should be provided.
3. Podium should not have an additional set back from boc (or stepped) and only the 6 th storey should be set back facing both Kingsway and the proposed mini-park to the east.
4. Active commercial wrapping along the new mini-park and residential uses along Fleming St. are key items that should be provided.
5. Loading / parking access should be provided only off the new (and landscape) lane with minimal vehicular impact to units to the north.

Regards,

MIGUELCASTILLO | architectcoagspain [MArch+MUrb+MArPH] | leedapbd+c
Development Planner | Urban Design Division | Planning, Urban Design & Sustainability | City of Vancouver

From: Bryce Rositch [<mailto:bryce@rharchitects.ca>]
Sent: Friday, April 27, 2018 10:15 AM
To: Molaro, Anita; Castillo Urena, Miguel
Cc: Jason Turcotte; Nathan Gurvich (nathangurvich@cressey.com); Japheth Bondoc; Luis Bondoc
Subject: Rona Site on Kingsway

Anita and Miguel;

Thank you for the productive meeting on Wednesday for our project at 1503 Kingsway.

Based on our discussion we will proceed with two options for a design that reduces the height of the taller building to 12 storeys. The two options will be a 12 storey taller building and:

- A 6 storey podium, slightly stepped, with townhouses on the northern wing of the site.
- Continuing with the 4 storey podium, with a 4 storey apartment building on the northern wing.

In both of the options we will try to introduce some residential overlooking the new Fleming landscape connection to Kingsway.

We will share the results of the two options with you for any other comments you might have.

Best regards,

Bryce Rositch, Architect AIBC, AAA, FRAIC
Partner



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"Molaro, Anita" <anita.molaro@vancouver.ca>
"Luis Bondoc" <luis@rharchitects.ca>
Date: 6/11/2018 4:36:18 PM
Subject: RE: Rona Site on Kingsway
Attachments: Rona Site Progress Set 11June2018.pdf

Miguel and Anita;

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Regards

MIGUEL CASTILLO | architectcoagspain [MArch+MURb+MArPH] | leedapbd+c
Development Planner | Urban Design Division | Planning Urban Design & Sustainability | City of Vancouver

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Cc: Jason Turcotte; Nathan Gurvich (nathangurvich@chessey.com); Japheth Bondoc; Luis Bondoc
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RONA SITE

MIXED-USE RES. DEVELOPMENT

Kingsway, Vancouver, B.C

Progress Set

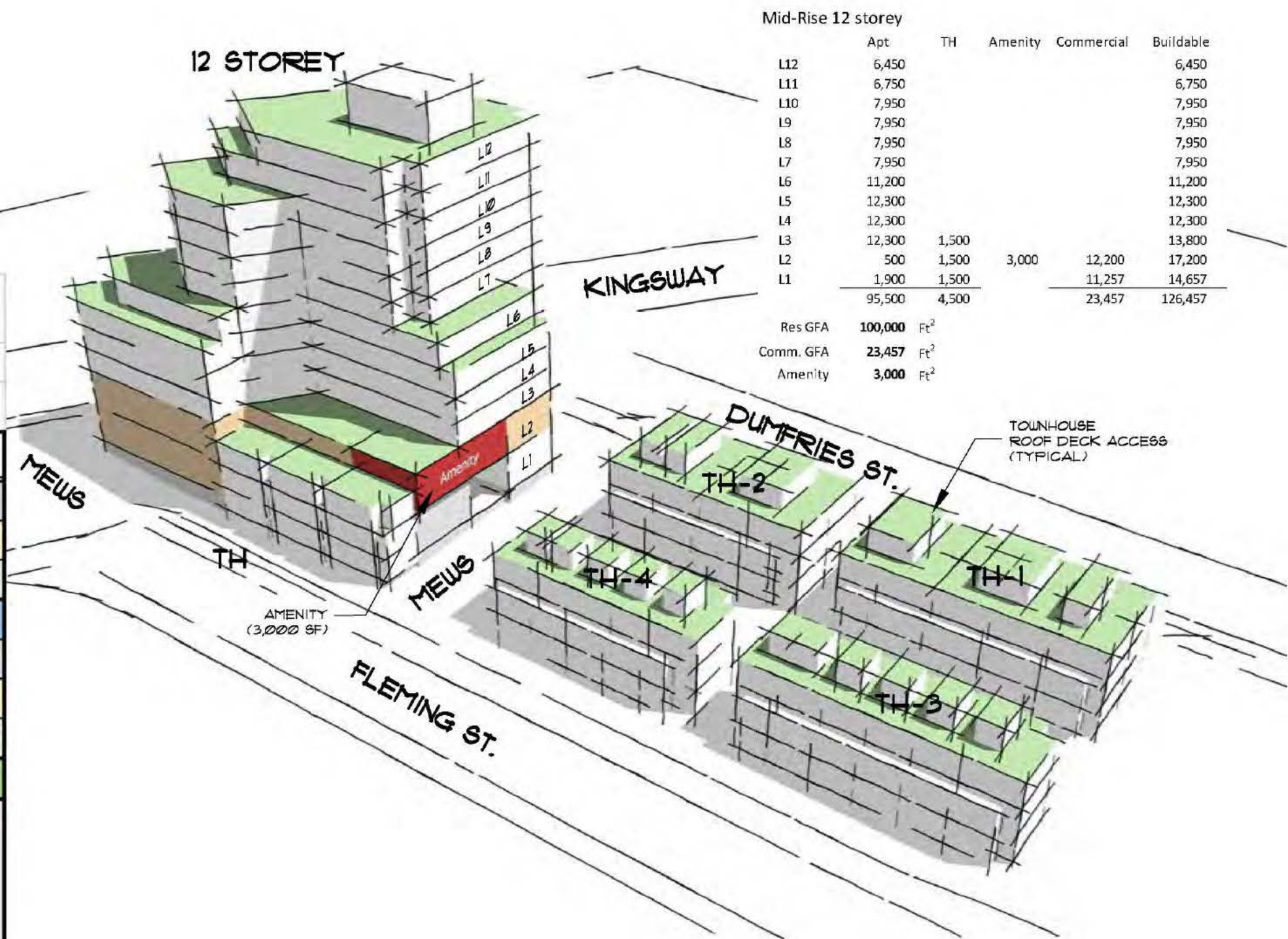
11 June 2018



Rositch Hemphill Architects

120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

Rona Site		
Vancouver, BC		
Massing Density Version 3		
Lot Area:	6,226.64 m ²	67023.00 Ft ²
	Allowed	Proposed
FSR	2.50	2.50
GFA	167,558	167,557
FSR		
Permitted	Area	FSR
Commercial	23,457	0.35
Residential	144,100	2.15
Gross Floor Area (all areas in square feet, uno)		
TH Blk 1	13,900	44,100
TH Blk 2	12,100	
TH Blk 3	9,600	
TH Blk 4	8,500	
Commercial		23,457
Tower (12 Storey)		100,000
Total GFA		167,557
FSR		2.50





AERIAL VIEW - NORTHEAST



Rositch Hemphill Architects
 120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
 t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Rona Site
 Kingsway, Vancouver, BC

DRAWING TITLE :
AERIAL VIEW
 City of Vancouver BC File # 2018-462



DATABASE:	1617-0.0	2
PROJECT NO:	1617	
DATE:	11 JUNE 2018	
SCALE:	NTS	



AERIAL VIEW - NORTHWEST



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AERIAL VIEW
 City of Vancouver BC File # 2018-462



DATABASE: 1617-0.0
 PROJECT NO: 1617
 DATE: 11 JUNE 2018
 SCALE: NTS



AERIAL VIEW - SOUTHEAST



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Rona Site
 Kingsway, Vancouver, BC

DRAWING TITLE :
AERIAL VIEW
 City of Vancouver BC File # 2018-462



DATABASE:	1617-0.0	4
PROJECT NO:	1617	
DATE:	11 JUNE 2018	
SCALE:	NTS	



AERIAL VIEW - SOUTHWEST



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 t 604.669.6002 f 604.669.1091 www.rharchitects.ca

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 Kingsway, Vancouver, BC

DRAWING TITLE :
AERIAL VIEW
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DATABASE:	1617-0.0	5
PROJECT NO:	1617	
DATE:	11 JUNE 2018	
SCALE:	NTS	



Rositch Hemphill Architects

120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:

Rona Site

Kingsway, Vancouver, BC

DRAWING TITLE :

City of Vancouver, EOI File # 1013-12
Conceptual Design 1



DATABASE:
PROJECT NO:
DATE:
SCALE:

1617-0.0
1617
11 JUNE 2018
NTS

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120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Rona Site
Kingsway, Vancouver, BC

DRAWING TITLE :
Conceptual Design 2
City of Vancouver, EOI File # 2013-142



DATABASE: 1617-0.0
PROJECT NO: 1617
DATE: 11 JUNE 2018
SCALE: NTS



RONA SITE SCHEME 3



Rositch Hemphill Architects

120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:

Rona Site

Kingsway, Vancouver, BC

DRAWING TITLE :

City of Vancouver, EOI File # 2013-12
Conceptual Design 3



DATABASE:
PROJECT NO:
DATE:
SCALE:

1617-0.0
1617
11 JUNE 2018
NTS

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From: "Bryce Rositch" <bryce@rharchitects.ca>
To: "Castillo Urena, Miguel" <Miguel.CastilloUrena@vancouver.ca>
CC: "Jason Turcotte" <jasonturcotte@chessey.com>
"Nathan Gurvich \nathangurvich@chessey.com\" <nathangurvich@chessey.com>
"Japheth Bondoc" <japheth@rharchitects.ca>
"Luis Bondoc" <luis@rharchitects.ca>
"Molaro, Anita" <anita.molaro@vancouver.ca>
Date: 4/30/2018 2:54:22 PM
Subject: RE: Rona Site on Kingsway

This is very clear. Thank you, Miguel.

Best regards,

Bryce Rositch, Architect AIBC, AAA, FRAIC
Partner



Rositch Hemphill Architects
Unit 10, 120 Powell Street, Vancouver, BC, Canada, V6A 1G1
P 604-669-6002 ext. 223 C 604-290-1881 www.rharchitects.ca

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From: Castillo Urena, Miguel <Miguel.CastilloUrena@vancouver.ca>
Sent: April 30, 2018 2:11 PM
To: Bryce Rositch <bryce@rharchitects.ca>
Cc: Jason Turcotte <jasonturcotte@chessey.com>; Nathan Gurvich (nathangurvich@chessey.com) <nathangurvich@chessey.com>; Japheth Bondoc <japheth@rharchitects.ca>; Luis Bondoc <luis@rharchitects.ca>; Molaro, Anita <anita.molaro@vancouver.ca>
Subject: RE: Rona Site on Kingsway

Hi Bryce

We will review the options you are proposing (or a combination of both). Note that they should meet the parameters we established previously including the maximum height. Further additional comments are below.

1. Contemporary architectural expression. Proposal should be compatible with existing context / neighbourhood (architectural expression was another big concern in previous 5-storey proposal).
2. If there is a 12-storey building proposed it should be located at the corner to minimize shadow impact (no further set back from Kingsway/Dumphries other than typical 18' from back of curb). Shadow study should be provided.
3. Podium should not have an additional set back from boc (or stepped) and only the 6th storey should be set back facing both Kingsway and the proposed mini-park to the east.
4. Active commercial wrapping along the new mini-park and residential uses along Fleming St. are key items that should be provided.
5. Loading / parking access should be provided only off the new (and landscape) lane with minimal vehicular impact to units to the north.

Regards

MIGUELCASTILLO | architectcoagspain [MArch+Murb+MArPH] | leedapbd+c
Development Planner | Urban Design Division | Planning Urban Design & Sustainability | City of Vancouver

From: Bryce Rositch [<mailto:bryce@rharchitects.ca>]
Sent: Friday, April 27, 2018 10:15 AM
To: Molaro, Anita; Castillo Urena, Miguel
Cc: Jason Turcotte; Nathan Gurvich (nathangurvich@chessey.com); Japheth Bondoc; Luis Bondoc
Subject: Rona Site on Kingsway

Anita and Miguel;

Thank you for the productive meeting on Wednesday for our project at 1503 Kingsway.

Based on our discussion we will proceed with two options for a design that reduces the height of the taller building to 12 storeys. The two options will be a 12 storey taller building and:

- A 6 storey podium, slightly stepped, with townhouses on the northern wing of the site.
- Continuing with the 4 storey podium, with a 4 storey apartment building on the northern wing.

In both of the options we will try to introduce some residential overlooking the new Fleming landscape connection to Kingsway.

We will share the results of the two options with you for any other comments you might have.

Best regards,

Bryce Rositch, Architect AIBC, AAA, FRAIC
Partner



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Unit 10, 120 Powell Street, Vancouver, BC, Canada, V6A 1G1
P 604-669-6002 ext. 223 C 604-290-1881 www.rharchitects.ca

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From: Nathan Gurvich
To: [Castillo Urena, Miguel](#)
Subject: 1503 Kingsway - DP Intake
Date: Wednesday, August 22, 2018 2:52:16 PM

Miguel – Just spoke with the enquiry center, the earliest they had was October 2nd @ 9:00AM, which I booked. If there is any cancellation list, notification etc you could leverage to move us backwards a week into September that would be exceptional.

Thanks,

Nathan Gurvich
Development Manager

Cressey Development Group
200 - 555 West 8th Ave
Vancouver, British Columbia V5Z 1C6
604-649-3624 Cell
604-895-0427 Direct
nathangurvich@cressey.com
www.cressey.com

From: [Molaro, Anita](#)
To: [Castillo Urena, Miguel](#)
Subject: Accepted: 1503 Kingsway (Rona) - PreApp
Start: Wednesday, June 13, 2018 12:00:00 PM
End: Wednesday, June 13, 2018 1:00:00 PM
Location: West Annex - 515 W 10th - Rm 218 - Georgia (4 person)

From: [Molaro, Anita](#)
To: [Castillo Urena, Miguel](#)
Subject: RE: 1503 Kingsway (Rona) - PreApp
Date: Tuesday, June 12, 2018 8:52:09 AM

the only one that works is Wednesday at noon

From: Castillo Urena, Miguel
Sent: Tuesday, June 12, 2018 8:51 AM
To: Molaro, Anita
Subject: FW: 1503 Kingsway (Rona) - PreApp

Anita,

Does any of this work for you?

Thanks

MIGUELCASTILLO | architectcoagspain [MArch+MUrb+MArPH] | CPHD | leedapbd+c

Development Planner | Urban Design Division | Planning, Urban Design & Sustainability | City of Vancouver

-----Original Appointment-----

From: Bryce Rositch [<mailto:bryce@rharchitects.ca>]
Sent: Monday, June 11, 2018 4:08 PM
To: Castillo Urena, Miguel
Cc: Nathan Gurvich (nathangurvich@cressey.com); Molaro, Anita
Subject: New Time Proposed: 1503 Kingsway (Rona) - PreApp
When: Wednesday, June 13, 2018 11:00 AM-12:00 PM (UTC-08:00) Pacific Time (US & Canada).
Where: West Annex - 515 W 10th - Rm 218 - Georgia (4 person)

Miguel;

I am available only at 12:00 noon on Wednesday but could be available Thursday between 10:30 and 2:30 or Friday before 9:30 or after 1 pm.

Please let me know if any of this works for you and Anita. We will send updated drawings to you later today.

Best regards,

Bryce