

File No.: 04-1000-20-2019-299

September 18, 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 May 5, 2019 for:

In relation to the rezoning of 1296 West Broadway/2538 Birch Street, all internal and external correspondence and emails (whether transmitted/received on City-supplied devices or personal devices) sent or received by the following City staff, from March 1, 2018 to May 3, 2019:

- Lisa King
- Karen Hoese
- Yardley McNeill
- Dan Garrison
- Gil Kelley
- Susan Haid
- Anita Molaro
- Kevin McNaney
- Edna Cho
- Zachary Bennett
- Sadhu Johnston

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1), s.15(1)(l), s.17(1), s.21(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.

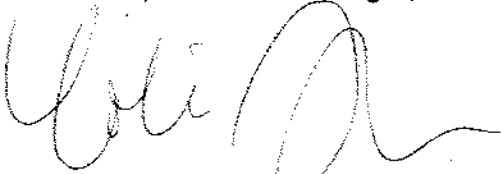
Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, 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 (#04-1000-20-2019-299); 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', followed by a large, stylized flourish that extends to the right.

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

From: "Cheng, Paul" <paul.cheng@vancouver.ca>
To: "Gomes, Catarina" <Catarina.Gomes@vancouver.ca>
CC: "King, Lisa (PLN)" <Lisa.King@vancouver.ca>
Date: 8/31/2018 12:14:12 PM
Subject: RE: 1296 W broadway
Attachments: 1296 W Broadway Enquiry Drawings - 2018-07-25.tr5

Yes, the easternmost 40 ft. of the site could be a parklet. I would prefer it to be the westernmost 40ft, but the new tower needs to be a far from that existing tower left of the Denny's sign. The parklet would be mid-block, and that two-storey white wall would be facing it. The direct sun exposure would therefore be less than ideal, sandwiched between two towers. But it should be decent between 10-2 on any day of the year? Outside of that at least there is ambient natural light.

Here are the enquiry drawings. You can see they are currently proposing a 2-storey element of office and retail in that 40ft. While I am always strongly encouraging more commercial uses, on Broadway, the need for more green space trumps that notion.

s.13(1)

Paul C.P. Cheng, Architect AIBC, LEED A.P.
Senior Development Planner
Urban Design Division
Planning, Urban Design and Sustainability
City of Vancouver
Tel. 604.871.6665 Fax 604.873.7100

From: Gomes, Catarina
Sent: Friday, August 31, 2018 11:28 AM
To: Cheng, Paul
Cc: King, Lisa (PLN); Embley, Erin; Harms, Vivianne; Sovdi, Holly
Subject: RE: 1296 W broadway
Importance: High

Hi Paul,
I will look into it now. Sounds promising.
Can you send me plans and sections of your suggestion? Did you mean a parklet at the easternmost side of the site?

What is the prospect for solar access? I see a podium and tall building right next to it. Maybe in the afternoon?



Re. active strategy for park acquisition, the person who can answer that is on EDO today. I know we will be looking into all opportunities to add parks and open spaces to the Broadway Corridor area, knowing that is already deficient and will very deficient once we plan for many more workers and residents.

Thanks,

Catarina Gomes

[p] 604 257 8454

From: Cheng, Paul

Sent: Thursday, August 30, 2018 2:48 PM

To: Gomes, Catarina

Cc: King, Lisa (PLN)

Subject: 1296 W Broadway

Hi Catarina,

Lisa and I are currently looking at an rezoning inquiry at this address. It is a 150 ft. wide lot.

I note in my analysis that this property just skirts an area that Parks has noted in VanMap as "park deficient".

My questions are:

- 1) Does Parks currently have an active strategy on how to land a park in this area?
- 2) Would parks welcome a dedicated plaza/parklet at this location? It would be no more than 40x125' in size, over an u/g parking garage slab. And it would not be located at the corner of Broadway and Birch but instead on the westernmost portion of the site.

We are currently putting together recommendations to the department on how to proceed with this application, (due tomorrow!). It is coming in under the MHRRP program, and is seeking a 26-storey tower in what is typically allowing for 12-storeys.

Paul C.P. Cheng, Architect AIBC, LEED A.P.
Senior Development Planner

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



IBI Group on behalf of Jameson Development Corp.
Submitted for Rezoning Advice, 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:
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West Annex, 515 West 10th Avenue, Vancouver, BC, V5Y 1V4
Application Questions: 604.873.7038 or planninginfo@vancouver.ca

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 <p>Drawings should be scaled and include:</p> <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

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.



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CORP

Context

Context Plan

1" = 1/32"



SITE AT BIRCH AND BROADWAY



APPROACHING SITE EASTBOUND ON BROADWAY



OFFICE BUILDING KITTY-CORNER TO SITE



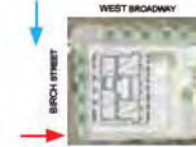
BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



JAMESON
DEVELOPMENT
CORP

Context



EAST ON BIRCH



SOUTH ON WEST BROADWAY

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 and Design Rationale

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.

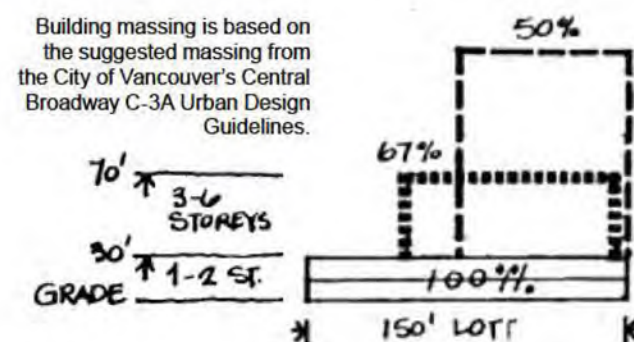
Located along the Broadway Corridor, along a relatively dense spine that is facilitated by C-3A zoning, the development will be a transition from C-3A to a taller tower on West Broadway.

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 and 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.



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Survey

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

- FOUND
- DENOTES STANDARD IRON POST
 - DENOTES LEAD PLUG
 - ▲ DENOTES CONCRETE NAIL SPIKE OR SCRIBE
 - HSE DENOTES HOUSE
 - DENOTES CATCH BASIN
 - DENOTES MANHOLE
 - LS ○ DENOTES LAMP STANDARD
 - DENOTES PULL BOX
 - GM ○ DENOTES GAS METER
 - GV M DENOTES GAS VALVE
 - SH ○ DENOTES HYDRANT
 - SV ○ DENOTES SIGN
 - TSP ○ DENOTES TRAFFIC SIGNAL POLE
 - TSL ○ DENOTES TRAFFIC SIGNAL ON LAMP STANDARD
 - WC ○ DENOTES WATER CHAMBER
 - WM ○ DENOTES WATER METER
 - WV M DENOTES WATER VALVE
 - PP ○ DENOTES POWER POLE
 - X DENOTES BOLLARD
 - TP DENOTES TOP OF WALL
 - BT DENOTES BOT OF WALL

- DENOTES TREE
- DRIP LINE
 - RADIUS IN (FEET)
 - C=CONIFEROUS
 - D=DECIDUOUS
 - DIAMETER IN (FEET)

NOTES:

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

ALL TREES HAVE BEEN LOCATED IN ACCORDANCE WITH
BYLAW NO.7347.

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

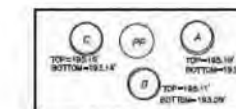
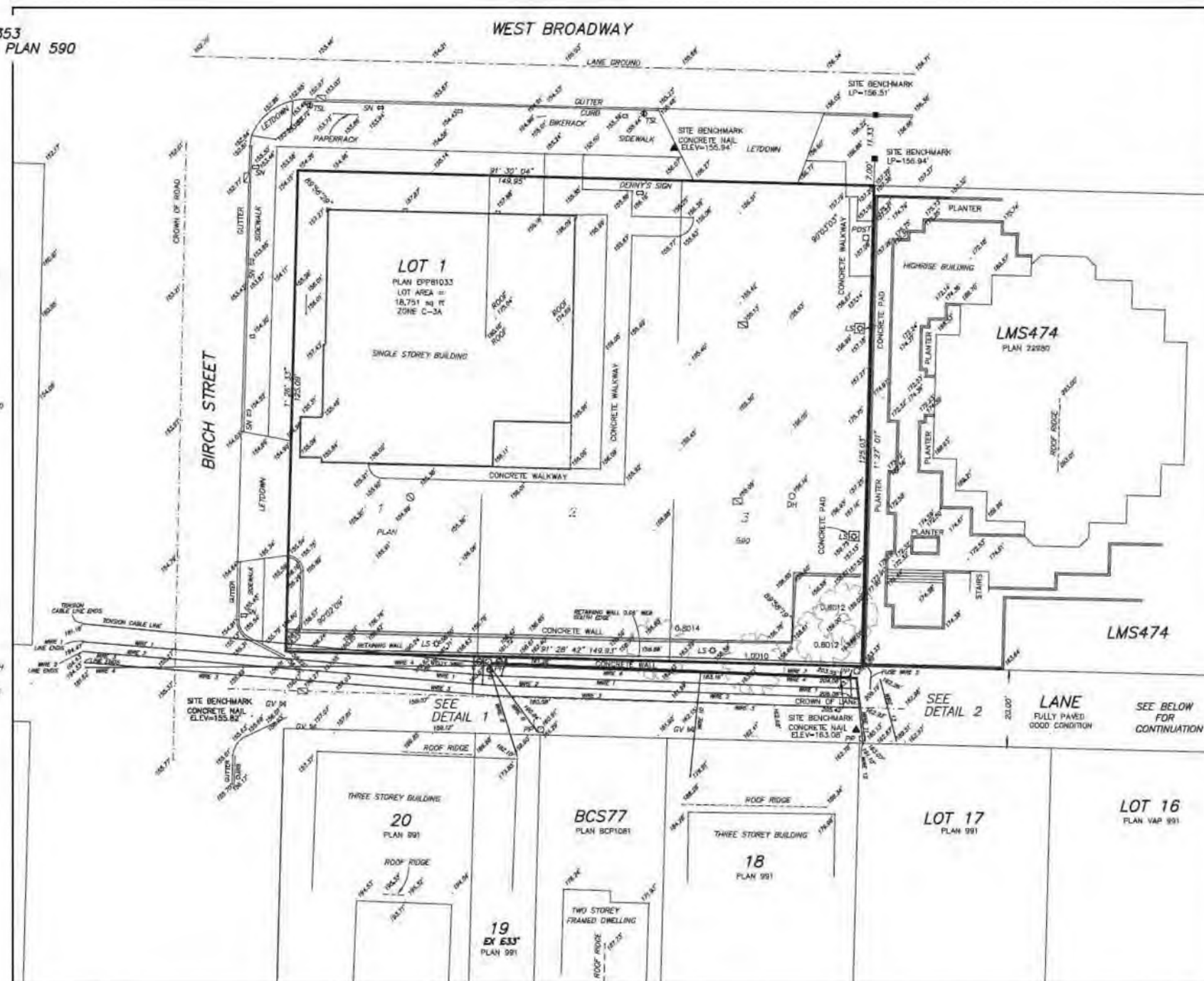
ELEVATIONS ARE TO GVDG GEODETIC
DATUM 2000 BENCH MARK - MONUMENT Y-2220
NE CORNER OF BIRCH AND BROADWAY
ELEVATION = 152.22 FEET
46.396 METERS

TOPOGRAPHIC SURVEY INSPECTED AND UPDATED JANUARY 4th, 2017.
LANE TRANSFORMER ADDED MARCH 6th, 2017.
WIRE INFORMATION ADDED DECEMBER 7th, 2017.
PROPERTY LINES UPDATED MARCH 27th, 2018.

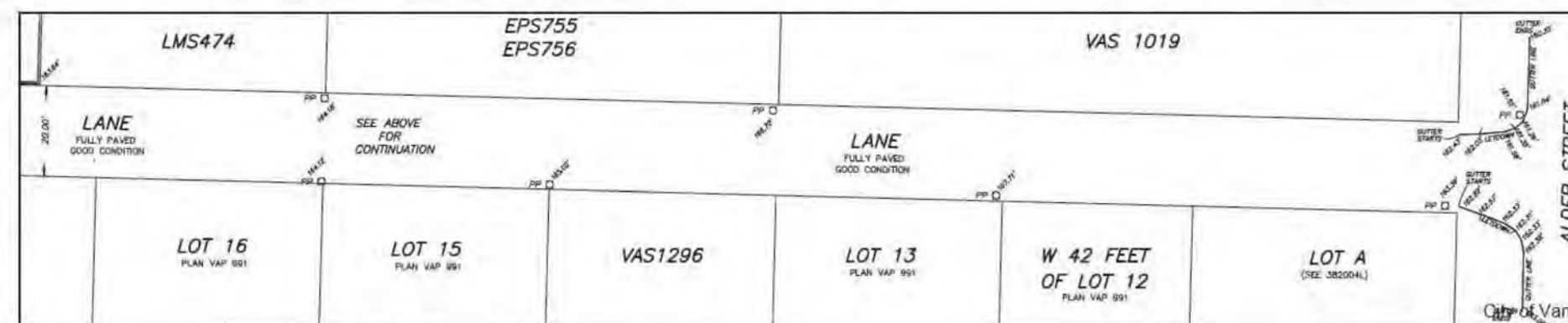
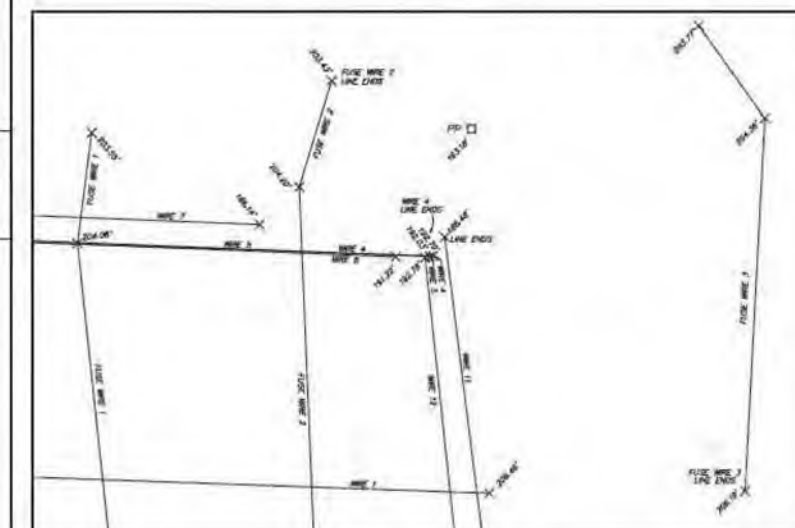
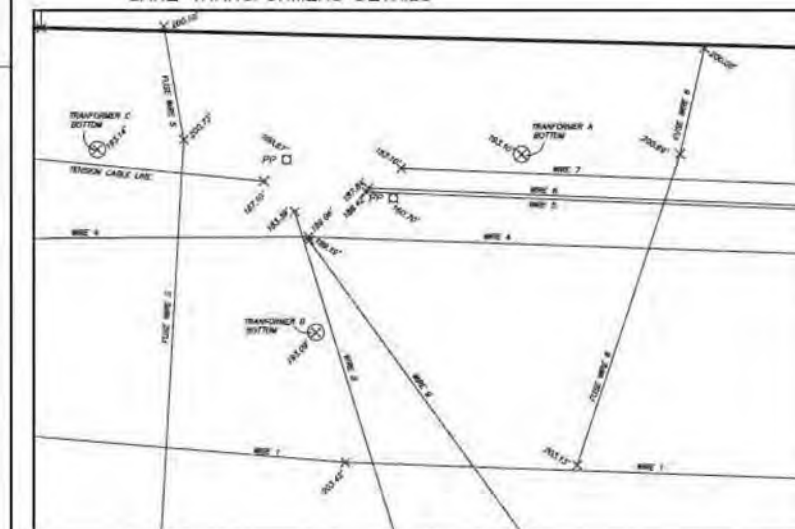
CERTIFIED CORRECT ACCORDING TO
SURVEY THIS 27th DAY OF MARCH, 2018.

GARY SUNDICK
B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.



SCALE: 1:4
LANE TRANSFORMERS DETAILS



[B]

Plans
Site Plan

1' = 1/16"

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

FIRE HYDRANT

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

HRV

ELEVATOR
OVERUN
ELEVATOR
CONTROL
ROOM



Street Elevations

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

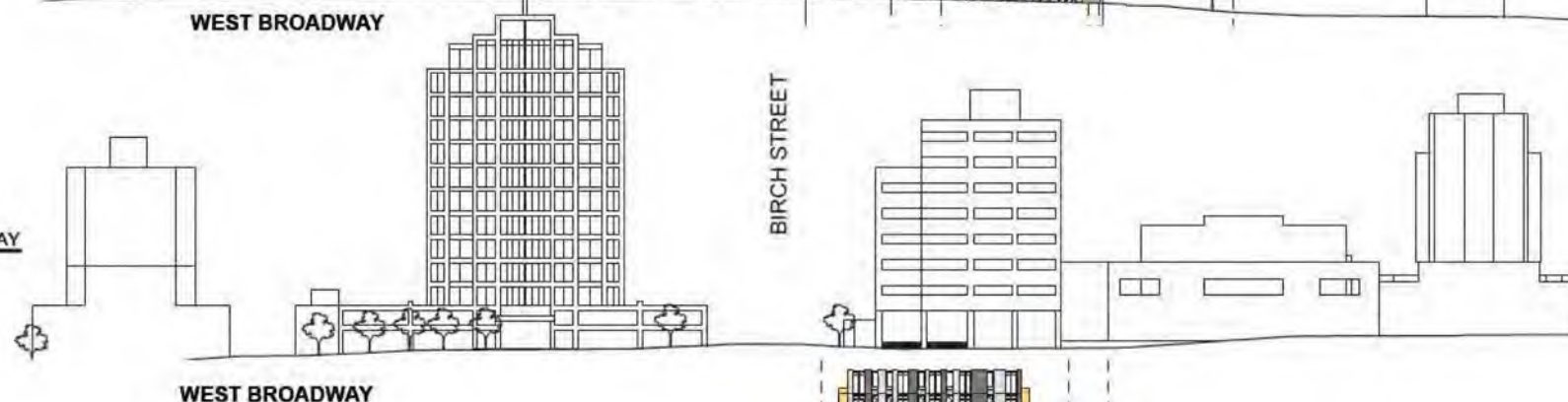
JULY 9, 2018



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



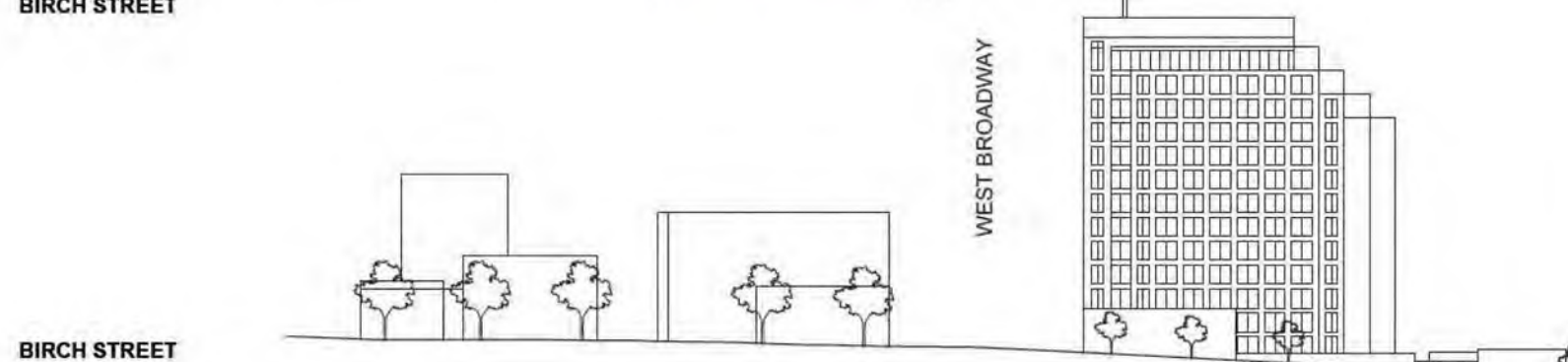
2 NORTH SIDE OF WEST BROADWAY
3/128" 1'-0"



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



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



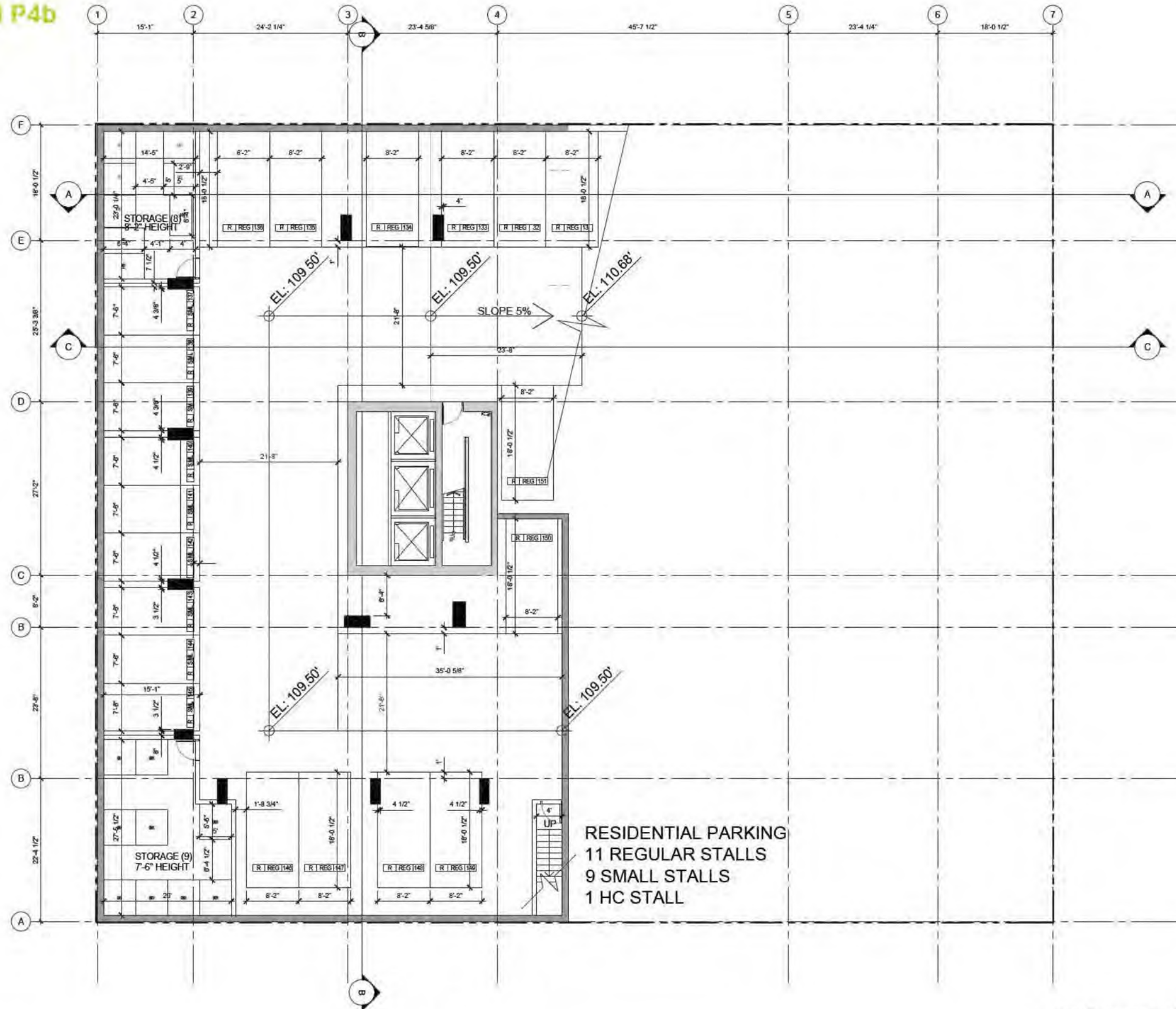


JAMESON
DEVELOPMENT
CORP.

Level P4b

1" = 1/8"

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





1' = 1/8"

JULY 9, 2018





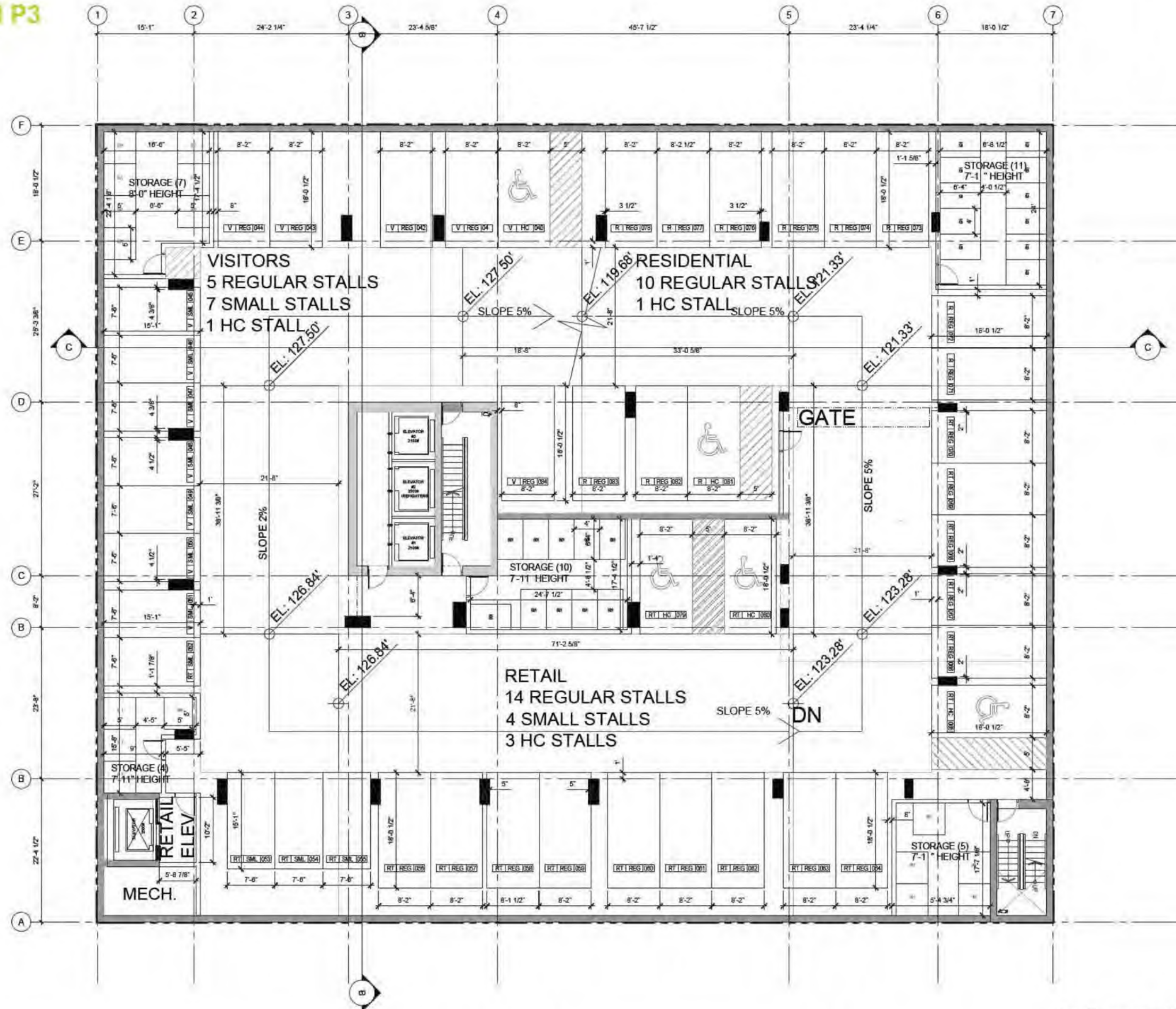
JAMESON
DEVELOPMENT
CORP.

Level P3

1" = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018





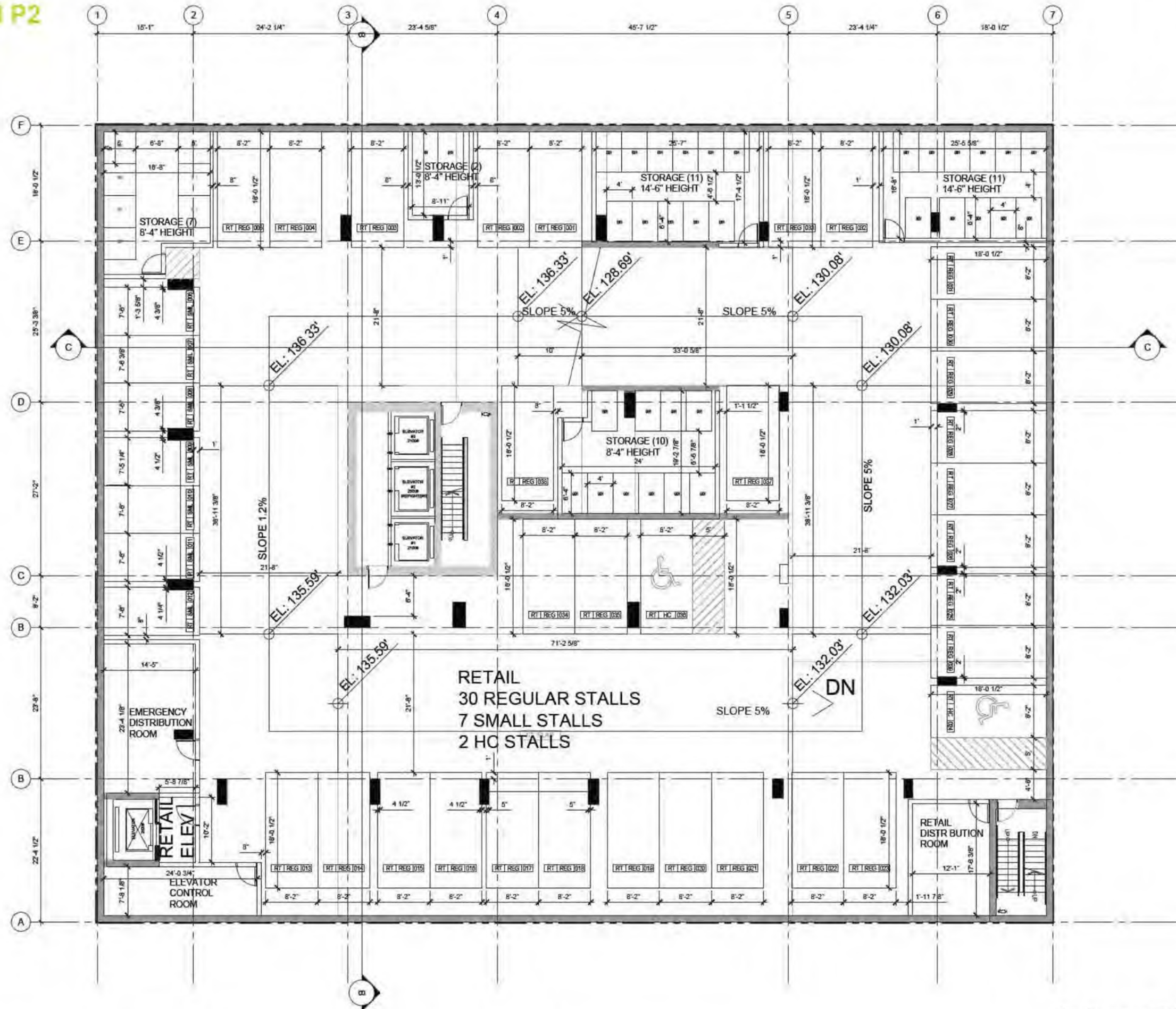
JAMESON
DEVELOPMENT
CORP

Level P2

1' = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



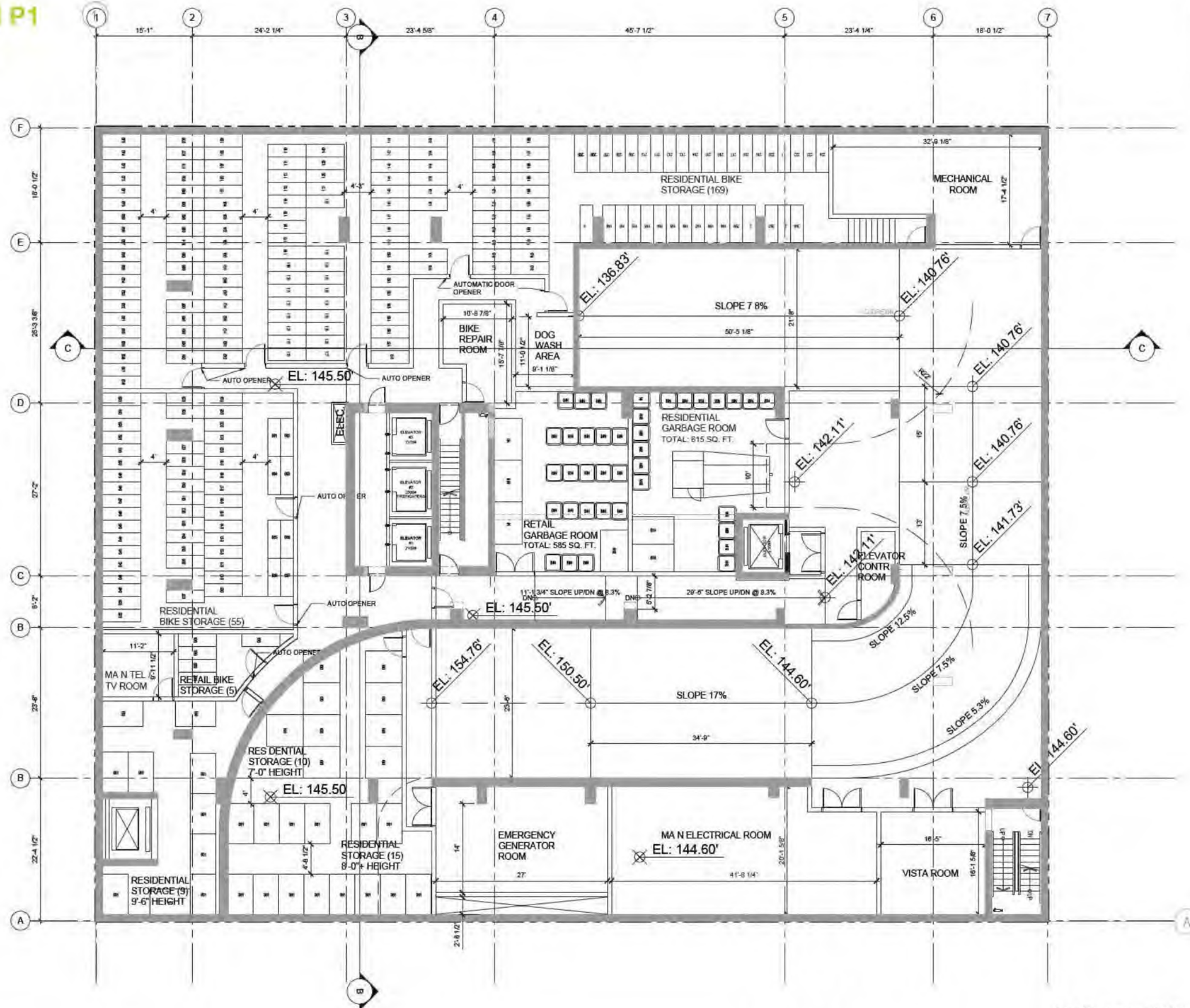


JAMESON
DEVELOPMENT
CORP

Level P1
1" = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018




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

JULY 9, 2018

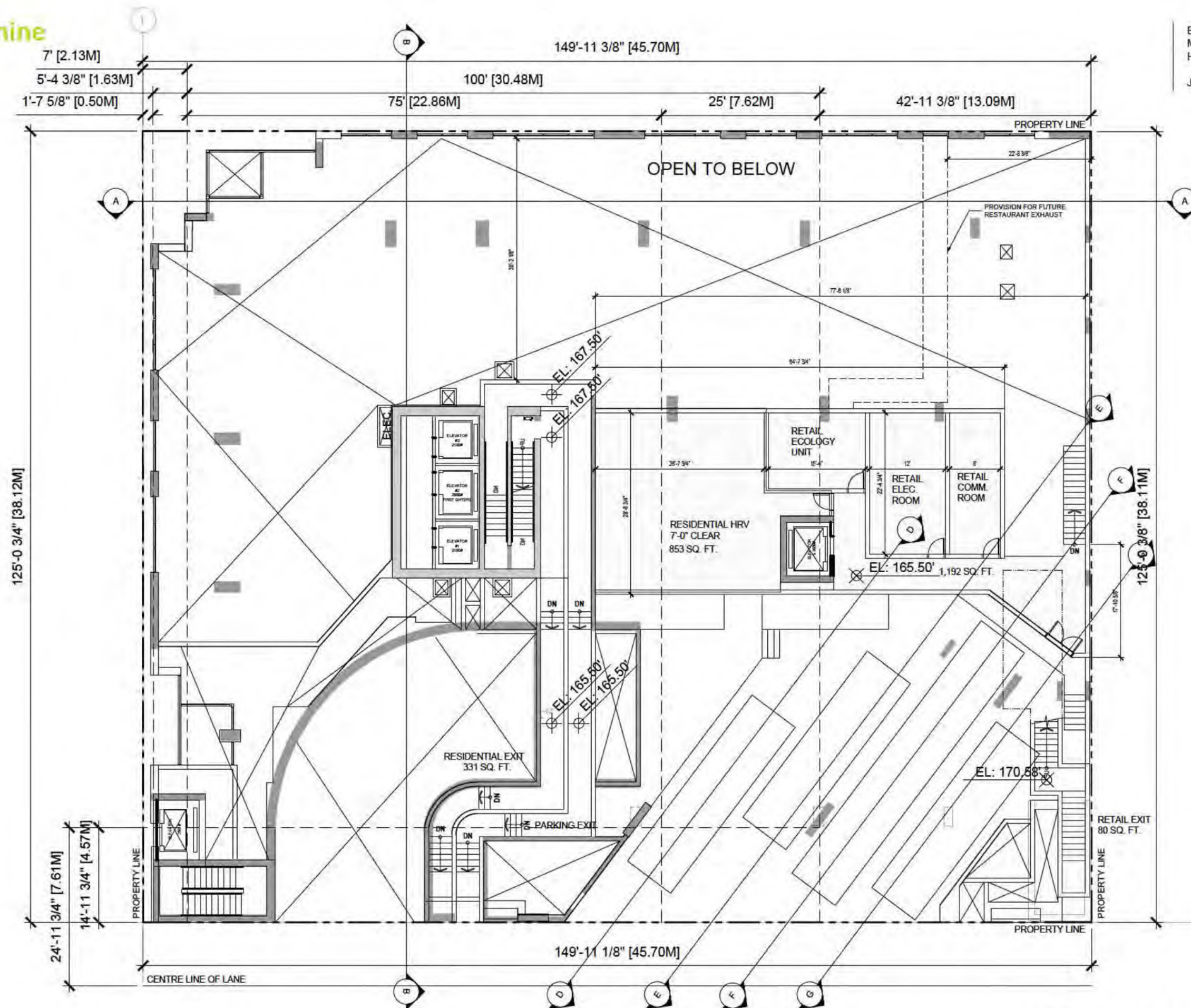


Mezzanine

1" = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018





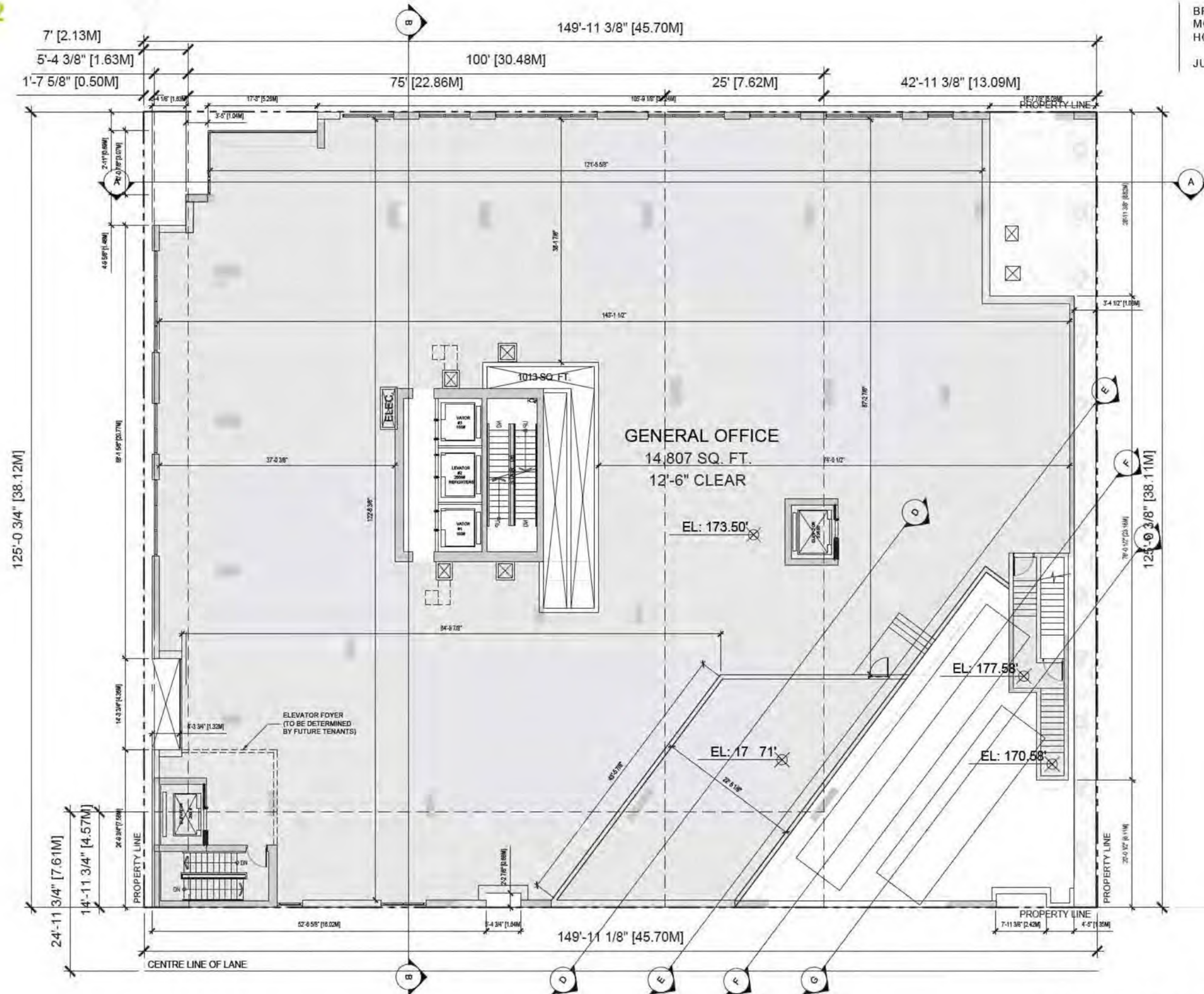
JAMESON
DEVELOPMENT
CORP.

Level 2

1" = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018




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

JULY 9, 2018





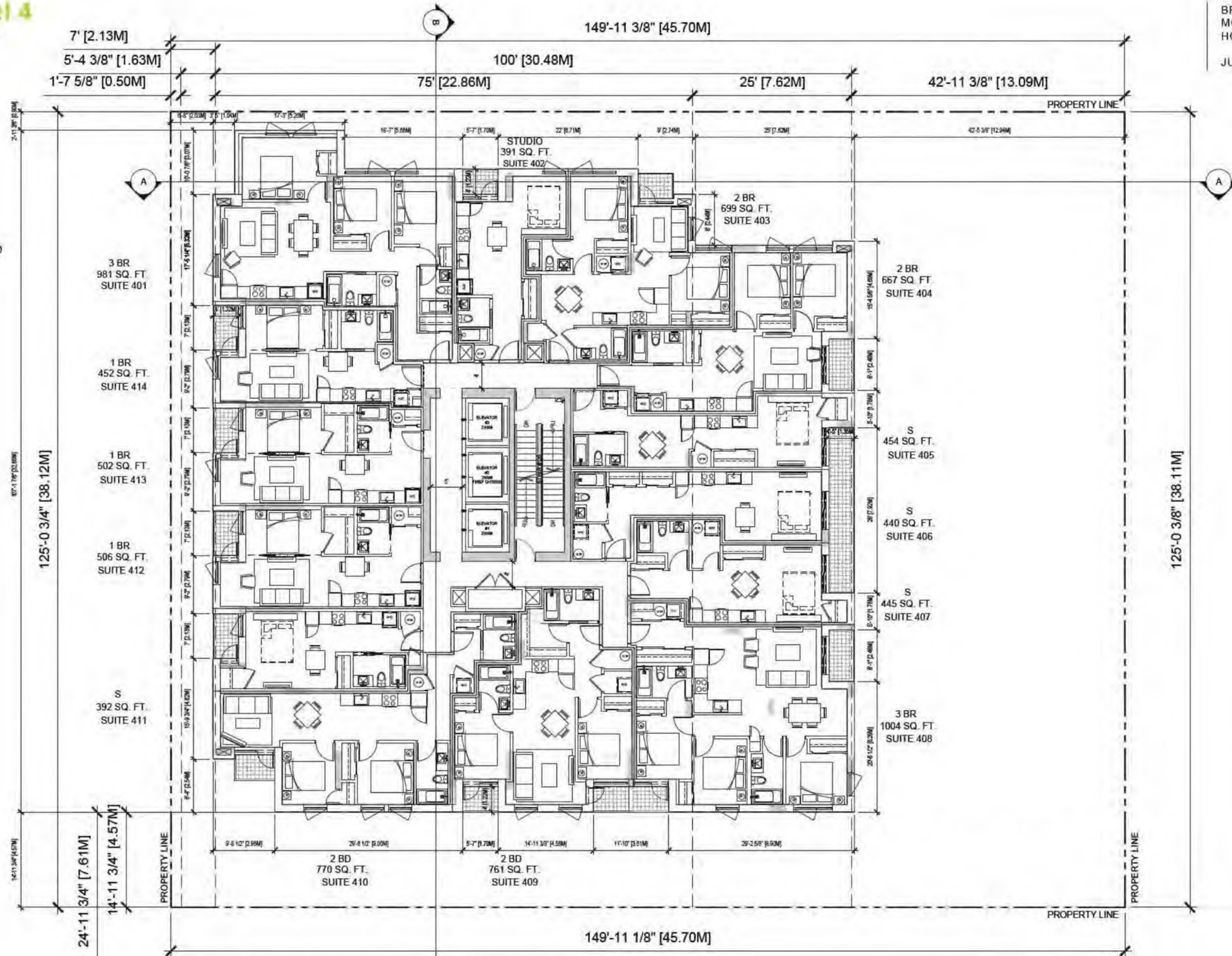
JAMESON
DEVELOPMENT
CORP.

Level 4

1' = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



 $1' = 1/8''$

JULY 9, 2018



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

JULY 9, 2018



 $1' = 1/8''$

JULY 9, 2018

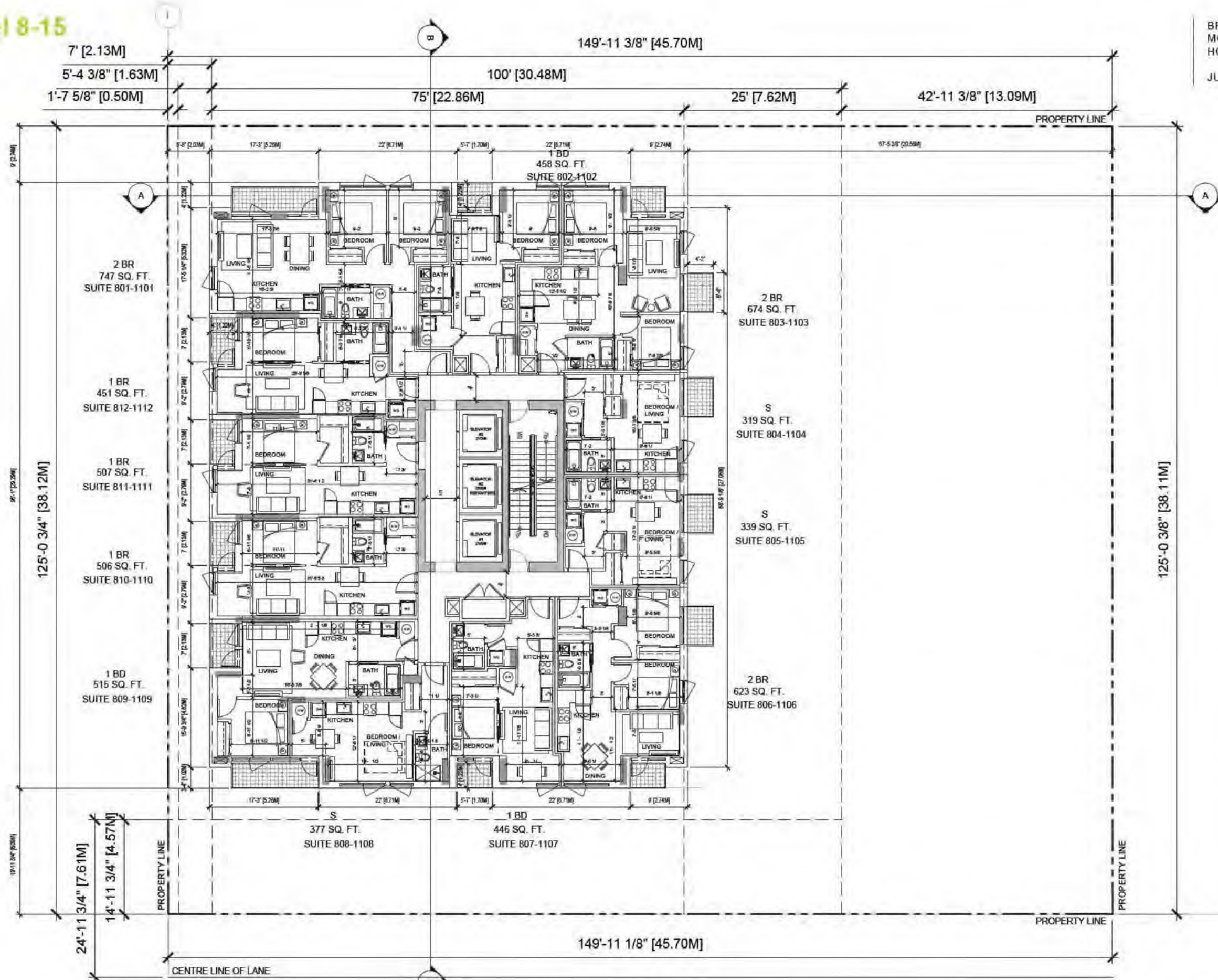




JAMESON
DEVELOPMENT
CORP.

Level 8-15

1" = 1/8"



BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018




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

JULY 9, 2018

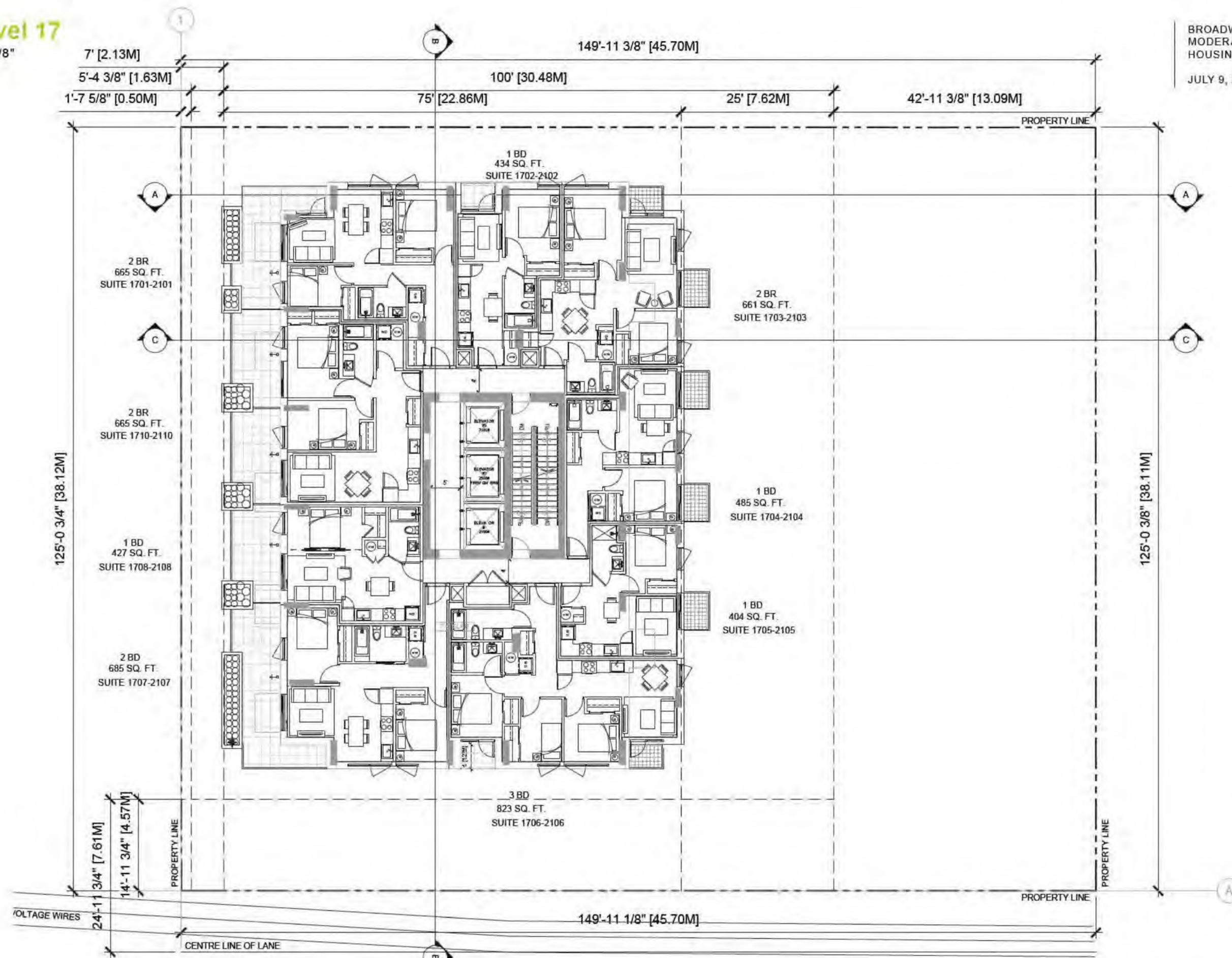




JAMESON
DEVELOPMENT
CORP

Level 17

1" = 1/8"



BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018

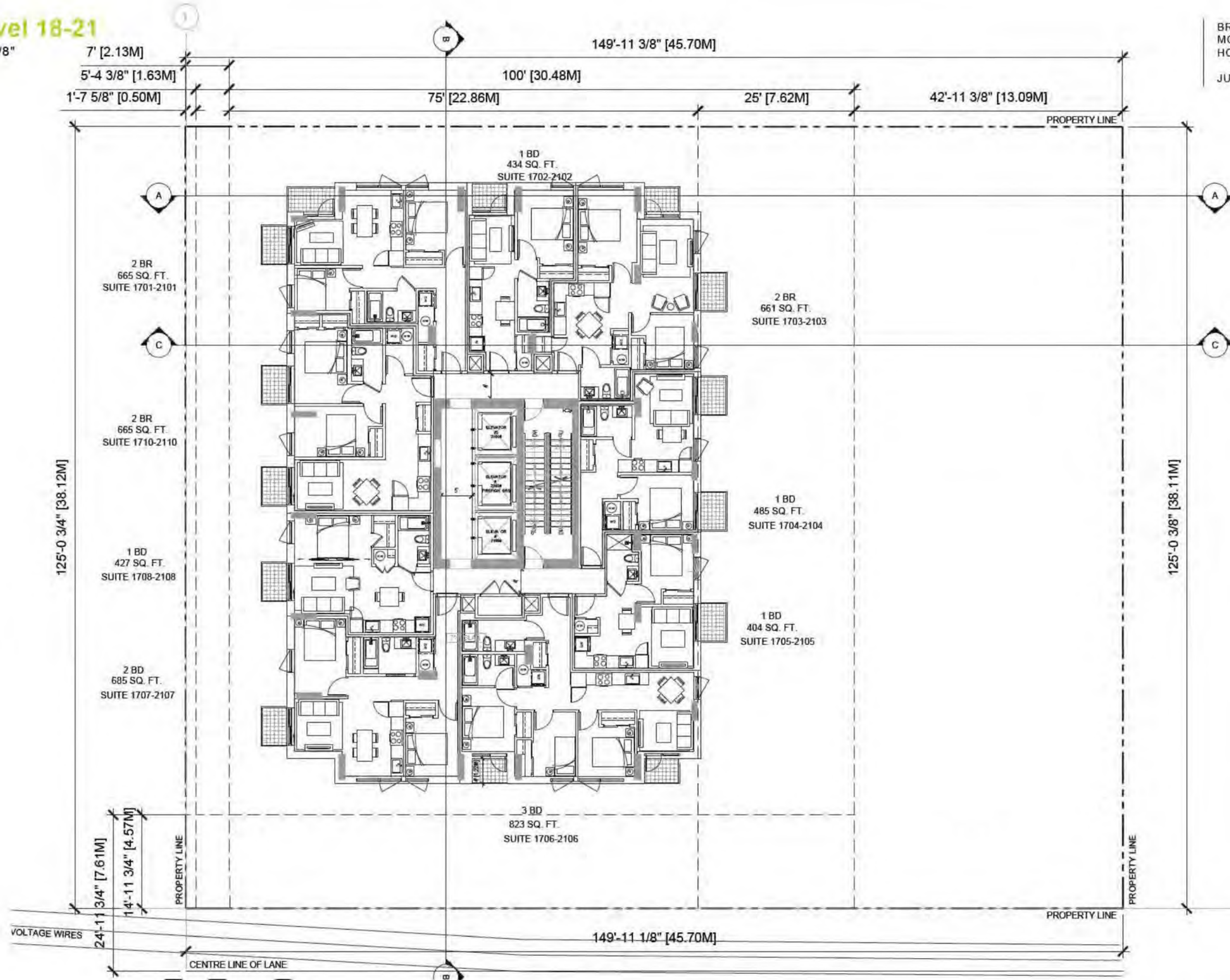


Level 18-21

1" = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018

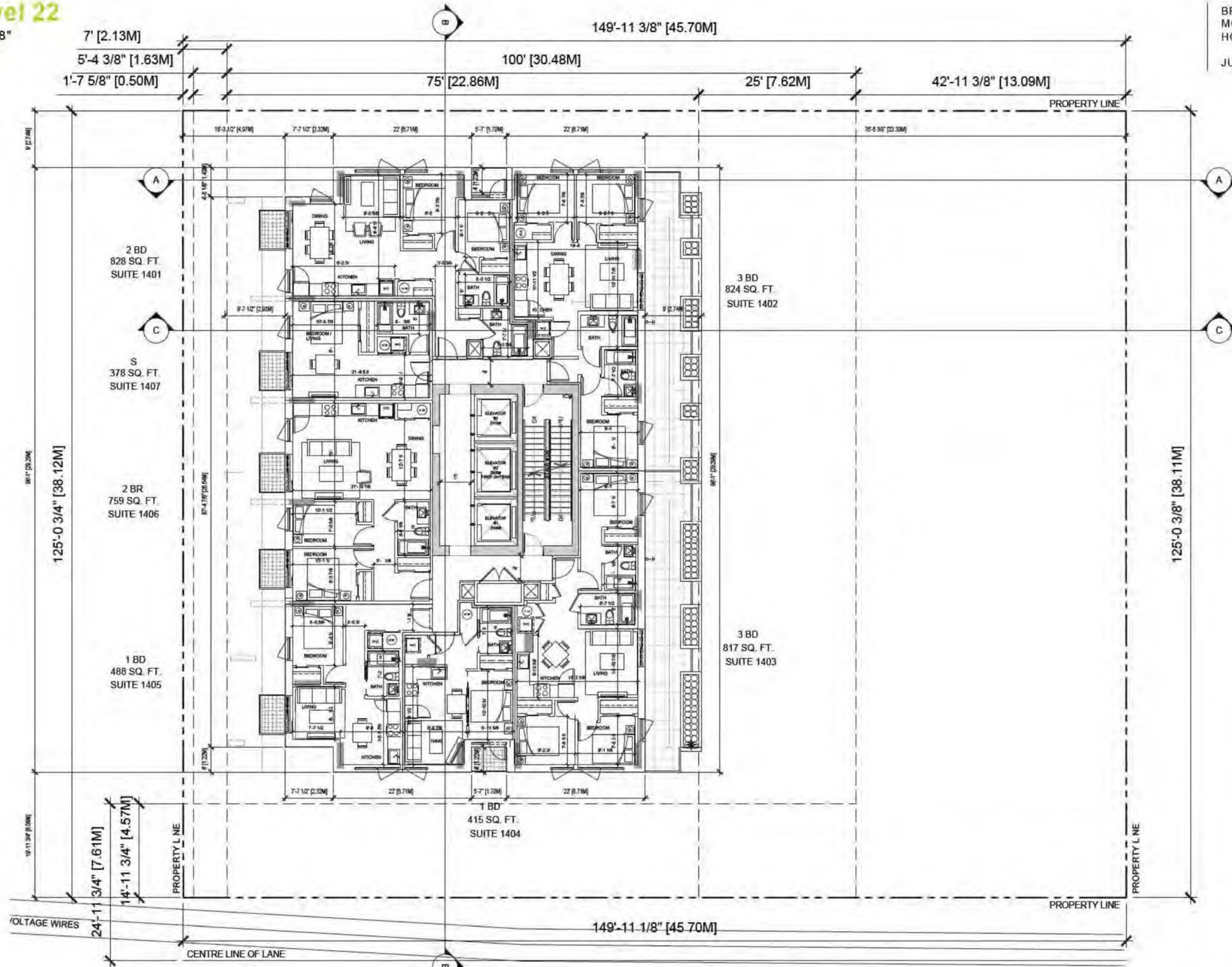




JAMESON
DEVELOPMENT
CORP.

Level 22

1" = 1/8"



BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



 $1' = 1/8''$

7' [2.13M]

5'-4 3/8" [1.63M]

1'-7 5/8" [0.50M]

149'-11 3/8" [45.70M]

100' [30.48M]

25' [7.62M]

42'-11 3/8" [13.09M]

PROPERTY LINE

**BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM**

JULY 9, 2018

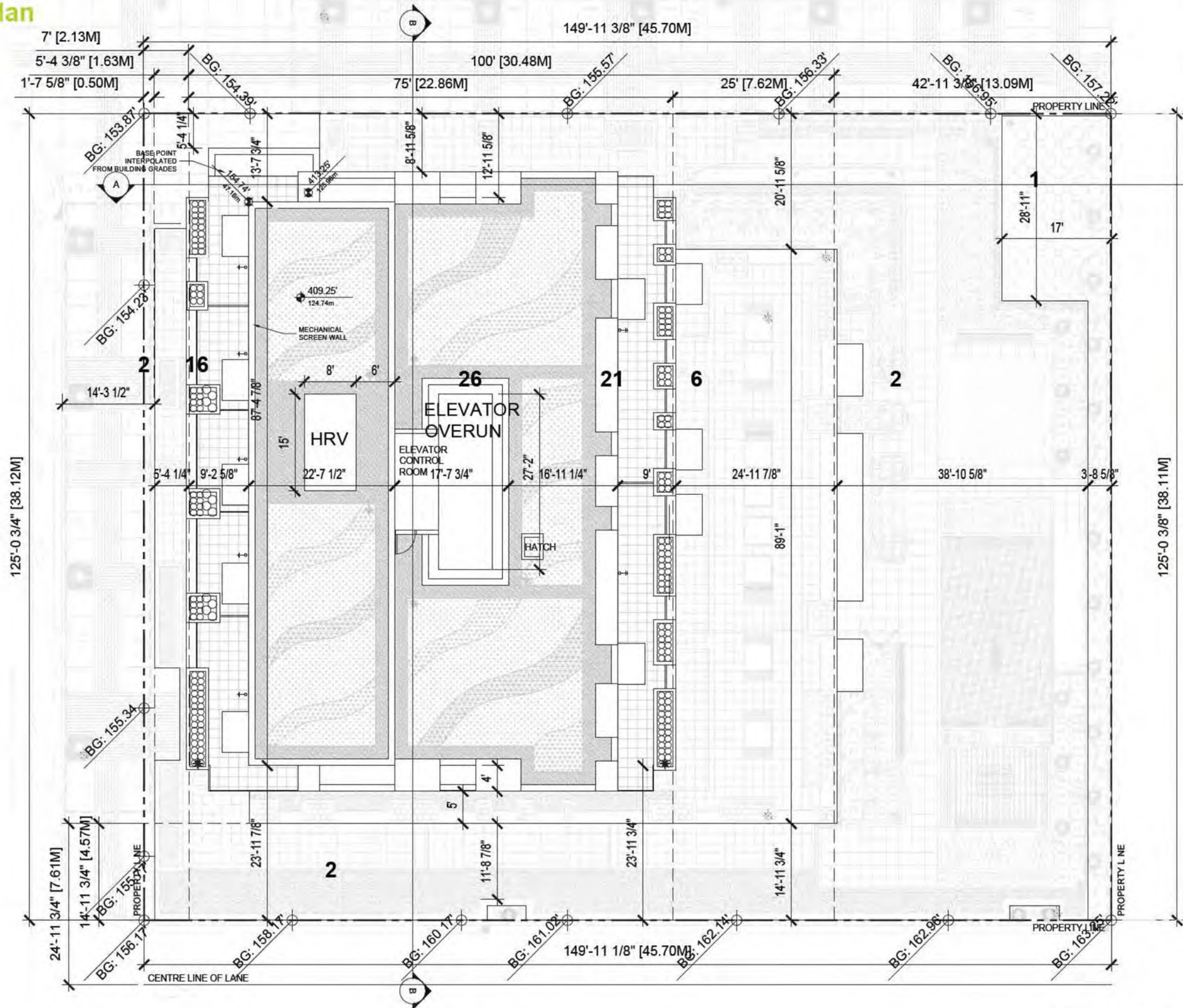




JAMESON
DEVELOPMENT
CORP

Roof Plan

1' = 1/8"



BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



JAMESON
DEVELOPMENT
CORP

Elevations

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



SECTION A
1' = 1/8"

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

Shadow Study - March

Shadow Study - September

JULY 9, 2018

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

From: "Co, Rebecca" <rebecca.co@vancouver.ca>

To: "ESRG - Survey - DL" <s.15(1)(l)>

"ESRG - Parking Management Branch \PMB\ - DL" <s.15(1)(l)>

"ESRG - Sewer Review Design Engineers - DL" <s.15(1)(l)>

"ESRG - Water Design - DL" <s.15(1)(l)>

CC: "King, Lisa (PLN)" <Lisa.King@vancouver.ca>

Date: 7/27/2018 9:01:07 AM

Subject: FW: 1296 W Broadway - PS-2018-00702 - MIRHPP rezoning enquiry

Attachments: 1296 W Broadway Enquiry Drawings - 2018-07-25.tr5

Hello all,

Please see below for the due dates on this MIRHPP PS. Groups are already opened for your review in Posse. Please review and save your comments there. Thank you!

Rebecca (beki) Co,
City of Vancouver
Projects, Engineering Development Services
T:604.873.7002

From: King, Lisa (PLN)

Sent: Wednesday, July 25, 2018 5:00 PM

To: Cheng, Paul; Draskovic, Rosemarie; Co, Rebecca; Naundorf, Daniel

Cc: Turecki, John

Subject: 1296 W Broadway - PS-2018-00702 - MIRHPP rezoning enquiry

Hi everyone,

We have a new rezoning enquiry for **1296 W Broadway** coming in under the **Moderate Income Rental Housing Pilot Project**. The Vandocs link is attached and you can also find information under Posse #PS-2018-00702. There was a rezoning recently approved for this site on January 16, 2018 for a 16-storey mixed-use building under Rental 100 (153 secured market rental units).

Proposal:

The applicant is proposing a 26-storey mixed use building containing retail on the ground level, office use on the second level and 258 secured rental units (52 moderate income rental/206 market rental). An FSR of 10.39 and height of approx. 255.42 ft is proposed.

Timeline:

Staff are aiming for a **September 12 DRM** date so I would appreciate it if I could get comments back by **August 24**.

Meeting:

I will set up a staff meeting if needed to coordinate a response prior to DRM.

If you have any questions, please let me know.

Lisa

Lisa King

Rezoning Planner

Planning, Urban Design & Sustainability

City of Vancouver | T: 604.873.7642 | E: lisa.king@vancouver.ca

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



IBI Group on behalf of Jameson Development Corp.
Submitted for Rezoning Advice, 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

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 <p>Drawings should be scaled and include:</p> <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

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"



SITE AT BIRCH AND BROADWAY



APPROACHING SITE EASTBOUND ON BROADWAY



OFFICE BUILDING KITTY-CORNER TO SITE



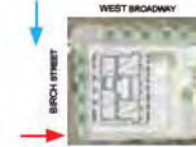
BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



JAMESON
DEVELOPMENT
CORP

Context



EAST ON BIRCH



SOUTH ON WEST BROADWAY

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018

**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 and Design Rationale**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.

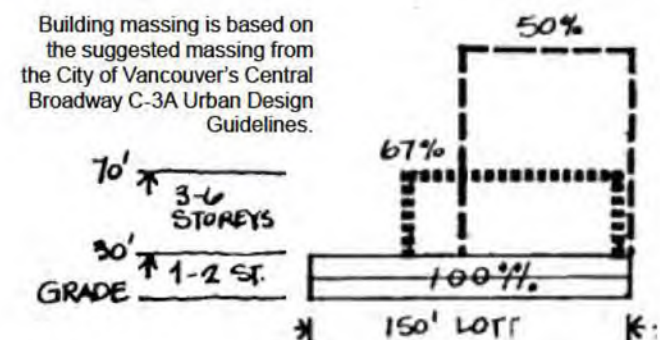
Located along the Broadway Corridor, along a relatively dense spine that is facilitated by C-3A zoning, the development will be a transition from C-3A to a taller tower on West Broadway.

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 and 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

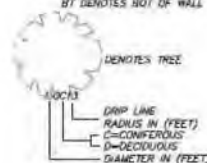
CIVIC ADDRESS :
1296 WEST BROADWAY
VANCOUVER, BC



LEGEND

FOUND

- DENOTES STANDARD IRON POST:
- ◆ DENOTES LEAD PLUG
- ▲ DENOTES CONCRETE NAIL SPIKE OR SCREW
- ⬆ DENOTES HOUSE
- ⊗ ⊕ DENOTES CATCH BASIN
- DENOTES MANHOLE
- LS ⊕ DENOTES LAMP STANDARD
- DENOTES PULL BOX
- GM ⊕ DENOTES GAS METER
- GV M DENOTES GAS VALVE
- ⊕ M DENOTES HYDRANT
- SM ⊕ DENOTES SIGN
- TSR ⊕ DENOTES TRAFFIC SIGNAL POLE
- TSL ⊕ DENOTES TRAFFIC SIGNAL OR LAMP STANDARD
- WM ⊕ DENOTES WATER CHANGER
- WM ⊕ DENOTES WATER METER
- WM M DENOTES WATER VALVE
- PP ⊕ DENOTES POWER POLE
- ⋈ DENOTES SQUARED
- TD DENOTES TOP OF WALL
- BT DENOTES BOT OF WALL



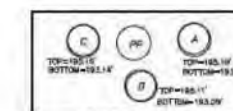
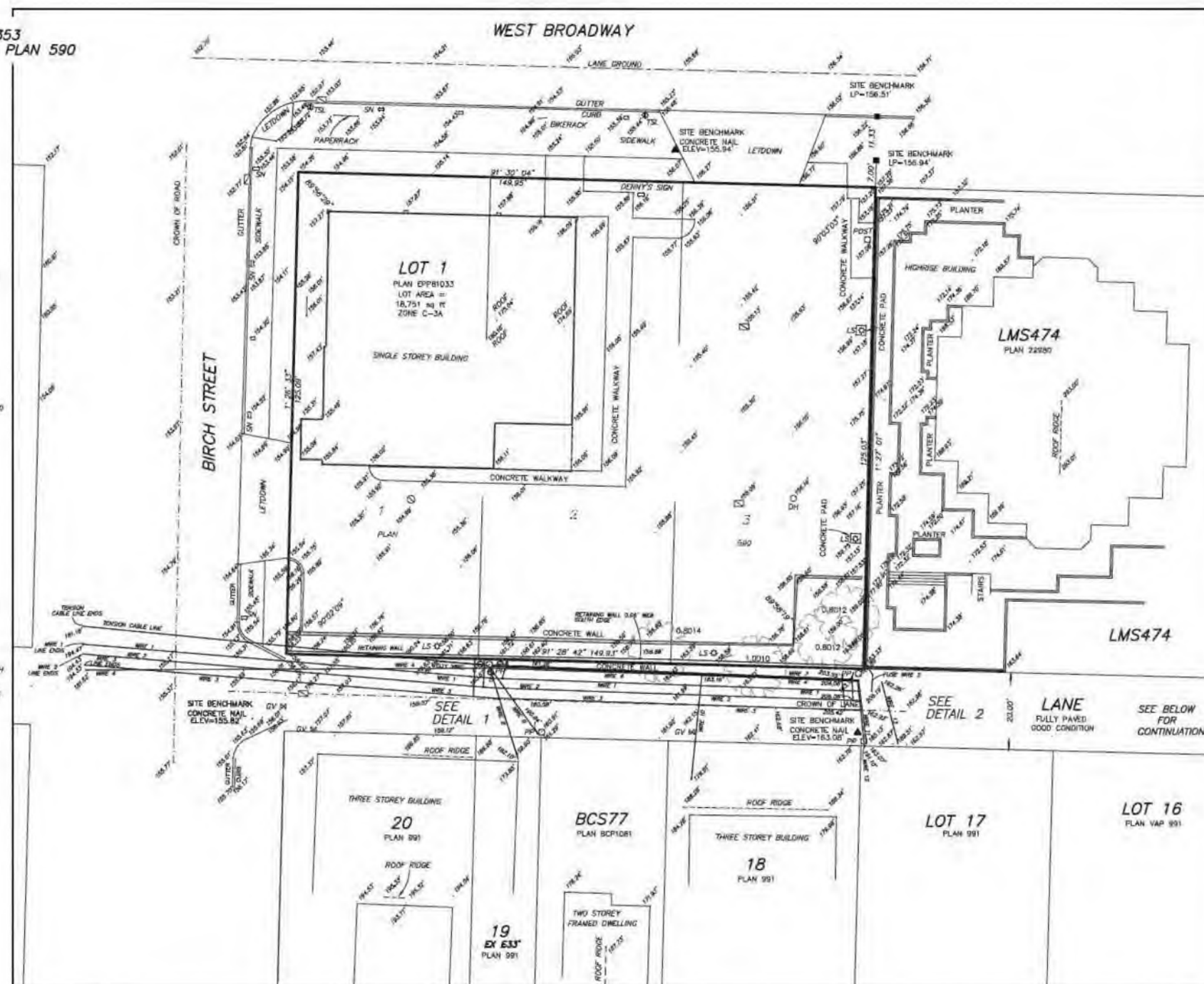
NOTES:

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

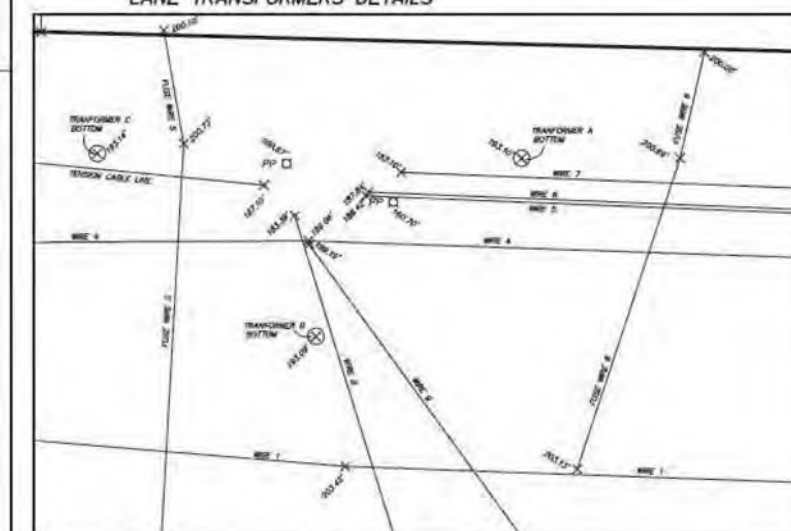
ALL TREES HAVE BEEN LOCATED IN ACCORDANCE WITH
BYLAW NO. 7347.

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

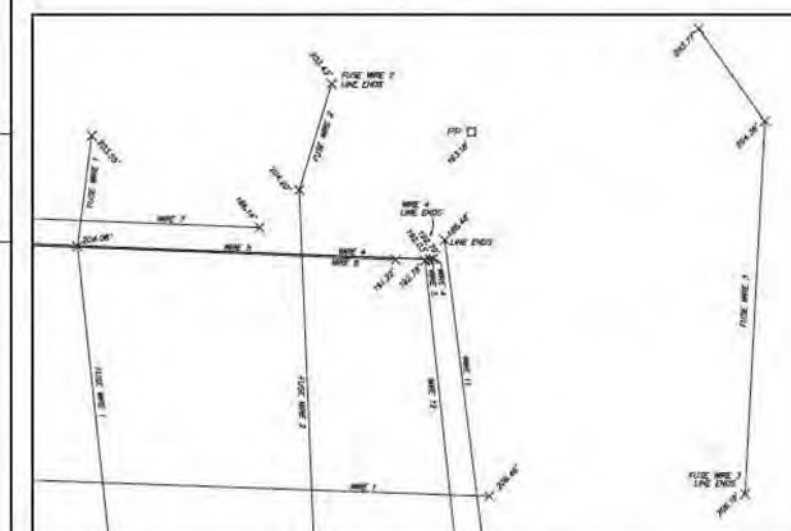
ELEVATIONS ARE TO GVD GEODETIC
DATUM 2000 BENCH MARK - MONUMENT N-2220
NE CORNER OF BIRCH AND BROADWAY
ELEVATION = 152.22 FEET
46.396 METERS



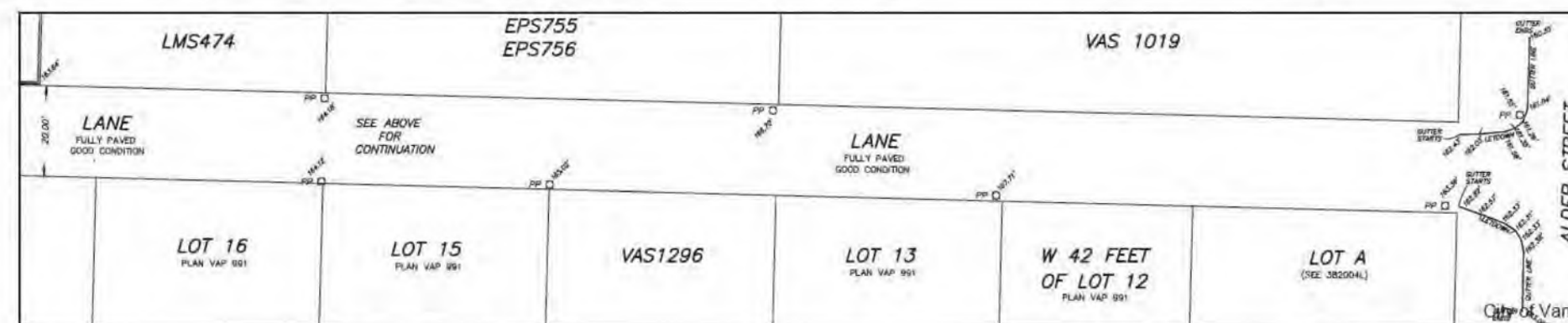
SCALE: 1:4
LANE TRANSFORMERS DETAILS



DETAIL 1
NOT TO SCALE



DETAIL 2
NOT TO SCALE



TOPOGRAPHIC SURVEY INSPECTED AND UPDATED JANUARY 4TH, 2017.
LANE TRANSFORMER ADDED MARCH 6TH, 2017.
WIPE 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.

(C) THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

City of Vancouver - FOI File 2019-299 - Page 20 of 285

Street Elevations

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



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



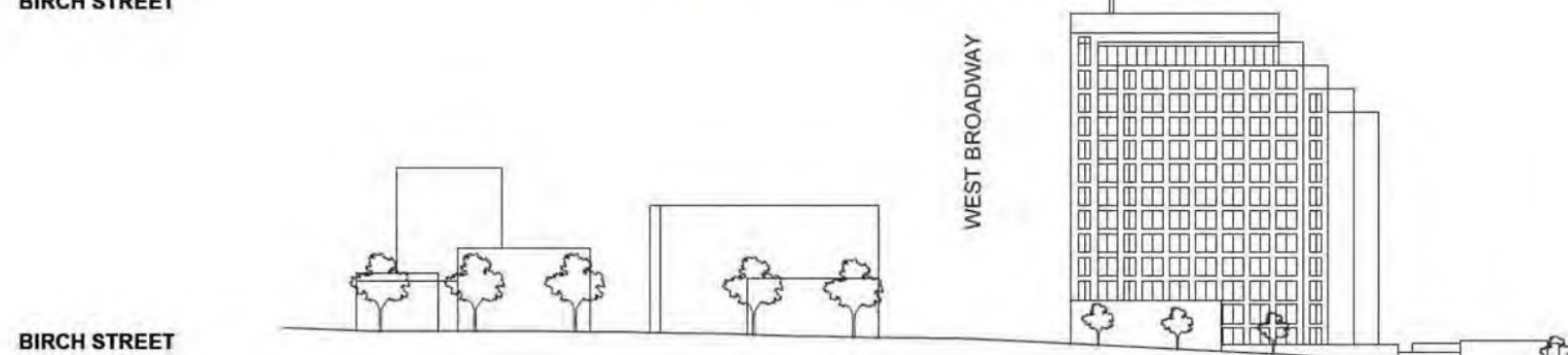
2 NORTH SIDE OF WEST BROADWAY
3/128" 1'-0"



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

FIRE HYDRANT

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

HRV

ELEVATOR
OVERUN
ELEVATOR
CONTROL
ROOM





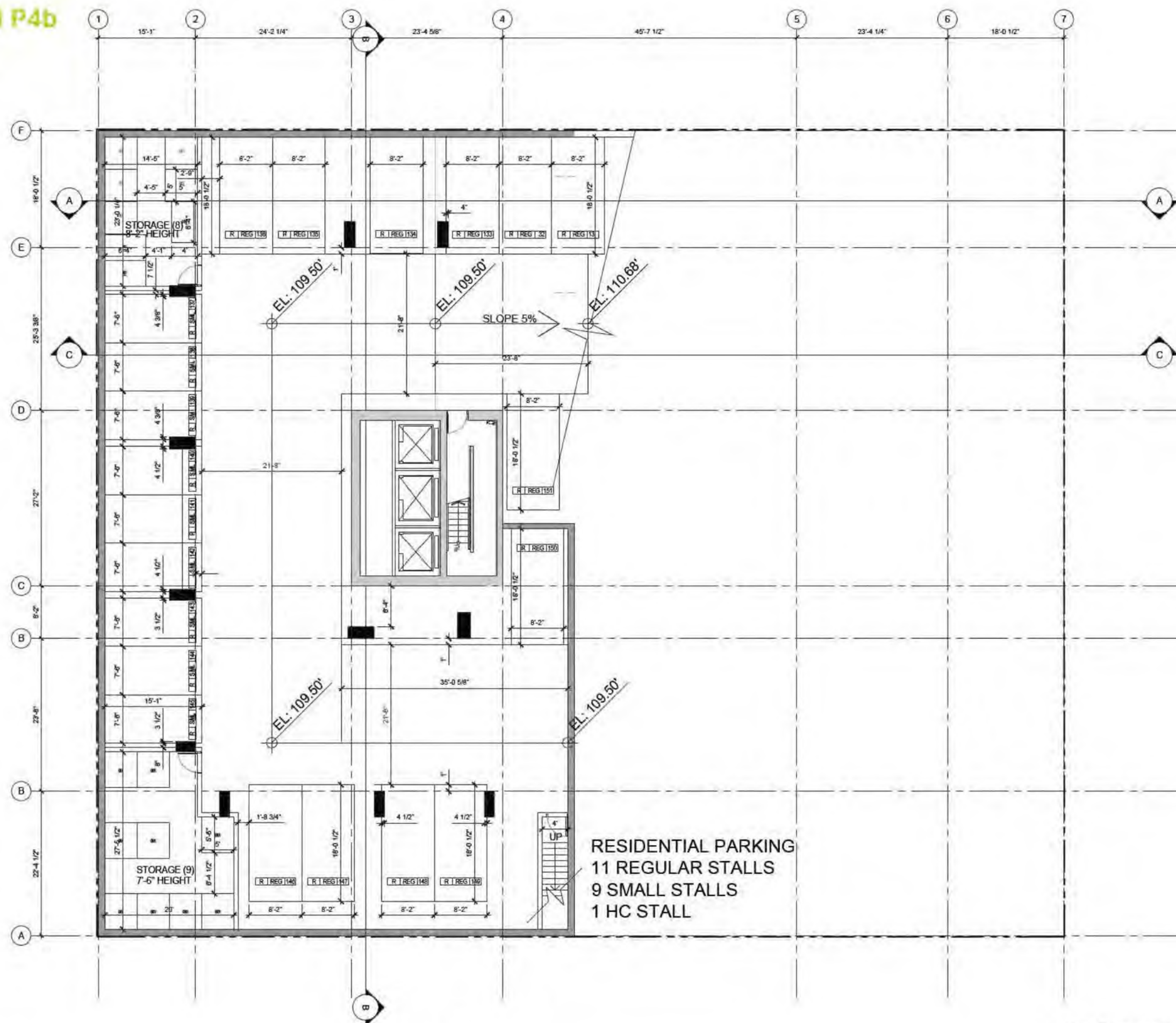
JAMESON
DEVELOPMENT
CORP.

Level P4b

1" = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



 $1' = 1/8''$

JULY 9, 2018





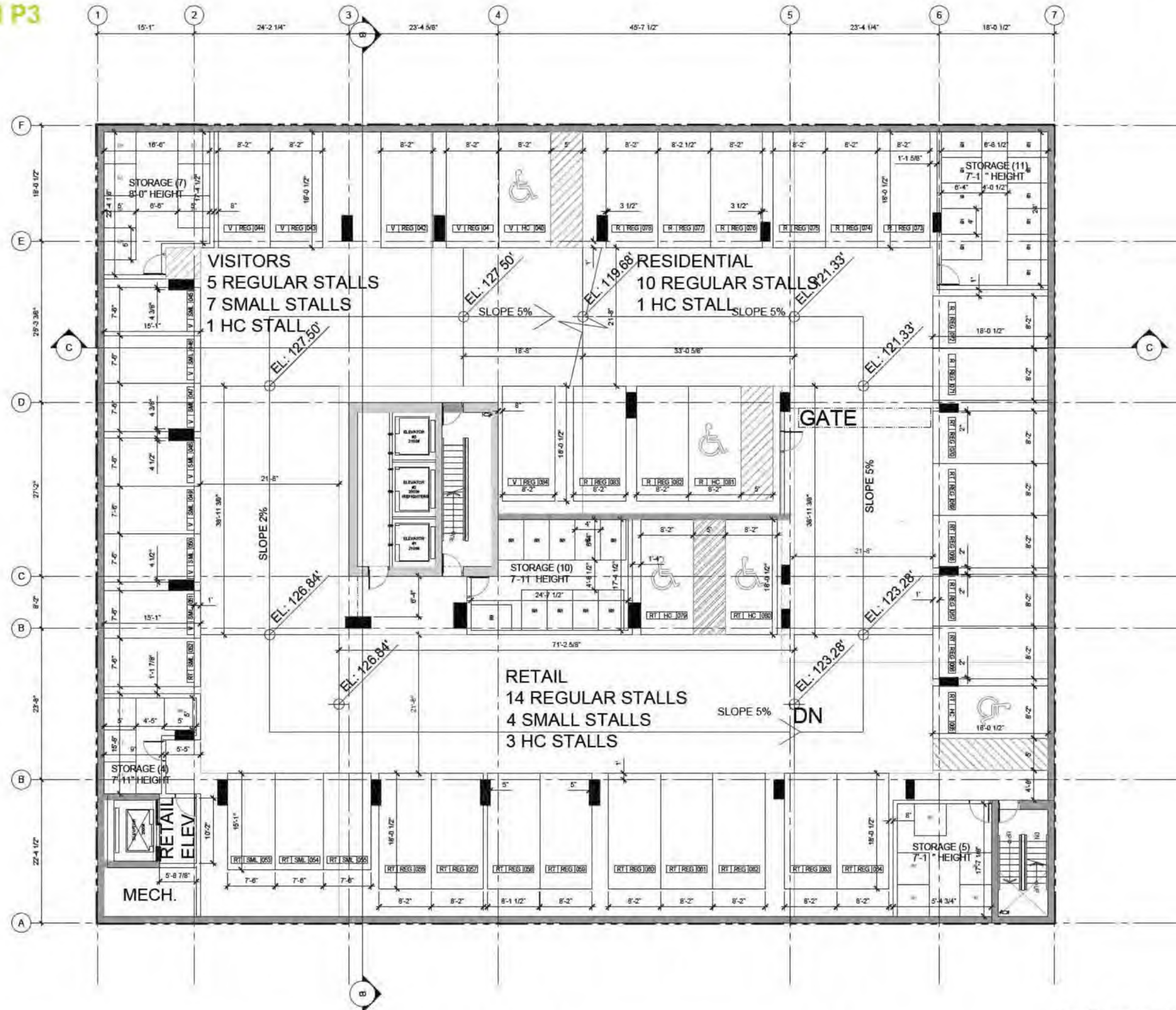
JAMESON
DEVELOPMENT
CORP.

Level P3

1' = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018





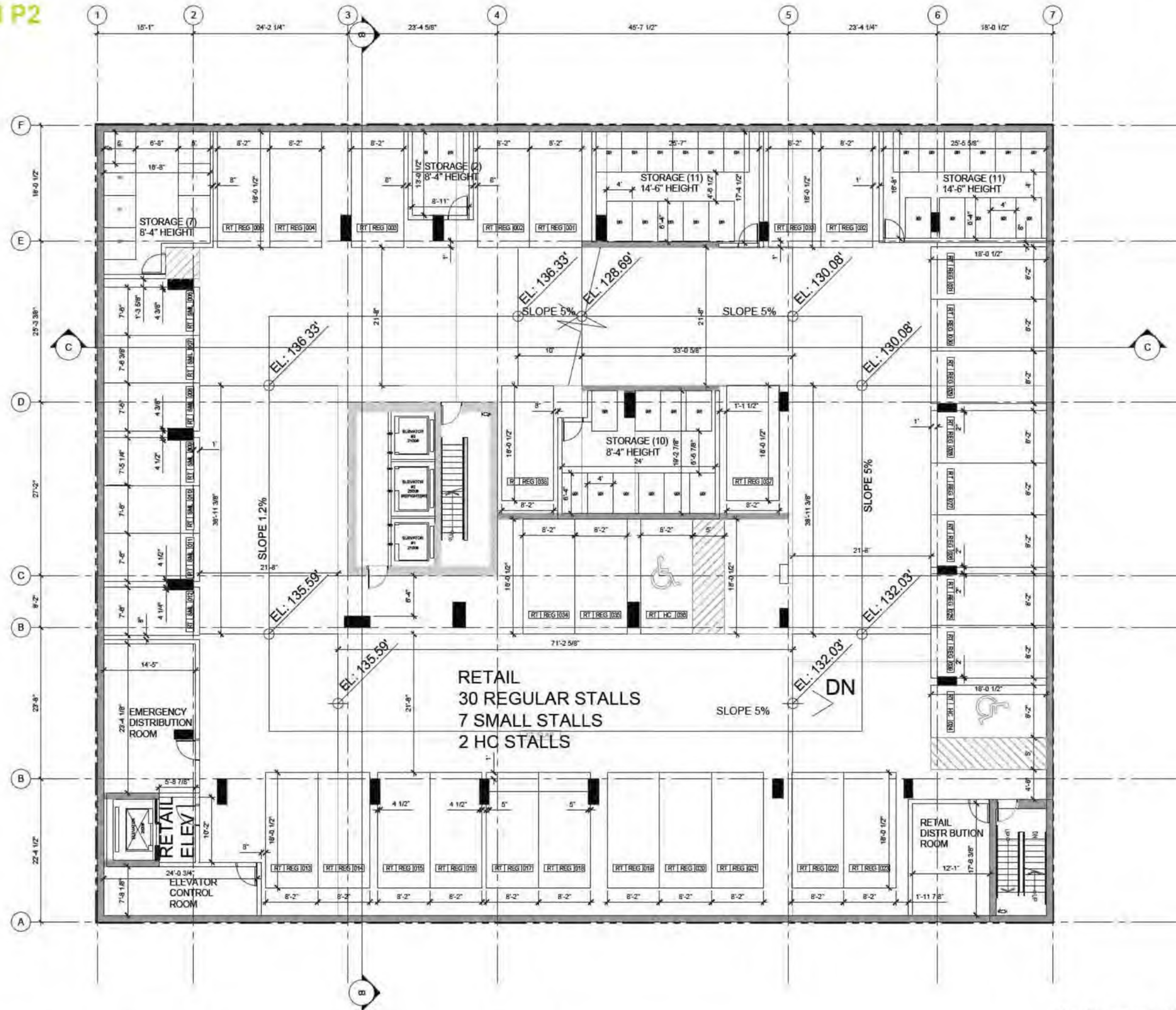
JAMESON
DEVELOPMENT
CORP

Level P2

1" = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



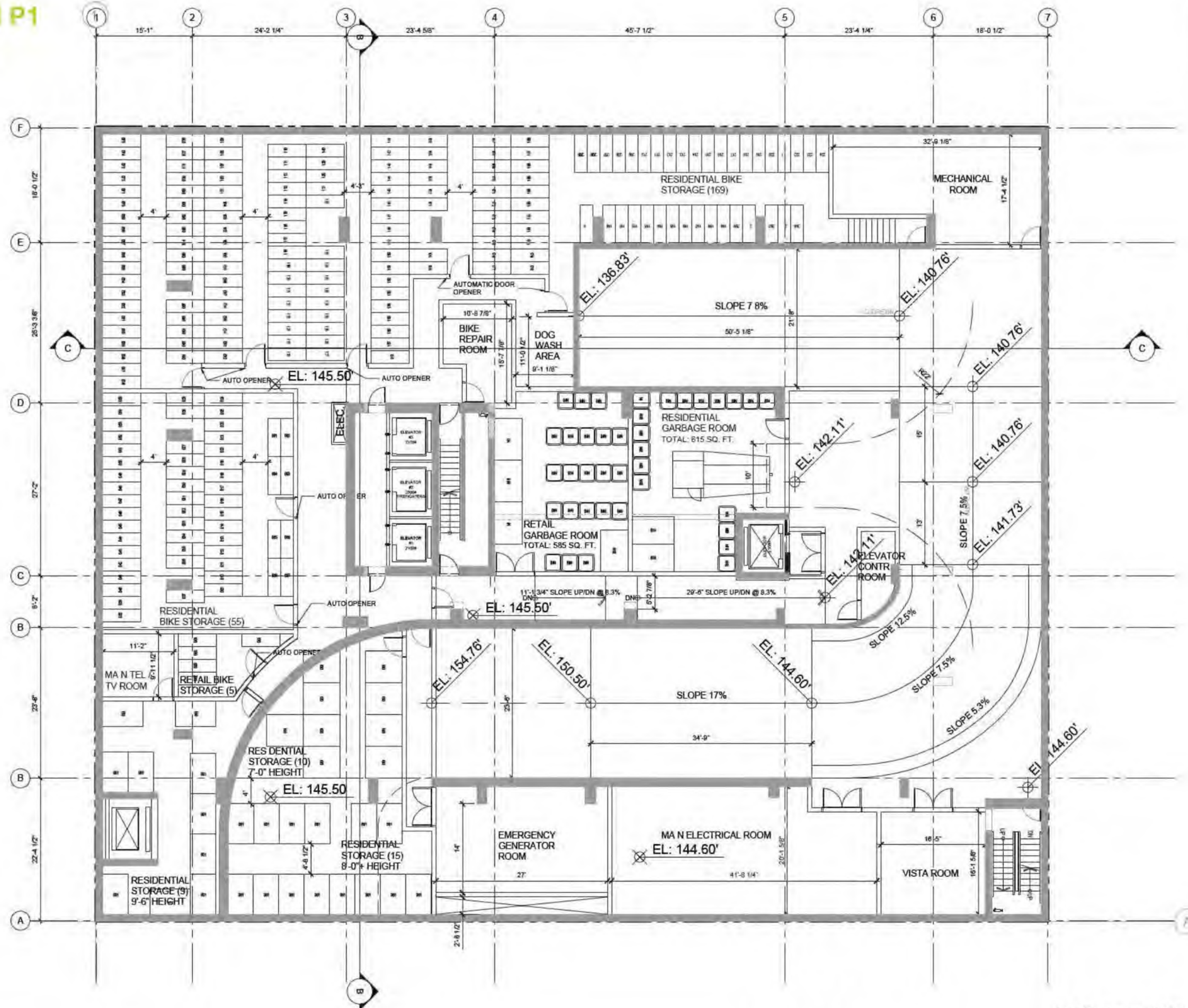


JAMESON
DEVELOPMENT
CORP

Level P1
1" = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018





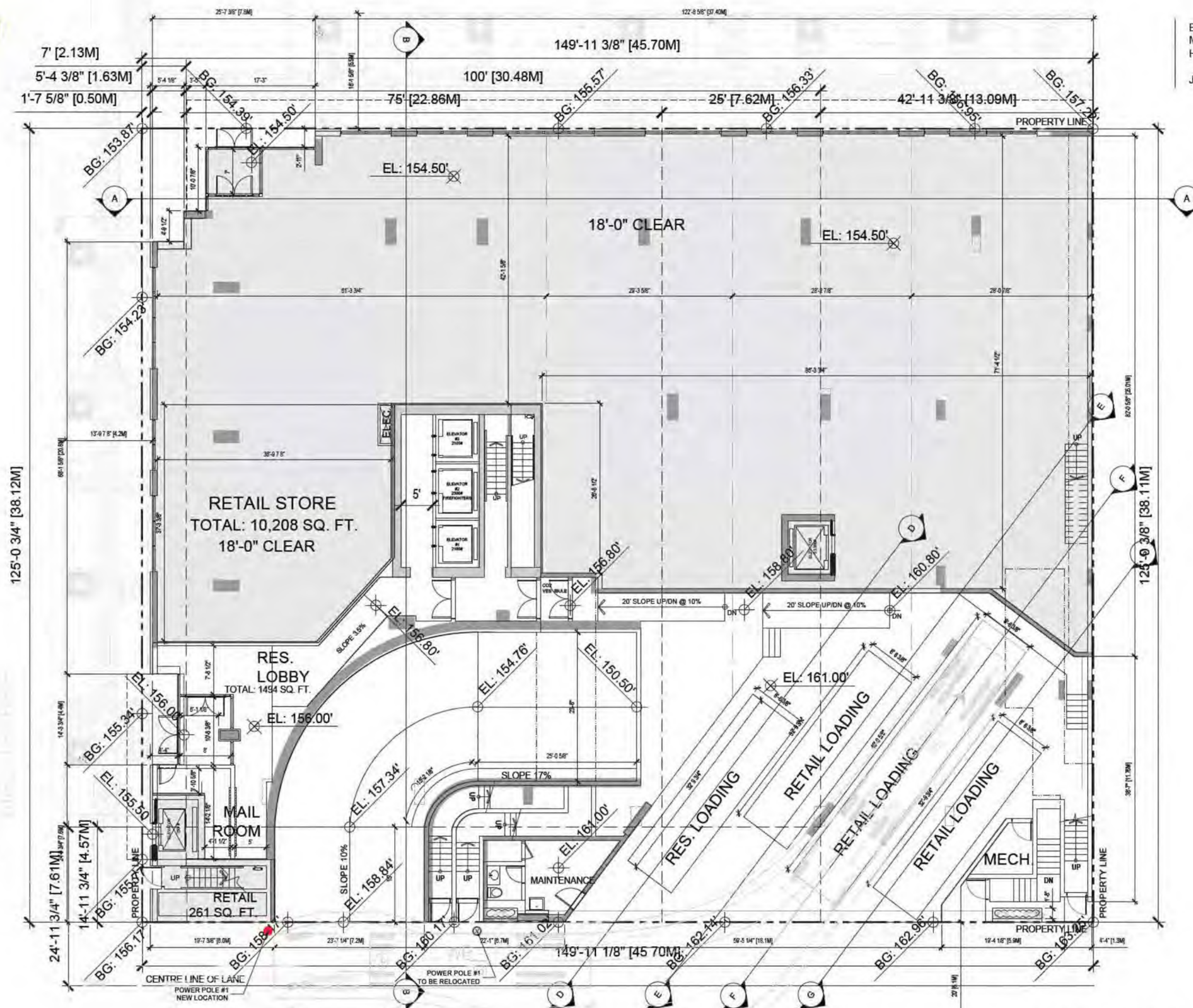
JAMESON
DEVELOPMENT
CORP

Level 1

1" = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018

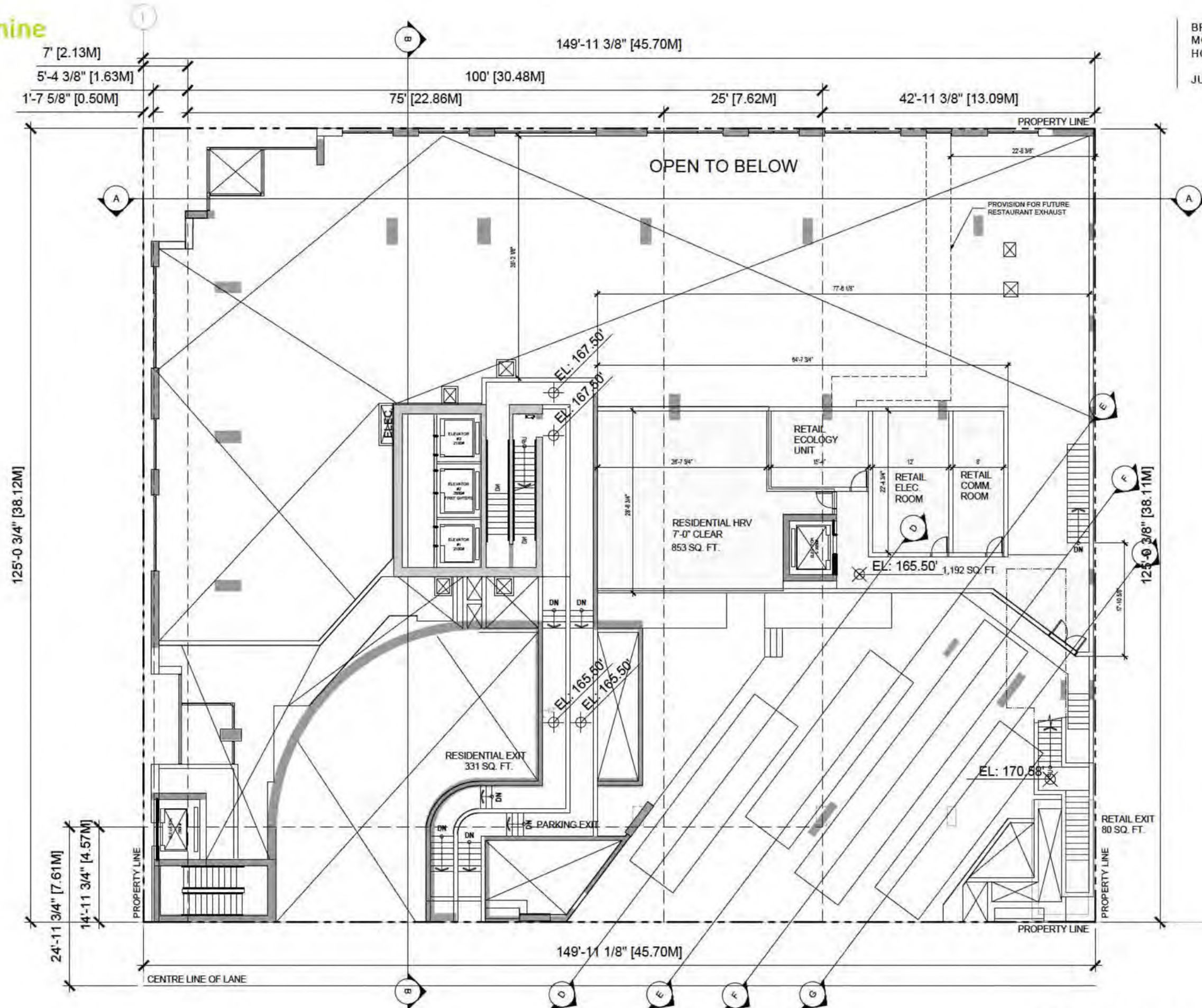


Mezzanine

1" = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018




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

JULY 9, 2018




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

JULY 9, 2018

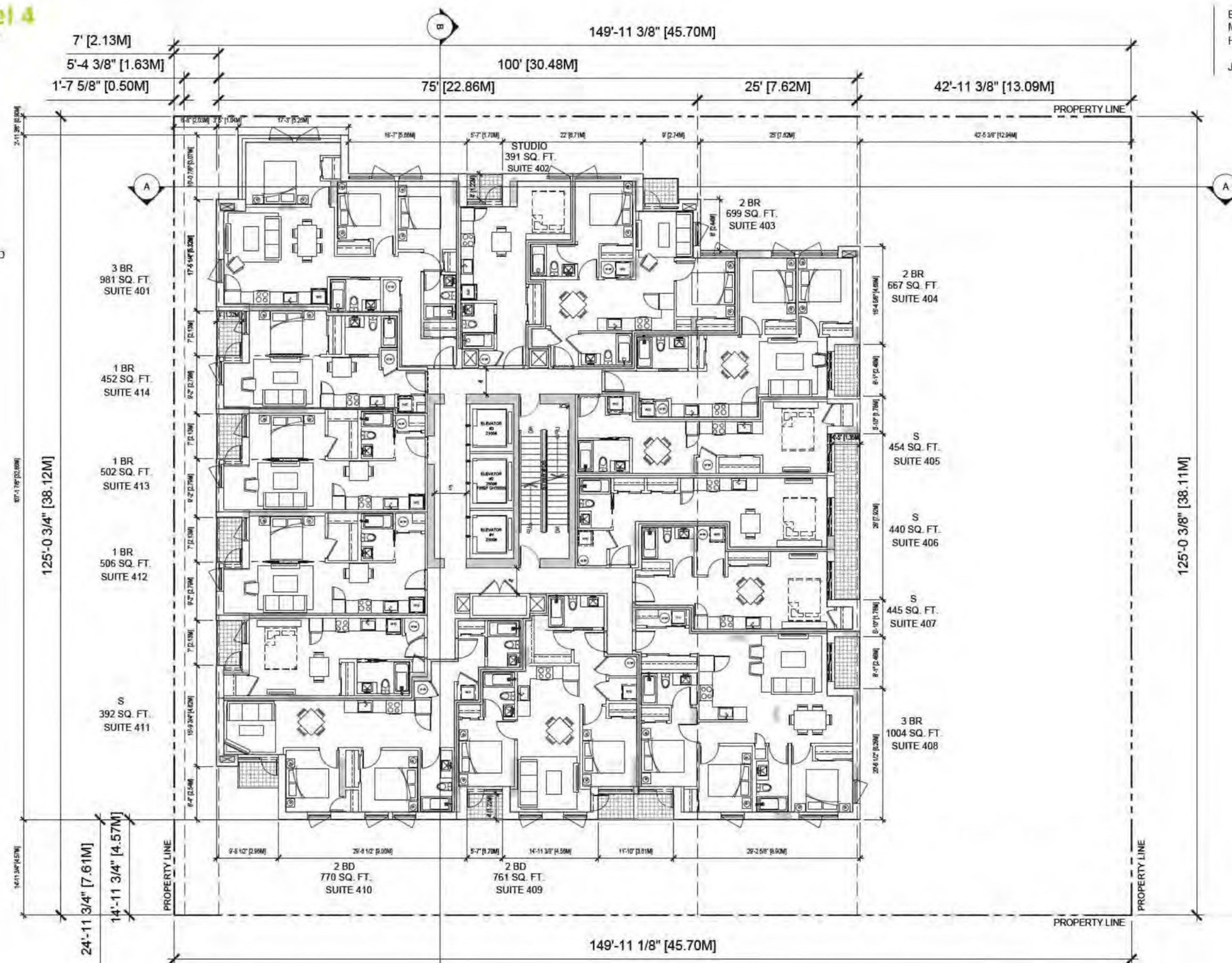




JAMESON
DEVELOPMENT
CORP.

Level 4

1' = 1/8"



BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



 $1' = 1/8''$

JULY 9, 2018



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

JULY 9, 2018



 $1' = 1/8''$

JULY 9, 2018



 $1' = 1/8''$

7' [2.13M]

5'-4 3/8" [1.63M]

1'-7 5/8" [0.50M]

149'-11 3/8" [45.70M]

100' [30.48M]

25' [7.62M]

42'-11 3/8" [13.09M]

PROPERTY LINE

**BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM**

JULY 9, 2018




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

JULY 9, 2018

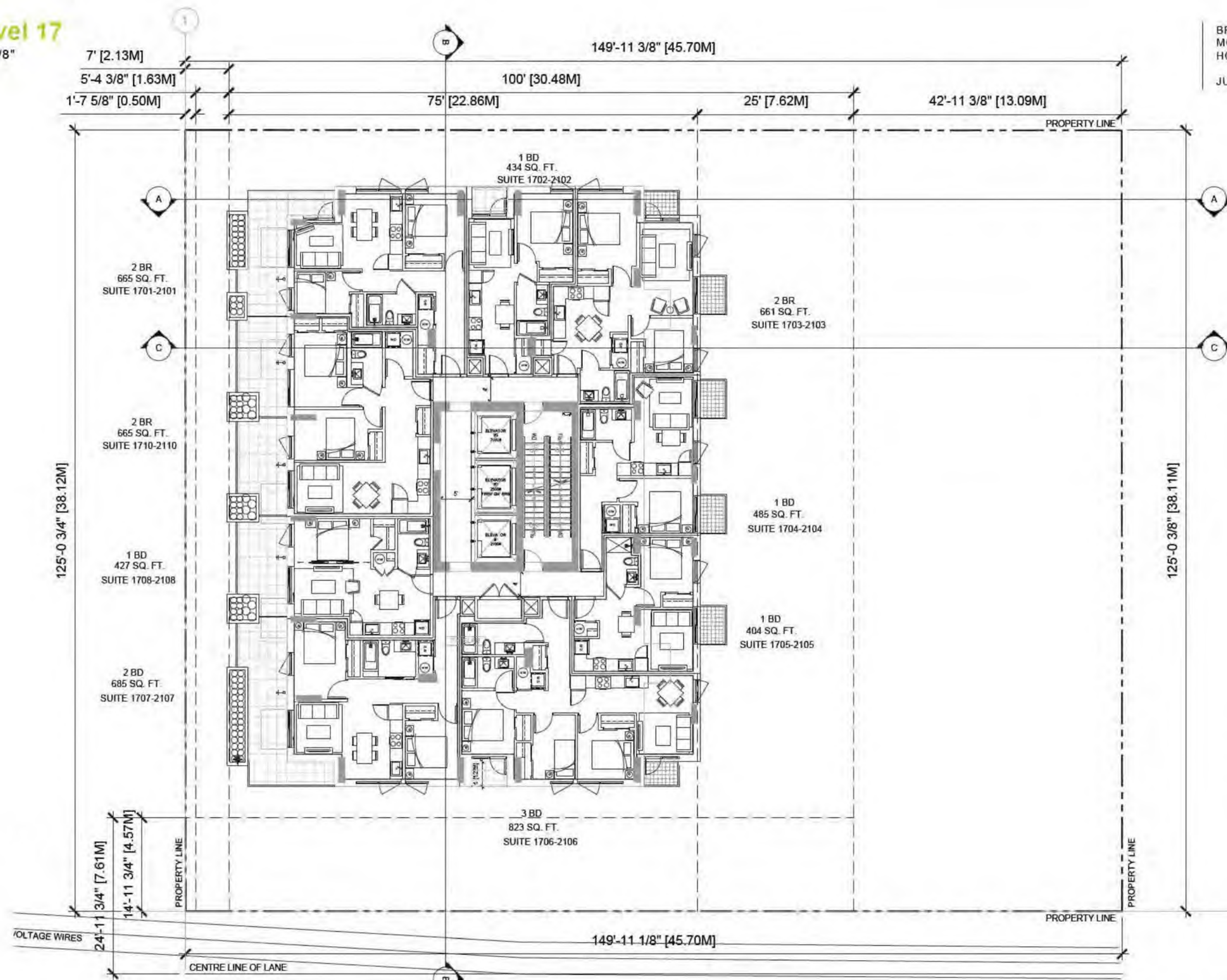




JAMESON
DEVELOPMENT
CORP

Level 17

1" = 1/8"



BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018

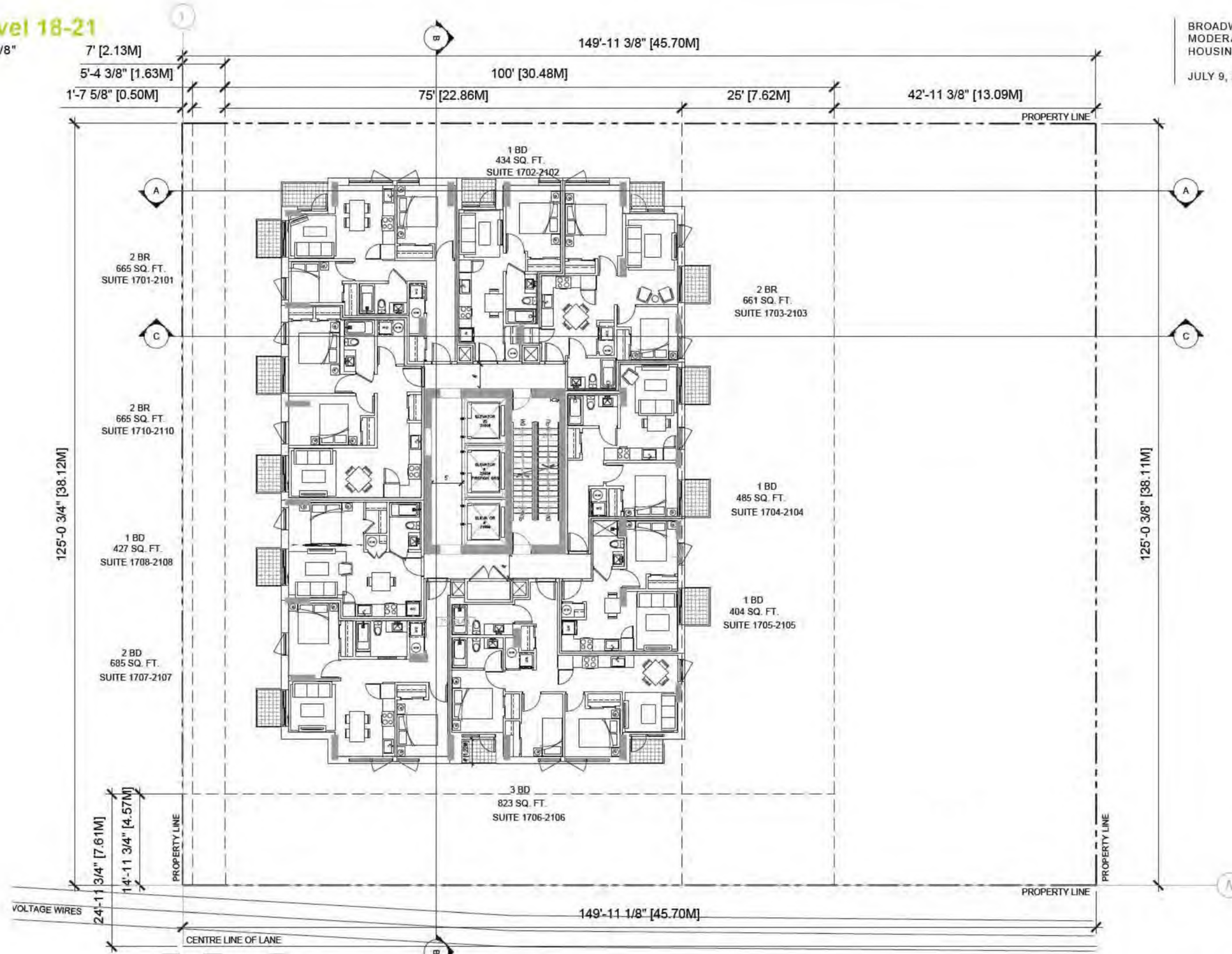




JAMESON
DEVELOPMENT
CORP.

Level 18-21

1" = 1/8"



BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



 $1' = 1/8''$

JULY 9, 2018



 $1' = 1/8''$

7' [2.13M]

5'-4 3/8" [1.63M]

1'-7 5/8" [0.50M]

149'-11 3/8" [45.70M]

100' [30.48M]

25' [7.62M]

42'-11 3/8" [13.09M]

PROPERTY LINE

**BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM**

JULY 9, 2018

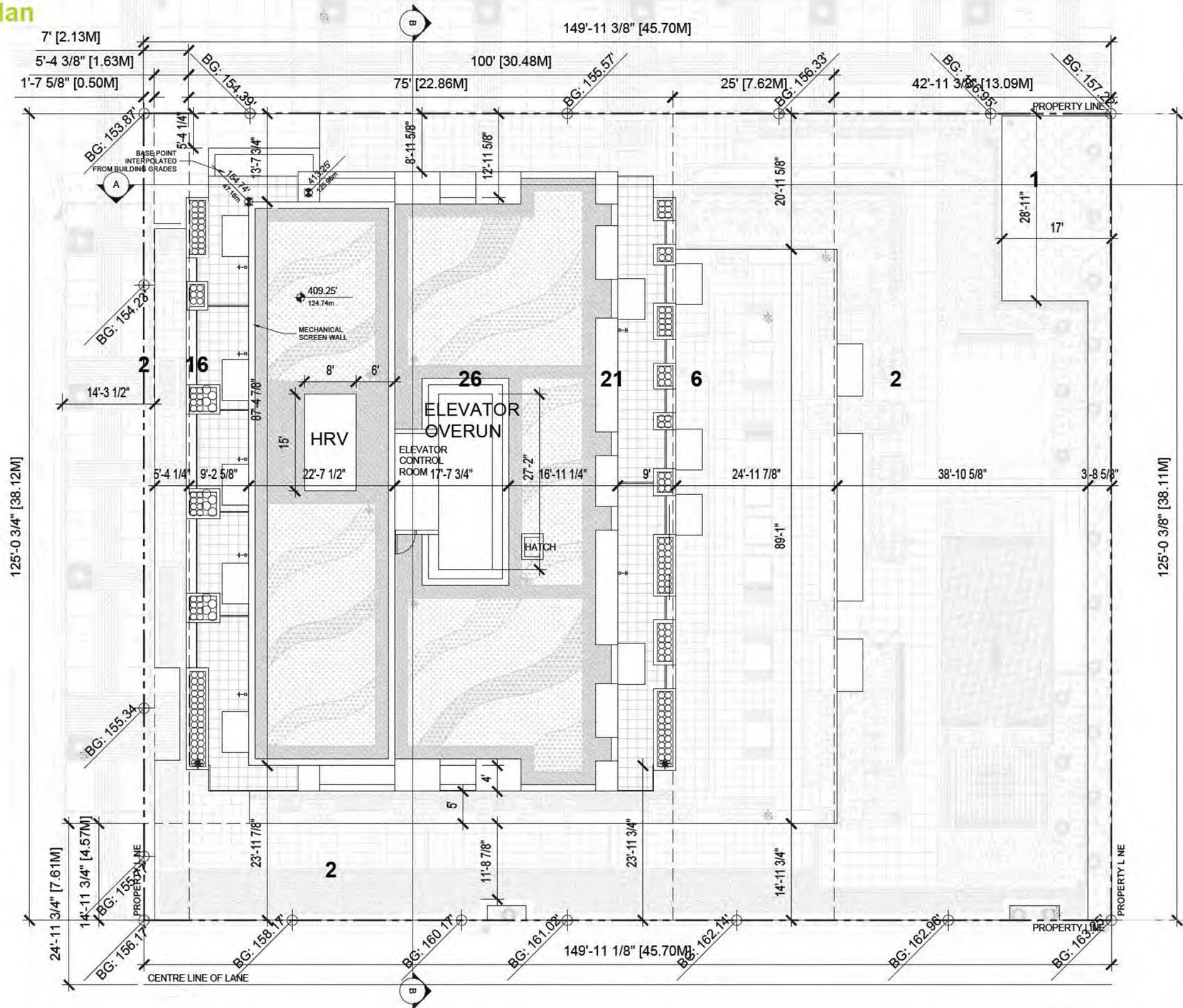




JAMESON
DEVELOPMENT
CORP

Roof Plan

1' = 1/8"



BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



JAMESON
DEVELOPMENT
CORP

Elevations

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



1' = 1/8"

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

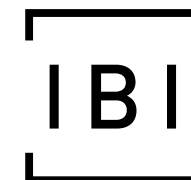
JULY 9, 2018

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

From: "Anderson, Graham" <Graham.Anderson@vancouver.ca>

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

"McNeill, Yardley" <yardley.mcneill@vancouver.ca>

"Molaro, Anita" <anita.molaro@vancouver.ca>

"Potter, Timothy" <Timothy.Potter@vancouver.ca>

"Haid, Susan" <Susan.Haid@vancouver.ca>

CC: "Cho, Edna" <edna.cho@vancouver.ca>

"Bennett, Zachary" <zak.bennett@vancouver.ca>

"Garrison, Dan \(\COV\)" <Dan.Garrison@vancouver.ca>

Date: 6/5/2018 4:33:49 PM

Subject: 1296 W Broadway (Denny's Site) MIRHPP Response Letter

Attachments: MIRHPP - 1296 W Broadway - Follow-Up Response Letter - May 2018.tr5

Hi all,

Attached is the response letter regarding the MIRHPP proposal for the Denny's site. The proponent (Jameson) is being invited to submit an enquiry now that the Broadway work has proceeded and MIRHPP program capacity has become available. Sharing so everyone is on the same page, but please advise if you have any comments. The Broadway team, Kevin, Dan and Gil have all reviewed.

The messaging reiterates that it will be necessary to proceed through the full rezoning process, and a supportable FOD and necessary changes in relation to the previously approved R100 application are still to be determined.

We're aiming to send this out in the next couple days, along with follow-up letters to other MIRHPP applicants that are currently waitlisted.

Thanks,

Graham

Graham Anderson

Social Planner | Housing Policy

Planning, Urban Design & Sustainability | City of Vancouver

Unceded Traditional Coast Salish Territory of the Musqueam, Squamish & Tsleil-Waututh First Nations

graham.anderson@vancouver.ca | 604-829-9264

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

From: "Anderson, Graham" <Graham.Anderson@vancouver.ca>

To: "Cho, Edna" <edna.cho@vancouver.ca>

"Bennett, Zachary" <zak.bennett@vancouver.ca>

Date: 6/4/2018 4:40:55 PM

Subject: MIRHPP Response Letters for Review

Attachments: MIRHPP - 1296 W Broadway - Follow-Up Response Letter - May 2018.tr5

PDS - MIRHPP - Waitlist Response Letter - Proceed.tr5

PDS - MIRHPP - Waitlist Response Letter - Hold.tr5

Attached are draft versions of the response letters for waitlisted applicants and the final draft version of the response letter re the Denny's site.

Assuming we want to get these out at the same time, once they're signed off I'll prepare versions for each site:

Invite to Proceed:

1. 1296 W Broadway

2. s.13(1), s.17(1)

3.

Hold on Waitlist:

1. s.13(1), s.17(1)

2.

3.

4.

5.

I've noted a submission deadline date of August 3 (8.5 weeks which gives us 11 weeks to October 19).

Have updated team designations and included Karen and Anita in the cc.

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.

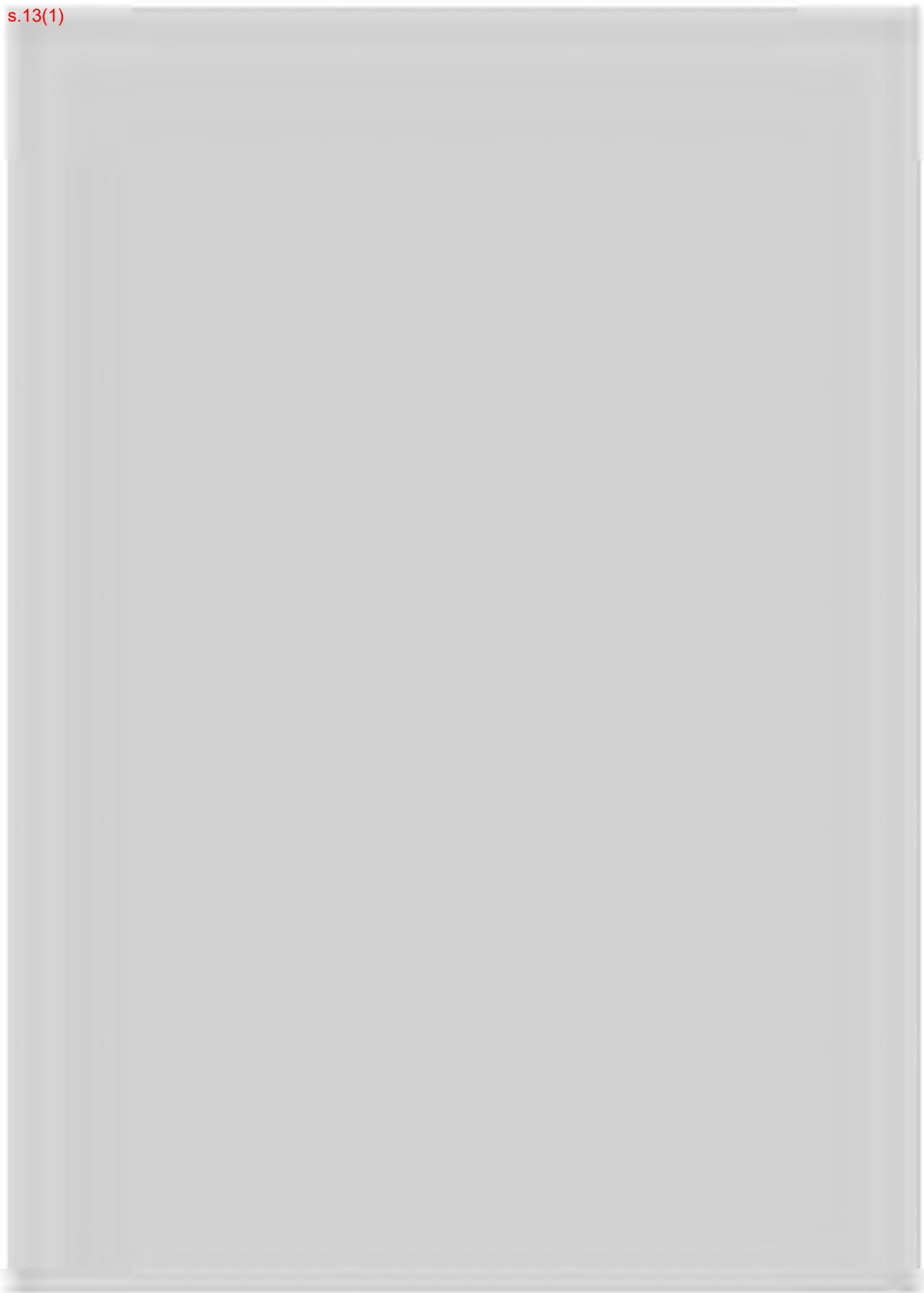
If you have any questions about the MIRHPP or the rezoning process, please contact Edna Cho at edna.cho@vancouver.ca or Zachary Bennett at zachary.bennett@vancouver.ca.

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



s.13(1)





s.13(1)



From: "Anderson, Graham" <Graham.Anderson@vancouver.ca>
To: "Bennett, Zachary" <zak.bennett@vancouver.ca>
CC: "Cho, Edna" <edna.cho@vancouver.ca>
Date: 6/28/2018 10:29:23 AM
Subject: 1296 W Broadway - Meeting with Applicant

Hi Zak,

In follow up to our discussion this morning, do you agree that it'd be most appropriate for you to set up the meeting to discuss the Denny's site MIRHPP with the Pappajohns? Let me know what you think about that. s.22(1)

s.22(1)

Thanks,

Graham

Graham Anderson

Social Planner | Housing Policy

Planning, Urban Design & Sustainability | City of Vancouver

Unceded Traditional Coast Salish Territory of the Musqueam, Squamish & Tsleil-Waututh First Nations

graham.anderson@vancouver.ca | 604-829-9264

From: "Anderson, Graham" <Graham.Anderson@vancouver.ca>
To: "Cho, Edna" <edna.cho@vancouver.ca>
Date: 5/16/2018 12:35:01 PM
Subject: 1296 W Broadway (Denny's Site) - MIRHPP Pre-Enq Application

1296 W Broadway (Denny's Site)

Current Zoning: C-3A
Site Size: ~18,800 sq.ft.
Applicant: Jameson / Gair Williamson Architects

Tom Pappajohn (Jameson)
Tom@jamesoncorp.ca
604-732-7122 x 26

Rezoning Application approved under Rental 100

- 16 storeys (159ft)
- 7.07 FSR
- 153 units

MIRHPP Proposal

- 26 storeys (+10)
- 8.87 FSR (+1.80)
- 262 units (+109)
 - 54 [20.6%] permanently secured @ moderate income rents)
- No micro dwellings or inboard 3rd bedrooms proposed in pre-enquiry application

Messaging in Response Letter

- MIRHPP proposal won't be considered *at this time* based on status of Broadway Corridor planning program and potential impact of a rezoning
- If R100 application proceeds, consider structural reinforcement to facilitate additional height

<<

1296 West Broadway - preliminary enquiry submission - preliminary plans.tr5 (3.8KB)

1296 West Broadway - preliminary enquiry submission.tr5 (3.8KB)

MIRHPP Response Letter - 1296 W Broadway.pdf (54.2KB)

(61.7KB)

>>

From: "Cheng, Paul" <paul.cheng@vancouver.ca>
To: "King, Lisa (PLN)" <Lisa.King@vancouver.ca>
CC: "Cho, Edna" <edna.cho@vancouver.ca>
"O'Connor, Eóin" <Eoin.O'Connor@vancouver.ca>
"Garrison, Dan \(\COV\)" <Dan.Garrison@vancouver.ca>
Date: 8/31/2018 10:44:43 AM
Subject: 1296 W Broadway MIRHPP DRM

Hi Lisa,

I'd like to add in one more FOD recommendation for this DRM item.

s.13(1)

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s.13(1)

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Paul C.P. Cheng, Architect AIBC, LEED A.P.
Senior Development Planner
Urban Design Division
Planning, Urban Design and Sustainability
City of Vancouver
Tel. 604.871.6665 Fax 604.873.7100

From: "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>
To: "Anderson, Graham" <Graham.Anderson@vancouver.ca>
"Cho, Edna" <edna.cho@vancouver.ca>
Date: 12/10/2018 2:02:27 PM
Subject: 1296 West Broadway- website & petition

Hi Edna & Graham,

1296 West Broadway- website & petition

Just as a heads-up prior to our meeting later, some of the Fairview community have developed a website called 28 floors regarding the MIRHPP site at 1296 West Broadway (now 2538 Birch Street)- here's the link for your information:
<https://www.28floors.com/>

So far, 273 people have signed the petition against the 28 storey proposal.

Chat later.

Thanks,

Sarah Crowley MRUP
Rezoning Planner | Rezoning Centre
Planning, Urban Design and Sustainability
City of Vancouver
604.873.7455 | sarah.crowley@vancouver.ca

From: "McNeill, Yardley" <yardley.mcneill@vancouver.ca>
To: "Bennett, Zachary" <zak.bennett@vancouver.ca>
"Cho, Edna" <edna.cho@vancouver.ca>
"Cheng, Paul" <paul.cheng@vancouver.ca>
Date: 7/3/2018 10:09:50 AM
Subject: Declined: 1296 W Broadway (Denny's)

Hi everyone,

I have to be at MPSC at this time and can't make the meeting. I think this was an internal meeting to confirm height before meeting with the Pappajohn. Please proceed, and Zak can brief me afterwards.

Yardley

From: "King, Lisa \\\(PLN\\)" <Lisa.King@vancouver.ca>
To: "McNeill, Yardley" <yardley.mcneill@vancouver.ca>
Date: 9/18/2018 1:35:58 PM
Subject: DRM Conclusion for 1296 W Broadway

Hi Yardley,

s.13(1)

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s.13(1)

A large rectangular area of the email body is redacted with a solid grey fill.

Thanks,

Lisa

Lisa King
Rezoning Planner
Planning, Urban Design & Sustainability
City of Vancouver | T: 604.873.7642 | E: lisa.king@vancouver.ca

From: "Hoesse, Karen" <karen.hoesse@vancouver.ca>
To: "De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
Date: 3/17/2019 4:50:46 PM
Subject: FW: Meeting Follow-Up (1296 Broadway/2538 Birch)

Hello Councilor De Genova

You were copied on the email below – just wanted to let you know I had responded. You also requested that I share the information with other Council members, which I will do in the upcoming days.

Karen

Karen Hoesse

Assistant Director of Planning | REZONING CENTRE
PLANNING, URBAN DESIGN AND SUSTAINABILITY | CITY OF VANCOUVER
[p] 604 871 6403

From: Hoesse, Karen
Sent: Sunday, March 17, 2019 4:47 PM
To: s.22(1)
Cc: Crowley, Sarah; McNeill, Yardley
Subject: RE: Meeting Follow-Up (1296 Broadway/2538 Birch)

Hi s.22(1)

Your confusion about this is understandable. There are two different processes underway for the site at Broadway and Birch.

As you are aware, the CD-1 zoning for the site at 2538 Birch Street (formerly 1296 West Broadway) was approved by Council at Public Hearing on Jan. 16, 2018 to allow a 16-storey mixed-use building with secured market rental housing and retail at grade. After the rezoning approval, a development permit application (number 2018-00425) was submitted which is currently under review. For more information about the development permit process I suggest you contact Andrew Wroblewski, Project Facilitator at andrew.wroblewski@vancouver.ca or 604.673.8460.

In the interim, as noted below, the applicant has submitted an enquiry to the City to have this site considered under the *Moderate Income Rental Housing Pilot Program* (MIRHPP). As part of the rezoning enquiry process, a pre-application Open House was held on November 29, 2018 to solicit early community feedback regarding the a 28-storey proposal under MIRHPP. To date, a rezoning application has not yet been received for this site. If/when a new rezoning application is submitted for the site, the application details will be publically available on the City's rezoning website here: <https://rezoning.vancouver.ca/applications/>.

The process for the redevelopment of this site for the 16-storey building can continue while the proposal for the 28-storey MIRHPP project is under consideration. Other than the increased height, the form of development is generally the same for both proposals.

I'm copying Sarah Crowley, the Rezoning Planner assigned to this file and Yardley McNeill, Senior Rezoning Planner in my group.

Kind regards,

Karen

Karen Hoese

Assistant Director of Planning | REZONING CENTRE
PLANNING, URBAN DESIGN AND SUSTAINABILITY | CITY OF VANCOUVER
[p] 604 871 6403

From: s.22(1)
Sent: Thursday, March 14, 2019 5:04 PM
To: Hoese, Karen; s.22(1)
Cc: De Genova, Melissa
Subject: RE: Meeting Follow-Up

Hello Karen

Thank you for your reply – it is quite helpful.

A couple of things:

- Is there any place on the City's web site to review the status of the MIRHPP application? I have looked at the City's Rezoning and Development sites and have not seen anything for this property, and information on the MIRHPP process is not clear on the City's site – are you able to tell us where the application stands now?
- One of our members came by the site today and noted there was excavation equipment being put in place, and was told that excavation is to begin in three weeks. Can the developer begin excavation without an approval?

Your early attention to this matter would be appreciated.

s.22(1)

From: Hoese, Karen <karen.hoese@vancouver.ca>
Sent: March 13, 2019 6:09 PM
To: s.22(1)
Cc: s.22(1)
Subject: RE: Meeting Follow-Up

Hi s.22(1)

Thanks so much for your patience. In our meeting referenced below, you indicated concern that the rezoning enquiry at Broadway and Birch, proposing increased height under the *Middle Income Rental Housing Pilot Project (MIRHPP)*, was moving forward prior to the conclusion of the Broadway Corridor Planning process and that it did not meet the Interim Rezoning Policy. I committed to get back to you on this.

The Interim Rezoning Policy for Broadway Corridor governs any exceptions that allow consideration of rezonings during the planning process. Policy 1 indicates:

Where, at the time of adoption of this rezoning policy, there is an active rezoning application or where a recent application for rezoning advice has been received, and the applicant has received a written response stating that a rezoning application would be considered (within the past three years), the application will be considered.

I have looked back through our records and can confirm that a letter was sent out on June 12, 2018, inviting the property owner to proceed with a rezoning enquiry as part of the MIRHPP program based on the strength of the proposal with regard to key policy objectives of that program. This letter predates Council's approval on June 20, 2018 of the Broadway Planning Program Terms of Reference and the Interim Rezoning Policies.

I hope this helps. Please let me know if I can be of further assistance.

Regards,

Karen

Karen Hoese

Assistant Director of Planning | REZONING CENTRE
PLANNING, URBAN DESIGN AND SUSTAINABILITY | CITY OF VANCOUVER
[p] 604 871 6403

From: s.22(1)
Sent: Monday, March 11, 2019 10:09 AM
To: Hoese, Karen
Cc: s.22(1) De Genova, Melissa
Subject: Re: Meeting Follow-Up

Good morning Karen,

(Councillor De Genova, s.22(1) Cc:)

I hope you had a great weekend and enjoyed some of the sunshine!

s.22(1) and I met with you and Councillor De Genova on March 1st to discuss the development at Birch & Broadway. During that discussion, there was some confusion about the dates of particular events in the application process and you had volunteered to look into this, in order to dispel any misinformation.

We haven't heard back from you on this matter so I'm writing today to follow-up. When will you be able to clarify this for us?

Thanks for your time - I look forward to hearing from you.

Warmest regards,

s.22(1)

From: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
To: "Thomas, Robin" <robin.thomas@vancouver.ca>
Date: 5/24/2019 11:15:24 AM
Subject: FW: 10-11 projects

From: McNaney, Kevin
Sent: Wednesday, March 06, 2019 12:50 PM
To: Kelley, Gil
Subject: FW: 10-11 projects

Just FYi.

My 10-11 was a little low.

Roughly 18 can move ahead in Broadway Plan area but only 5 (2 in Fairview, 3 in Mt. Pleasant) are actual applications.

K

From: Grottenberg, John
Sent: Wednesday, March 06, 2019 12:25 PM
To: McNaney, Kevin
Subject: RE: 10-11 projects

Hi Kevin,

In sum, within the Broadway Plan study area s.13(1), s.17(1) there are:

- 5 rezoning applications
 - o 2 in Fairview; 3 in Mt. Pleasant
- 13 rezoning enquiries (can proceed under IRP)
 - o These are a mix of proposals (Rental 100, office, secured rental, etc.)
 - o 8 in Fairview; 5 in Mt. Pleasant

I've removed the enquiry addresses from the table. Let me know if you need anything further.

Broadway Plan Area - Rezoning Applications & Active Enquiries

Address	Status	Proposal	Local Area
878-898 W Broadway	Application	Hotel/retail	Fairview
2202-2218 Main St & 206 E. 6th Ave	Application	Strata/retail	Mt. Pleasant
610-644 Kingsway	Application	R100	Mt. Pleasant
2538 Birch Street	Application	MIRHPP	Fairview
1940 Main St	Application	Strata/childcare/retail	Mt. Pleasant
	s.13(1), s.17(1)		

Totals

Applications	5	2 in Fairview, 3 in Mt. Pleasant
Enquiries	13	8 in Fairview, 5 in Mt. Pleasant

From: McNaney, Kevin
Sent: Wednesday, March 6, 2019 11:47 AM
To: Wells, Neal
Cc: Grottenberg, John
Subject: RE: 10-11 projects

We can do that. It's more like 14-15 projects but she put me on the spot! No big deal.

We will give addresses for the applications but only location by neighbourhood for the developments that are at the confidential inquiry stage at this point.

From: Wells, Neal
Sent: Wednesday, March 06, 2019 11:28 AM
To: McNaney, Kevin
Subject: 10-11 projects

Whenever you have time to look this up today would be great, ideally we can get it to her before 4pm. Thanks!

Neal

Neal Wells | Communications Manager (PDS & DBL)
 Civic Engagement and Communications | City of Vancouver
 t. 604.829.2063 c. s.15(1)(l)
neal.wells@vancouver.ca

[Website](#) [VanConnect](#) [twitter](#) [facebook](#) [Talk Vancouver](#) [LinkedIn](#) [Instagram](#) 3-1-1

From: "Borsa, Jaime Lynn" <JaimeLynn.Borsa@vancouver.ca>
To: "King, Lisa (PLN)" <Lisa.King@vancouver.ca>
CC: "Wroblewski, Andrew" <andrew.wroblewski@vancouver.ca>
Date: 10/2/2018 4:09:27 PM
Subject: FW: 1296 West Broadway: Birch Street Setback
Attachments: DP-2018-00425 Prior-To Letter.pdf

Hi Lisa,

At your convenience, can you please call me to discuss the below RE: Birch St. set back.

Thanks so much,
Jaime Lynn

From: Tom Pappajohn [mailto:tom@jamesoncorp.ca]
Sent: Wednesday, September 12, 2018 10:16 AM
To: Borsa, Jaime Lynn
Cc: Christa.Min@IBIGroup.com
Subject: Fwd: 1296 West Broadway: Birch Street Setback

Sent from my iPhone

Begin forwarded message:

From: Christa Min <Christa.Min@IBIGroup.com>
Date: September 11, 2018 at 4:12:03 PM PDT
To: "Tom Pappajohn (tom@jamesoncorp.ca)" <tom@jamesoncorp.ca>
Subject: FW: 1296 West Broadway: Birch Street Setback

Christa Min

IBI GROUP
Suite 700 - 1285 West Pender Street
Vancouver BC V6E 4B1 Canada
tel +1 604 683 8797 ext 67066 fax +1 605 683 0492



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From: Cavell, Kevin [mailto:kevin.cavell@vancouver.ca]
Sent: Tuesday, April 24, 2018 9:23 AM
To: Christa Min <Christa.Min@IBIGroup.com>
Cc: Tony Wai <Tony.Wai@ibigroup.com>; tom@jamesoncorp.ca
Subject: RE: 1296 West Broadway: Birch Street Setback

Dear Christina and Tom, I have discussed the minor discrepancy between the Engineering Statutory Right of

Way condition that seeks 4.5m from the curb to building face along Birch St. and the advice provided by the City as part of the original rezoning that seeks a 0.50m setback from the property line to the building face along Birch St., and can advise that Engineering Services is agreeable to the 0.50m building setback from the Birch St property line. I have confirmation from the development planner for the project that there is no objections to this item.

Regards,

Kevin Cavell
Development Permit Co-ordinator
Engineering, Projects, Development Services
5th floor, 507 W Broadway
Vancouver BC V5Z 0B4
Ph. 604.873.7773
E-mail kevin.cavell@vancouver.ca
Web: www.vancouver.ca



From: Christa Min [<mailto:Christa.Min@IBIGroup.com>]
Sent: Tuesday, April 10, 2018 9:26 AM
To: Cavell, Kevin
Cc: Tony Wai; tom@jamesoncorp.ca
Subject: 1296 West Broadway: Birch Street Setback

Hello, Kevin,

Thanks very much for meeting with us last Friday.

Regarding the building setback on Birch Street, the following is from Michelle Yip's Enquiry Response Letter, dated April 12, 2016:

Public Realm

- Provide a 0.5 m setback along the Birch Street frontage to achieve 4.5 m, as measured from curb to building face.

We have always understood the 0.5m building setback to come from Planning's consideration of the sidewalk width.

In preparation for our Development Permit application, we discovered that the 4.5m sidewalk width did not make sense with the 0.5m building setback. In order to have a 4.5m sidewalk (measured from the back of the curb to the face of the building), the building setback would need to be closer to 0.8m.

While increasing the building setback by approximately 1.30m may seem innocuous, it has a great effect on many things (please see attached L1 plan):

- if the parkade entrance ramp moves 1.30m east, we lose length for the slope down to the parkade, which is already maximized in terms of slope percentages required to get under the loading area;
- in order to accommodate four loading bays, we need the maximum clear width to allow for truck manoeuvring;

-considering the structure required to span the loading bay width without columns, as well as the parking ramp, required exits from the parkade, retail, and residential spaces, and the softscape/landscape that the City requests, 1.20m is very significant;

-we must relocate a BC Hydro/Telus power pole to be clear of all exits and parking/loading areas, and this pole must have a guy wire, which requires extra clearance at the lane;

-we would lose about 200 sq.ft. of valuable retail and office space at the street level and Level 2;

-the architectural concept of the building includes a strong vertical expression using brick walls that make the building appear taller and more slender, so we would not want to compromise this expression by overhanging the podium above the street level, and;

-we want to clearly differentiate the podium from the tower, and setting back the podium more will weaken this differentiation, and it will shrink the roof deck area for the tenants facing Birch Street on Level 3.

Our DP intake meeting is set for Tuesday, April 17th. The design implications of increasing the Birch Street setback are very significant and affect all of our drawings. I hope that you may consider allowing us to keep the 0.5m building setback on Birch Street for this commercial/secured rental residential building.

Thanks very much.

Christa Min

IBI GROUP

Suite 700 - 1285 West Pender Street

Vancouver BC V6E 4B1 Canada

tel +1 604 683 8797 ext 2613 fax +1 605 683 0492



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September 10, 2018

IBI Group Architects
700-1285 West Pender Street
Vancouver, BC
V6E 4B1

**RE 2538 Birch Street (formerly 1296 West Broadway), Vancouver, BC V1V 1V1
Development Application Number DP-2018-00425**

On behalf of the Director of Planning, your application has been approved to develop on this site for a 17-storey mixed-use residential and commercial building, containing 158 secured market rental units, a retail store at grade and general office use on the third floor, all over four-levels of below grade parking, having vehicular access from the lane, subject to the enactment of the CD-1 By-law and Council's approval of the form of development.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 2.7 of this "prior-to permit issuance" letter.

IMPORTANT!!! HOW TO SUBMIT YOUR REVISIONS

Arrange a meeting by calling at least two days in advance of your drawings being ready for submission. **Partial submissions will not be accepted.** You may contact Jaime Lynn Borsa at 604.829.9229. Please do not mail, drop-off or courier your response because this will delay the processing of your application. The purpose of the meeting will be to complete a preliminary review of your submission which must include your revised drawings and a written explanation describing how you have addressed each of the conditions.

- 1.0 Prior to the issuance of the Development Permit, **FIVE (5)** sets of revised drawings shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

Urban Design conditions:

- 1.1 design development to clearly identify the residential and office entries on Birch Street;

(Note to Applicant: This can be achieved through distinctive material, lighting, signage and/or canopy treatments. Provide large-scale elevation drawings.)

- 1.2 confirmation of the provision of a building setback along the Birch Street frontage to achieve a sidewalk width of 4.5 metres, as measured from curb to

building face; and a building setback to achieve sidewalk width of 5.5 metres on West Broadway;

(Note to Applicant: Dimensions are required on the Site Plan indicating compliance with public realm requirements.)

- 1.3 design development to maintain and ensure future usability of the expanded public realm at the northwest corner of the site;

(Note to Applicant: Avoid elevators or vestibules directly adjacent to this expanded exterior area at the development permit stage. This space should be maintained to have a relationship to the indoor space into the future such as outdoor seating for a café. Design development to further expansion of this space is also highly encouraged.)

- 1.4 design development to provide an indoor amenity space that is directly adjacent to the outdoor Children's play area, to facilitate direct movement between the two spaces as well as allowing visual surveillance;

(Note to Applicant: Providing a sliding door [and weather canopy overhead] between the indoor and outdoor amenity spaces would satisfy this condition.)

- 1.5 design development to improve the lane treatment through increased soft landscaping and reduced hardscape where achievable;

- 1.6 design development to improve the livability to the studio units facing due east with inboard dining rooms, by relocating the dining area to directly adjacent to the living room;

(Note to Applicant: The location of the small kitchens can be switched with the dining area.)

- 1.7 provision of the proposed unit mix for family units, 27% two-bedroom units and 10% three-bedroom units be included in the Development Permit drawings;

(Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or the Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.)

- 1.8 provision of large-scale detail drawings of the ground floor elevations that are facing Birch Street, Broadway and the rear service lane, clearly delineating materials;

- 1.9 design development to provide a direct route between the loading and the parking areas and the commercial and residential uses;

(Note to Applicant: The proposed pathways are exceptionally circuitous and would discourage the use of the loading bays, thereby causing illegal loading off the street; a clear corridor should be demonstrably achievable should the

Commercial Retail Units be subdivided, and a written strategy of how security and safety will be assured through the mixing of residential and commercial uses along the loading corridors, is required.)

- 1.10 clarification of the proposed elevations with respect to the proposed glazing units located off the rooftop mechanical rooms;
- 1.11 provision of privacy screens for the shared balconies for the south-facing units located on levels 8-11;
- 1.12 submission of a bird friendly strategy for the design of the building and landscape is encouraged in the application for a development permit;

(Note to Applicant: The strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features to reduce these risks. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.)

Development Review Branch conditions:

- 1.13 demonstrate compliance with Section 4.2 (Floor Space Ratio) of the CD-1 District Schedule of the Zoning and Development By-law to no more than 7.07 FSR, noting the following;
 - i. remove or relocate retail storage at level P1 room;

(Note to Applicant: Only residential bulk storages are excludable from the computation of floor area. Portions of access/circulation to any storage room[s] not for the use of residents shall have to be included in the computation of floor area.)
 - ii. provide balcony area calculations;

(Note to Applicant: Exclusion of all open balcony areas shall not exceed 12 percent of the residential floor area. Overage of balcony areas shall be included in the computation of floor area.)
- 1.14 provision of detailed FSR overlays indicating all spaces and uses included or excluded from FSR calculations, noting the following;
 - i. include floor areas of maintenance room and vestibule on the ground floor;
 - ii. include floor areas of bike repair and dog wash rooms at level P1 and the trellis covered outdoor area on level 3 in the computation of amenity area;
 - iii. include floor areas of the entire staircase (including corridor & landing), as follows:

- a. stair accessing to the retail mezzanine level;

(Note to Applicant: Floor with a ceiling height of less than 1.2 metres [underneath the stair] may be excluded from FSR.)
- b. stair on level 3 exiting from amenity roof deck to lane;

(Note to Applicant: Enclosed/covered portion of the stair on level 2 should be included in FSR. Note that a portion of this staircase appears to serve both the general office use and residential use exiting out to lane. Any shared access and circulation areas are to be proportionately rated and included in the computation of corresponding area of each use.)
- c. residential stair on mezzanine level exiting to lane;
- iv. indicate all spaces included and excluded from balcony area calculations;

(Note to Applicant: Open roof decks, i.e., decks directly above spaces included in floor area, may be excluded from balcony area, but portions of roof decks located above balconies or open space must be included in the computation of balcony area. Exclusion of all open balcony areas shall not exceed 12 percent of the residential floor area.)
- v. shared access and circulation areas, including elevator, exit corridor, stairs etc., on level 1, mezzanine and level 2, are to be proportionately rated and included in the computation of corresponding area of each use, for purposes of computing loading requirements and FSR;

(Note to Applicant: Revise FSR overlays to indicate colour hatching and labelling to correspond with the FSR statistics table. Refer to Urban Planning condition 1.9.)
- vi. include floor areas of access and circulation areas, including elevator, exit corridor, stairs etc., and mechanical room on roof-top;

(Note to Applicant: Confirm stairway access to roof. Stairs as shown on level 16th plan appear to be accessible to roof.)
- 1.15 demonstrate compliance with Section 4.7.5 (**Internal Access to Parking Spaces**) of the Parking By-law;
- 1.16 compliance with Planning By-law Administration Bulletin entitled, "Bulk Storage and In-Suite storage - Multiple Family Residential Developments", as follows:
 - i. provide a minimum of 200 ft³ (5.7 m³) of bulk storage area for each dwelling units;

(Note to Applicant: Some of the bulk storages might be less than 200 ft³ [w/ 7'-11" clearance] on level P3.)

1.17 notation/clarification of the uses of all rooms/spaces, noting the following:

i. proposed use of all rooms on all floors;

1.18 design development to locate, integrate and fully screen any emergency generator, exhaust ventilation, electrical substation and gas meter in a manner that minimizes their impact on the building's open space and the public realm;

(Note to Applicant: In order to prevent contaminated air from being drawn into the building, all fresh-air intake portals must be located away from driveways, and parking or loading areas.)

1.19 provision of loading spaces in compliance with Parking By-law;

(Note to Applicant: The Director of Planning is prepared to relax the four [4] Class-B and one [1] Class-A loading required, to three [3] Class-B and three [3] Class-A loading spaces subject to the satisfaction of the General Manager of Engineering Services. If required, the additional Class-A loading spaces can be provided on level P1.)

1.20 compliance with the Parking By-law, as follows:

i. label and dimension all loading spaces on plan;

ii. provide a minimum of eight (8) clothing lockers;

(Note to Applicant: Sizes of clothing locker to conform to Section 6.5.1 of the Parking By-law.)

iii. reduce number of small car spaces to no more than 27 spaces; and

(Note to Applicant: The number of small car parking spaces on a site may not exceed 25% of the total parking spaces required for the site for all uses combined.)

iv. relocate disability stalls closer to the elevator lobby;

(Note to Applicant: Revise the project stats. provided on drawing A0.01 to include small car, loading and bicycle calculations.)

1.21 provision of bicycle spaces and details of bicycle rooms in accordance with Section 6 of the Parking By-law, demonstrating the following:

i. provide 12 Class-B bicycle spaces for the proposed retail and residential use;

(Note to Applicant: Class-B bicycle spaces should be provided on private property and outside any required SRWs. **Refer to Engineering Services condition 1.34[ii.].**)

- ii. provide a minimum of 46 bicycle lockers;

(Note to Applicant: At least 20 percent of the Class-A bicycle spaces must be bicycle lockers.)

- iii. provide a maximum of 40 Class-A bicycle spaces in a bicycle room; and

(Note to Applicant: Refer to Section 6.3.5 of the Parking By-law.)

- iv. number all Class-A bicycle spaces and lockers on plan;

1.22 provision of the following additional information to the elevation and/or section drawings; and

- i. provide finished grade elevations at all building corners including at foundation;

- ii. dimension all overhangs of roof, canopies and balconies;

- iii. revise the width of elevator core/overrun as shown on the north and south elevation to match with the roof plan;

- iv. label uses shown in sections to match with the floor plans;

(Note to Applicant: General office on level 2 is labelled as retail in section B & D.)

- v. confirm that adequate headroom clearance between stairs is provided in accordance with VBBL;

(Note to Applicant: Provide a section through the central staircase for review.)

1.23 provisions of the following additional information on plans;

- i. confirm if elevator access is being provided on level P4b (drawing A1.02);

(Note to Applicant: Providing a door access to the elevator lobby would satisfy this condition.)

- ii. label Suite 308 to “studio” and revise the total unit mix accordingly;

- iii. revise sheet title of drawing A1.08 to “level 2”;

(Note to Applicant: The proposed building is considered to be 17-storeys as the mezzanine level is considered a separate storey.)

- 1.24 confirmation that at least 20% of all off-street residential parking spaces and 10% of all off-street commercial parking spaces will be available for charging of electric vehicles; and

(Note to Applicant: Although this is a Building By-law requirement under Part 10 of the Vancouver Building By-law, the Director of Planning is seeking acknowledgement that this condition can be met during the Building review of this development. For more information, refer to the website link:

<http://vancouver.ca/home-property-development/electric-vehicle-charging-requirements.aspx>.)

- 1.25 provision of the following notations on the submitted plans:

- i. *“The acoustical measures will be incorporated into the final design, based on the consultant’s recommendations;”*
- ii. *“Adequate and effective acoustic separation will be provided between the residential and non-residential portions of the building;*
- iii. *“The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law”;*
- iv. *“The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law”;*
- v. *“A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces”;*
- vi. *“Mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555.”*

Landscape Review conditions:

- 1.26 design development to improve sustainability and expand programming to include the following:
- i. urban Agriculture plots, complete with infrastructure needed, per the City’s Guidelines for Urban Agriculture;
 - ii. substantial and diverse amounts of edible plants, in addition to urban agriculture plots;

(Note to Applicant: Urban Agriculture plots could be added to Level 3 and/or Level 7 outdoor amenity areas. Shared gardening areas should reference and be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting. Edible plants can also be used as ornamentals as part of the landscape design.)

- 1.27 design development to grades, retaining walls, walkways and structural slabs, to maximize tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape;

(Note to Applicant: Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should exceed BCSLA standards.)

- 1.28 provision of section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features, with references on the plan;

(Note to Applicant: Planter section details must confirm with dimensions the depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future, at a depth that exceeds BCSLA standard. Tree rootballs should be included in details, to scale.)

- 1.29 coordination of new proposed street trees and any City owned tree removals (Tree #100 is shared) with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

"Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Eileen Curran at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Cabot Lyford at Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion."

(Note to Applicant: The applicant must contact Park Board and Engineering prior to final DP submission and ensure this information is included on the Plant Schedule.)

- 1.30 provision of a Tree Management Plan, showing accurately all existing trees to be removed/retained;
- 1.31 provision on the landscape drawings of landscape features intended to create a bird friendly design; and

(Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.)

- 1.32 provision of complete information, including but not limited to:
- i. North Arrow to appear on each plan;
 - ii. surface materials, including area in northeast corner of Level 3, below wall-mounted bench (please note that artificial turf is not supported);
 - iii. quantities for all plants;
 - iv. symbol for extensive green roof on rooftop to be added to Plant List;
 - v. graphic clarity by ensuring no overlapping information;

Engineering Services conditions:

- 1.33 provision of correct, interpolated Design Elevations (DE's) on Birch Street and in the laneway (A1.07);

(Note to Applicant: One incorrect DE's indicated on Birch Street and two incorrect DE's are indicated in the laneway.)

- 1.34 submission of an updated landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning to Engineering for review, noting the following;

- i. place the following statement on the landscape plan;

“This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive For Construction approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”

- ii. delete Class-B bike parking from front boulevard on West Broadway and relocate to private property (refer to drawing L1.01);

(Note to Applicant: Class-B spaces inside the lobby entrance from the street would be acceptable.)

- iii. provide a curb bulge in the south west corner of Birch Street at Broadway;

(Note to Applicant: Delete curb bulge on Broadway. Bulge is proposed for Birch Street only. City to provide geometric design.)

- iv. indicate a standard concrete commercial lane crossing at the lane south of Broadway on the east side of Birch Street;

(Note to Applicant: Update the site plan and landscape drawing L1.01 to include a standard concrete lane crossing including new curb returns and curb ramps on both sides of the lane entry as per City standard.)

- v. note on Landscaping and Site Plans:

“Geometric changes to the satisfaction of the GMES”

- vi. revise description of sidewalk paving in Material Key to specify light broom finish with sawcut joints as per COV standard and delete concrete pavers from Material Key (drawing L1.01 Material Key Level 01 currently refers to medium sandblast finish);
- vii. delete all specialty paving from street right-of-way and replace with standard 1.22 metres (4 feet) exposed aggregate front boulevard and light broom finish saw cut concrete sidewalk to property line on Birch Street and West Broadway (refer to drawing L1.01);

(Note to Applicant: Provide a separate drawing as this is required for documentation purposes.)

- viii. add note to landscape plans:

“Installation of parking regulatory signage on Broadway and Birch Street adjacent the site to the satisfaction of the General Manager of Engineering Services”

- ix. remove irrigation from city property;
- x. provision of an improved landscape plan showing the location of existing street furniture, bike racks, paper boxes, parking regulations, and parking meters on Broadway and Birch Street with the following notes:

“All costs associated with the removal and subsequent re-installation of street furniture during construction and upon completion of construction shall be the responsibility of the developer.”

“Existing bike racks on Broadway street right of way shall be protected in place or removed and replaced at new location as necessary.”

- xi. locate the Class-B bicycle spaces on private property in close proximity to the residential lobby and commercial entrances with ‘stairs free’ access;

(Note to Applicant: Ensure that bicycles locked to the rack do not encroach into the setback on Birch Street or Broadway. Bike racks shown in the front boulevard on West Broadway [drawing L1.01] is not supported.)

1.35 compliance with the Parking and Loading Design Supplement, to the satisfaction of the General Manager of Engineering Services, as follows:

- i. provide design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, within the parking levels and at all entrances;

(Note to Applicant: Design elevations are shown on the centreline of the ramp. Additional design elevations are required within the parking and loading areas to calculate the slope and crossfall.)

- ii. modify the parking ramp design to the satisfaction of the GMES, addressing the following items:
 - a. the slope must not exceed 10% for the first 20 feet from the property line;
 - b. the slope must not exceed 12.5% after the first 20 feet from the property line;

(Note to Applicant: 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4 metres in length. Major revisions are required as the parking ramp shown does not meet these requirements and the ramp design is not supported. Using the design elevations shown, the east side of the ramp calculates to 16.4% for the first 13 feet from the property line and increases to 16.8-17% afterwards. Consider relocating the garbage rooms to P2 and providing a consistent 15% slope, with corner cuts down to P2 and with a transition ramp.)

- iii. provide gridlines on the loading level;
- iv. dimension all columns encroaching into parking stalls and the length, width and setback from the maneuvering aisle;
- v. provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4 feet from the end of the stall and note on plans;

(Note to Applicant: Numerous columns measure 4 feet in length with a 1 foot setback from the maneuvering aisle [5 feet total] and require additional stall width.)

- vi. provide minimum vertical clearance for the main ramp, security gates, and loading bays;

(Note to applicant: Provide a section drawing of the ramp along the centreline, from the lane to the P2 level showing the minimum vertical clearance [2.3 metres] and elevations.)

- vii. confirm that 3.8 metres of vertical clearance will be retained over Class-B loading spaces shown on Section D and E on drawing A3.03 and note on drawings;

(Note to Applicant: A minimum vertical clearance of 3.8 metres and 4 metres is shown over section D and E. Confirm if an O/H door is required and that 3.8 metres of vertical clearance will be retained for these spaces or provide additional vertical clearance. Numerous projects recently completed have utilities, pipes, lighting and other services that are located over loading spaces reducing the overall vertical clearance available and the functionality of the spaces.)

- viii. provide an improved plan showing the entire ramp from the property line to P2 on one drawing;

- ix. modify the loading bay design to the satisfaction of the GMES, addressing the following;

- a. provide an improved maneuvering diagram specifying the routing of the Class-C trucks from the arterial streets to and from the loading space (**Refer to Development Review Branch condition 1.19**);

(Note to Applicant: As the loading spaces are angled west, confirmation is required that trucks can turn in from Alder Street and exit out onto Birch Street. Identify all geometric changes to curb returns and pole relocations that are required, especially to address the 2 poles at Alder Street at the lane south of Broadway. This information was requested at rezoning and not provided.)

- b. provide an improved maneuvering diagrams to show ALL pole locations within the lane and to maintain the parking on Birch Street.

(Note to Applicant: Appendix D in the transportation study dated April 5, 2018, shows the Class-C maneuvering out to Birch Street requiring the full width of Birch Street and is not supported. Provide a 2.5 metres offset from the west curb of Birch Street for the maneuvering as the parking on the west side of Birch Street must be maintained for future use.)

- c. provide turning swaths for all Class-B loading spaces;
- d. provide a corner cut for the westerly Class-B loading space to improve maneuvering;

- e. provide a dedicated bicycle elevator with doors on both ends to allow bicycles to easily roll in from one end and roll out the other;

(Note to Applicant: The access route shown on drawing A4.01 requires the use of the parking ramp with a 17% slope and is not supported. The elevator is to be a freight style elevator to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5'-6" x 6'-8".)

- f. provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans;

(Note to Applicant: A door opener is required for the door by the elevator core shown on the bike access route on drawing A4.01.)

- g. provide 'stairs free' loading access to the office, retail and residential uses and note on plans;

(Note to Applicant: The loading access route was not identified on the DP drawings.)

Please contact Dave Kim of the Parking Management Branch at 604.871.6279 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>)

Housing conditions:

- 1.36 design development is needed to include a multifunctional indoor common amenity room adjacent to a common outdoor amenity area;

(Note to Applicant: The indoor amenity room should have a storage closet, a kitchenette, and an accessible washroom with baby change table, the guidelines recommend a minimum of 37 m² to provide for the greatest range of use, but no smaller than 27.9 m².)

- 1.37 consideration could be given to placing this on the tower rooftop with an adjacent accessible rooftop outdoor amenity space (subject to urban design considerations and planning support); and

(Note to Applicant: Alternatively it could be located on level 3 or level 7 adjacent to common outdoor space. Ideally it should be co-located with the children's play area, which is presently shown on plans for level 3.)

- 1.38 design development to show a high efficiency irrigations system or hose bib location(s) and supporting infrastructure to support urban agricultural activity by residents, including the following:

- i. tool storage closet or chest;
- ii. potting bench;
- iii. yard waste composter;

(Note to Applicant: Plans for level 7 show planters which may be suitable for urban agriculture activity by residents.)

2.0 Condition(s) to be met prior to the issuance of the Development Permit:

Development Review Branch conditions:

- 2.1 The pending CD-1 By-law can and does become enacted by City Council.
- 2.2 The proposed form of development can and does become approved By City Council.
- 2.3 An additional fee of \$100 for Site Profile Review fee is required to complete the processing of development application.

Engineering Services conditions:

- 2.4 Release of Easement & Indemnity Agreement 499005M (commercial crossings) prior to building occupancy.

(Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.)

- 2.5 Submission of a canopy application to Engineering Services.

(Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56 mm in thickness [VBBL section 1A.9.8].)

- 2.6 This application falls within the area with potential impacts due to the Broadway Millennium Line construction. Please contact the City of Vancouver Rapid Transit Office (rapidtransitoffice@vancouver.ca) for more information on impacts to access and street use for your project. Provide a letter confirming acknowledgement of the condition and that you have contacted the Rapid Transit Office for more detailed information.
- 2.7 The General Manager of Engineering Services will require all utility services to be underground for this “conditional” development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks

(including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

It is presumed with your consultation so far with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

3.0 Conditions of the Development Permit:

- 3.1 The rental component of this development shall be permanently maintained for Secured Market Rental Housing. In the event the development ceases to provide Secured Market Rental Housing, then parking, including the required number of spaces, shall be provided in accordance with the relevant requirements of the Parking By-law within thirty (30) days of this change.
- 3.2 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.
- 3.3 In the event, contamination of any environmental media are encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.
 - i. Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.
 - ii. Dewatering activities during remediation may require a Waste Discharge Permit.
 - iii. Submit a copy of the completion of remediation report signed by an Approved Professional stating the lands have been remediated to the applicable land use prior to occupancy permit issuance.
- 3.4 The site shall be maintained in a neat and tidy condition.
- 3.5 All services, including telephone, television cables and electricity, shall be completely underground.
- 3.6 No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning.
- 3.7 This Development Permit is valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit.

- 3.8 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.
- 3.9 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law **prior to the issuance of any required occupancy permit**, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- 3.10 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings **prior to the issuance of any required occupancy permit**, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

(Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit [amount to be determined by the City] as a guarantee for completion of the work by an agreed upon date.)

- 3.11 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.

4.0 Notes to Applicant:


- 4.1 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not been complied with **on, or before January 31, 2019**, this Development Application may stand refused.
- 4.2 Please note that additional addresses may be required prior to the issuance of the Building Permit. Unit numbers are to be assigned, for example 2nd storey (200 series), 3rd storey (300 series) etc. A floor layout plan indicating addressing and unit numbers to be submitted prior to Building Permit issuance and shown on drawings submitted with the Building Permit application. For information, please contact the City of Vancouver Addressing Coordinator.
- 4.3 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- 4.4 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision.

- 4.5 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows or ventilation openings.

If the building design cannot meet these requirements, modifications must be made. If you wish to discuss design options, please contact Electrical Inspections Plan Reviewer at 604.871.6401.

- 4.6 This site may be affected by a Development Cost Levy By-law. Levies will be required to be paid prior-to issuance of Building Permit(s). More information is available at <http://vancouver.ca/home-property-development/development-cost-levies.aspx>
- 4.7 Submission of most Building Permit applications now requires an appointment. When your Building Permit application is ready, please phone 604.873.7611 to book an appointment for an application intake with the Project Coordinator who will manage your application. Only full and complete applications will be accepted. If you need advice in preparing your application, you may book an enquiry appointment (604.873.7611), or walk into our Development and Building Services Centre (1st Floor, 515 West 10th Avenue).

Yours truly,



Christine Fong,
christine.fong@vancouver.ca
(604) 871-6758

cc: Paul Cheng, Development Planner
Alina Maness, Landscape Development Specialist
Daniel Naundorf, Housing Policy
Ian Rodriguez, Engineering Services
Jaime Lynn Borsa, Project Facilitator

CF/ll

From: "King, Lisa (PLN)" <Lisa.King@vancouver.ca>
To: "Cheng, Paul" <paul.cheng@vancouver.ca>
Date: 8/29/2018 3:56:41 PM
Subject: FW: 1296 West Broadway - Level 7

From: Tom Pappajohn [mailto:tom@jamesoncorp.ca]
Sent: Wednesday, August 29, 2018 3:39 PM
To: King, Lisa (PLN)
Subject: Fw: 1296 West Broadway - Level 7

From: Christa Min <Christa.Min@IBIGroup.com>
Sent: Wednesday, August 29, 2018 3:32 PM
To: Tom Pappajohn
Subject: 1296 West Broadway - Level 7

Tom,

Level 7 in our MIRHPP application is 6892 SF (enclosed floor area only).

Christa Min

IBI GROUP

Suite 700 - 1285 West Pender Street
Vancouver BC V6E 4B1 Canada
tel +1 604 683 8797 ext 67066 fax +1 605 683 0492



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ibigroup.com

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litt

From: "Hoese, Karen" <karen.hoese@vancouver.ca>
To: "O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>
Date: 4/2/2019 9:43:11 AM
Subject: FW: Administrative Motion Clarification: 1296 W. Broadway

FYI

Karen Hoese

Assistant Director of Planning | REZONING CENTRE
PLANNING, URBAN DESIGN AND SUSTAINABILITY | CITY OF VANCOUVER
[p] 604 871 6403

From: Johnston, Sadhu
Sent: Tuesday, April 02, 2019 9:06 AM
To: Direct to Mayor and Council - DL
Cc: City Manager's Correspondence Group - DL; Hoese, Karen
Subject: Administrative Motion Clarification: 1296 W. Broadway

Good Morning Mayor and Council

I have received a couple questions from Councillors regarding an Administrative Motion on today's agenda for 1296 West Broadway. It sounds like there may be one or more residents raising concerns about today's Administrative Motion and creating some confusion.

The CD-1 zoning for the site at 2538 Birch Street (formerly 1296 West Broadway) was approved by Council at Public Hearing on Jan. 16, 2018 to allow a 16-storey mixed-use building with secured market rental housing and retail at grade. After the rezoning approval, a development permit application (number 2018-00425) was submitted which is currently under review.

In the interim, the applicant has submitted an enquiry to the City to have this site considered under the *Moderate Income Rental Housing Pilot Program* (MIRHPP). As part of the rezoning enquiry process, a pre-application Open House was held on November 29, 2018 to solicit early community feedback regarding the a 28-storey proposal under MIRHPP. To date, a rezoning application has not yet been received for this site. If /when a new rezoning application is submitted for the site, the application details will be publically available on the City's rezoning website here: <https://rezoning.vancouver.ca/applications/>.

The process for the redevelopment of this site for the 16-storey building can continue while the proposal for the 28-storey MIRHPP project is under consideration. Today's Administrative Motion is an approval of the form of development of the rezoning application that was previously approved in principle by Council after Public Hearing. (Form of development conditions are contained in Part 1 of Appendix B of the rezoning Council report.)

The intent of this motion is to confirm to Council that, through the DP process, the form of development conditions approved by Council at rezoning have been met (for the 16 story building). Bottom line, today's Administrative Motion has nothing to do with the developers interest in creating a taller building.

These are not referrals to Public Hearing. Council will vote on them at Regular Council.

I hope that makes sense. Please let me know if you have further questions.

Sadhu

Sadhu Aufochs Johnston | City Manager
Office of the City Manager | City of Vancouver
sadhu.johnston@vancouver.ca
604.873.7627



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.

From: "Hoese, Karen" <karen.hoese@vancouver.ca>
To: "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>
Date: 1/8/2019 10:32:21 AM
Subject: FW: Community Notification Letter- 1296 W Broadway
Attachments: Community Notification Letter-1296 W Broadway (NW).docx

Karen Hoese

Assistant Director of Planning | REZONING CENTRE
PLANNING, URBAN DESIGN AND SUSTAINABILITY | CITY OF VANCOUVER
[p] 604 871 6403

From: Wells, Neal
Sent: Tuesday, December 18, 2018 3:13 PM
To: McNeill, Yardley
Cc: Hoese, Karen
Subject: RE: Community Notification Letter- 1296 W Broadway

Hi Yardley, thanks for the chance to review.

There is a lot of great info here, I did a quick pass and made some suggested edits to reduce the amount of technical info and some jargon. For your consideration.

Cheers,

Neal

Neal Wells | Communications Manager
Civic Engagement and Communications | City of Vancouver
t. 604.829.2063 c. s.15(1)(l)
neal.wells@vancouver.ca

From: Crowley, Sarah
Sent: Friday, December 14, 2018 8:00 PM
To: Hoese, Karen; McNeill, Yardley
Cc: Wells, Neal; Wroblewski, Andrew
Subject: Community Notification Letter- 1296 W Broadway

Hi Karen and Yardley,

As discussed, attached is the letter I have drafted up for your review regarding the latest planning activities at 1296 West Broadway. Please review and incorporate any edits as you see fit.

Neal- we wanted to provide Communications with an opportunity to review the content of this before it is sent out to the community (we have received some community interest about the MIRHPP enquiry on this site so the decision was to provide the community within a 2-block radius a written letter to detail this and provide clarity.) Should you have any questions about this, please connect with Yardley s.22(1)

Andrew-FYI since you are currently working on the DP.

Thank you,

Sarah Crowley MRUP
Rezoning Planner | Rezoning Centre
Planning, Urban Design and Sustainability
City of Vancouver
604.873.7455 | sarah.crowley@vancouver.ca

s.13(1)

s.13(1)

From: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
To: "Thomas, Robin" <robin.thomas@vancouver.ca>
Date: 5/24/2019 11:15:24 AM
Subject: FW: Draft Agenda for Planning update with the Mayor - for quick review

From: Grottenberg, John
Sent: Monday, February 11, 2019 3:51 PM
To: Hoese, Karen; Kelley, Gil; McNaney, Kevin
Cc: Haid, Susan; Robertson, Chris; Thomas, Robin; Garrison, Dan (COV)
Subject: RE: Draft Agenda for Planning update with the Mayor - for quick review

Hi all,

There are three rezoning enquiries in the s.13(1), s.17(1) area that would not be able to proceed under the IRP (response letters not yet received).

John

s.13(1), s.17(1)

Address	Status	Proposal	Proceed Un
2715 W 12th	Application	R100 (3.5 storey townhouse)	Y - applicati
3701-3743 W Broadway	Application	R100 (6-storey mixed use)	Y - applicati

s.13(1), s.17(1)

Totals

Enquiries	2
Applications	2
Enquiries Unable to Proceed under IRP	3

s.13(1), s.17(1)

(Can Proceed Under IRP)

Address	Status	Proposal	Proceed Un
878-898 W Broadway	Application	Hotel	Y - applicati
2202-2218 Main St & 206 E. 6th Ave	Application	Strata	Y - applicati
610-644 Kingsway	Application	R100	Y - applicati
2538 Birch Street	Application	MIRHPP	Y - applicati

s.13(1), s.17(1)

Totals

Applications	4
Enquiries	14

From: Hoese, Karen
Sent: Monday, February 11, 2019 2:19 PM
To: Kelley, Gil; McNaney, Kevin
Cc: Haid, Susan; Robertson, Chris; Thomas, Robin; Garrison, Dan (COV); Grottenberg, John
Subject: RE: Draft Agenda for Planning update with the Mayor - for quick review

Also add:

☐ s.13(1), s.17(1)

From: Kelley, Gil
Sent: Monday, February 11, 2019 1:18 PM
To: McNaney, Kevin
Cc: Haid, Susan; Robertson, Chris; Hoese, Karen; Thomas, Robin; Garrison, Dan (COV); Grottenberg, John
Subject: Re: Draft Agenda for Planning update with the Mayor - for quick review

Thanks. Will it show which ones we might consider under the interim RZ policy and which not?

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

Please excuse any typos
Sent from my iPhone

On Feb 11, 2019, at 1:16 PM, McNaney, Kevin <kevin.mcnaney@vancouver.ca> wrote:

John G is sending the list of Rezoning applications and inquiries shortly.

Sent from my iPhone

On Feb 11, 2019, at 1:14 PM, Kelley, Gil <Gil.Kelley@vancouver.ca> wrote:

s.13(1)

s.13(1)

Karen also has a couple of RZs to add.

Please excuse any typos
Sent from my iPhone

On Feb 11, 2019, at 12:20 PM, Haid, Susan <Susan.Haid@vancouver.ca> wrote:

Ok – hope you're feeling better

I wasn't too sure what we wanted to cover on Broadway s.13(1) or upcoming planning engagements or both), so look to your, Dan, Chris and Karen's advice....or we can pull this item this week?

Tx
S

From: McNaney, Kevin
Sent: Monday, February 11, 2019 12:15 PM
To: Haid, Susan
Cc: Kelley, Gil
Subject: Re: Draft Agenda for Planning update with the Mayor - for quick review

I just finished up with Council in NEFC. s.22(1)
s.22(1) Unfortunately I won't be able to make the meeting.

Sent from my iPhone

On Feb 11, 2019, at 12:12 PM, Haid, Susan <Susan.Haid@vancouver.ca> wrote:

Here's what I took away from our management team meeting re Planning initiatives update with Mayor Stewart and Sadhu today at 4:15 pm.

Pls review and advise on any changes, additions. We'll need to be brief as there is lots to cover and please advise if you are not attending.

Robin, greatly appreciate if you can finalize into an agenda for us.

Thx Susan

**Bi-Weekly Planning Initiatives Update
February 11, 2019**

s.13(1)



s.13(1)



From: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
To: "Thomas, Robin" <robin.thomas@vancouver.ca>
Date: 5/24/2019 11:15:24 AM
Subject: FW: FOD Motion - 1296 W Broadway for April 2 Agenda
Attachments: 1296 W Broadway - DP-2018-00425 - FOD Memo.docx

From: Gosal, Sheila
Sent: Friday, March 08, 2019 10:39 AM
To: CC Meeting Coordinators - DL
Cc: Kelley, Gil; Greer, John; So, Mandy; Autiero, David; Wroblewski, Andrew
Subject: FOD Motion - 1296 W Broadway for April 2 Agenda

Good morning,

Please add the following to Council agenda on April 2nd. The developer is Jameson.

<http://dev.vancouver.ca/commsvcs/developmentservices/devapps/fod1296wbroadway/index.htm>

Motion attached.

Thanks,
Sheila

sheila gosal | office support clerk – project facilitation |
development, buildings & licensing | city of vancouver
t | 604.873.7089 e | sheila.gosal@vancouver.ca

MEMORANDUM

March 8, 2019

TO: City Clerk's Office - "Council Group"

COPY TO: Gil Kelley, General Manager of Planning, Urban Design and Sustainability

FROM: Andrew Wroblewski, Project Facilitator – Project Facilitation Group

SUBJECT: Approval of Form of Development
CD-1 – (708) 1296 West Broadway

Background

At a Public Hearing on January 16, 2018, City Council approved a rezoning of this site from C3-A (Commercial) to Comprehensive Development District (CD-1). Council also approved in principle, the form of development for these lands. CD-1 By-law was enacted on July 24, 2018.

The site is located on the Southeast corner of the intersection of Birch Street and West Broadway.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number **DP-2018-00425**. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to issuance.

The attached Motion is therefore recommended to Council.

Andrew Wroblewski
Project Facilitator, Project Facilitation Group

AW/sg

MOTION

Approval of Form of Development – 1296 West Broadway

MOVED BY COUNCILLOR: _____

SECONDED BY
COUNCILLOR: _____

That the form of development for this portion of the site known as 1296 West Broadway (2538 Birch Street being the application address) be approved generally as illustrated in the Development Application Number DP-2018-00425, prepared by Martin Bruckner of IBI Group, and stamped "Received, Community Services Group, Development Services", on October 26, 2018, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

From: "Kuhlmann, Thor" <thor.kuhlmann@vancouver.ca>
To: "Naundorf, Daniel" <daniel.naundorf@vancouver.ca>
CC: "King, Lisa (PLN)" <Lisa.King@vancouver.ca>
Date: 7/19/2018 4:21:49 PM
Subject: FW: MIRHPP Housing Planner Assignment - 1296 W Broadway

Daniel: as discussed, this project will remain assigned to you. Please liaise with Lisa and keep the Tracker up to date. TK

From: King, Lisa (PLN)
Sent: Thursday, July 19, 2018 4:07 PM
To: Kuhlmann, Thor
Subject: MIRHPP Housing Planner Assignment - 1296 W Broadway

Hi Thor,

A new project has come in under MIRHPP for a 26-storey mixed use building at 1296 W Broadway. This is the Denny site and a rezoning was approved by Council in 2018 for a 16 storey mixed use building under Rental 100:

<https://rezoning.vancouver.ca/applications/1296wbroadway/index.htm>

The MIRHPP enquiry is from the same applicant and architect is very similar to the approved rezoning with the exception of the additional storeys. Daniel Naundorf was the Housing Planner assigned to the previous rezoning. Can you please let me know who would be assigned to this enquiry?

If you need any further information please let me know.

Thanks,

Lisa

Lisa King
Rezoning Planner
Planning, Urban Design & Sustainability
City of Vancouver | T: 604.873.7642 | E: lisa.king@vancouver.ca

From: "Anderson, Graham" <Graham.Anderson@vancouver.ca>

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

CC: "McNeill, Yardley" <yardley.mcneill@vancouver.ca>

Date: 3/1/2019 2:28:13 PM

Subject: FW: Moderate Income Rental Housing Pilot Program Application - 1296 W Broadway

Attachments: PDS - MIRHPP - 1296 W Broadway.pdf

Rezoning Enquiry Application Form & Checklist.pdf

Hi Karen,

Here's the June 12, 2018 correspondence and attached letter send to Jameson inviting them to proceed on the 1296 W Broadway site.

Let me know if you need anything further.

Thanks,

Graham

From: Cho, Edna

Sent: Wednesday, June 13, 2018 2:19 PM

To: 'tom@jamesoncorp.ca'

Cc: Bennett, Zachary; Anderson, Graham

Subject: Moderate Income Rental Housing Pilot Program Application - 1296 W Broadway

Hi Tom,

Please find attached a follow-up letter of response regarding your application under the Moderate Income Rental Housing Pilot Program, as well as a rezoning enquiry checklist.

Best regards,

Edna

EDNA CHO

SENIOR PLANNER, HOUSING POLICY

CITY OF VANCOUVER

PH: 604-871-6484

FX: 604-871-6488

EMAIL: EDNA.CHO@VANCOUVER.CA

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

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 endeavor 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	
Property Identification Number	
Legal Description	
Existing Zoning District or CD-1 number	

Enquirer Information

Contact Name	
Firm/Affiliation	
Address	
Telephone	
Email	

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: _____ Development Planner: _____

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

1. Downtown Division- Michael Naylor
2. Midtown Division - Yardley McNeill
3. Vancouver South - Yan Zeng

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:
---------------------	-----------------------	----------------

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 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 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 Rezoning</i>s 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 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 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 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 type="checkbox"/>

From: "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>
To: "Jong, Teresa" <Teresa.Jong@vancouver.ca>
Date: 7/4/2018 1:27:29 PM
Subject: FW: Telephone call: Tony Pappajohn

Teresa

Can you let them know that they need to chat with gil. Ask them to call him directly.
s.

Sadhu Aufochs Johnston | City Manager
City of Vancouver | 453 W 12th Avenue
Vancouver | BC V5Y 1V4
604.873.7627 | Sadhu.johnston@vancouver.ca
Twitter: [sadhuajohnston](https://twitter.com/sadhuajohnston)



From: Kelley, Gil
Sent: Wednesday, July 04, 2018 11:52 AM
To: Johnston, Sadhu
Subject: Re: Telephone call: Tony Pappajohn

I will call him.

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

Please excuse any typos
Sent from my iPhone

On Jul 3, 2018, at 5:42 PM, Johnston, Sadhu <Sadhu.Johnston@vancouver.ca> wrote:

Gil-

s.13(1)

Sadhu

Sadhu Aufochs Johnston | City Manager
City of Vancouver | 453 W 12th Avenue
Vancouver | BC V5Y 1V4
604.873.7627 | Sadhu.johnston@vancouver.ca
Twitter: [sadhuajohnston](https://twitter.com/sadhuajohnston)

From: Gorra, Annie
Sent: Tuesday, July 3, 2018 4:01 PM
To: Johnston, Sadhu
Cc: Jong, Teresa

Subject: Telephone call: Tony Pappajohn

Hi,

Tony Pappajohn called at 3:57 today. Please call him back at 5 p.m. at s.22(1)

He wants to see you personally this week. Please let me know if you want me or Teresa to set up the meeting.

He would like to speak with you re: 1805 Larch Street and 1296 West Broadway. He wants to have some clarity re: Larch.

Regards,

Annie Gorra
City Manager's Office
City of Vancouver
604-873-7774

From: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
To: "Thomas, Robin" <robin.thomas@vancouver.ca>
Date: 5/24/2019 11:15:24 AM
Subject: FW: What is this?
Attachments: motiona1.pdf
ATT00001.txt

-----Original Message-----

From: Johnston, Sadhu
Sent: Monday, April 01, 2019 9:28 PM
To: Hoese, Karen
Cc: Kelley, Gil
Subject: What is this?

Hi

Where in the development process is this? I am hearing some concern from a couple councillors.
Thanks Sadhu

<https://council.vancouver.ca/20190402/documents/motiona1.pdf>

MOTION

1. **Approval of Form of Development – 1296 West Broadway**

THAT the form of development for this portion of the site known as 1296 West Broadway (2538 Birch Street being the application address) be approved generally as illustrated in the Development Application Number DP-2018-00425, prepared by Martin Bruckner of IBI Group, and stamped "Received, Community Services Group, Development Services", on October 26, 2018, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

* * * * *

From: "Anderson, Graham" <Graham.Anderson@vancouver.ca>

To: "Garrison, Dan (COV)" <Dan.Garrison@vancouver.ca>

CC: "Cho, Edna" <edna.cho@vancouver.ca>

"Bennett, Zachary" <zak.bennett@vancouver.ca>

Date: 6/8/2018 8:55:45 AM

Subject: MIHRPP Waitlist Response Letters

Attachments: PDS - MIRHPP - Waitlist Response Letter - s.13(1), s.17(1)

PDS - MIRHPP - Waitlist Response Letter -

PDS - MIRHPP - Waitlist Response Letter -

PDS - MIRHPP - Waitlist Response Letter -

s.13(1), s.17(1)

PDS - MIRHPP - Waitlist Response Letter - s.13(1), s.17(1)

Hi Dan,

Attached are the letters we've prepared to go out to waitlisted MIRHPP applicants, in case you would like to review before they are sent out.

These follow from the withdrawal of 3 top 20 projects, s.13(1), s.17(1)

Invites to Proceed:

1. 1296 W Broadway @Denny@ Site C-3A (Jameson) *reviewed previously, not attached.*

2. s.13(1), s.17(1)

3.

Hold on Waitlist:

1. s.13(1), s.17(1)

2.

3.

4.

5.

Thanks,

Graham

Graham Anderson

Social Planner | Housing Policy

Planning, Urban Design & Sustainability | City of Vancouver

Unceded Traditional Coast Salish Territory of the Musqueam, Squamish & Tsleil-Waututh First Nations

graham.anderson@vancouver.ca | 604-829-9264

s.13(1)

s.13(1)

s.13(1)



tel: 3-1-1, Outside Vancouver 604.873.7000 fax: 604.873.7100

s.13(1)

s.13(1)



tel: 3-1-1, Outside Vancouver 604.873.7000 fax: 604.873.7100

s.13(1)

s.13(1)

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s.13(1)