

File No.: 04-1000-20-2018-658

April 17, 2019

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 December 18, 2018 for:

The application for rezoning advice (rezoning enquiry) made in association with the property at 2538 Birch Street and the response from the City stating whether or not the rezoning application would be supported, from March 19, 2018 to November 29, 2018.

All responsive records are attached.

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@oipbc.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 (#04-1000-20-2018-658); 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,



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

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:kt

Broadway & Birch Project – Moderate Income Rental Housing Pilot Program Application





JULY 9, 2018

INQUIRER

IBI Group
700-1285 West Pender Street
Vancouver BC V6E 4B1
Tony Wai
604-683-8797
tony.wai@ibigroup.com

On behalf of:
Jameson Development Corp
Tom Pappajohn
604-732-7122
tom@jamesoncorp.ca

PROPERTY ADDRESS

1296 West Broadway
Vancouver BC

LEGAL DESCRIPTION

Lot 1 Plan EPP81033
Of Lots 1, 2, & 3 Block 353
District Lot 526 GP.1 NWD Plan 590
(PID Nos. 015-185-303, 015-185-311 &
015-185-320)

CURRENT USE

CD-1



Planning, Urban Design and Sustainability Rezoning

APPLICATION FOR REZONING ADVICE (Rezoning Enquiry)

- Also known as a "Rezoning Enquiry", this application is for reviewing drawings and providing preliminary advice about a proposal to rezone a site, prior to the submission of a rezoning application.
- The 2018 fee is \$3,620 as set in Schedule 2, Section 10 of the Zoning and Development Fee By-law (\$362 for incorporated non-profit societies).
- Planning and Development Services staff will endeavour to respond to a written enquiry in twelve weeks from receipt of the enquiry.
- Any questions should be directed to the Planning Info Line at 604-873-7038 or planninginfo@vancouver.ca.

Property Address	1296 West Broadway
Property Identification Number	030-417-261
Legal Description	LOT 1 BLOCK 353 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP81033
Existing Zoning District or CD-1 number	CD-1

Enquirer Information

Contact Name	Tom Pappajohn
Firm/Affiliation	Jameson Broadway and Birch LP
Address	670 - 1665 West Broadway, Vancouver BC V6J 1X1
Telephone	604 - 732 - 7122
Email	tom@jamesoncorp.ca

Submit **4 (Planner to determine if more copies required)** hardcopy application booklets noting the application checklist, the application form and cheque to the address below and email PDFs scaled at 11x17 to planninginfo@vancouver.ca. To facilitate assignment of your enquiry, please indicate below the name(s) of the staff with whom you have discussed your proposal:

Rezoning Planner: Yardley McNeill Development Planner: _____

For the attention of the Senior Rezoning Planner
(please choose from one of the following):

- Downtown Division- Michael Naylor
- Midtown Division - Yardley McNeill
- Vancouver South - Michelle McGuire

Planning, Urban Design and Sustainability,
City of Vancouver,
Second Floor, West Annex,
515 West 10th Avenue
Vancouver, BC, V5Y 1V4

For staff use only:	Pre-submittal number:	Date received:
---------------------	-----------------------	----------------

West Annex, 515 West 10th Avenue, Vancouver, BC, V5Y 1V4
Application Questions: 604.873.7038 or planninginfo@vancouver.ca

last updated: June 2017



Planning, Urban Design and Sustainability Rezoning

Submission Requirements Checklist

1	Application Context Description <ul style="list-style-type: none"> Brief description of the current use and development on the site and its surrounding context. 	<input checked="" type="checkbox"/>
2	Brief Description of Proposal <ul style="list-style-type: none"> Development statistics (floor space ratio, floor area, height and number of storeys, parking and loading provision, number and type of units (type and tenure), number of storeys). Program and function (e.g. land uses and hours of operation). 	<input checked="" type="checkbox"/>
3	Brief description of applicable plans, policies and guidelines <ul style="list-style-type: none"> Identify the applicable rezoning policy. How does the proposal vary from existing zoning, policies and guidelines for this site? For example, note recommended uses, floor space ratio, floor area, height, setbacks and parking/loading. Provide a rationale for all proposed variances. Identify which option within the <i>Green Buildings Policy for Rezonings</i> is proposed, and what strategies are intended to meet the requirements of that option. If required, and suggested by the Rezoning Planner, identify: <ul style="list-style-type: none"> How the <i>Rezoning Policy for Sustainable Large Developments</i> is integrated into the site. How the proposal meets the <i>General Policy for Higher Buildings</i>. 	<input checked="" type="checkbox"/>
4	Public Benefits <ul style="list-style-type: none"> Brief description of what community benefits will be provided and whether these will be provided on-site (e.g. Parks, Heritage Preservation, Social/Affordable Housing, Child Care, etc.). 	<input checked="" type="checkbox"/>
5	Urban Design Analysis Drawings should be scaled and include: <ul style="list-style-type: none"> Dimensioned plans, sections and elevations, including overall dimension strings; Site Plan, including property lines and existing City curb lines; Current and proposed setbacks; Site plan and elevation drawings, including existing building footprints and elevations of two adjacent developments in each direction; Sections through the proposed building showing the context (sidewalks, roadways, etc.); Photos of the site and nearby properties as seen from the street, keyed to a context plan; and Preliminary strategies, opportunities, or constraints for the site Integrated Rainwater Management Plan. 	<input checked="" type="checkbox"/>
6	Additional Information (to be determined in consultation with the Rezoning Planner): <ul style="list-style-type: none"> 3D and perspective drawings; Alternate options for siting and massing; Conceptual landscape design; If there are "permit" trees on site, or if there are potential impacts to street or adjacent trees: <ul style="list-style-type: none"> Arborist Report A detailed site plan (based on accurate survey information) showing existing trees and describing any proposals for tree retention or removal; Section through street with building heights noted; Shadow diagrams in plan view at standard times showing adjacent properties; and View cone locations and elevations. Heritage evaluation or Statement of Significance (if requested by heritage planner). Include images of the buildings on site if there is a pre-1940s or recent landmark structure. 	<input checked="" type="checkbox"/>

West Annex, 515 West 10th Avenue, Vancouver, BC, V5Y 1V4
Application Questions: 604.873.7038 or planninginfo@vancouver.ca

last updated: June 2017



Project Statistics

JULY 9, 2018

PROJECT SUMMARY	
SITE AREA	18,762 SF
PROPOSED RESIDENTIAL AREA	167,141 SF
PROPOSED RETAIL/OFFICE AREA	27,815 SF
PROPOSED FLOOR SPACE RATIO	10.39
SECURED MARKET RENTAL UNITS	206
MODERATE INCOME RENTAL UNITS	52

FLOOR AREA		(SF)	(SM)				
Site Area		18,762	1743.05				
Level	Floor to Floor Height (F)	Elevation (F)	Retail / Office	Residential	Rentable (Net)	Efficiency	Amenity (Exclusions)
Roof	9.92	408.54					
26	9.17	399.37		5386	4549	84.5%	
25	9.17	390.20		5386	4549	84.5%	
24	9.17	381.03		5386	4549	84.5%	
23	9.17	371.86		5386	4549	84.5%	
22	9.17	362.69		5386	4549	84.5%	
21	9.17	353.52		6172	4552	73.8%	
20	9.17	344.35		6172	5249	85.0%	
19	9.17	335.18		6172	5249	85.0%	
18	9.17	326.01		6172	5249	85.0%	
17	9.17	316.84		6172	5249	85.0%	
16	9.17	307.67		6911	4508	65.2%	
15	9.17	298.50		6911	4508	65.2%	
14	9.17	289.33		6911	4509	65.2%	
13	9.17	280.17		6911	5962	86.3%	
12	9.17	271.00		6911	5962	86.3%	
11	9.17	261.83		6911	5962	86.3%	
10	9.17	252.67		6911	5962	86.3%	
9	9.17	243.50		6911	5962	86.3%	
8	9.17	234.33		6911	5962	86.3%	
7	9.17	225.17		6892	5909	85.7%	
6	9.17	216.00		9319	8294	89.0%	
5	9.17	206.83		9319	8294	89.0%	
4	9.17	197.67		9447	8424	89.2%	
3	9.17	188.50		9667	7841	81.1%	646
2	13	173.50	14,914	938			
Mezz (Mech)			2,179	331			
1	19	154.50	10,722	1,239			
Total	254.04		27,815	167,141	136,352	81.6%	646
Total Gross Area				195,602			
Total Net Area				194,956			
FSR Achieved				10.39			

UNIT MIX				
Total Number of Units				258
Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom
26	3	4	2	
25	3	4	2	
24	3	4	2	
23	3	4	2	
22	1	2	2	2
21		4	4	1
20		4	4	1
19		4	4	1
18		4	4	1
17		4	4	1
16	2	5	3	1
15	3	6	3	
14	3	6	3	
13	3	6	3	
12	3	6	3	
11	3	6	3	
10	3	6	3	
9	3	6	3	
8	3	6	3	
7		3		5
6	5	5	4	1
5	5	5	4	1
4	5	3	4	2
3		4	3	4
2				
1				
Total	54	111	72	21
% of Total	21%	43%	27.9%	8.1%

UNIT MIX BY TYPE					
	Market Rental Portion		Below Market Rental Portion		Total # of Units
	Number of Units	% of Market Units	Number of Units	% of Below Market Units	
Studio	41	19.90%	13	25.00%	54
1-Bed	91	44.17%	20	38.46%	111
2-Bed	57	27.67%	15	28.85%	72
3-Bed	17	8.25%	4	7.69%	21
TOTAL	206	100%	52	100%	258

PARKING AND BICYCLE SPACES - CITY REQUIREMENTS			
Use	Bylaw	Definition	Required
Secured Market Rental Residential			
Parking Stalls	Vancouver Parking Bylaw Section 4.5B	Minimum of 1 stall per 1346 SF Less 20% for proximity to major bus routes	Total Residential Area = 140,472 SF 140,472 SF / 1,346 SF = 104 104 - 20% = 84
Visitor Stalls	Vancouver Parking Bylaw Section 4.5B	7.5% of total number of dwelling units	206 dwelling units x 7.5% = 15
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 for first 7 units + .034/unit	206 dwelling units 1 for first 7 units = 1 206 - 7 = 199 199 x .034 = 7 1 + 7 = 8
Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.25 spaces for every dwelling unit	206 dwelling units x 1.25 = 258
Storage: We have provided at least (1) 201 cubic foot storage space for each dwelling unit. (206 units)			
Moderate Income Rental Residential			
Parking Stalls	Moderate Income Rental Housing Parking Requirement Reduction	Minimum of 1 stall per 1346 SF Less 20% for proximity to major bus routes Less 30% for Moderate Income Rental Incentive	Total Residential Area = 26,669 SF 26,669 SF / 1,346 SF = 20 20 - 20% = 16 16 - 30% = 11
Visitor Stalls	Moderate Income Rental Housing Parking Requirement Reduction	7.5% of total number of dwelling units Less 30% for Moderate Income Rental Incentive	52 dwelling units x 7.5% = 4 4 - 30% = 3
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 for first 7 units + .034/unit	52 dwelling units 1 for first 7 units = 1 52 - 7 = 45 45 x .034 = 2 1 + 2 = 3
Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.25 spaces for every dwelling unit	52 dwelling units x 1.25 = 65
Storage: We have provided at least () 201 cubic foot storage space for each dwelling unit. (52 units)			
Retail / Office			
Parking Stalls	Vancouver Parking Bylaw Section 4.1.7	1 stall per 1561 SF for first 3122 SF 1 stall per 753 SF for remaining area	Total Retail Area = 25,636 SF 25,636 SF - 3,122 SF = 22,514 SF 3,122 SF / 1,561 SF = 2 22,514 SF / 753 SF = 30 2 + 30 = 32
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 stall for first 5382 SF Plus 0.4 stalls per 10,764 SF	Total Retail Area = 27,815 SF 5382 SF = 1 27,815 SF - 5382 SF = 22,433 SF 22,433 SF / 10,764 SF = 2 2 x 0.4 = 1 1 + 1 = 2
Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.4.1	1 space per 5382 SF	27,815 SF / 5382 SF = 5

From Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives, 3d. Parking Requirement Reductions:
If the project is within two blocks of a rapid transit station, or within two blocks of the intersection of two distinct bus routes that run north to south and east to west, the minimum parking requirement can be relaxed to 30% less than what is required or projects that provide 100% of units at full market rates.



JAMESON
DEVELOPMENT
CORP

Context

Context Plan

1" = 1/32"

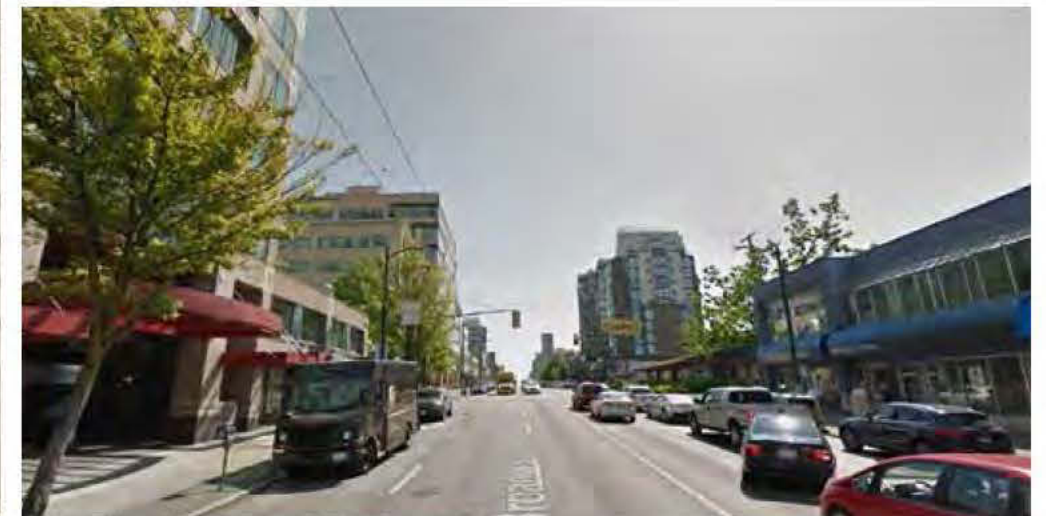


BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



SITE AT BIRCH AND BROADWAY



APPROACHING SITE EASTBOUND ON BROADWAY

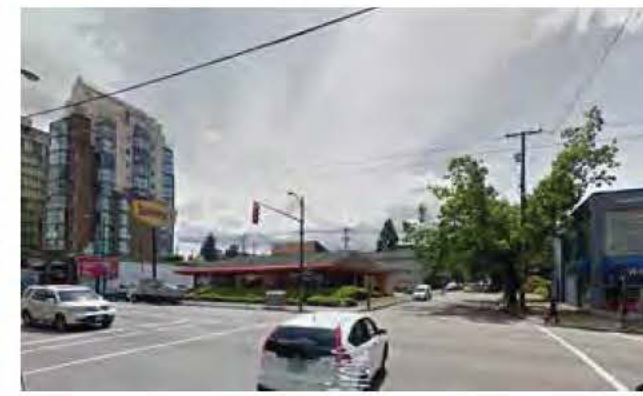
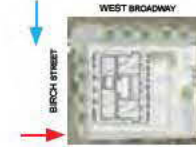
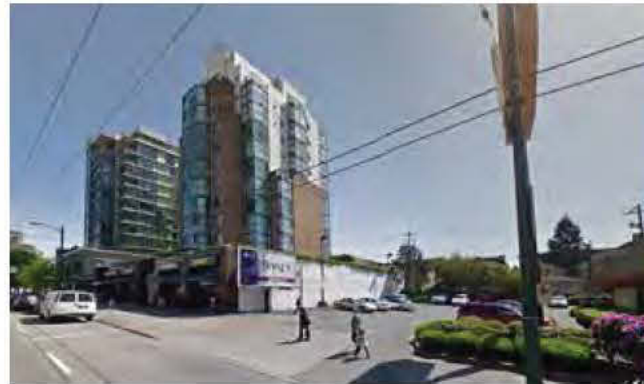
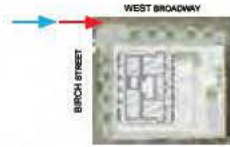


OFFICE BUILDING KITTY-CORNER TO SITE



JAMESON
DEVELOPMENT
CORP

Context



EAST ON BIRCH



SOUTH ON WEST BROADWAY

Project Information and Design Rationale

APPLICABLE PLANS, POLICIES AND GUIDELINES

- Moderate Income Rental Housing Pilot Program
- Rental 100 – Secured Market Rental Housing Policy
- CD-1 Rezoning: 1296 West Broadway
- Green Buildings Policy for Rezoning
 - Zero Emissions Building Plan
 - Central Broadway C-3A Urban Design Guidelines, Fairview Slopes Sub-Area
 - Central Area Plan: Goals and Land Use Policy C-3A – Central Broadway
- C-3A District Schedule
- High-Density Housing for Families with Children Guidelines (1992)
- Transportation 2040 Plan
- Off Street Parking Space Regulations and Street and Traffic By-Law No. 2849
- Housing and Homelessness Strategy, 2012-2021
- Renewable City Strategy 2015-2050

PROJECT INFORMATION

This development at the corner of West Broadway and Birch Street will be a valuable contribution to the community and to the animation of activity along the Broadway Corridor.

This Rezoning Enquiry is made under the **Moderate Income Rental Housing Pilot Program**, and the application seeks increased density in return for 20% of all proposed housing units being secured as Moderate Income Rental Units.

Located along the Broadway transit corridor, facing West Broadway Avenue to the north, adjacent to new development to the east, backing onto a lane to the south, and facing Birch Street to the west, this project will support transit use and further the City of Vancouver's goal of prioritizing walking and biking. The project provides form and definition that respects the character of the surrounding neighbourhood while harnessing the potential of the site's development.

The residential portion proposes 100% rental units – 80% Secured Market rental and 20% Moderate Income rental. The project is committed to the diversity of the community, while ensuring that newly developed housing in an attractive location is accessible to a range of Vancouver residents, including families.

The site is currently zoned as CD-1.

REZONING DESCRIPTION

This rezoning involves the redevelopment of one lot on West Broadway Avenue and rezoning from CD-1. Currently the old Denny's Restaurant building is on the site, but it is unoccupied. The current CD-1 zoning is for a 16-storey Secured Market Rental building (158 units) with retail at the street. The site is approximately 1,743 square metres (18,762 square feet).

DENSITY

Understanding the City of Vancouver's continued commitment to enhancing high quality public transit along the Broadway Corridor, this project proposes to support transit while accommodating Vancouver's growth with an FSR of 10.39 for the development. The density and height proposed for this project is related to its location, particularly its proximity to Broadway and Granville Street – two major transit corridors. Given the site's strategic location along the Broadway Corridor, the additional density is an important step to shifting the modal share to achieve a key goal outlined in the Greenest City Action Plan. Further, the fact that the

development is slated to be a mix of market and below-market rental units and retail, thereby contributing to the income and housing diversity of the neighbourhood and Broadway Corridor to the aims of Vancouver's Housing and Homelessness Strategy, 2012-2021, justifies the proposed increase in density.

FAMILY-ORIENTED UNIT MIX

In total, the project proposes 52 units of below market rental – **36% of which are family-oriented units.**

PUBLIC BENEFIT

The public benefits of this project are:

1. No dislocation of residential tenancies, as the existing building is non-residential;
2. Situated in a desirable location, 100% of the residential units are rentals. 36% of these units are family sized (two bedrooms or more) with 8% being three bedrooms;
3. Of the additional 100 units sought from the existing CD-1 zoning, 52 units are earmarked for the Moderate Income Rental Housing Program. About 40% of these units are family sized with two or more bedrooms. This provides "missing middle income" households to enjoy a much deeper level of affordability in comparison to market rents of other similar high-rise buildings with amenity spaces in a prime west side location;
4. Steps away from public transit and shops. Walking distance to Lord Tennyson, L'Ecole Bilingue, Kitsilano Secondary Schools as well as False Creek and Kitsilano Community Centers;
5. A significant public art investment in the Broadway Corridor Community. The art display will be located on the corner elevation of the building closest to the Broadway and Birch St intersection for public enjoyment;
6. Amenity areas on the 3rd floor for residents' enjoyment. The indoor area includes a full kitchen and bathroom. In addition, the outdoor area of approx. 4500 sq.ft. includes children play area, outdoor pet area and outdoor tables and seating;
7. Urban agriculture area on the 7th floor of approx. 1500 sq.ft. includes garden plots, a gathering area and a tool shed;
8. This will be a pet friendly building with a dedicated pet washing area.

ENVIRONMENTAL POLICY

This project will follow the Green Buildings Policy for Rezoning by following the Low Emissions Green Buildings Path. The project will meet its policy and energy-related goals through the following design features:

- Terminal water-source heat pumps in retail/office spaces
- High-efficiency heat recovery on ventilation air for suites and podium
- High performance envelope with brick masonry walls
- Interior lighting power reductions in common, retail, and office areas through the use of LED
- Low-flow plumbing features

The new rezoning policy requires that buildings of different types meet different targets, and that they use area weighted values for mixed-use buildings. This project is a mix of office, retail, and residential spaces, so the weighted targets are:

- TEDI of 30.1 kWh/m²
- TEUI of 123.7 kWh/m²
- GHGI of 5.3 ekgCO₂/m²

DESIGN RATIONALE

The overall proposed design is an effort to ensure a significant amount of affordable rental housing while respecting the character of the surrounding neighbourhood.

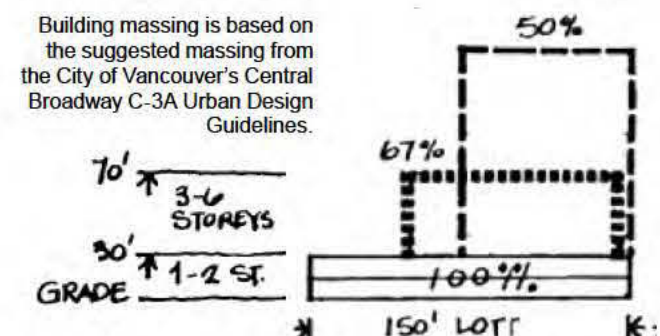
Located along the Broadway Corridor, along a relatively dense spine that is facilitated by C-3A zoning, the development will be a transition from C-3A to a taller tower on West Broadway.

1. The building massing for the podium, mid-rise, and tower follow the setbacks and proportions in the C-3A

guidelines. This proposal is ten-storeys higher than the current CD-1 zoning.

2. The podium is composed of a retail block, around 30' in height, that will maintain a human scale at street level with a continuous glass overhang above the sidewalk. Vertical brick walls vary in width, creating a changing proportion on the street, offering a variety of store fronts.
3. The 26 storey building is designed to be slender in proportions. The vertical expression of the brick walls at the podium is continued in the tower. The width and location of these walls is dictated both by the interior suite layouts as well as their orientation to the sun.
4. There are multiple colours of brick, and where the colours are used relates to breaking up the massing. The colours emphasize the vertical expression of the building, resulting in a slender appearance and animated façades. For the residential balconies between brick walls, the guardrails will have a dark tinted glass to give the façade contrast and emphasize shadows.
5. The Level 7 rooftop offers an Urban Agricultural opportunity to all building residents enabling them to enjoy their rich surroundings and take pride in their neighbourhood. Furthermore, where the brick walls of the building extend upwards, they terminate with small planters, providing greenery at the building's edge that can be seen from the street. The amenity room will be located on Level 3 with access to the outdoor amenity roof including a children's play area. The landscape design on the podium roof incorporates stepped planters adjacent to the neighbouring building's podium deck to provide a transition that will minimize impact and shadows.

Building massing is based on the suggested massing from the City of Vancouver's Central Broadway C-3A Urban Design Guidelines.



From the City of Vancouver's Central Broadway C-3A Urban Design Guidelines:

- 4.4) Front Yard and Setback
- 4.5) Side Yards and Setbacks states no required setback for front and side yards.

Tower complies with C-3A district bylaws 4.6) Rear Yard and Setback 7.6m measured from the centre of the laneway.

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018

TOPOGRAPHIC SURVEY PLAN
OF LOT 1 PLAN EPP81033
OF LOTS 1, 2 AND 3 BLOCK 353
DISTRICT LOT 526 GP.1 N.W.D. PLAN 590

LOT 1: PID: 015-185-303
LOT 2: PID: 015-185-311
LOT 3: PID: 015-185-320

Scale 1 inch = 15 feet

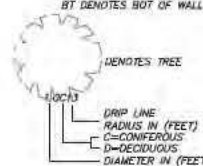
CIVIC ADDRESS :
1296 WEST BROADWAY
VANCOUVER, BC



LEGEND

FDMA

- FOOTNOTES**
- * DENOTES STANDARD IRON POST
 - ◆ DENOTES LEAD PLUG
 - ◆ DENOTES CONCRETE NAIL SPIKE OR SORBE
 - WSE DENOTES WELD
 - ⊗ ⊠ DENOTES CATCH BASIN
 - DENOTES MANHOLE
 - LS ⊕ DENOTES LAMP STANDARD
 - DENOTES PULL BOX
 - GM ⊕ DENOTES GAS METER
 - GV ⊕ DENOTES GAS VALVE
 - FH ⊕ DENOTES HYDRANT
 - SN ⊕ DENOTES SIGN
 - TSP ⊕ DENOTES TRAFFIC SIGNAL POLE
 - TL ⊕ DENOTES TRAFFIC SIGNAL ON LAMP STANDARD
 - WC ⊕ DENOTES WATER CHANGER
 - WV ⊕ DENOTES WATER METER
 - WV ⊕ DENOTES WATER VALVE
 - PP ⊕ DENOTES POWER POLE
 - ⊗ DENOTES BOLLARD
 - TP DENOTES TOP OF WALL
 - BT DENOTES BOT OF WALL



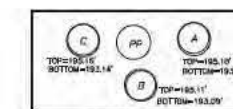
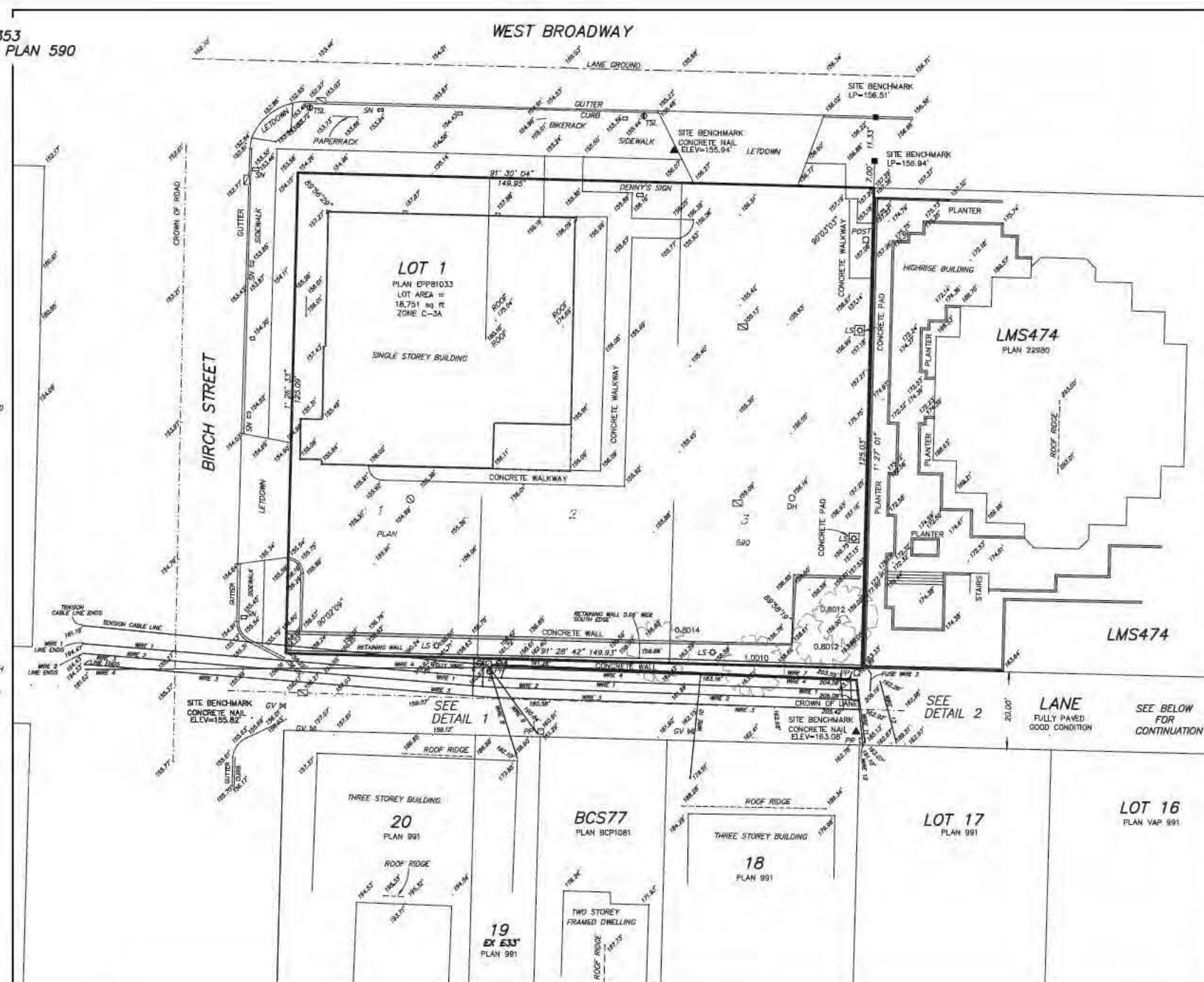
NOTES

LOT DIMENSIONS ARE ACCORDING TO FIELD SURVEY
AND LAND TITLE OFFICE RECORDS.

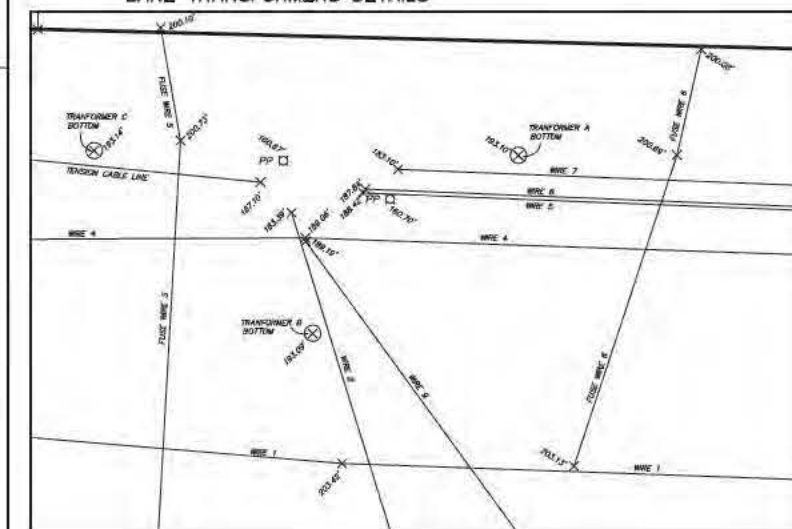
ALL TREES HAVE BEEN LOCATED IN ACCORDANCE WITH
BY-LAW NO. 7347.

FOR CONSTRUCTION, USE CONTROL POINTS SHOWN AS
SITE BENCHMARKS OR CITY SURVEY MONUMENT
ONLY FOR ELEVATION CONTROL.

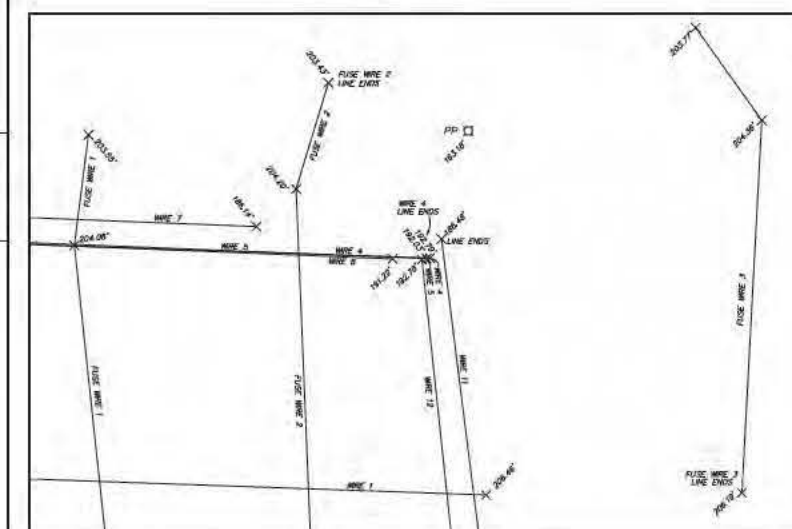
ELEVATIONS ARE TO GVD90 GEODETIC
DATUM 2005 BENCH MARK - MONUMENT V-2220
NE CORNER OF BIRCH AND BROADWAY
ELEVATION = 152.22 FEET
46.396 METERS



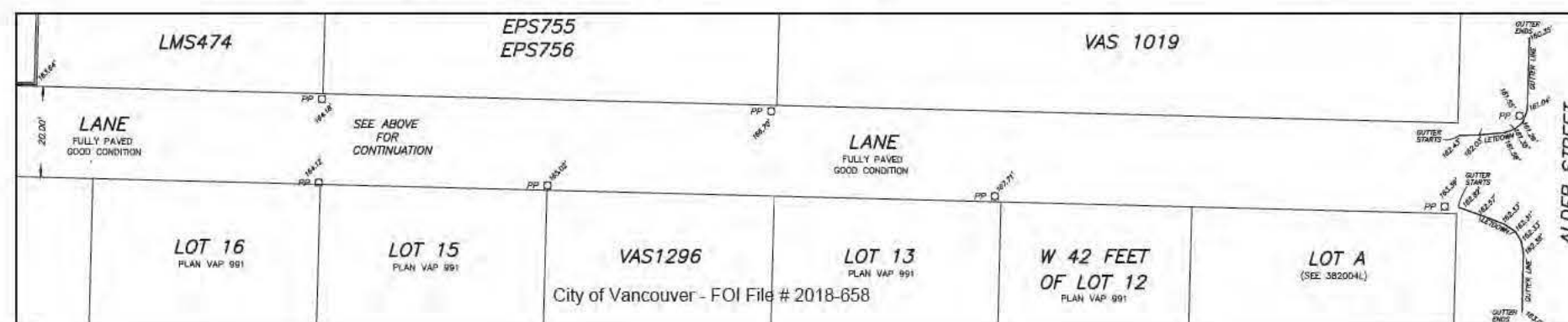
SCALE: 1:4
LANE TRANSFORMERS DETAILS



DETAIL 1
NOT TO SCALE



DETAIL 2
NOT TO SCALE



TOPOGRAPHIC SURVEY INSPECTED AND UPDATED JANUARY 4th, 2017
LANE TRANSFORMER ADDED MARCH 8th, 2017
WIRE INFORMATION ADDED DECEMBER 7th, 2017
PROPERTY LINES UPDATED MARCH 27th, 2018

CERTIFIED CORRECT ACCORDING TO
SURVEY THIS 27TH DAY OF MARCH, 2018

GARY SUNDVICK B.C.L.S.

© THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

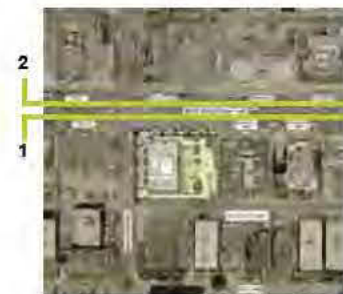
**BUTLER
SUNDVICK** 4 - 19089 94th Ave
Surrey, BC V4N 3S4
403.butlersundvick.ca
Tel. 604-513-9611

File: 4765
Dwg: 4765-TOP0 REV. #

Street Elevations

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

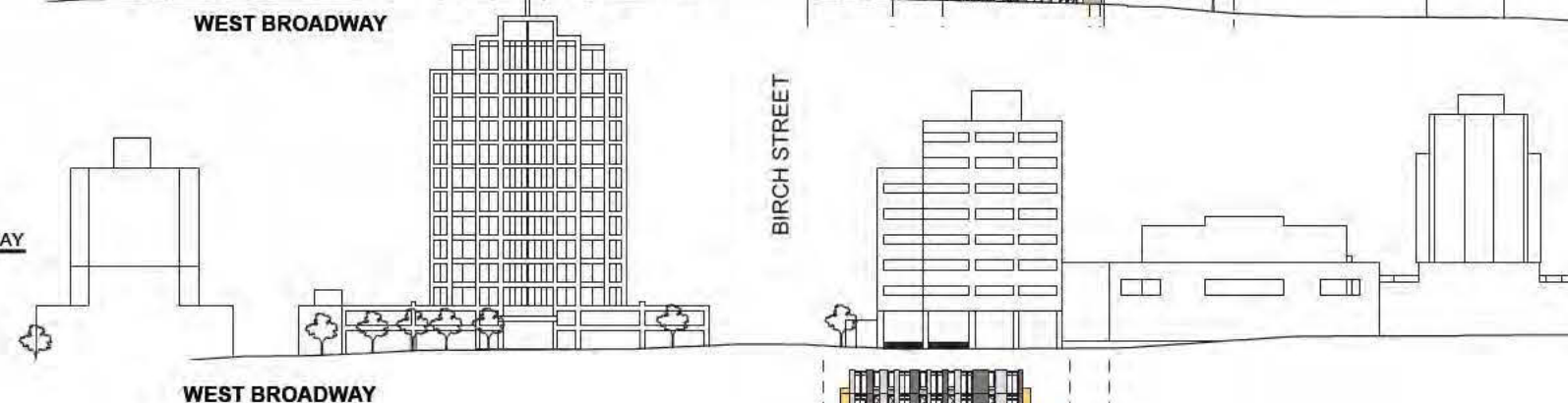
JULY 9, 2018



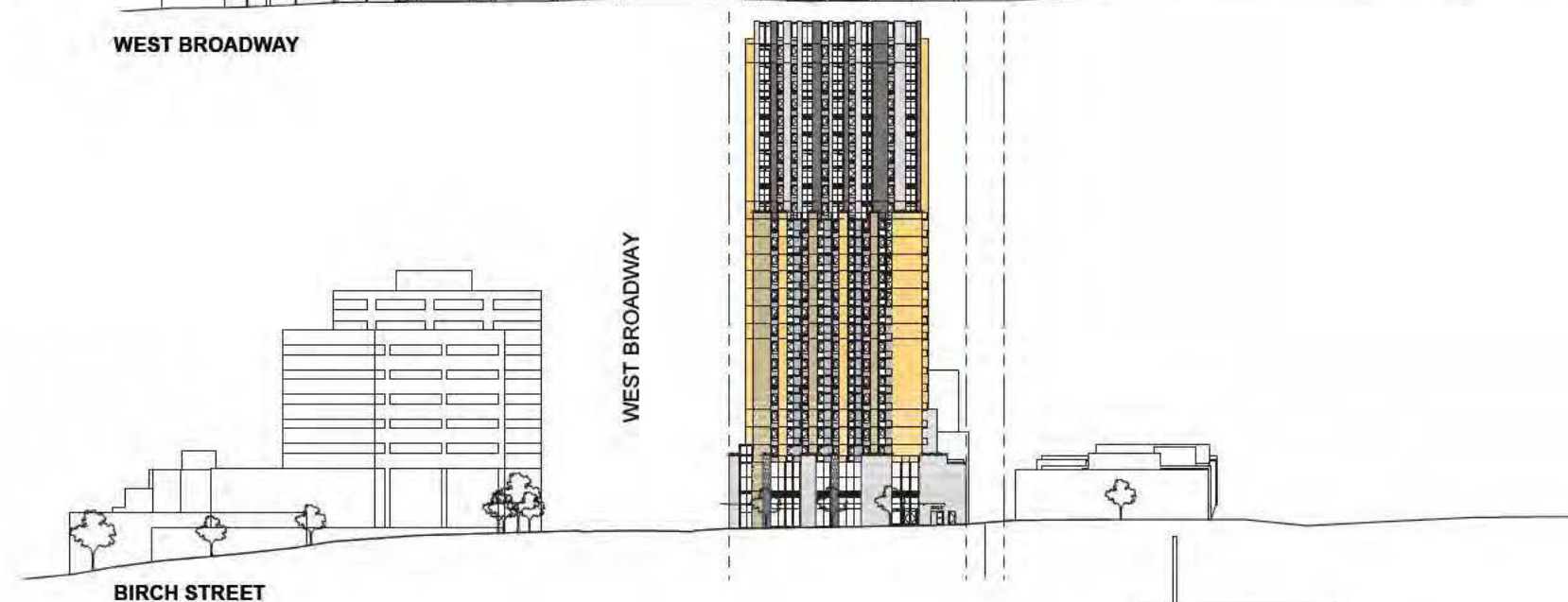
1 SOUTH SIDE OF WEST BROADWAY
3/128" 1'-0"



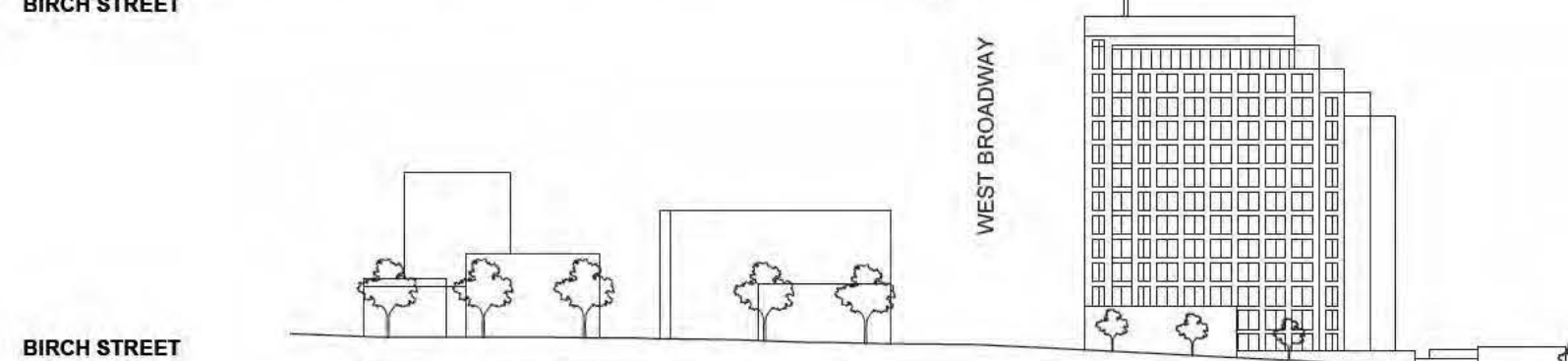
2 NORTH SIDE OF WEST BROADWAY
3/128" 1'-0"



3 EAST SIDE OF BIRCH STREET
3/128" 1'-0"



4 WEST SIDE OF BIRCH STREET
3/128" 1'-0"



[B]

Plans
Site Plan

1" = 1/16"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM
JULY 9, 2018

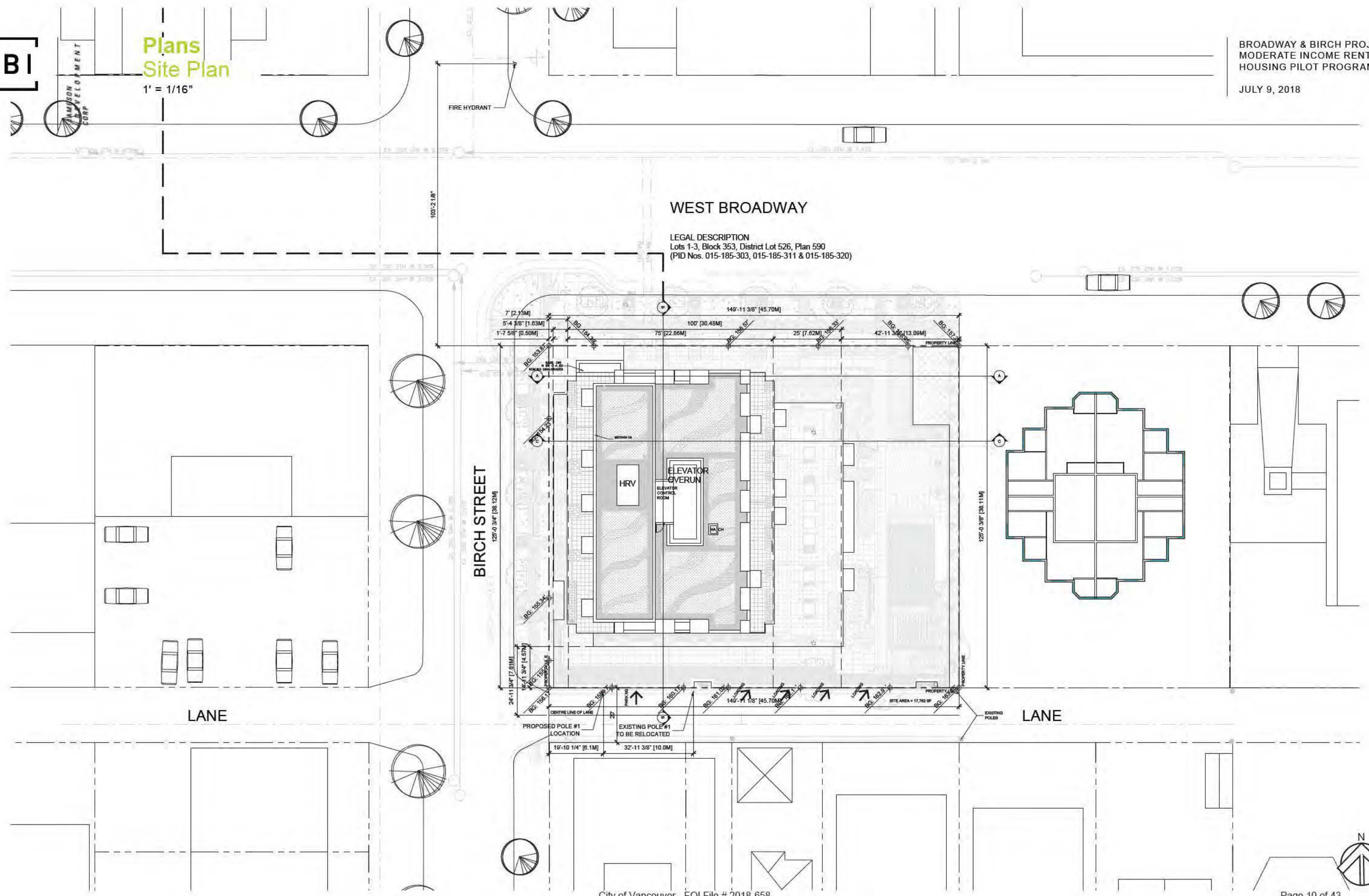
WEST BROADWAY

LEGAL DESCRIPTION
Lots 1-3, Block 353, District Lot 526, Plan 590
(PID Nos. 015-185-303, 015-185-311 & 015-185-320)

BIRCH STREET

LANE

LANE

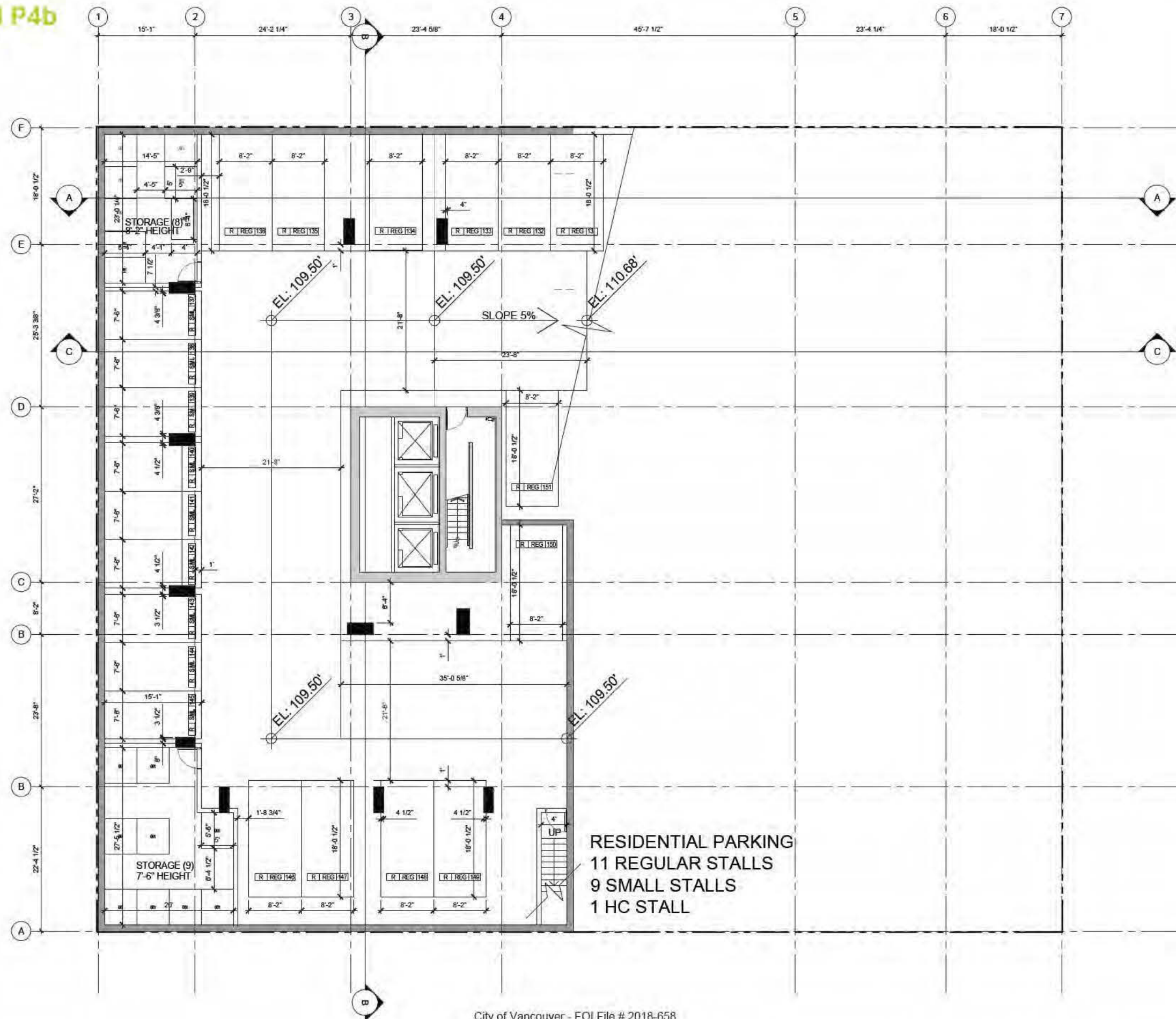




Level P4b

1' = 1/8"

JULY 9, 2018




$$1' = 1/8''$$

JULY 9, 2018

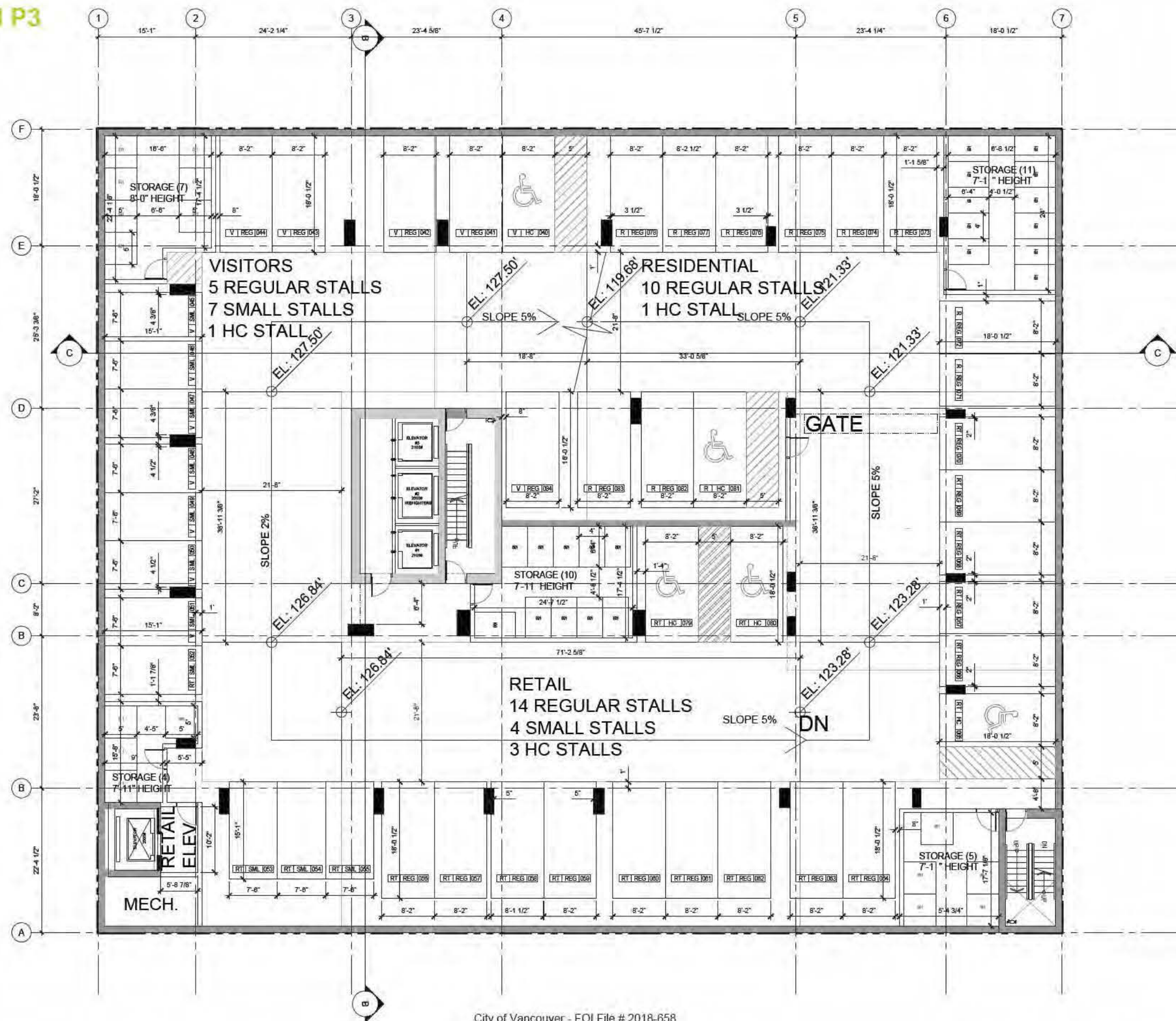




Level P3

1' = 1/8"

JULY 9, 2018



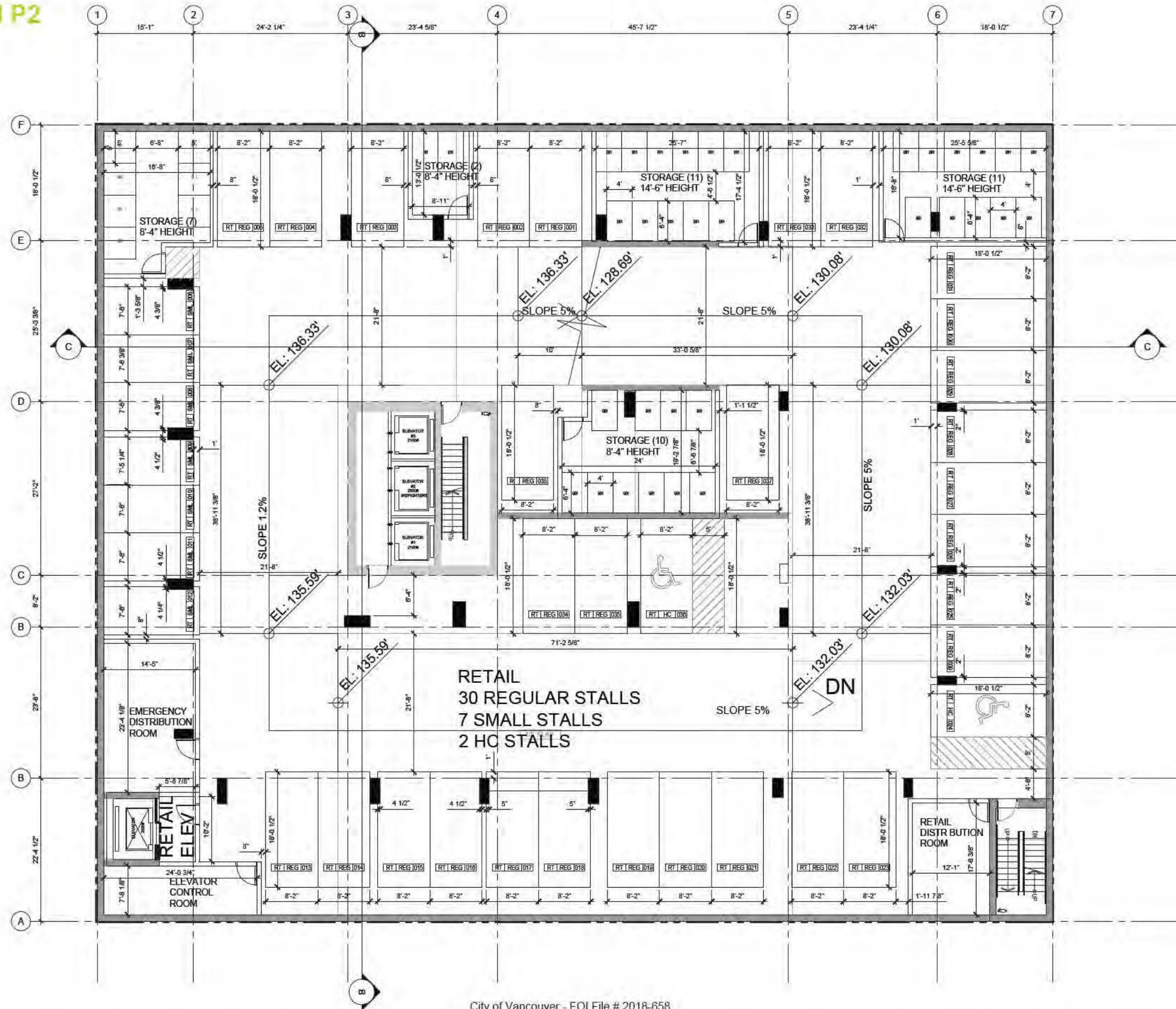


JAMESON
DEVELOPMENT
CORP

Level P2
1' = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



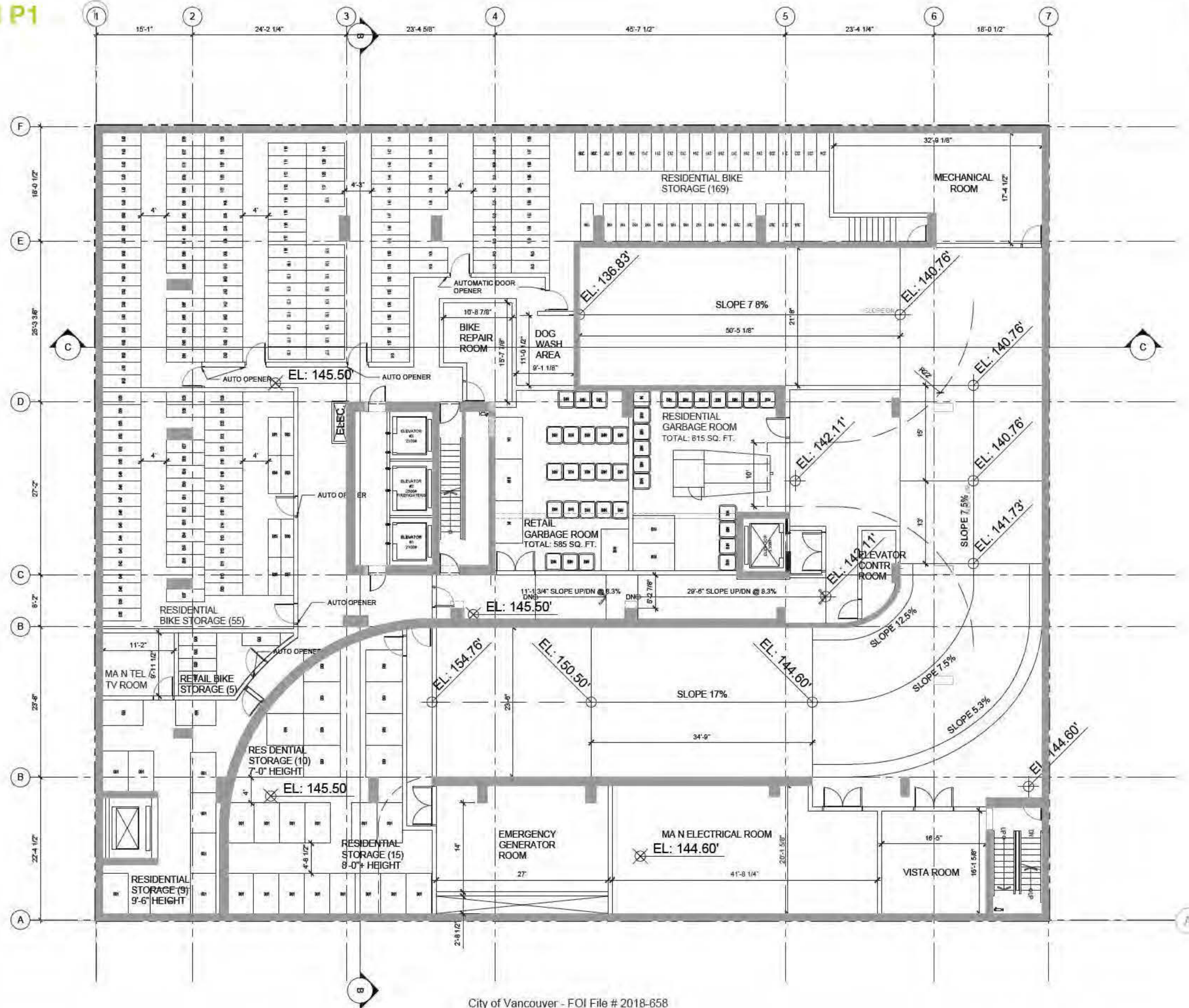


JAMESON
DEVELOPMENT
CORP.

Level P1
1" = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018





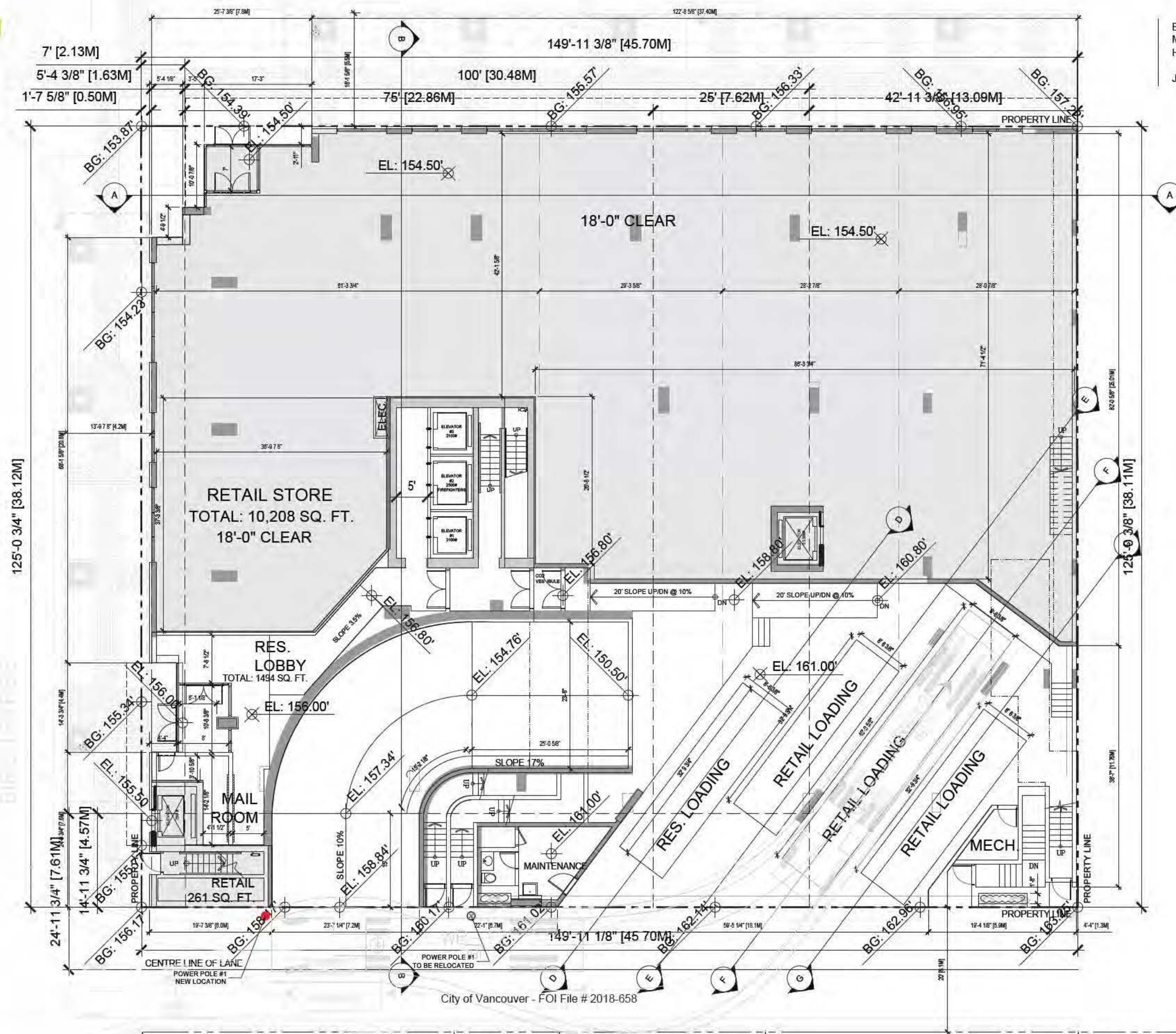
JAMESON
DEVELOPMENT
CORP

Level 1

1' = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018

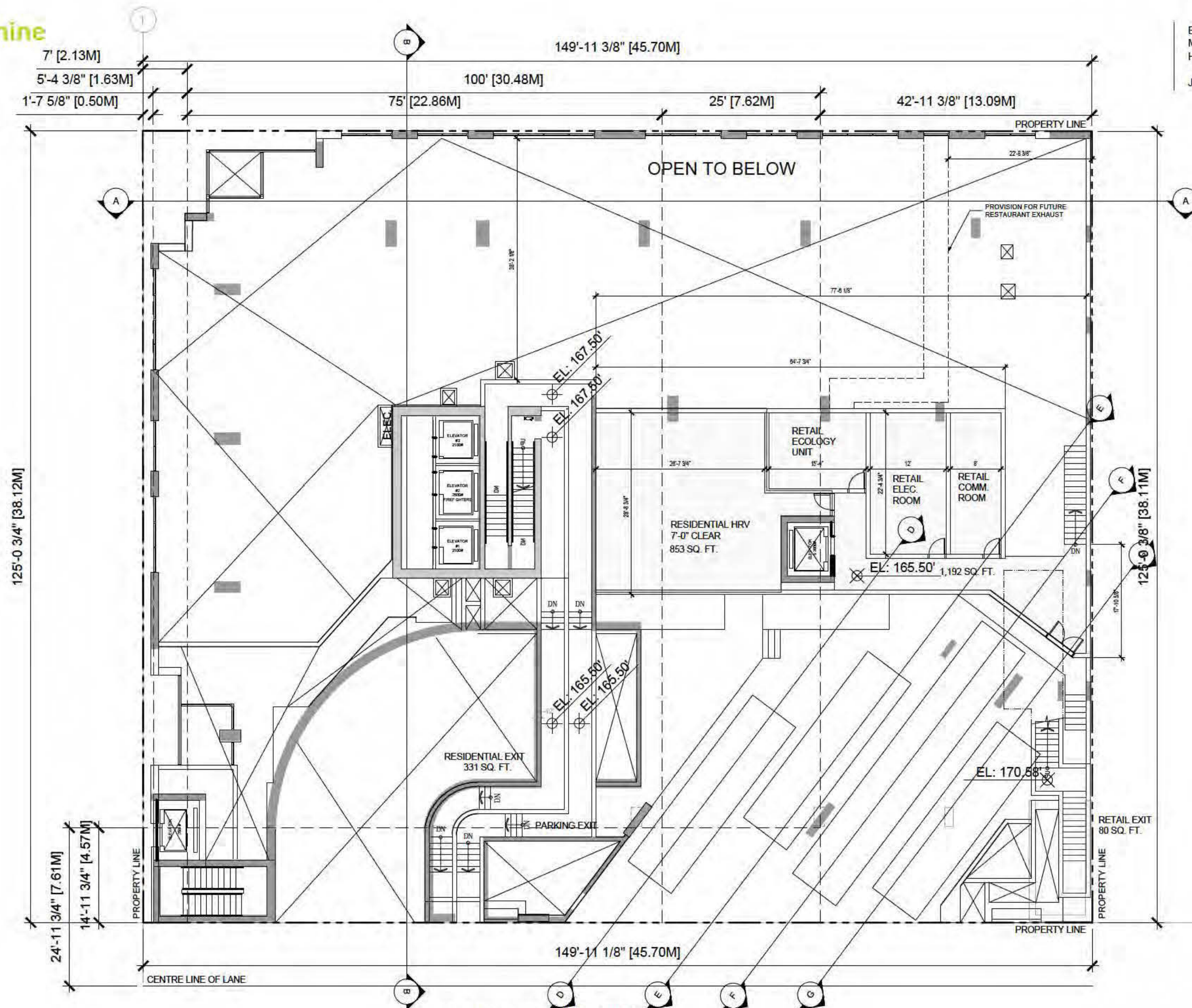


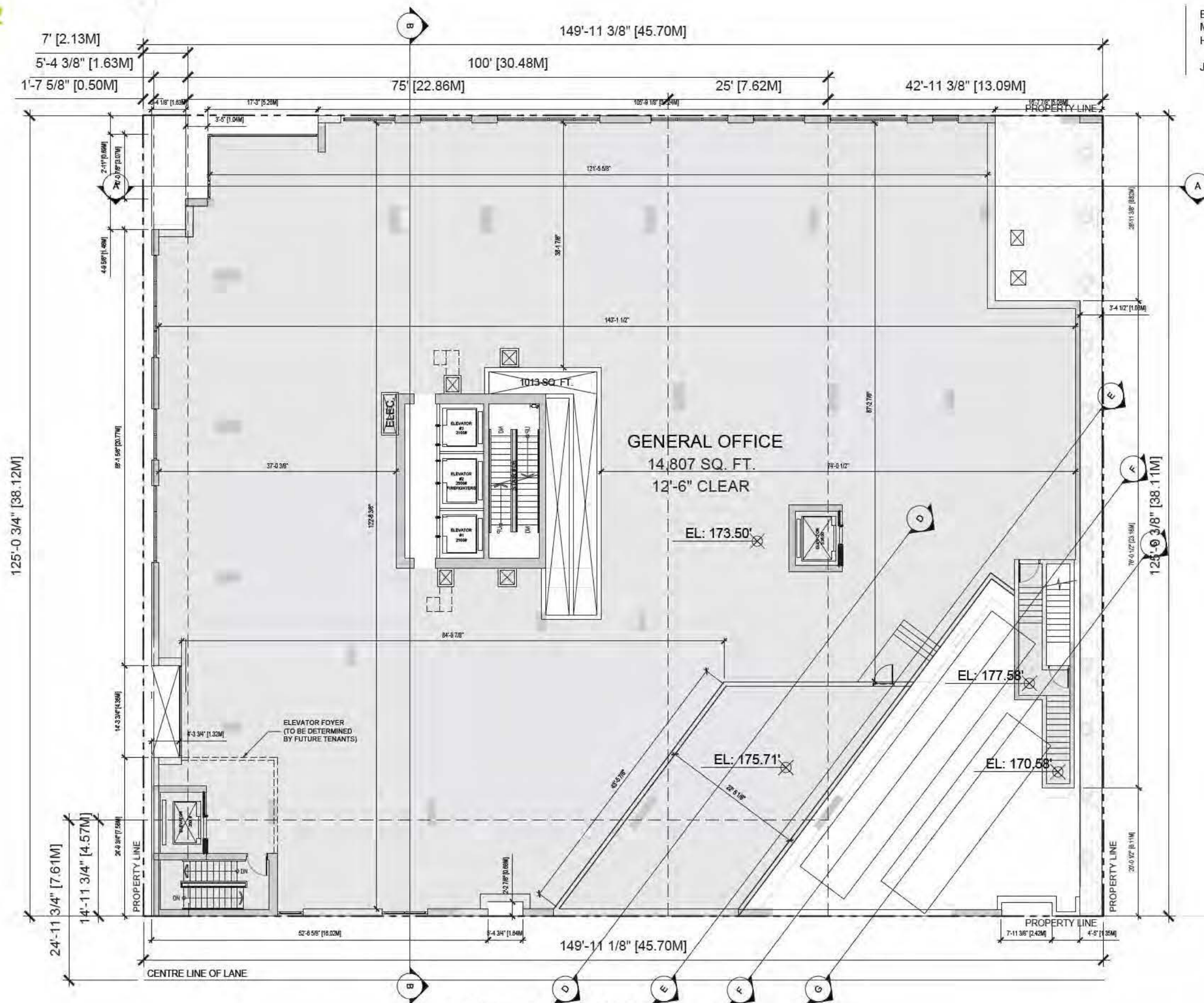
Mezzanine

1' = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018





 $1' = 1/8''$ $1' = 1/8''$

JULY 9, 2018

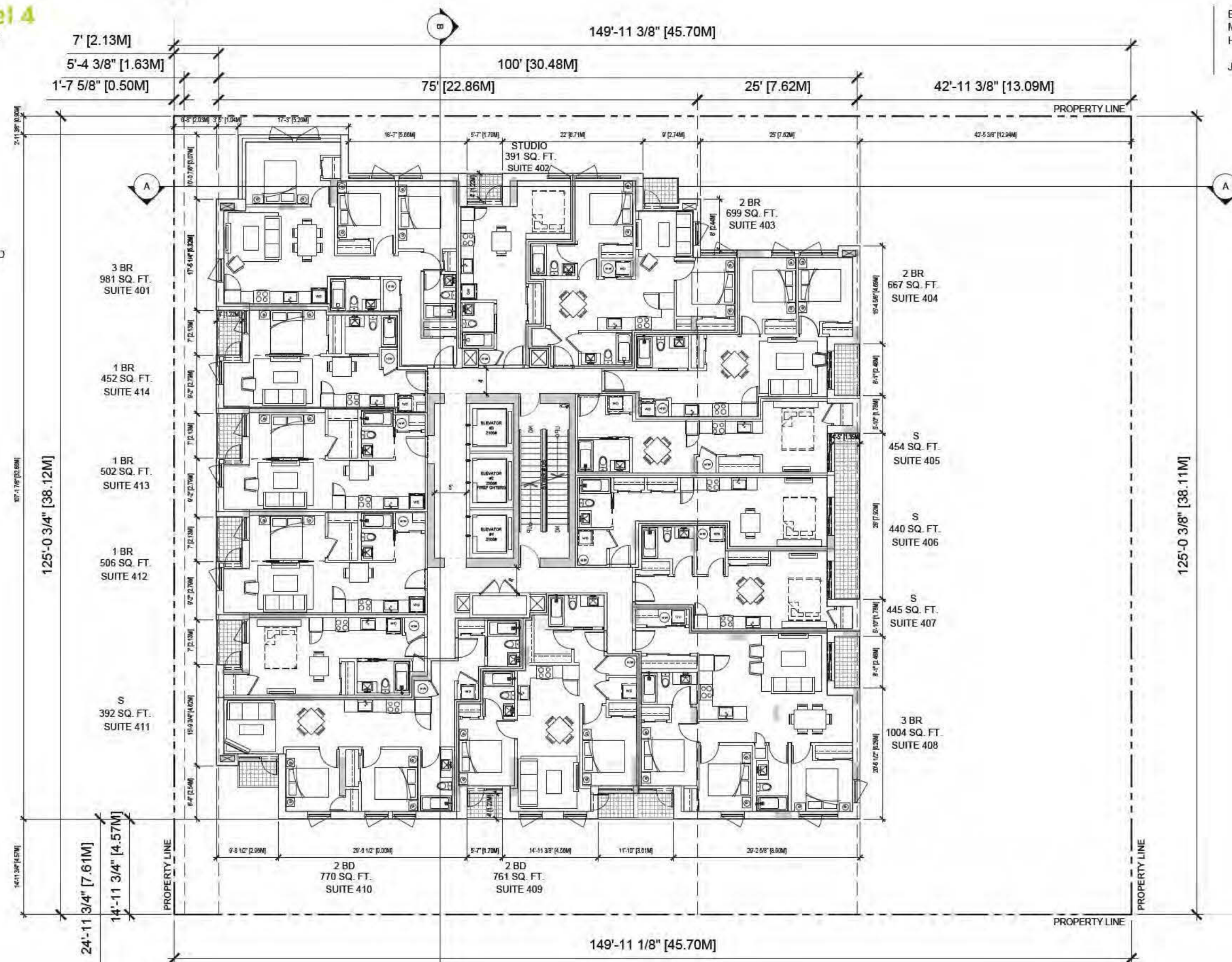




JAMESON
DEVELOPMENT
CORP.

Level 4

1' = 1/8"



BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018

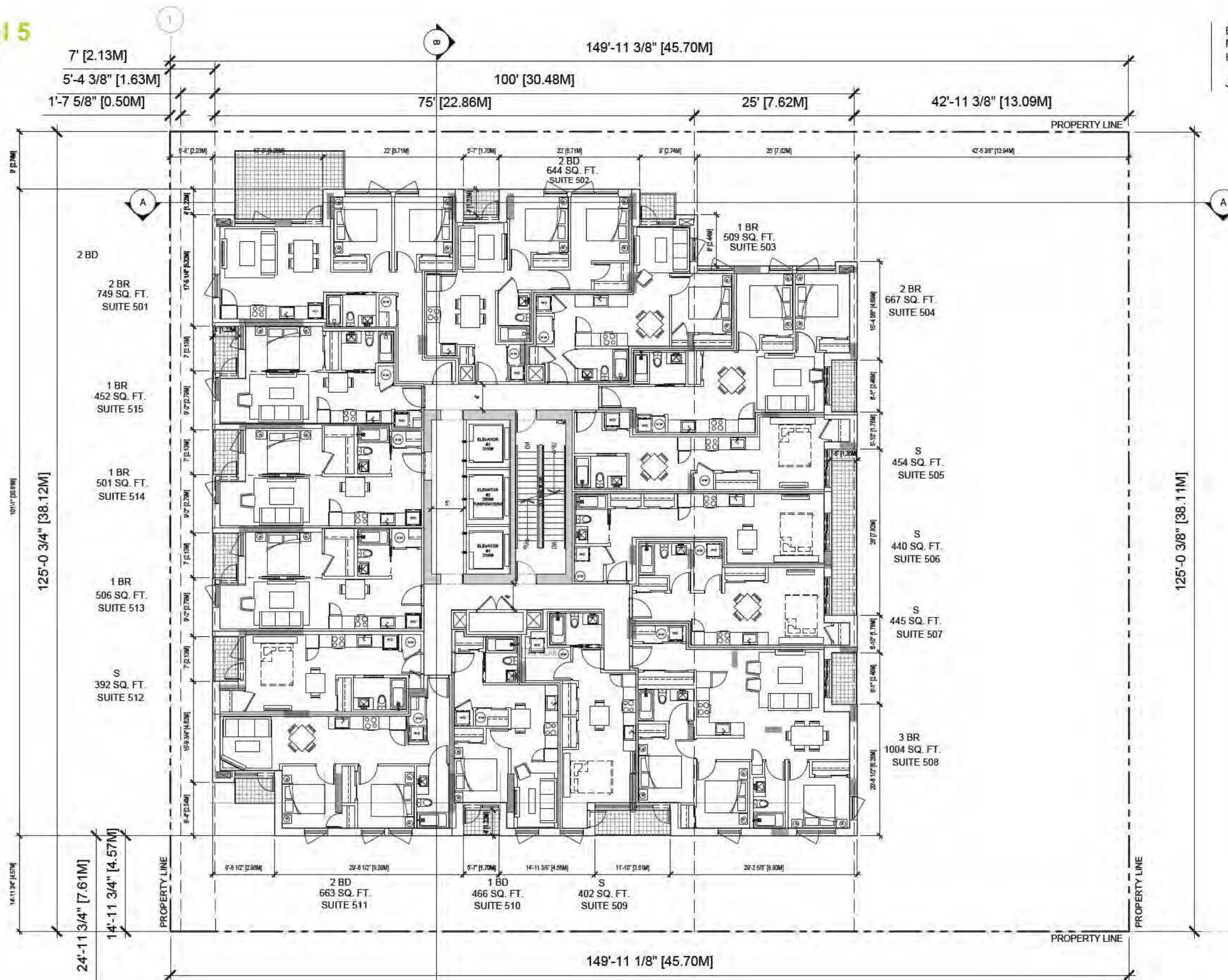




JAMESON
DEVELOPMENT
CORP

Level 5

1" = 1/8"



BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



 $1' = 1/8''$ $1' = 1/8''$

JULY 9, 2018




$$1' = 1/8''$$

JULY 9, 2018

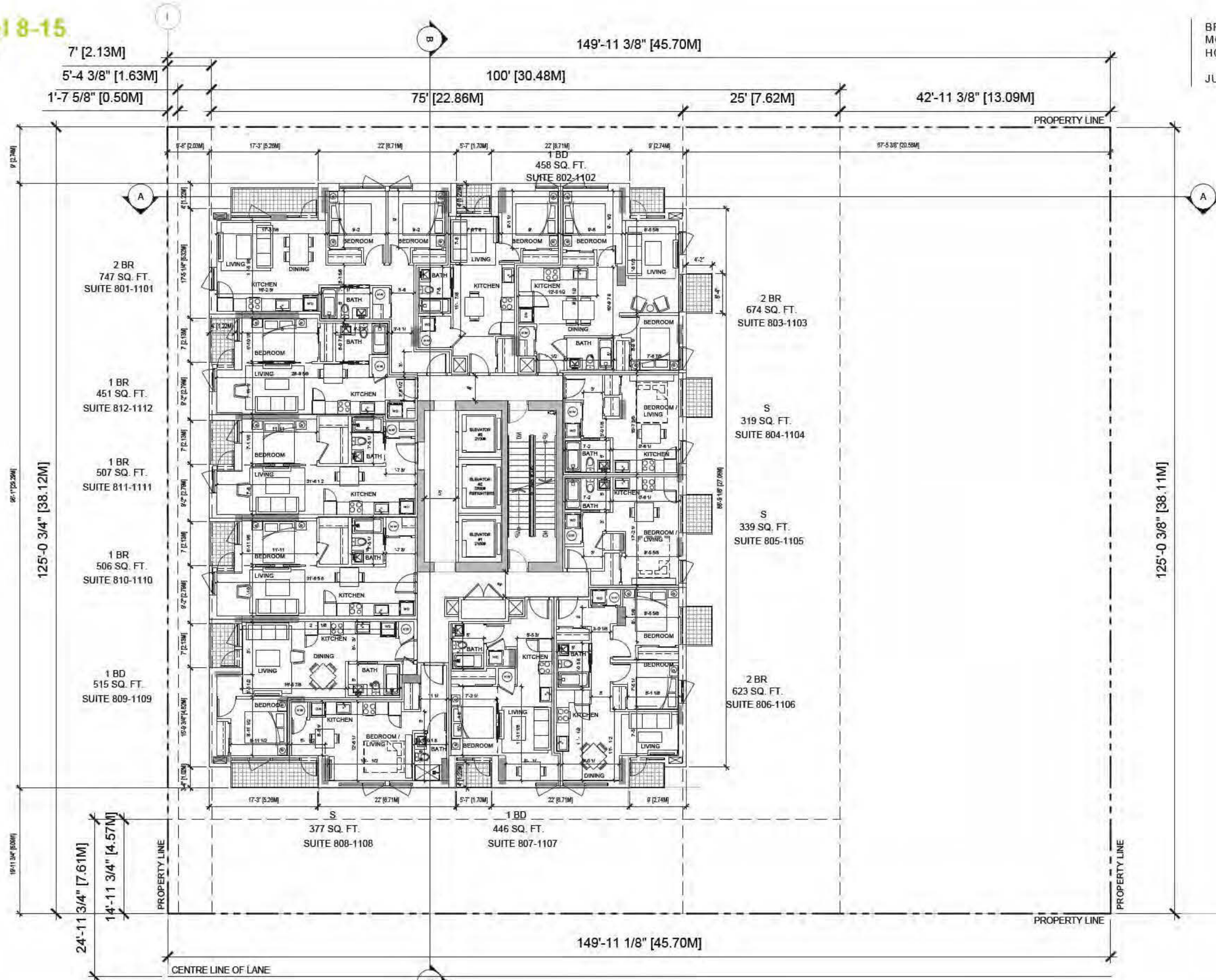




JAMESON
DEVELOPMENT
CORP.

Level 8-15

1' = 1/8"



BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018





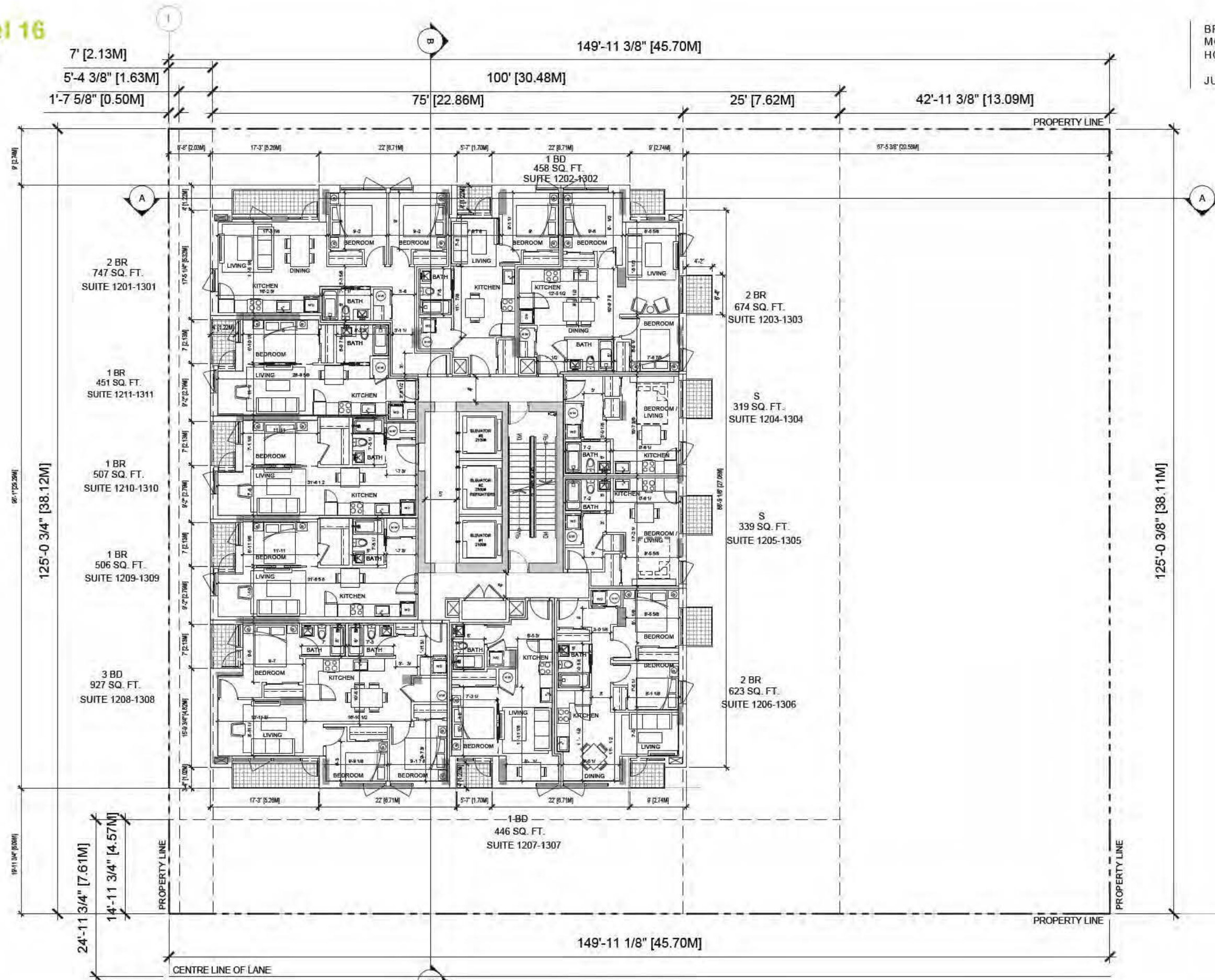
JAMESON
DEVELOPMENT
CORP.

Level 16

1" = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018

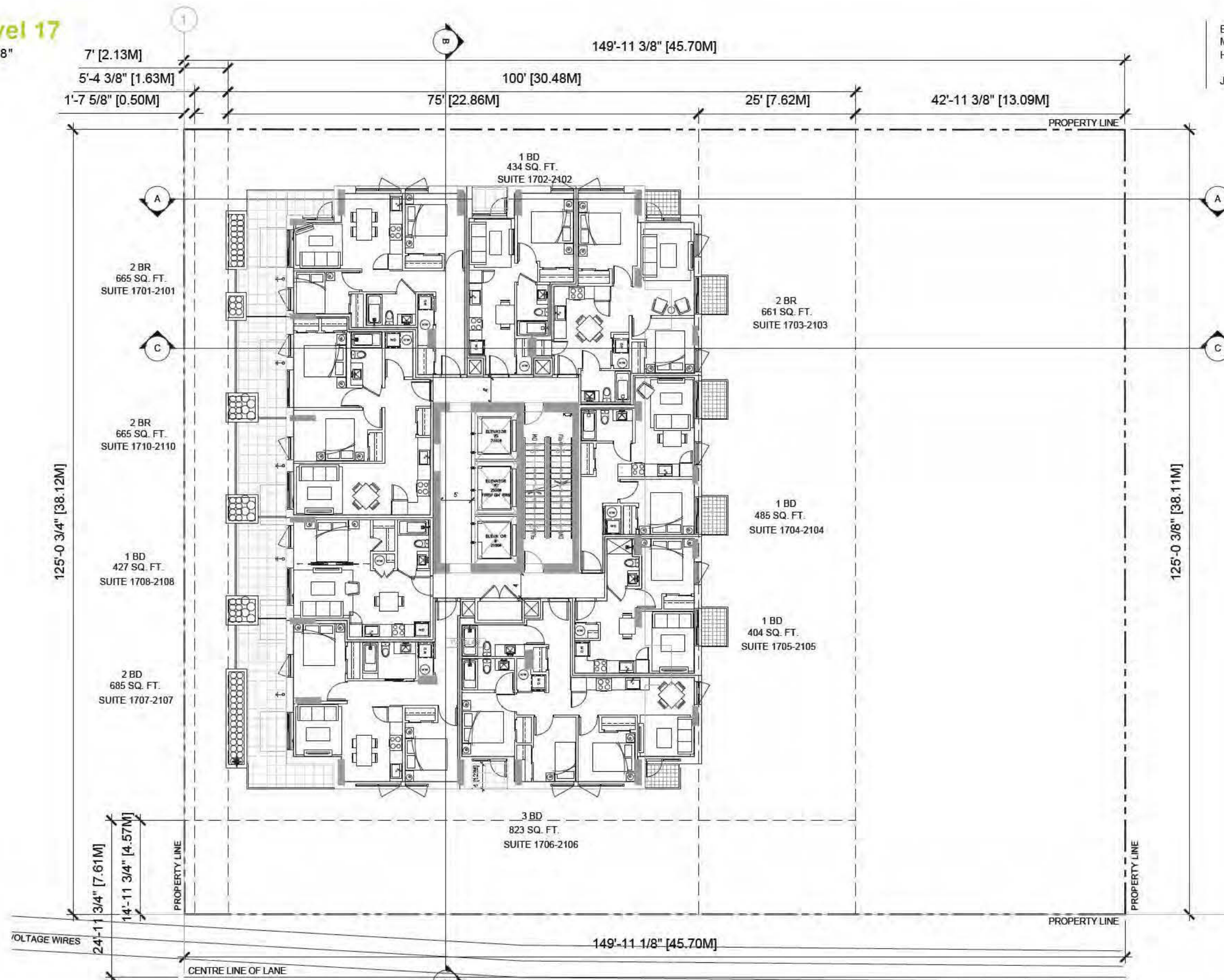


Level 17

1" = 1/8"

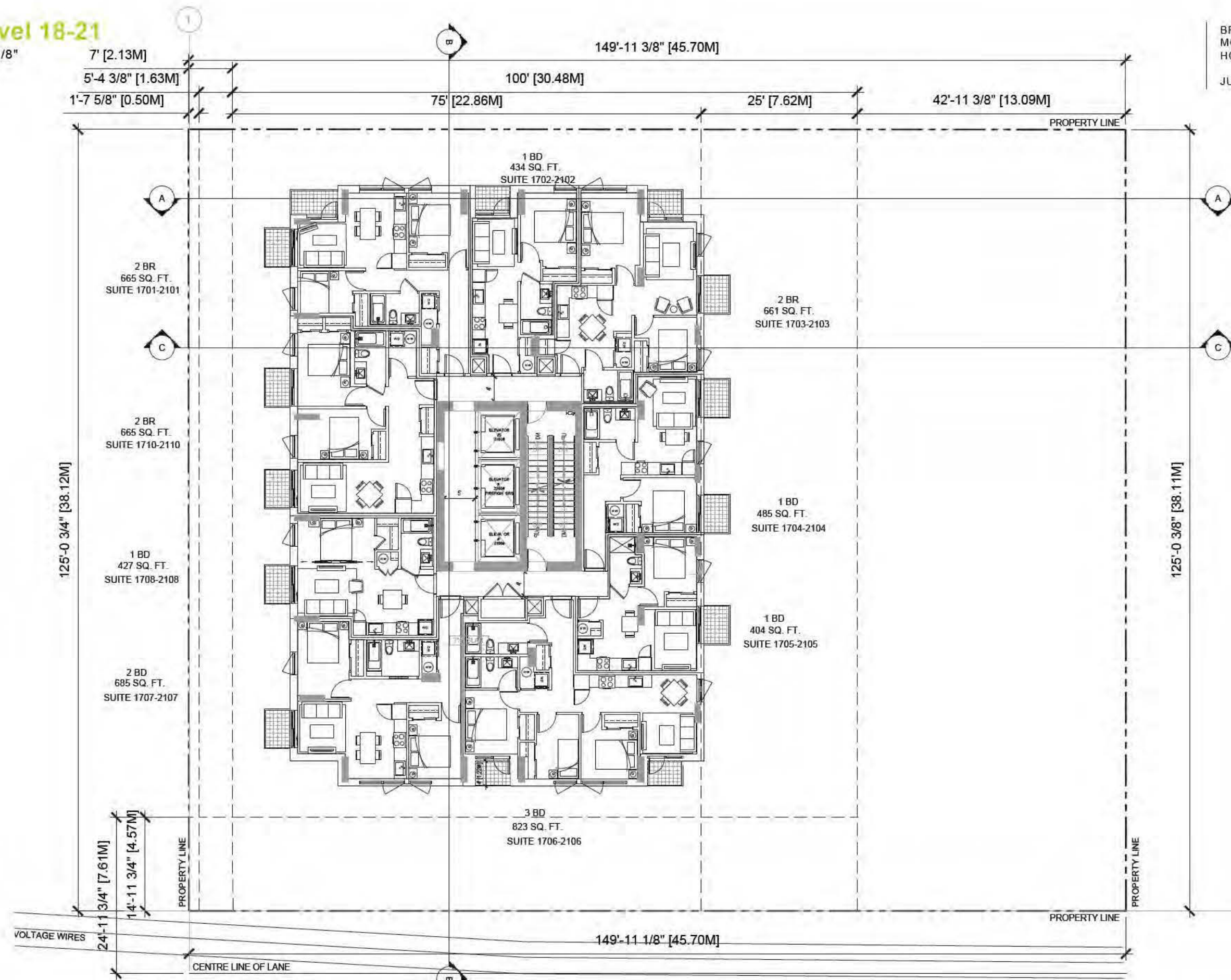
BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



Level 18-21

1" = 1/8"



JULY 9, 2018




$$1' = 1/8''$$

JULY 9, 2018

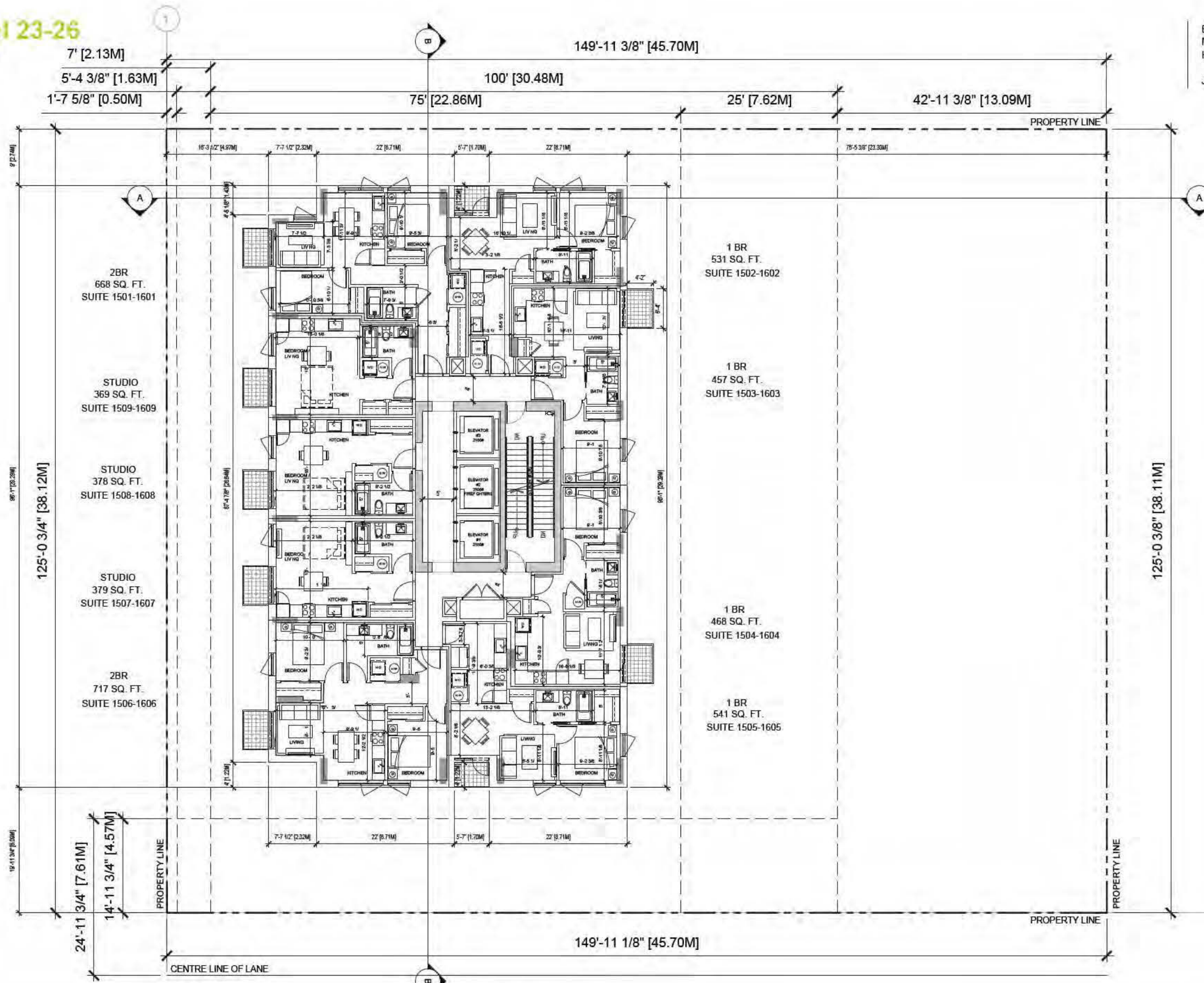




JAMESON
DEVELOPMENT
CORP

Level 23-26

1" = 1/8"



BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018

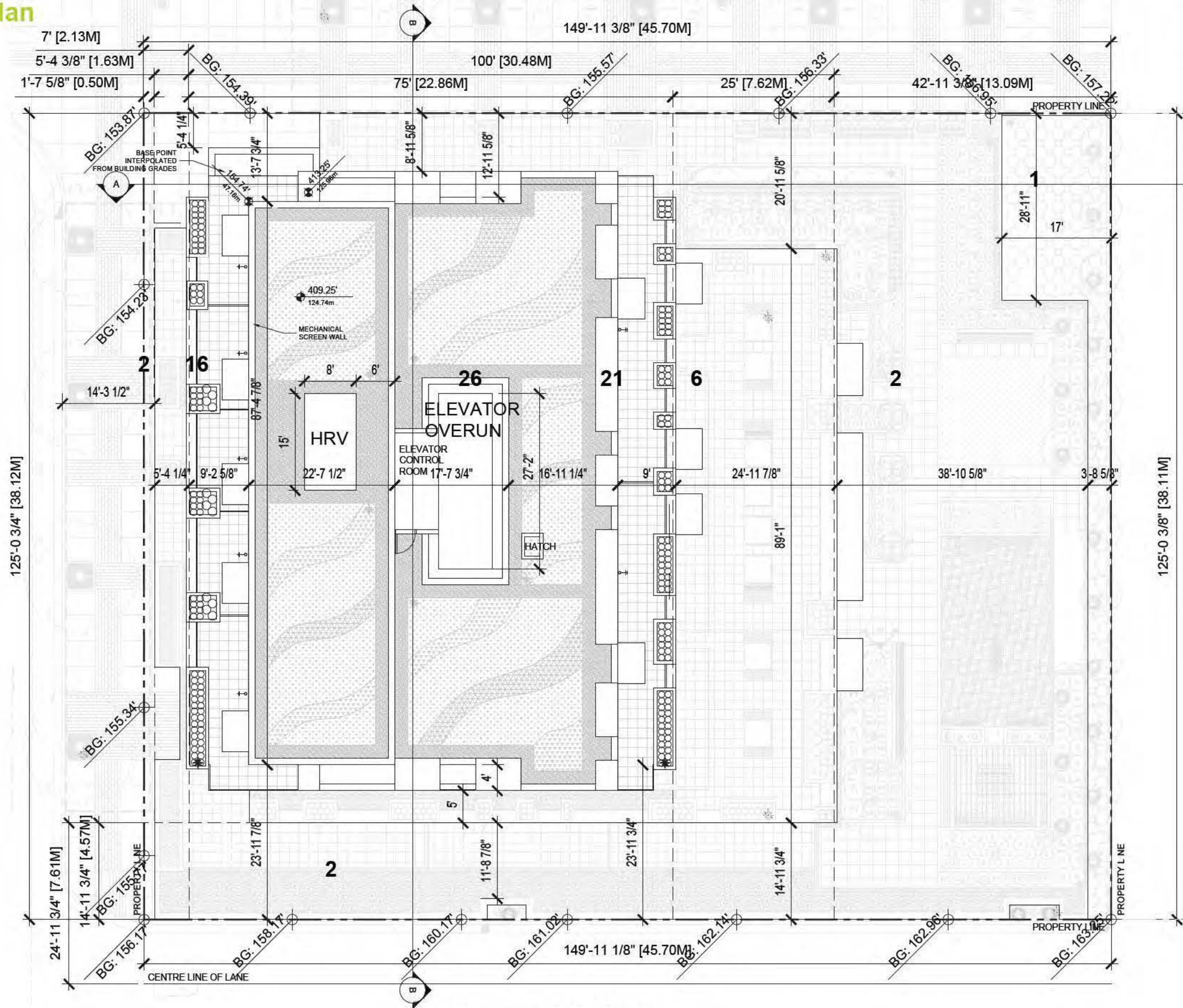




JAMESON
DEVELOPMENT
CORP

Roof Plan

1' = 1/8"



BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



Elevations

JULY 9, 2018



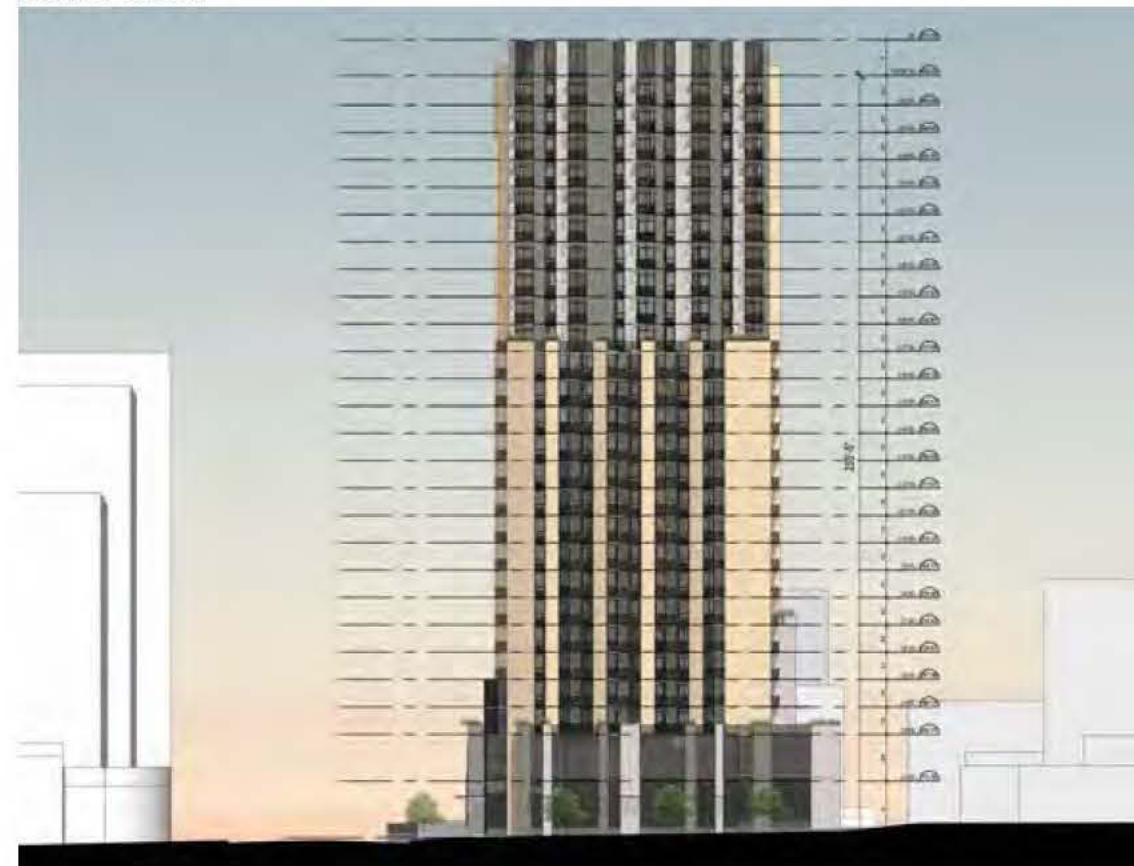
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

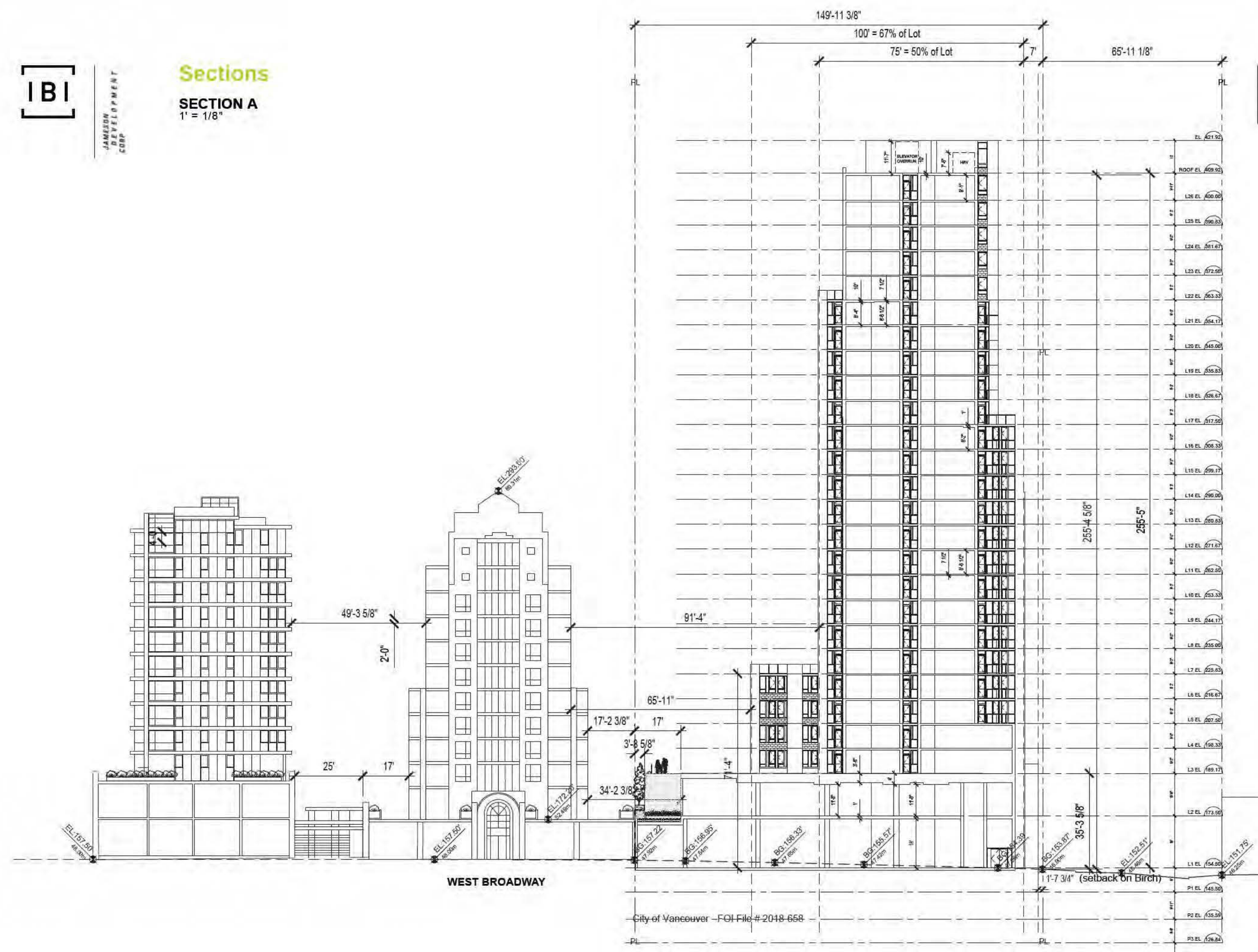


JAMESON
DEVELOPMENT
CORP

Sections

SECTION A 1' = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM
JULY 9, 2018





Shadow Study



EXISTING SHADOWS



PROPOSED BUILDING SHADOWS

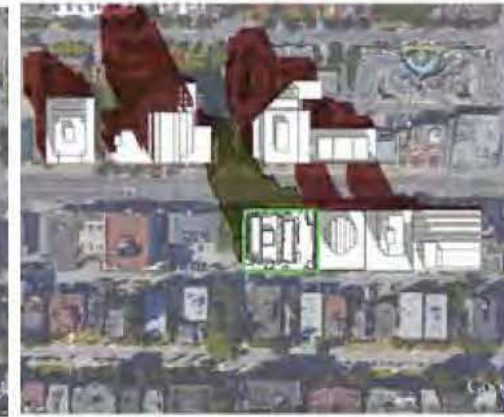


OVERLAPPING EXISTING AND
PROPOSED SHADOWS

16 STOREY
BUILDING



21 MARCH - 10 AM



21 MARCH - 12 PM



21 MARCH - 2 PM

26 STOREY
BUILDING



21 MARCH - 10 AM



21 MARCH - 12 PM



21 MARCH - 2 PM

16 STOREY
BUILDING



21 SEPTEMBER - 10 AM



21 SEPTEMBER - 12 PM



21 SEPTEMBER - 2 PM

26 STOREY
BUILDING



21 SEPTEMBER - 10 AM



21 SEPTEMBER - 12 PM



21 SEPTEMBER - 2 PM

JULY 9, 2018

Shadow Study - March

Shadow Study - September

IBI Group is a multi-disciplinary consulting firm offering services in three areas of practice: Intelligence, Buildings, and Infrastructure.

We provide services from offices located strategically across Canada, the United States, Europe, the Middle East, India and China.



Defining the cities of tomorrow
ibigroup.com

October 2, 2018

Tom Pappajohn
Jameson Development Corp
670-1665 W Broadway
Vancouver, BC V6J 1X1

Dear Mr. Pappajohn:

RE: Rezoning Enquiry – 1296 W Broadway

Thank you for your letter of enquiry for 1296 W Broadway, which the City received in full on July 9, 2018. Staff have reviewed the proposal and have the following commentary and advice.

Proposal

The enquiry proposes to rezone 1296 W Broadway from CD-1(708) to a new CD-1 to construct a 26-storey mixed-use building with a two storey podium with 258 secured rental units under the *Moderate Income Rental Housing Pilot Program (MIRHPP)*. This 1,743 sq.m (18,762 sq.ft.) site is located on the southeast corner of West Broadway and Birch Street and is currently developed with a one-storey commercial building with surface parking. The proposal includes a total gross floor area of 18,112 sq.m (194,956 sq. ft.), a density of 10.39 FSR, and an approximate height of 77.85 m (255.42 ft.). 151 vehicle parking spaces and 224 bicycle spaces are proposed in four levels of underground parking accessed from the rear lane.

Applicable Policy and Guidelines

Staff reviewed the enquiry based on the following policies:

- *Moderate Income Rental Housing Pilot Program (MIRHPP)* (2017)
- *Housing Vancouver Strategy* (2017)
- *Rental Incentive Guidelines* (2013, last amended 2018)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *Community Amenity Contributions – Through Rezoning* (1999, last amended 2017)
- *Green Buildings Policy for Rezoning* (2010, last amended 2017)
- *Central Broadway C-3A Urban Design Guidelines (Fairview Slopes Sub-area)* (1976, last amended 2004)
- *Central Area Plan: Goals and Land Use Policy* (1991)
- *Greenest City Action Plan* (2011)
- *Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during the Broadway Planning Process* (2018)

Staff Advice

The *Moderate Income Rental Housing Pilot Program* (MIRHPP) allows for consideration of redevelopment of a limited number of CD-1 zoned sites, with supportable height and density varying depending on the site. Projects must provide a secured and enhanced level of affordability, noting that applicants will be expected to demonstrate their ability to maximize the level of affordability in the project. The proposed mixed-use development at this site is generally consistent with MIRHPP and eligible for consideration.

Staff are supportive in principle of the enquiry, pending a successful resolution of the following advice noted below. We recommend scheduling an in-person meeting to discuss the following comments with staff prior to submitting a revised enquiry. Staff acknowledge that revisions may result in a commensurate reduction in density and unit count.

Form of Development

- It is anticipated that the Broadway planning process will provide further direction on height and density for this area. The process is expected to take two years and there is currently no policy direction on height and density. As a result, a proforma is requested at the enquiry stage to clarify rationale for the proposed height and density in the proposal. The intent of the pro-forma is to provide staff with a more fulsome understanding of the relationship between the proposed form and the amount of moderate income rental units proposed on this site. Once a pro-forma has been received and assessed, there may be further staff comment on the proposed height and built form.
- A high level of architectural design is expected on sites that redevelop along the Broadway corridor. Further consideration and resolution of the exterior finishes, built form and public realm is encouraged as the plans for the proposal are more fully developed. In particular, tapering of the building form at the highest storeys is encouraged. Although a maximum floorplate for a tower is typically 6,500 sq.ft. (not including balconies), an averaging of the 6,500 sq.ft. floorplate between the third storey to the top storey can be considered for this building design. A general guideline that reflects the proposed form is: floorplates between the 7th to 16th storeys may be greater than 6,500 sq.ft.; floorplates between the 17th and 20th storey may be approximately 6,500 sq.ft. and the floorplate above the 20th storey should be less than 6,500 sq.ft.
- Explore opportunities to provide open space at the ground level on top of the parking slab. The Greenest City Action Plan includes a target for all Vancouver residents to live within a five-minute walk of a park, greenway or other green space by 2020. This site has been identified as located within a park-deficient area. Options to consider include open space at the northwest corner of the site adjacent to the sidewalk on Birch Street. Alternatively, an open space on the eastern portion of the site could be explored.
- Encourage the addition of a “flex room” to be provided into the family-sized units (i.e. 2 and 3 bedroom units), incorporated within one of the required bedrooms which could be physically subdivided by sliding glass partitions.

Note these flex rooms when subdivided, will not be required to be equipped with an exterior window, on the condition that borrowed light from the other subdivided portion is achievable. Staff are available for further clarification on the “flex rooms” concept and this item can be discussed at an in-person meeting to review the comments in this letter.

- Encourage a minimum unit size of 700 sq.ft. for 2 bedroom units and 900 sq.ft. for 3 bedroom units.
- Consider providing an indoor and outdoor amenity space in the form of an added 27th storey with setbacks to take advantage of the access to sunlight, views and open space provided on the rooftop.
- Provide an in-depth shadow analysis in preparation for discussions with the public about shadow impacts.

Engineering

- Provide vehicle parking, bicycle parking and loading, as per bylaw requirements. Refer to the following links for additional design guidance:
 - Bicycle Parking; <http://vancouver.ca/files/cov/parking-bicycles-design-supplement.pdf>
 - Parking Space Guidelines: <http://vancouver.ca/files/cov/parking-loading-design-guidelines-stall-appendix-A.pdf>
 - Parking and Loading Guidelines: <http://vancouver.ca/files/cov/parking-loading-design-guidelines-supplement.PDF>
 - Shared Vehicles: <http://bylaws.vancouver.ca/bulletin/S008.pdf>

Note that changes to the Parking By-law were approved by City Council on July 25, 2018. Development Permit applications received after January 1, 2019 will be subject to new requirements for vehicle parking, bicycle parking, pick-up-drop-off spaces, and transportation demand management. For more information: <https://council.vancouver.ca/20180724/documents/p10.pdf>

- After the first 10 ft. from the property line, the maximum parking ramp slope permitted is 12.5%. Alternatively, up to 15% slope may be acceptable with 7.5% - 10% transition ramps.
- Additional width will be required for the second and subsequent Class B loading spaces.
- Provide the following improvements:
 - Building setbacks/ Statutory Right-of-Way's (SRWs) to achieve 5.5 m from back of existing curb for widened sidewalks along Birch Street. The SRW will be free of any encumbrances at-grade. Setbacks less than 2 ft. do not require a SRW.
 - Public realm improvements along the site frontages such as, but not limited to: sidewalks, curb and gutter, lighting, curb ramps, lane crossings, and street trees.

- Provision of funding towards off-site improvements to be determined following review of the rezoning application such as, but not necessarily limited to:
 - the conversion of the pedestrian signal at W Broadway and Birch Street from a pedestrian signal to a full signal; and
 - minor signal modifications to the pedestrian signal at W Broadway and Birch Street including LED lighting, a UPS unit and an accessible pedestrian signal and curb bulges.
- Provide a Transportation Assessment and Management Study. The TAMS should also include maneuvering and turning swath assessment of the proposed loading configuration. For additional information, refer to: <http://vancouver.ca/files/cov/TAMS-consultant-design-guidelines.pdf>
- Provision of convenient, internal, stair-free loading access to/from all site uses.
- Bicycle parking is shown on level P2. All bicycle parking must be provided on the P1 level or at-grade. Alternatively a dedicated bicycle access elevator may be provided.
- There are no Public Bike Share requirements for this site.
- City building grades will be required at the time of submission, however, due to wait times, it is advised that the applicant apply for them now.
- Further analysis is required to determine if sewers capacity is sufficient to service the proposed development. Sewers upgrade may be required and will be evaluated during the rezoning application process.
- Provide adequate water service to meet the fire flow demands of the project. It is anticipated the development shall be serviced by the 300mm water main on W Broadway. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading.
- Note that Engineering Services has recently revised the submission requirements for rezoning applications. Further information will be provided with the rezoning application submission checklist. All rezoning application submissions must now provide Water Demand Calculations, including average day and peak hour domestic water demands, fire flow calculations based on the Fire Underwriter's Survey document, Water Supply for Public Fire Protection, and building sprinkler demands based on the NFPA 13/14 (sealed by a qualified Engineer).
- This application falls within the area with potential impacts from the Broadway Millennium Line construction. From 2019 to 2025, street-use along W Broadway will be significantly restricted. Note there may be additional requirements and/or limitations on encroachments on W Broadway including underground soil anchors. Please contact the Rapid Transit Office for additional information.

Housing

- Confirm the total amount of net residential floor area dedicated to moderate income rental units is at least 20%. Identify the moderate income rental units on the floor plans.
- Design development to unit mix to more closely align with MIRHPP Unit Mix Guidelines.
- Design development to bring the unit types between the market and moderate income rental units into closer alignment. In particular, more 1 and 3 bedrooms should be proposed as moderate income rental units.
- Applicant will be required to register a Housing Agreement to secure:
 - 100% of the residential floor area as rental housing in perpetuity; and
 - 20% of the residential floor area to be made available to moderate income households earning between \$30,000 and \$80,000/year, meaning that starting rents must fall within the ranges noted in “Section 2a: Affordability in the Moderate Income Rental Units” of the [“Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements And Available Incentives: Admin Bulletin”](#) and capped at the Residential Tenancy Act annual allowable increase, regardless of turnover
- Building should be designed in accordance with *High-Density Housing for Families with Children Guidelines* (<http://guidelines.vancouver.ca/H004.pdf>), including common outdoor and indoor amenity areas commensurate with the number of units proposed.

Sustainability

The *Green Buildings Policy for Rezoning*s (amended in 2017) requires that rezoning applications satisfy either the near-zero emissions buildings or low emissions green buildings conditions within the policy. The requirements are mandatory for all rezoning applications received on or after May 1, 2017. The amended *Green Buildings Policy for Rezoning*s can be found here at <http://guidelines.vancouver.ca/G015.pdf> and submission requirements can be found at http://bylaws.vancouver.ca/Bulletin/G002_2017April28.pdf.

For submission requirements for near-zero emissions buildings, refer to page 4. For submission requirements for low emission green buildings, refer to page 17 and for information on Integrated Rainwater Management Plans, refer to page 15. Further information on rainwater management submission requirements can be found in Appendix I of the following Council report: <https://council.vancouver.ca/20180711/documents/cfsc1.pdf>

More information and resources on this policy may be found at: <http://vancouver.ca/home-property-development/zero-emissions-buildings.aspx>.

Acoustic Requirements

The City is in the process of reviewing its acoustic requirements.

Public Consultation

Following resolution of the above-noted recommendations in a revised enquiry, a pre-application open house is required.

Rezoning Application Fees

The 2018 rezoning application fee to create a new CD-1 District on a site of this size at this location is \$177,002 per Schedule 2, Section 3(b) of the Zoning and Development Fee By-law.

Sign By-law Amendment Fees

The 2018 Sign By-law amendment application fee to initiate an amendment to Schedule A only to assign a new Comprehensive Development District to a Sign District Schedule is \$600, as per Schedule 1, Section 1.5 of the Sign Fee By-law.

Public Benefits***Development Cost Levy (DCL)***

DCLs can be waived on construction of for-profit, secured, affordable rental housing, subject to meeting the DCL By-law definition and requirements of for-profit affordable rental housing. Please refer to the *Rental Incentive Guidelines* (2012, last updated 2018) for information on current rent level, unit sizes, and construction cost requirements. Note that the DCL By-law was recently amended to include both full and partial DCL waiver options for three-bedroom units. Staff strongly recommend that the applicant seeks the DCL waiver as a means to increase the affordability of the project. <http://vancouver.ca/files/cov/rental-incentive-guidelines.pdf>

Note there is a new Citywide Utility DCL to address the need for upgraded water, sewer, and drainage infrastructure as the city continues to grow. The proposed Citywide Utility DCL will apply to new developments on a square foot basis and will be in addition to the Citywide DCL. The proposed new rates become effective on September 30, 2018. The Vancouver Charter provides protection to in-stream applications (building permit, development permit and rezoning applications) that result in building permit issuance within one year of bylaw adoption. More information can be found at <http://vancouver.ca/home-property-development/proposed-utility-dcl.aspx>

Community Area Contribution (CAC)

It is anticipated that this site, as a MIRHPP proposal, will provide secure and enhanced affordability and therefore will not be required to undergo a negotiated CAC process. Prior to submission of a formal application, a proforma will be required in order for staff to better understand the financial feasibility of these pilot projects and the relationship between the proposed height and density.

Public Art Program

The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning applications having a floor area of 9,290 m² (100,000 sq. ft.) or greater to contribute public art or provide 80 per cent cash in lieu as a condition of rezoning. Public art budgets are based on a formula (2016) of \$21.31 per m² (\$1.98 per sq. ft.) for all areas contributing to the total FSR calculation. Developers may fulfill the public art commitment in one of two ways:

Option A — Artwork is commissioned by the developer. An experienced public art consultant must be engaged to coordinate the public art process – ideally before application stage.

Consultants are responsible for the preparation of art plans and the coordination of artist selection and artwork fabrication, installation, and documentation. The Public Art Committee reviews and approves the Public Art Plan.

Option B — For developers not wanting to directly commission the artwork, 80 per cent of the required art budget is paid to the City as a contribution to the Signature Projects Fund. These contributions are pooled with contributions from the City, philanthropists, and other agencies to commission artworks of major significance at key city sites.

For more information:

<http://vancouver.ca/parks-recreation-culture/property-developers.aspx>

<http://vancouver.ca/files/cov/public-art-policy-and-procedures-for-rezoned-developments.pdf>

Next Steps

In summary, staff are supportive in principle of a MIRHPP project at this location, subject to the advice outlined above. We recommend scheduling an in-person meeting to discuss comments prior to submitting a revised drawing package. Review of a revised drawing package which incorporates staff advice will be required prior to proceeding with a pre-application open house.

Please note that City policies are subject to change over time. This letter does not guarantee that the advice contained within will not change. Please contact the Rezoning Planner to confirm your project or conditions related to your project have not changed. Otherwise, further revisions may be required prior to submitting a rezoning application.

Staff look forward to working with you on this project. Please do not hesitate to contact me if you have questions regarding the staff advice.

Sincerely,

A handwritten signature in cursive script that reads "Lisa King".

Lisa King, Planner
604-873-7642
lisa.king@vancouver.ca

cc: Karen Hoese, Assistant Director, Rezoning Centre
Yardley McNeill, Senior Planner, Rezoning Centre

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 or Zachary Bennett at zachary.bennett@vancouver.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Garrison', with a stylized, flowing script.

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