

File No.: 04-1000-20-2019-300

September 19, 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 proposed rezoning of 1296 West Broadway/2538 Birch Street, all records received by the City of Vancouver from Tom Pappajohn and/or John Pappajohn and/or Jameson Development Corporation (including any nominee company used in connection with the proposed rezoning), from February 1, 2018 to May 3, 2019.**

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](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](mailto: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 (#04-1000-20-2019-300); 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](mailto:foi@vancouver.ca) if you have any questions.

Yours truly,



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

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

\*If you have any questions, please email us at [foi@vancouver.ca](mailto: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

## MODERATE INCOME RENTAL HOUSING PILOT PROGRAM

### Pre-Enquiry Application Form

Proponents interested in bringing forward a project under the Moderate Income Rental Housing Pilot Program are required to complete and submit the following form for review by an interdepartmental staff team. Proponents are not required to submit any form of development work (e.g. drawings or plans) at this stage. Proponents who would like to present alternative options for a single site are asked to complete one form for each option. If you require additional response space, please append extra pages or supporting documents.

The deadline for submission is February 16, 2018.

#### SECTION 1: CONTACT INFORMATION

##### Developer

Company: Jameson Development Corp.

Name: Tom Pappajohn

Address: #670 - 1665 W. Broadway, Vancouver, BC V6J 1X1

Email: tom@jamesoncorp.ca

Phone: 604-732-7122 ext: 26

##### Architect

Company: IBI Group

Name: Martin Bruckner

Address: 700 - 1285 West Pender, Vancouver, BC V6E 4B1

Email: mbruckner@IBIgroup.com

Phone: 604-683-8797 ext: 2402

#### SECTION 2: EXISTING SITE

Address: 1296 West Broadway, Vancouver, BC

Current Zoning: C-3A (CD-1 approved in principle Jan 16, 2018)

Site Size: 18,762

Existing FSR: 7.07

Existing Rental Units on Site? Yes ☐ No ☒ If yes, how many?

## MODERATE INCOME RENTAL HOUSING PILOT PROGRAM

### SECTION 3: PROJECT INFORMATION

#### Form of Development and Rental Housing Information

Building Height (Storeys): 26

Target Floor Space Ratio: 8.87

Approximate Total Number of Units: 262

Net Increase in Rental Units (if applicable): 102

Inclusion of Non-Residential Uses? Yes ☒ No ☐

If yes, please specify: CD-1 approval requires retail/office uses on first 2 floors

#### Requested Incentives

- ☒ Additional Floor Area
- ☒ DCL Waiver
- ☐ City of Vancouver Capital Grants for Non-Profit Developers
- ☒ Parking Requirement Reductions (beyond the requirement for 100% market rental). Please describe:  
Seeking further 30% reduction in parking requirement for moderate income rental units ONLY due to Granville Street & Broadway bus line proximity

☐ Relaxation of Minimum Unit Size and Configuration Requirements. Please describe:

☐ Are you seeking senior government programs? If known, please specify:

Other Comments:

Would seek DCL Waiver for the Moderate Income Rental units only.



## MODERATE INCOME RENTAL HOUSING PILOT PROGRAM

### SECTION 4: HOW DOES YOUR PROJECT MEET THE REQUIREMENTS OF THE MODERATE INCOME RENTAL HOUSING PILOT PROGRAM?

#### Unit Mix, Rents and Affordability

Please describe the unit mix and rents your project is targeting:

	Market Rental Portion			Below Market Rental Portion (at least 20% of total FSR)			TOTAL Number of Units	TOTAL % Mix of Units
	Number of Units	% of Market Units	Average Rents	Number Of Units	% of Below Market Units	Average Rents		
<b>Micro</b>	Not applicable							
<b>Studio</b>	45	21.63	\$1,525	14	25.9	\$ 950	59	22.5
<b>1-bed</b>	86	41.34	\$1,950	21	38.9	\$1,200	107	40.8
<b>2-bed</b>	61	29.33	\$2,575	15	27.8	\$1,600	76	29.0
<b>3-bed</b>	16	7.7	\$3,450	4	7.4	\$2,000	20	7.7
<b>Other</b>								
<b>TOTAL</b>	208	100%	\$2,156.73	54	100%	\$1,325.46	262	100%

Note: it is expected that rents in micro units will be lower than the rents in studio units. Note also, micro units may not be suitable in all locations.

If you selected **Other**, please specify (e.g. 4 bed):

#### **Additional Information:**

Please describe how your project meets or exceeds the minimum requirements of the Moderate Income Rental Housing Pilot Program? (e.g. % of units below market, affordability levels)

Refer to Attachment "A"

## MODERATE INCOME RENTAL HOUSING PILOT PROGRAM

### Approach to Operating and Tenanting the Below Market Units

Please describe your approach to tenanting the below market rental units, including how you intend to verify eligibility for new tenants and existing tenants over the long-term, and any thoughts you have on the approach to supporting stability of tenure.

Refer to Attachment "B"

### Existing Rental Units and Approach to Tenant Relocation (if Applicable)

#### Existing Rental Units:

Unit Type	Total Number	Number Currently Occupied
Studio		
1-bed		
2-bed		
3-bed		
Other (e.g. 4 bed+, housekeeping, or sleeping unit)		
<b>TOTAL</b>		

#### Existing Tenants:

Please provide (or append separately) a rent roll of **all** existing tenants on site and supplementary information on any tenants with special circumstances (e.g. disabilities, seniors, etc...)

Name	Unit Number	Initial Move In Date	Bedroom Type	Existing Rent	Describe Any Special Circumstances

## MODERATE INCOME RENTAL HOUSING PILOT PROGRAM

### **Approach to Tenant Relocation**

Please describe your approach to the relocation of impacted tenants, noting that the City's Tenant Relocation and Protection Policy applies to all eligible tenants, and is the minimum requirement in formulating your tenant relocation plan. You can learn more about the Tenant Relocation and Protection Policy at [vancouver.ca/protecting-tenants](http://vancouver.ca/protecting-tenants).

N/A

### **Additional Information**

Any other details you would like to provide regarding this proposal:

Refer to Attachment "C"

Completed Enquiry Forms may be mailed or emailed to:

Michelle McGuire, Planning, Urban Design, and Sustainability  
453 West 12th Avenue, Vancouver, BC V5Y 1V4  
[rezoning@vancouver.ca](mailto:rezoning@vancouver.ca)



Developer: Jameson Development Corp

Site Address: 1296 West Broadway, Vancouver, BC

#### Section 4, Page 3....

**Please describe how your project meets or exceeds the minimum requirements of the Moderate Income Rental Housing Pilot Program**

- 54 of 262 units or 20.61% of the unit count is designated or made available to moderate income households. Note: this represents 53% (54 of 102) of the additional units requested
- The inclusion of Family Oriented apartments under the Moderate Income Program total 35% of the units, or 19 units of 2 or 3 bedroom
- The moderate income rent levels would match targets set by the Pilot Program: Studio: \$950, 1-bedroom: \$1,200, 2-bedroom: \$1,600, 3-bedroom: \$2,000
- The building's desirable location provides moderate income rents more deeply discounted to market rents at this location, which is a high cost rental area
- In tenant selection, Jameson will verify that household income levels qualify for the limits in the respective suite applied for, as well as meeting the requirement of minimum 1 occupant per bedroom
- Ongoing management, Jameson will re-verify tenants every 5 years as per City of Vancouver policy
- Jameson will provide Annual reports to the City on the operation of the Moderate Income Rental Housing Units

The City of Vancouver's rapidly rising housing costs have placed pressures on all households, including moderate income households and families. Families earning at or below the median income level are challenged to find rental housing with enough bedrooms for children, while remaining within an affordable rent range. Finding newer rental product with suitable amenities is even more challenging.

At this desirable location on West Broadway close to Granville Street and in close proximity to the downtown core, UBC, Vancouver General Hospital, the Broadway core, and major shopping, the comparable market rents would be in excess of 60% greater than the moderate income rents. As such, the moderate income rental units provide greater affordability or discount to the comparable market rents for this location, as compared to most other locations in the City.

Moderate Income rental units would have equal access to the building's amenities. Nearby schools include Lord Tennyson, L'Ecole Bilingue, and Kitsilano High School.



Developer: Jameson Development Corp

Site Address: 1296 West Broadway, Vancouver, BC

**Section 4, Page 3....continued**

Families and households with occupations earning at or less than the moderate income levels are challenged to afford the average rental on the west-side of Vancouver, and are largely priced out of the home ownership market. The City depends on these occupations to support the local economy. Affordable moderate income rental units will help to achieve the City's goal of maintaining a complete community where the workforce can live close to their place of work, rather than commuting.

Developer: Jameson Development Corp

Site Address: 1296 West Broadway, Vancouver, BC

#### **Section 4, Page 4....**

##### **Approach to Operating and Tenanting the Below Market Units (page 4 of the application)**

Please describe your approach to tenanting the below market rental units, including how you intend to verify eligibility for new tenants and existing tenants over the long-term, and any thoughts you have on the approach to supporting stability of tenure.

Jameson will arrange to have signage placed prominently around the site approximately six months before the estimated occupancy. The signage would describe building features, unit types, amenities. The signage would also confirm the number and type of moderate income rental units available for all to apply, and direct all to either a phone number or web site set up for this particular project. The web site would contain detailed images and unit plan, building features and amenities; also a detailed description of the units available for moderate income households and families with online or downloadable application forms. The site would also provide application guidelines, as well as a Frequently Asked Questions Section. A phone number for a property manager would also be provided, for any additional questions or assistance in filling out an application.

##### **Application**

A tenancy application would need to be submitted. The application would include details on employment and landlord references. In order to verify income qualification for the moderate income units, Jameson would also require applicants to demonstrate their household income by providing the most recent Notice(s) of Assessment. Additionally, a current quarterly pay stub would augment this verification with more current information, as well as confirmation of employment status. This would help Jameson ensure compliance with the intent of the Moderate Income Rental Housing Pilot Program by Income qualifying households (at least 25% of gross household income is spent on rent), and that at least 1 occupant per bedroom in the unit applied for. Jameson will provide Annual reports to the City on the operation of the Moderate Income Rental Housing Units

Additionally, as required by the Moderate Income Pilot Program, Jameson would verify eligibility every 5 years on the following:

- a. Confirmation that annual household gross income does not exceed 5 times the then annual rent (i.e. at least 25% of household gross income is spent on annual rent)
- b. Confirm that there is at least one occupant per bedroom in the rented apartment

The original rental tenancy agreement would need to be drafted accordingly to provide for re-verification every 5 years; and to also provide for the landlord right to terminate tenancy with 6-month notice if the income made the household no longer eligible for the program. Jameson looks forward to discussing with Housing Department other detailed provisions that should be included in the rental tenancy agreement to ensure compliance with the intent of the Moderate Income Housing Policy.



Developer: Jameson Development Corp

Site Address: 1296 West Broadway, Vancouver, BC

#### **Section 4, Page 5....**

#### **Additional Information**

Any other details you would like to provide regarding this proposal:

#### **Jameson Experience:**

Jameson has experience in rezoning, financing and constructing a secured rental building which includes moderate income rental units. In the fall of 2016, Jameson received rezoning approval from the City of North Vancouver for a 96 unit, secured 6 storey rental building located at 154 East 18<sup>th</sup> Street. The project was the first approved secured rental project which reserved 10% of the units as Mid Market Rental (MMR) units, in compliance with North Vancouver's 2016 Housing Action Plan.

Similar to the rent levels in the City of Vancouver Moderate Income Rental Pilot Program, the City of North Vancouver's MMR Units have 2017 starting rents of: Studio - \$916; 1-bedroom - \$1,098; 2-bedroom - \$1,425; 3-bedroom - \$1,820. Additional program requirements include income verification and annual household income limits (rent to be a minimum of 30% of income).

Jameson and its consultants are experienced in negotiating and finalizing covenants relating to securing and operating market rental properties that include mid market units. The Saint George is currently under construction and has an anticipated occupancy date of November 2018.

#### **Expedited Project Delivery:**

**1296 West Broadway PROJECT:** Deliver new secured rental and moderate income rental units in approximately 3 years

- Assuming expedited Rezoning Amendment, this proposed secured rental project could deliver occupancy of the secured rental and moderate income rental units in approximately 40 months from today.
- The current Rezoning application for a 16 storey secured market rental and retail building was approved "in principle" following Public Hearing on January 16, 2018. CD-1 Bylaw enactment conditions are being worked on.
- The existing single level retail building contains one restaurant tenant, whose lease expires in approximately 3 months (April 30, 2018)

Jameson could advance & overlap the Development Permit and Building Permit phases as allowed in order to start construction within 6 to 8 months.





JAMESON  
DEVELOPMENT  
CORP

## Broadway & Birch Project – Affordable Market Rental Housing Proposal



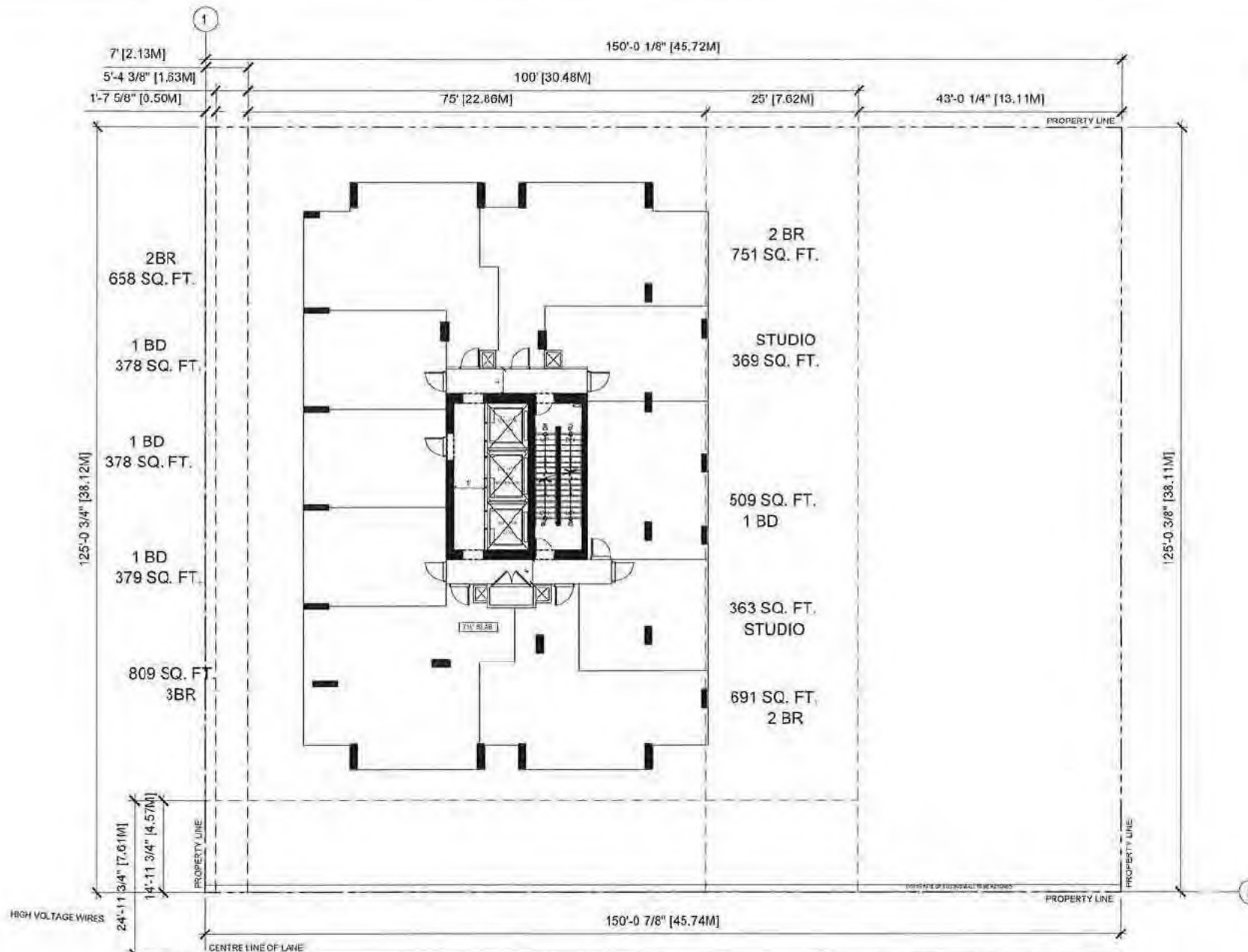


Birch & Broadway  
2/1/2018

FLOOR AREA		(SF)	(SM)				
Site Area		18,762	1743.05				
Level	Floor to Floor Height (F)	Elevation (F)	Retail	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		5386	4552	84.5%	
20	9.17	344.35		6172	5276	85.5%	
19	9.17	335.18		6172	5276	85.5%	
18	9.17	326.01		6172	5276	85.5%	
17	9.17	316.84		6172	5276	85.5%	
16	9.17	307.67		6911	4549	65.8%	
15	9.17	298.50		6911	4549	65.8%	
14	9.17	289.33		6911	4552	65.9%	
13	9.17	280.17		6911	5980	86.5%	
12	9.17	271.00		6911	5980	86.5%	
11	9.17	261.83		6911	5980	86.5%	
10	9.17	252.67		6911	5980	86.5%	
9	9.17	243.50		6911	5980	86.5%	
8	9.17	234.33		6911	5980	86.5%	
7	9.17	225.17		6892	5926	86.0%	
6	9.17	216.00		9319	8310	89.2%	
5	9.17	206.83		9319	8310	89.2%	
4	9.17	197.67		9447	8435	89.3%	
3	9.17	188.50		9667	7912	81.8%	646
2	13	173.50	14,914	938			
Mezz			2,179	331			
1	19	154.50	10,722	1,239			
Total	254.04		27,815	166,355	136,824	82.2%	646
Total Gross Area			167,001				
Total Net Area			166,355				
FSR Achieved			8.87				

16 Storeys	Units	Parking Provided	Required Parking	Bike Storage	Storage
	160	112	74	200	160
Additional Floors					
10	102		37	128	102
TOTAL	262		111	328	262

UNIT MIX				
Total Number of Units				262
Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom
26	1	6	2	
25	1	6	2	
24	1	6	2	
23	1	6	2	
22	1	6	2	
21	1			5
20	1	4	3	1
19	2	4	3	1
18	2	4	3	1
17	2	4	3	1
16	4	4	4	
15	4	4	4	
14	4	4	4	
13	4	4	4	
12	4	4	4	
11	4	4	4	
10	4	4	4	
9	4	4	4	
8	4	4	4	
7		3		5
6	3	6	6	
5	3	6	6	
4	4	5	5	1
3		5	1	5
2				
1				
Total	59	107	76	20
% of Total	23%	41%	29.0%	7.6%
				37%



LEVEL 17-20

GROSS	6172 SQ. FT.	Core & Stair	896 SQ. FT.
NET	5276 SQ. FT.		
EFFICIENCY	85.5%		



CLIENT  
Jameson Development  
604-732-7122

DISCLAIMER  
Any information or drawings for this project are for informational purposes only and are not intended to be used for any other purpose. The user of this information is responsible for its accuracy and completeness. The user of this information is responsible for its accuracy and completeness. The user of this information is responsible for its accuracy and completeness.

REV	DATE	DESCRIPTION
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NO.	DATE	REVISION
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PROJECT TITLE  
Birch and Broadway  
1296 West Broadway

PROJECT NO.  
3002

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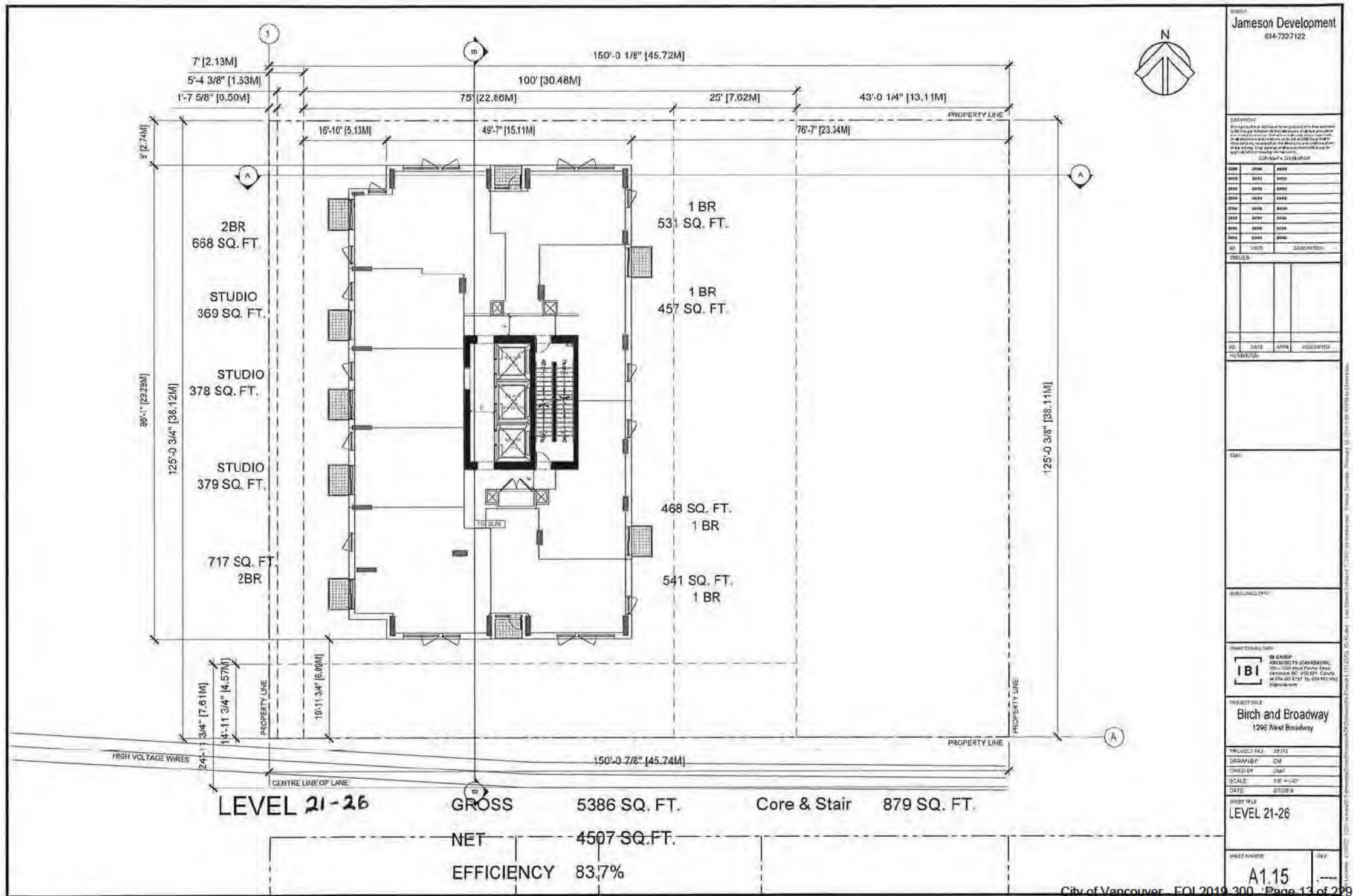
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User

SCALE  
1/8" = 1'-0"

DATE  
10/12/14

PROJECT NO.  
3002





**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  
5<sup>th</sup> floor, 507 W Broadway  
Vancouver BC V5Z 0B4  
Ph. 604.873.7773  
E-mail [kevin.cavell@vancouver.ca](mailto:kevin.cavell@vancouver.ca)  
Web: [www.vancouver.ca](http://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](mailto: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 17<sup>th</sup>. 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 16<sup>th</sup> 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 ft<sup>3</sup> (5.7 m<sup>3</sup>) of bulk storage area for each dwelling units;

(Note to Applicant: Some of the bulk storages might be less than 200 ft<sup>3</sup> [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 m<sup>2</sup> to provide for the greatest range of use, but no smaller than 27.9 m<sup>2</sup>.)

- 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

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**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

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**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  
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f00



**From:** "Tom Pappajohn" <tom@jamesoncorp.ca>  
**To:** "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>  
**Date:** 11/14/2018 3:39:19 PM  
**Subject:** Fw: 2538 Birch - Mailing Label Payment  
**Attachments:** DOC111418-11142018153933.pdf

---

Hi Sarah,

Thanks so much... we will have the revised invite (will email you copy for your records) mailed out tomorrow! I recall giving you a cheque for \$100 payable to the City of Vancouver when we all met on October 31st (see attached copy of cheque).

Please confirm receipt of cheque and we will come tomorrow morning to pickup the mailing labels.

Kind regards,

Tom Pappajohn  
Jameson Development Corp.

---

**From:** Liz Chan  
**Sent:** Wednesday, November 14, 2018 3:36 PM  
**To:** Tom Pappajohn  
**Subject:** 2538 Birch - Mailing Label Payment

Hi Tom,

Attached is a copy of the cheque for 2538 Birch Street Mailing Label re: Nov 29 Open House. Cheque #264 in the amount of \$100

Best,  
Liz

.  
It

000264

**JAMESON BROADWAY & BIRCH LP.**670 - 1665 WEST BROADWAY  
VANCOUVER, BC V6J 1X1  
Tel: (604) 732-7122**HSBC BANK CANADA**  
885 WEST GEORGIA STREET  
VANCOUVER, B.C. V6C 3G1DATE 1 0 3 1 2 0 1 8  
M M D D Y Y Y Y

PAY

\*\*\*\*\*One Hundred and 00/100

\$ \*\*100.00

TO THE  
ORDER  
OF

City of Vancouver

JAMESON BROADWAY &amp; BIRCH LP.

PER 

MEMO 2538 Birch - Mailing Labels for 2018 Pre-Application Open House

s.21(1)

**JAMESON BROADWAY & BIRCH LP.**

000264

City of Vancouver

10/31/2018

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/31/2018	Bill	Mailing Labels - 28	100.00	100.00		100.00
				Cheque Amount		100.00

HSBC - Checking 2538 Birch - Mailing Labels for 2018 Pre-Applicat 100.00

**JAMESON BROADWAY & BIRCH LP.**

000264

City of Vancouver

10/31/2018

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/31/2018	Bill	Mailing Labels - 28	100.00	100.00		100.00
				Cheque Amount		100.00

HSBC - Checking 2538 Birch - Mailing Labels for 2018 Pre-Applicat 100.00

City of Vancouver - FOI 2019-300 - Page 36 of 229

**From:** "Tom Pappajohn" <tom@jamesoncorp.ca>

**To:** "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>

**Date:** 11/14/2018 4:14:35 PM

**Subject:** Fw: 2538 Birch - Nov 29 Pre-Application Open House Invite

**Attachments:** 2538 Birch - Nov 29 - Preliminary Open House Invitation COV APPROVED.pdf

Hi Sarah,

Further update to letter, as it had the wrong unit count (258, should have said 262!).

Regards,  
Tom

---

**From:** Liz Chan

**Sent:** Wednesday, November 14, 2018 4:13 PM

**To:** Tom Pappajohn

**Subject:** RE: 2538 Birch - Nov 29 Pre-Application Open House Invite

Updated verison

---

**From:** Liz Chan

**Sent:** November-14-18 4:10 PM

**To:** Tom Pappajohn <tom@jamesoncorp.ca>

**Subject:** 2538 Birch - Nov 29 Pre-Application Open House Invite

Hi Tom,

Attached is the final invite for 2538 Birch's Pre-Application Open House on Nov 29.

I've made the following updates:

1. Indicate on map where the open house and project site are
2. Include former address to ensure transparency

Best,  
Liz Chan, CPA  
Accounting Manager

Jameson Broadway & Birch LP  
670 - 1665 West Broadway  
Vancouver, BC V6J 1X1

Cell: 778.320.0715 Telephone: 604.732.7122 Fax: 604.732.7142

Email: [liz@jamesoncorp.ca](mailto:liz@jamesoncorp.ca)

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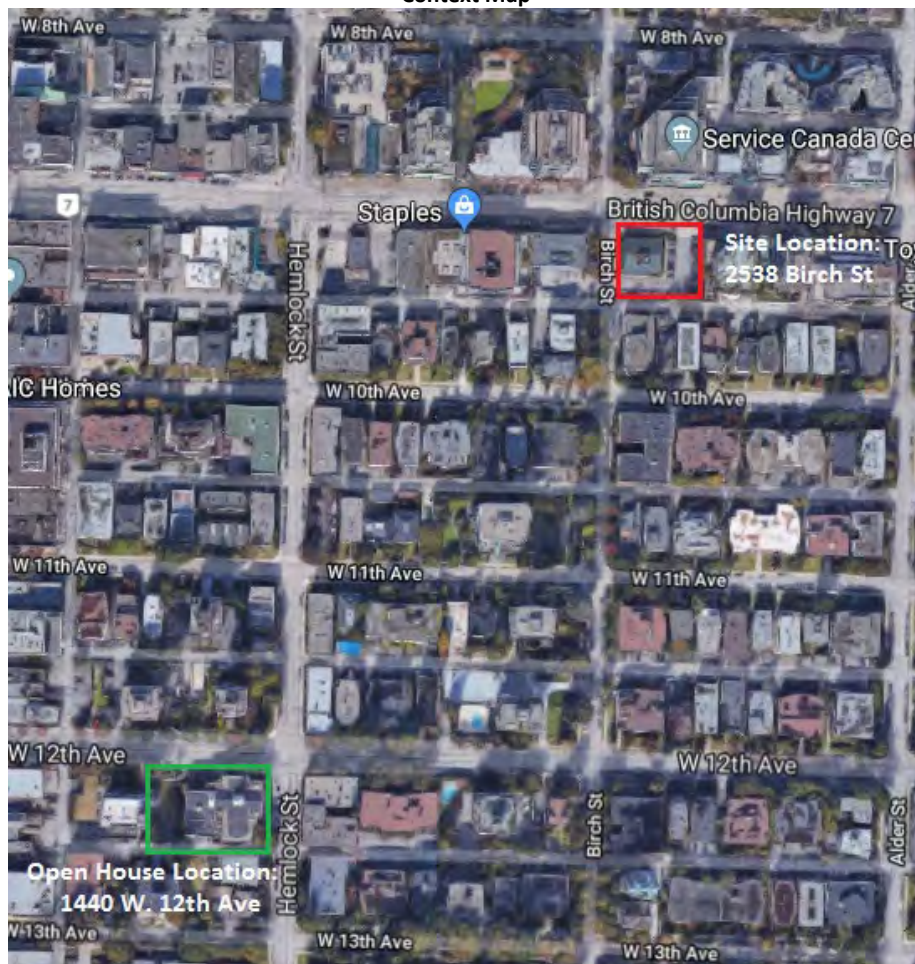
Join us for a Pre-Application Open House:  
Rezoning Proposal at 2538 Birch Street (Formerly 1296 W. Broadway)

**Date & Time:** Thursday November 29, 2018 6:00PM to 8:00PM

**Place:** 2<sup>nd</sup> Floor - Holy Trinity Anglican Church - 1440 W. 12<sup>th</sup> Avenue (at Hemlock St), Vancouver BC

Jameson is pleased to invite you to a Pre-Application Open House. The intent of the open house is to introduce the preliminary proposal to the community and to seek early community input, prior to submitting a formal rezoning application. We are proposing to rezone the site at 2538 Birch Street (formerly 1296 W. Broadway) for development of a 28-storey mixed-use building with two levels of retail and approximately 262 residential rental units. The development is proposed under the Moderate Income Rental Housing Pilot Program (MIRHPP). All units are to be secured as market rentals and twenty percent (20%) of the residential units are earmarked to households earning \$30,000 to \$80,000 per annum.

Context Map



**Contact Information**

Doug Purdy: Telephone: 604-736-5546 or Email: [doug@lpadevelopment.com](mailto:doug@lpadevelopment.com)



**From:** "Tom Pappajohn" <tom@jamesoncorp.ca>

**To:** "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>

**CC:** "Tom Pappajohn" <tom@jamesoncorp.ca>

**Date:** 12/6/2018 4:13:59 PM

**Subject:** FW: 2538 Birch (formerly 1296 W. Broadway) - Nov 29 2018 Pre-Application Open House Summary

**Attachments:** 2538 Birch - Nov 29 - Preapplication Open House Summary dated Dec 6 2018.pdf

Hi Sarah,

Please find below and attached feedback from open house.

Kind Regards,

Tom Pappajohn  
Jameson Development Corp.

**From:** Liz Chan

**Sent:** December-06-18 4:07 PM

**To:** Tom Pappajohn <tom@jamesoncorp.ca>

**Subject:** 2538 Birch (formerly 1296 W. Broadway) - Nov 29 2018 Pre-Application Open House Summary

Hi Tom,

Attached to this email is a summary of Jameson Broadway and Birch's Pre-Application Open House on Nov 29, 2018. The package includes:

1. Summary
2. Sign-in Sheets
3. Comment Cards

Best,  
Liz Chan, CPA  
Accounting Manager

Jameson Broadway & Birch LP  
670 - 1665 West Broadway  
Vancouver, BC V6J 1X1

Cell: 778.320.0715 Telephone: 604.732.7122 Fax: 604.732.7142

Email: [liz@jamesoncorp.ca](mailto:liz@jamesoncorp.ca)

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\hhh

**Jameson Broadway & Birch LP  
Nov 29, 2018 Pre-Application Open House Results  
As of December 6, 2018**

**Project Address:** 2538 Birch St (formerly 1296 W Broadway), Vancouver

**In this document, please find:**

1. Nov 29 Sign In Sheets
2. Comments - In Support
3. Comments - Neutral
4. Comments - Provided Feedback

**SUMMARY**

**Attendance:** 96

<b>Comments Received:</b>	<b>#</b>	<b>%</b>
In Support	51	61%
Neutral	6	7%
Provided Feedback	<u>26</u>	31%
<i>Total Comments:</i>	<i>83</i>	

**Common Themes from Comments:**

**In Support**

1. Increase Rental Housing Supply
2. Affordable Housing through MIRHPP
3. Improvement for Small Business -- increased traffic & staff retention
4. Family-oriented Building

**Provided Feedback**

1. Parking
2. Building Height
3. Increased Density
4. Childcare Options

**Jameson Broadway & Birch LP**  
**Sign In Sheet**

## Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Name	Address	Postal Code	Phone Number	E-mail Address
s.22(1)	s.22(1)	V6H 1J3	s.22(1)	s.22(1)
		V6H 1K5		
		V6H 1K8		
		V6H 1G9		s.22(1)
		V6H 3R3		
		V6H 3W5		
		V5P 1N8		s.22(1)
		V6H 1M6		
		V5T 0G9		
				s.22(1)
		V6H 1G6		s.22(1)
		V6H 1M3		



# Jameson Broadway & Birch LP Sign In Sheet

Pre-Application Open House  
November 29 from 6-8PM @ Holy Trinity Anglican Church  
Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Name	Address	Postal Code	Phone Number	E-mail Address
s.22(1)	s.22(1)	V6P 6M1	s.22(1)	s.22(1)
		V6H 4G8		
		V6R 3X2		
		V6H1J7		
		VSR 0G6		
		V6H 1B4		
		"		
		V5T0G9		
		V6R 4B2		
		V6P 6M1		
		V6H 0A4		



# Jameson Broadway & Birch LP Sign In Sheet

Pre-Application Open House  
November 29 from 6-8PM @ Holy Trinity Anglican Church  
Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Name	Address	Postal Code	Phone Number	E-mail Address
s.22(1)	s.22(1)	V6H2V5	s.22(1)	NA-
		V6E1E4		—
		V6H4G5		N/A.
		V6H1K6		s.22(1)
		V6H4G5		—
		V6M4B8		s.22(1)
		V6A3J9		
		V6A2J9		
		V6H1M6		—
				—
		60		s.22(1)
		6		
		V6H1C7		—

**Jameson Broadway & Birch LP**  
**Sign In Sheet**

**Pre-Application Open House**

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Name	Address	Postal Code	Phone Number	E-mail Address
s.22(1)	s.22(1)	V6H 1M3	s.22(1)	s.22(1)
		V5C 0J2		
		V6H 1K4		
		V6H 1M6		
		V6H 1M3		
		V6H 4G8		
		V6H 0A		
		V6H 1V6		
		V6H 0A		
		V6H -349		
		V6H 1J5		

**Jameson Broadway & Birch LP**  
**Sign In Sheet**

**Pre-Application Open House**

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Name	Address	Postal Code	Phone Number	E-mail Address
s.22(1)	s.22(1)	V6H 1K6	s.22(1)	s.22(1)
		V6H 1B6		
		V6Y 4B9		
		V6H 2N5		
		V6H 1J3		
		V6H 1J6		
		V6L 1E5		
		V6H 4G8		
		V6H 1G9		
		V6J 1T5		
		V6H 3R3		
		V6H 3W4		
		V6P 6M1		

# Jameson Broadway & Birch LP Sign In Sheet

## Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Name	Address	Postal Code	Phone Number	E-mail Address
s.22(1)	s.22(1)	V4E 1G8	s.22(1)	s.22(1)
		V6H 4G8		
		V3C 2Y4		
		—		
		V6M 3T5		
		2 V6M 1A5		
		V6L 1M3		
		V5C 3R5		
		V6H 1J7		



# Jameson Broadway & Birch LP Sign In Sheet

## Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Name	Address	Postal Code	Phone Number	E-mail Address
s.22(1)	s.22(1)	V5Y3E7	s.22(1)	s.22(1)
		St. V5Y		
		V6H1J6		
		V6H1J6		
		V6K1C2		
		V5T2N6		
		V6L2W3		

Jameson Broadway & Birch LP  
Sign In Sheet

Pre-Application Open House  
November 29 from 6-8PM @ Holy Trinity Anglican Church  
Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Name	Address	Postal Code	Phone Number	E-mail Address
s.22(1)	s.22(1)		s.22(1)	s.22(1)
		V5T2N6		
		V6H1C7		
		V6H1E7		





Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

More of these complexes / units are needed  
given the rental shortage in Vancouver.  
It is rare / necessary to have modern units  
for low income families that also accept  
pets. Often to have pets you either need  
to pay more or you are living in an older  
building.

Think it will be a great addition.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

V6J 1E7.

s.22(1)

Phone number

s.22(1)

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Affordable housing is necessary  
in Vancouver especially rentals.  
We need to keep young people  
and families in Vancouver to  
keep an active working population  
here. This is vital for the  
economy.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

V6R1K8

s.22(1)

Email Address

## Jameson Broadway & Birch LP

### Comment Sheet

#### Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

53 UNITS EARMARKED FOR MODERATE INCOME  
HOUSING IS FANTASTIC. THIS ALLOWS THE AVERAGE INCOME  
PEERS FAMILY TO LIVE WITHIN THE CITY. WE  
NEED MORE PROJECTS SUCH AS THIS WHERE  
A PERCENTAGE OF THE BUILD FOR MODERATE  
INCOME RENTAL. THIS IS SUCH A BEITIOUS  
PILOT PROGRAM. THE PERCENTAGE OF STUDIO  
TO 3 BEDROOM UNITS SEEMS INTELLIGENT. IT  
SEEMS THAT THE BUILDERS ARE GIVING BACK  
TO THE PEOPLE OF VANCOUVER. WE CAN'T STOP  
PROGRESS, SO LETS REGULATE BY MEANS OF  
GIVE AND TAKE. ALLOW 28 STOREY BUILDINGS.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

V6K1K2

s.22(1)

Email Address

## Jameson Broadway & Birch LP

### Comment Sheet

#### Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

The rezoning of 2538 Birch St. to include moderate income housing is much needed within the community. Jameson company is forward thinking with this project, as this type of housing will be the norm in years to come. The building design is one that suits the city skyline.

I feel this project is very positive for Vancouver and I look forward to seeing it completed!

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

V6K1K2

s.22(1)

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I think it is very important that this developer is able to develop this property. I feel the 20% housing for lower income families is important so we can keep students and lower income families in Vancouver so we have workers for retail and restaurant services.

We do not want Vancouver to be like Whistler, an over-priced town that has no workers for its small businesses.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

VANC, B.C.  
V6K 2E9

s.22(1)

Phone number

s.22(1)

Email Address

s.22(1)



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I Fully Support THE proposed PROJECT

We need more Housing on Broadway

To Support STORIES & TRANCITY

unaffordable RENTALS is Really

problem in Vancouver West Side.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

s.22(1)

Phone number

Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

\* Should have more affordable rental housing  
like these especially for single parents like  
me.

\* I really appreciate that the designs have  
met the affordability and the sustainability  
visions <sup>that</sup> ~~of~~ most of the general public wanted.

\* The square footages maybe smaller but ~~at~~  
location is good for working adults.

\* I hope that the city of Vancouver  
will produce more rental buildings <sup>like Habitat 67 or</sup> even  
cheaper than this so regular households  
will not feel the crunch of not affording.  
the most basic necessity of life, a safe  
place / a roof over our heads.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

s.22(1)

Email Address

s.22(1)



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Height and density is perfect for Broadway in the Metro Core area especially with coming subway. Income-tied rental for renters and more rental housing is desperately needed - especially for young professionals like myself in that income bracket. We simply compete and bid each other for rental housing close to our work. Renters need a place to live and basement suites won't solve the issue. This project needs to look at the housing issue as 20 years from now, not views being impacted today.

More moderate income units need to be built with less parking to make these buildings affordable.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

This development is very welcomed by my business  
in the area. It is extremely difficult to find  
staffing for professionals and other positions  
due to cost of living. The MURHPP will  
help address this.

s.22(1)  
Printed Name

s.22(1)  
Address & Postal Code

s.22(1)  
Phone number

s.22(1)  
Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

*This project is an excellent  
improvement for the area.*

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code V5C 0J2

s.22(1)

Email Address

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

This is an excellent project  
providing desperately needed  
secure rental housing  
in the City including  
many family-oriented units  
with a significant portion  
designated under the M.I.R.H.P. Program.  
Close to transit. High walkability.  
Community centric. This  
project needs to proceed

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Thank You For the proposal.  
This will add a lot of opportunity  
for the Vancouver housing crisis. The  
plans look great. I'm happy to see  
there is a plan for children and looks  
very family friendly.  
Our city needs to adjust and plan  
for an influx of families that are unable  
to find affordable living.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

V6P6M1

s.22(1)

Phone number

s.22(1)

Email Address



Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I fully support this rezoning application -  
in fact if the city would allow it -  
go higher - we need the rental properties.  
and we need the density - the city would  
be 'insane' to reject such a proposal.  
And being so close to a train station it  
makes so much sense for the city to increase  
the height!

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

As a single I strongly agree with Moderate Income Rental Housing. Vancouver is a beautiful place to live however rental is ~~expensiv~~ expensive & its difficult finding a ~~xxxx~~ place to call home. The majority of people I know are paying \$1400 and higher for a basement or studio. This project gives others that cannot afford a nice home a chance, I think its a great opportunity & great for the community.

s.22(1) [Redacted]  
Printed Name

s.22(1) [Redacted]  
Phone number

s.22(1) [Redacted]  
Address & Postal Code Vancouver, BC  
V5R 0G6

s.22(1) [Redacted]  
Email Address

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I strongly advocate this development project as a single working woman, it is extremely difficult to work, pay rent and have a social life when a majority of my pay cheque goes to rent. I live pay cheque to pay cheque, but with Moderate Income Rental Housing, I am able to afford to live in Vancouver and pay a reasonable amount for ~~more~~ rent. I am hoping this pilot project is a ~~stepping~~ stepping stone for future developers to follow. This is great for the community and younger generation that are struggling to live closer to work.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

Vancouver.

V5P 1N8

s.22(1)

Email Address



Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

SEEMS LIKE A WIN-WIN:

- NO DISPLACEMENT OF EXISTING RENTERS

- INCREASED RENTAL UNITS CAN  
BE DELIVERED OVER A SHORT PERIOD  
OF TIME

- MORE THAN 50% OF ADDED UNITS  
WILL BE AFFORDABLE

- PLAYGROUND ON THE ROOF?

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

N6R 3X2

s.22(1)

Phone number

s.22(1)

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

IT IS VERY APPARENT VANCOUVER REQUIRES  
A RENTAL HOUSING COMPONENT TO NEW  
DEVELOPMENTS GIVEN THE HUGE DISCONNECT  
BETWEEN HOUSING PRICES AND CDN SOURCED/  
EARNED INCOME.

IF THIS DEVELOPER IS SUPPORTIVE OF  
RENTAL HOUSING THEN THE CITY SHOULD  
STAND BEHIND AND SUPPORT THIS AND ANY  
OTHER DEVELOPMENT APPLICATIONS THEY  
PROPOSE

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I think that by re-zoning this building to a 28 story building, families and individuals will be given a chance to live and work in Vancouver when they may not be able to afford to otherwise. This building would increase the number of people shopping & using services on Broadway & Granville which is beneficial to local businesses. It is easily accessible by transit and therefore many residents will ~~not~~ feel that they will not need a car. I think it is important to have moderate income housing so that our teachers, food service workers and other members of the community are able to live in the community they work in.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

V5T0G9

s.22(1)

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Very excited to see a project going up in this neighbourhood with so much market and especially affordable housing. ~~The ramp on the 1st floor of the building, the 1st floor is a great idea so that the views can be enjoyed by all. As a young working individual, I believe more affordable housing is required to help working class people live closer to where they work. With vacancy rates now at 0.3% we need more rental housing!!~~

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

V5T 0G9

s.22(1)

Email Address



## Jameson Broadway & Birch LP

### Comment Sheet

#### Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I think this project is exactly what the city needs to fill in the missing middle and the lack of affordable rental housing stock which has been largely ignored for the last decade. I really like the inclusion of agricultural space which is a major differentiator in the current market. The project will fit well in the city and will be a lasting legacy of how forward thinking planning will accommodate future growth and retention of talent in the City of Vancouver. I know there will be a lot of demand and interest from people in my age cohort, 20-35 year olds

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

V3L 2Y4

s.22(1)

Email Address

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

GRAVELY!  
THIS IS <sup>GRAVELY!</sup> Needed for the middle income people. - NOW  
We don't make enough to buy a house  
and rents are unmanageable for us now as the  
CO-op we are in is likely going to be condemned.  
We have no place to go that is affordable,  
so we are biding our time until we can  
leave the city for a better future. We feel  
hopeless ~~at~~ about our future because of our  
housing situation and it's only getting worse.  
The only people who will be left in  
the lower mainland is people who already own  
their million dollar houses, the people Air bnb'ing the  
places they should be renting long term, and people  
on subsidy. We feel like Vancouver has given up  
on the

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

V6P6M1

s.22(1)

Email Address

→ only until the building  
collapses... 0

Lifeblood of  
this city!



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I'm here because of the rental market in Vancouver.  
I have run my business on Broadway + Cumbie since  
s.22(1) and have lived in this area since then.  
However, during the last 10 years (5 years especially)  
I can't afford to rent here anymore.  
If an option like this project wasn't here I  
would have no other option then to move  
to Kelowna or Edmonton.  
This market also caused my last 3 employees  
to quit because of the same reason.  
I would prefer to stay here, but without the  
ability to keep staff, or afford even a  
very basic rental unit there are no options.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

s.22(1)

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Facing the reality of what Vancouver is and is becoming — a major metropolitan core to a world class mega city — this development is what the future looks like — and this development has a number of attractive plus points. I like it, I would consider moving into one of the larger units if they were going to be available sooner, and I am realistic enough to view this project in light of fact. Given that, it has thumbs-up, in concept terms, from me.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

V6H1C7

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I'm impressed with this building's aesthetics &  
design. The ~~O~~-emission meeting the O-emission  
target is most excellent. They chose a  
very fine piece of public art. I wholeheartedly  
support this development.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address

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Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Sounds like a good plan... though  
could we get some commercial space  
at the bottom ~~the~~ (preferably a family  
diner to replace the Denny's)?

PS: ~~the city is going to get more and more crowded with or without your~~  
NPA and Greens,  
this city's going to get more and  
more crowded with or without your  
~~the~~ opposition. IF we can't ~~allow~~  
<sup>rental</sup> a tower (that any other city would take  
for granted) on Broadway, where can we?

s.22(1)

Printed Name

s.22(1)

VGT 1M3

Address & Postal Code

Phone number

s.22(1)

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

This is a great development. The City of Vancouver  
needs more affordable rental similar to this.

I wish the height of the building is higher. 28-storey  
is not sufficient, especially along the West  
Broadway corridor where prestige apartments or  
high-end rentals dominate the market.  
↑  
unaffordable

s.22(1)

Printed Name

s.22(1)

s.22(1)

Address & Postal Code

Phone number

s.22(1)

Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

s.22(1)

s.22(1)

Vancouver

- fully behind this project
- + we need affordable rentals
- 

Printed Name

Phone number

Address & Postal Code

Email Address

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

This proposed building is very impressive.  
I know this area very well and this  
building, with the increased height, will fit in  
very well. This is a really great, flat  
site, perfect for this development on the  
proposed subway line.

Building looks great and will be a very  
welcome addition to the area and the  
city. Green spaces and thoughtful design  
elements really add to it.



s.22(1)

Printed Name

s.22(1)

Address & Postal Code

Vancouver, BC  
V6H 2C6

s.22(1)

Phone number

s.22(1)

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

- As a <sup>home</sup> owner & resident of the neighbourhood, I am excited to see this project & hope it moves ahead quickly.
- ~~The~~ The proposed height, density, massing & use ~~are~~ fit in well with the neighbourhood, & conforms to the area plan / MIRHPP
- The building's height & stepping are attractive & I am very happy to see a public art component - don't lose this!
- Glad to see this number of rental units (& affordable units) being proposed given the proximity of transit (99 B-line now, & skytrain in the future) & that it is nestled between <sup>10th Broadway</sup> the VGH & Downtown, which are the 2 biggest employers in the province - Much better than commuting from the Valley.
- The amenity areas are well-designed, & seem like they will be frequently used by residents.
- Happy to see a healthy ~~and~~ amount of family units, which will allow growing families the chance to stay in the city.
- The extra height proposed has almost no impact on shadowing & I am not concerned about any additional shadowing this may cause

s.22(1)

Printed Name

Phone number

s.22(1)

V6H 1B4

Address & Postal Code

s.22(1)

Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

TOWER FORMS IMPROVE WITH HEIGHT.

THIS PROJECT IS MUCH BETTER WITH THE  
ADDITIONAL HEIGHT.

THE PROJECT IS IMPROVED BY PROVIDING  
AFFORDABLE HOUSING PER THE MIRH POLICY.  
WE SUPPORT THE EFFORT TO CREATE  
MORE HOUSING WHERE POSSIBLE.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

V5V 1C6

s.22(1)

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

THE OVERALL FORM IS MUCH MORE  
ELEGANT WITH ~~THE~~ THE SMALLER FLOOR PLATE  
AND TALLER FORM, ITS A MUST IMPROVEMENT.  
THE MIXED USES COMPLEMENT <sup>ITS</sup> THE PLACE  
IN THE STREET AND THE EMPHASIS ON  
AFFORDABILITY IS MUCH NEEDED.  
THIS IS GOOD CITY POLICY AND PLANNING  
GOING IN THE RIGHT DIRECTION.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

s.22(1)

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

• Fully support - we need more  
housing in Vancouver

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

GIVEN THE CURRENT HOUSING CRISIS, IT IS GOOD TO  
SEE THE SIGNIFICANT NUMBER OF RENTAL UNITS, AND  
MURPHY UNITS IN PARTICULAR, THAT THIS PROJECT  
PROVIDES. THE BUILDING INCLUDES AMENITY SPACE  
FOR TENANTS AS WELL INCLUDING OUTDOOR SPACE.  
THESE SHARED SPACES ARE IMPORTANT TO BUILDING  
COMMUNITY AND COMBATING THE ISOLATION THAT IS  
ALSO AT EPIDEMIC LEVELS IN VANCOUVER. WITH SO  
MANY PEOPLE LIVING HERE, THE BUILDING CAN BE  
THOUGHT OF AS A VERTICAL VILLAGE. DESIGNED WELL,  
IT HAS THE POTENTIAL TO BE A VIBRANT AND  
DIVERSE PLACE FOR YOUNG, OLD, SINGLE & FAMILIES,  
ETC. I HOPE THIS PROJECT WILL MOVE FORWARD QUICKLY.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

V6L 1B7

s.22(1)

Email Address

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Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

looks like a needed project. The  
city need more rentals and this  
is a good location for it.

s.22(1)

[Redacted]

Printed Name

s.22(1)

[Redacted]

Phone number

s.22(1)

[Redacted]

Address & Postal Code

s.22(1)

[Redacted]

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

This building is an extremely necessary step for Vancouver to take. The idea of a rental I can actually afford existing in the 'downtown' area gives me hope for my future here. Without it, and more like it, I will be forced to consider moving away. I know people are very concerned about airspace and the streets, but if we're going to grow into a livable city these compromises need to be made.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

s.22(1)

Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

THIS IS A GOOD THING!  
Need More of these type  
of developments.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Well thought through. The City needs  
these types of Rental units &  
And much much more of them.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

s.22(1)

Phone number

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Happy to see new developments in the city of Vancouver with affordable housing. We need more places for people that work in Vancouver that are strategically and conveniently located in regards to public transportation. That will make Vancouver more sustainable and a better place to live in. Less commuting means more productivity and less emissions.

s.22(1)

s.22(1)

s.22(1)

Printed Name

Phone number

s.22(1)

s.22(1)

Address & Postal Code

Email Address

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s.22(1)

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

To Whom It May Concern:

I am not often disposed to providing public comment on private development; however, this project begs for a statement not just from neighbours but also from those who use this community to raise childrens and do business. I am generally pleased with the direction the City of Vancouver has taken to address our rental housing crisis - this project reflects this view. In particular, the contemplation of additional mid-market rental is key. The subsequent height is mitigated by the thoughtful approach of the City of Vancouver and Jameson. I would welcome more of these. Well done!!!

s.22(1)

s.22(1)

s.22(1)

s.22(1)

Address & Postal Code

s.22(1)



## Jameson Broadway & Birch LP

### Comment Sheet

#### Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

- Supportive of this project
- Need to utilize SkyTrain
- Density core areas
- Minimal impact on nearby properties
- Need more rental units

s.22(1)



Address & Postal Code

s.22(1)



Phone number

s.22(1)



Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

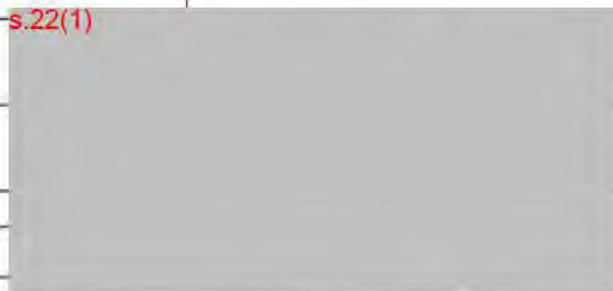
November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

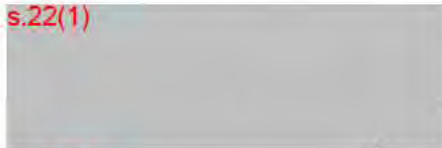
We DO NEED THIS kind of RENTAL

Building. 100% Support

s.22(1)



s.22(1)



s.22(1)



Address & Postal Code

s.22(1)



Phone number

s.22(1)



Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

THIS IS AWESOME! SUCH A GOOD IDEA.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address

**Liz Chan**

---

**From:** Doug Purdy <doug@lpadevelopment.com>  
**Sent:** November-29-18 7:41 PM  
**To:** Liz Chan  
**Subject:** Fwd: Moderate Income Rental Housing Program

FYI. Give info & advise subject to City approval. Note we have enquiry to be on the list

Doug Purdy, LPA Development  
[doug@lpadevelopment.com](mailto:doug@lpadevelopment.com)  
Office: 604 736 5546  
Cell: 604 838 5203

Begin forwarded message:

**From:** s.22(1)  
**Date:** November 29, 2018 at 6:18:09 PM PST  
**To:** [doug@lpadevelopment.com](mailto:doug@lpadevelopment.com)  
**Subject:** Moderate Income Rental Housing Program

Hello Doug,

I am interested in Rental Housing program (MIRHPP). I couldn't come for Pre -Application Open House. Kindly Let me know what is the procedure to enroll in Housing program.

Looking forward to hearing from you.

Thank you

Regards,  
s.22(1)



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

<sup>owner</sup>  
- As a resident in the neighbourhood I am Extremely supportive of this proposal - The proposed height is far more appropriate for this location as given its proximity to Downtown, Future M-Line Stations, VGH & the Broadway Business Corridor - I love the MIAHPP's policy + that half of the new homes will be below market rate which is such a great contribution to the community - The extra height has virtually no impact + I have no concerns about the small bit of extra shadowing. It's very minimal + easy trade off for more rental homes - The public art will really improve the experience of the public realm. I believe the extra height has really improved the design of the building it looks very attractive

s.22(1)

Printed Name

Phone number

s.22(1)

Address & Postal Code

Email Address

- The proposed green terraces will look great for residents & neighbours alike
- I love that the amenity space is located at the top of the building it shows the applicant really cares about the future tenants
- I hope to see more projects like this on W Broadway so more of my friends & family can afford to live in / come back to Vancouver
- I really appreciate the high sustainability levels the project reaches
- These homes are badly needed ~~the~~ & I hope this proposal moves ahead quickly
- I think the amount of parking proposed should be the absolute maximum & would support a lower amount. With excellent transit, bike routes & walkability I feel most residents won't bother to own a car.

~~the~~



Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

This church would do wonderfully well to consider and actualize beyond the wonderful green space to a warm water pool. This is not only recreational - which is great! It is also therapeutic. Old people joints - knees hips etc welcome warm water pool environs Young grandchildren love it too. So beyond the wonderful green space in the plans now please add a warm water pool In church language a full immersion baptistry.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

Vancouver

s.22(1)

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I Am in support of more  
rentals & MIHAPP units

s.22(1)

s.22(1)

Phone number

s.22(1)

s.22(1)

Address & Postal Code

Email Address

s.22(1)

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

all for Rentals.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I support rental options  
for low income

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

My name is s.22(1) and I am a recent university graduate, renting in the s.22(1). I Fully support this project and the affordable housing units. Vancouver is very expensive for students and working individuals and this building is what Vancouver needs. I love the roof top common area and the central location. I work at s.22(1) in Kitsilano and definitely love this. Having affordable rental properties is an amazing opportunity.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code s.22(1)

s.22(1)

Email Address

s.22(1)

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

We support this mixed story  
use building for 28 floors

We support Rental

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I support Rental Options  
below market value

for low income

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address







Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

28 STORIES IS TOO  
HIGH. BLOCKS OUT TOO  
MUCH LIGHT.

I AM ~~AN~~ ~~FOR~~ LIKE THE  
IDEA OF AFFORDABLE HOUSING.  
BUT NOT ~~IN~~ A SUCH A TALL  
BUILDING. THE BROADWAY  
CORRIDOR IS ~~NOT A~~ SHOULD  
NOT BECOME LIKE DOWNTOWN  
VANCOUVER. WITH STREETS  
THAT ~~A~~ HAVE NO SUNSHINE  
AND HAVE REDUCED LIGHT.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

s.22(1)

Email Address

s.22(1)

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I feel that for the neighborhood  
the building will not fit in. We had  
no issue with 16, but with most buildings  
at 12, going to 28 is not reasonable.  
Rental units are fine, and I feel B.C.  
Housing should be involved in their process.  
Be sure to include amenities including plenty  
of parking do not include removing already  
tight space on the streets. Build to  
the existing size and community will  
most likely support otherwise no.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

s.22(1)

Phone number

s.22(1)

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

PARKING SPOTS NOT ENOUGH FOR EVERYONE  
(RESIDENTS, OFFICE WORKERS, VISITORS & SHOPPERS)

DESIGNATE LOT PARKING SPOTS FOR CAR  
SHARING (IE ZIP, MOBO, ETC)

PERMIT PARKING ON STREET LIMITED ALREADY.  
NOT ENOUGH SPACES FOR CURRENT RESIDENTS  
WHO LIVE NEARBY TO PARK.

262 RESIDENT UNITS AND THEIR CARS  
WILL TAKE AWAY STREET PARKING SPOTS  
FOR US.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Parking

Would be great to see 10+ spots designated for ride share cars. Street parking is already an issue in the neighborhood. By my estimation your building will put 60+ cars onto the street to compete for the limited number of parking spots available.

s.22(1)

Printed Name

Phone number

s.22(1)

Address & Postal Code

Email address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

No! No! No! I am in total agreement to a 16 story, as was originally proposed; particularly if used for subsidized/affordable housing. However, 28 floors is absolutely ridiculous and sets a precedent for high-rises throughout the areas outside of the downtown core!!! Why hasn't the city/developers proposed 28<sup>+</sup> floor rental units downtown - where they belong? In addition, the noise for construction (2<sup>+</sup> years?) and the further traffic density this will result in is unacceptable. W. 10<sup>th</sup> is already a cycle route which has caused absolute chaos!

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

- I am not in favour of building a 28 story unit  
in our neighbourhood for the following reasons
- It is out of ~~pro~~ proportion to all the other buildings  
in our neighbourhood
  - Increases density, parking, noise,  
congestion in the area.
  - changes the appearance of the neighbourhood.
  - opens the door for all future development  
to increase ~~height~~ height of buildings
- We do not mind the development as long  
as it is in line with all the other buildings  
in this neighbourhood 12-16 floor maximum

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

s.22(1)

Email Address







Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Let's look at the process + approvals  
in my world when you sign a contract that  
has been proposed + the client approves, we  
look that in. We agree! In this case  
the 16 story was agreed upon by city council  
+ developers - then we are faced with  
a 27 story tower building. Sorry don't get  
the inclusion of neighbourhood.

The 16 story is agreed upon and  
let's stick with that.

merit on both sides but an agreement  
is that that. No more, no less  
16 stories is the number. *Italyan*

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

Email Address



## Comment Sheet

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Unacceptable height for this  
neighbourhood

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I am not opposed to progress and  
housing along the Broadway corridor.

I was fine with a 16 story (not 17)  
after the development application

I will ~~strongly~~ oppose the increase  
to 28 stories.

The process you have used is under-handed  
in my opinion.

This is wrong and it will be  
opposed.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

s.22(1)

Email Address

s.22(1)

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I thought it was  
supposed to be 16 floors.  
Why now 28?

Also, please consider  
adding child care in the  
area. If more families  
are here, they need to  
work and have somewhere to  
put their kids.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I DISAGREE WITH PROPOSAL 28 STORIES  
IS WAY TOO HIGH. ALL THE SURROUNDING  
APARTMENT BUILDINGS ARE 10-14 STORIES  
HIGH. IT DOES NOT FIT THE AREA.  
THIS APPEARS TO BE A START OF  
A SOULESS WALL OF VERY HIGH RISE  
BUILDING ALONG THE BROADWAY  
CORRIDOR. THIS IS A BEAUTIFUL  
CITY CAN'T CITY COUNCIL FIGHT FOR  
THAT. MAX THAT BUILDING SHOULD  
BE IS 17 STORIES. 14 WOULD BE  
BETTER.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

A 28 Storey Building would be a monstrosity, blocking all mountain views. The mountains + ocean are what makes this city spectacular. This sort of development gives NO thought to residents in the neighborhood, that live south of Broadway. I strongly disagree with a 28 story wall !!!

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

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s.22(1)

Phone number

s.22(1)

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

The building at 16 Floor was alright for my family, but when you raise up to 28 Fl. it just too high. The thing worry me the most was the park. We don't have enough parking on the street the back lane was used to park already. With 262 Family. The building need 300 parking space at least. Also so many family will need day care centre for the children. Please don't be too greedy. 16 Fl. was fine.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

s.22(1)

Email Address



Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

There is no reason to exceed  
the 17~~th~~ stories presently approved.  
Your suggested "53 so-called  
"low-rent" apts is such an  
obvious cash-grab. If you  
actually want to help the  
"low-rent" sector then add  
53 units of same to the 17 stories.  
It's doubtful these will ever exist  
in either case.

We love our neighborhood as it is  
— we don't want to live among  
sky-skrappers!  
Too few parking spaces also.

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

s.22(1)

Phone number

Email Address

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I strongly object to the height of this tower - it is not in the character of the neighbourhood and completely mismatched with the height of surrounding towers. (The average height of the tall buildings between Hemlock & Spruce is 11 stories.) Your original proposal was reasonable - this is abusive. I applaud the allocation of all suites to renters & would encourage you to stick with the original, approved proposal and, within this development, allocate the 20% MRM. Please respect our neighbourhood and its residents - DO NOT proceed with this new 28 story proposal.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

Email Address



Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I am very strongly opposed to the re-zoning for a 28-storey building at 2538 Birch Street, as its height is completely inappropriate for this neighbourhood. The document entitled "Moderate Income Rental Housing Pilot Program: Fact Sheet - Fall 2018" clearly states that "areas with existing precedents for higher buildings will be considered more appropriate locations for greater building heights and densities." The neighbourhood in question has an approximate average height of only 11 stories for taller buildings. Based on this factor alone, Vancouver City Council would be in conflict with its own guidelines for new developments in the city. Please do NOT approve its construction, but maintain the original approval of a 17-storey building.

s.22(1)

Printed Name

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Address & Postal Code  
Vancouver

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Phone number

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Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

We dislike the height because it destroys the residential look and (density goes with it) this area is meant for 4 storey structures, not highrises. There are too many highrises already, means there will be too many cars, especially the building does not provide parking. Raising a family in the area is not suitable, for social housing or low income. We won't solve a rental crisis here. It would be too many cars and shortage of parking.

s.22(1)

Printed Name

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Phone number

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Address & Postal Code

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Email Address

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Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I live almost next door to this proposal. I am opposed to

① the density - totally unrealistic for the site,

② no other building that size in the area. Not a nimbby but need a liveable hood.

③ unwieldy, towers over everything else

④ parking, noise, too many people stuffed into one space.

⑤ blocks views considerably

⑥ what happened to the original rental 16 storey building that went through process? Keep it at that, no more than that please!

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Printed Name

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Phone number

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Address & Postal Code

s.22(1)

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Main issue for me is the height.  
I do not want to see a height beyond 17 stories

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

s.22(1)

Phone number

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

We are opposing to the development due to its massive ~~the~~ scale. This building does not suit the neighbourhood character and will create significant congestion and contribute to the overall density. The existing neighbourhood infrastructure does not support so many people.

there is MASSIVE shortage in daycares in the area. Parking is already almost impossible to find. Also the height of the building is completely incompatible with the current neighbourhood standard (12 floors max).

s.22(1)

Printed Name

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Phone number

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Address & Postal Code

s.22(1)

Email Address

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Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I purchased my home in 2010 and have enjoyed the neighborhood very much. There have been several new highrise buildings that have been constructed in the Fairview Slopes neighborhood in recent years.

The proposed 28 storey building is not in keeping with the low rise nature of the neighborhood and would tower above the quiet neighborhood. Ten to sixteen storey buildings seem to be working up Broadway! Your proposed 28 stories is not acceptable. More green space is needed in our neighborhood, why not a park...

s.22(1)

Printed Name

s.22(1)

Address & Postal Code

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s.22(1)

Phone number

s.22(1)

Email Address



Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I was born & raised in Van.  
Why wasn't all of this  
info & plans put forth 2 yrs.  
ago when you first started this  
process? Just getting used  
to Dennys being gone & now all  
of a sudden a 28 storey tower!!  
You are trying to become the  
first tower attached over a  
Skytrain station just like  
all the towers going up on  
Ambie along the Canada line.  
No more view all of a sudden.  
Your previous tower was bad enough.  
28 stories doesn't fit the area.

s.22(1)

s.22(1)

Printed Name

Phone number

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Address & Postal Code

Email Address

Van BC

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Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

In my opinion, 28 storey building will have devastating impact on the community and the neighborhood for number of reasons:

- ~~1.~~ Lack of supporting infrastructure such as daycares, parking. There is a
- ① tremendous shortage of daycare in the area and by adding more families to the neighbourhood will worsen the issue.
- ② Right now our building parking is fully utilized and it impossible sometimes to find parking on the street. The developer didn't take that into the account.
- Kind regards

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

s.22(1)

Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I'm opposed to this development.  
— 28 stories is far too many.

It will totally change the character  
of this pleasant neighborhood.

Birch is a narrow city street  
and there is concern as how the  
increase in pedestrians, bicycles  
and motor vehicles will affect the  
livability of the area, not to mention  
how many more dogs!!

If this development is successful there  
will be more & it will become another  
Yale town. Housing is needed but  
moderation & common sense should prevail.

s.22(1)

Printed Name

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Address & Postal Code

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Phone number

s.22(1)

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Totally out of line with

surrounding building &

streetscape.

Major impact re: shadowing

on north side. Fairview resid.

increase in

# of rental unit not proportional

to total # unit increase by

proposal.

s.22(1)

Printed Name

s.22(1)

Phone number

Address & Postal Code

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Too high

17 floors is proper ~180'

give pressure to local public

~~transit~~ that transit

s.22(1)

Printed Name/

s.22(1)

Phone number

s.22(1)

Address & Postal Code

Vancouver

s.22(1)

Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

- The proposal would be even higher than the highest <sup>residential</sup> building currently along (W) Broadway. It is not right near an envisioned skytrain extension station, nor close to a public facility/grp like VGH and/or shopping mall. Sudden jump in tower size/unit \$s do not seem to fit profile typically expected for its environ.
- Proposal's height require a deeper foundation, but there seems to be no analyses of how it will/will not affect the seismic stability for the neighbourhood/existing nearby buildings.

s.22(1)

Printed Name

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Address & Postal Code

Phone number

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Email Address



Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

- Shadow studies only seem to go until 2pm, precisely cutting off when shadows start to cast more towards the east. Seem misleading to leave out this afternoon/evening period, which in late spring/summer/early fall is popular for residents to ~~enjoy~~ be already back at home and typically might still try to use sunlight.
- Footprint comparison seems biased too. Building next door to the east has a high-top that is only a facade. Building diagonally across similarly has a pointed top. Not comparable really with the straight-top rectangular top being proposed.
- Proportion of units set aside for MIRRHP seems only a small proportion of all the extra units being added, eroding the supposed benefit this change in floor #s would introduce. Hardly seem like a justification.

Printed Name

Phone number

Address & Postal Code

Email Address



Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

As a resident living 2 blocks from this proposed development my personal opinion is that 17 stories is too high given the height of other buildings along Broadway. This lot was zoned for a building of 9 metres prior to this development. The adjacent road (Birch St) does not have the capacity to cope with 180+ cars exiting at the beginning of the work day. The shadow caused by this massive building will adversely affect many residents. All in all, I do not support this application.

s.22(1)

Printed Name

Phone number

s.22(1)

Address & Postal Code

Email Address

Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

I live in this area.

I'm opposing any higher

Building than 12 story in this area.

please don't be greedy to make more  
money. that

Printed Name

Phone number

Address & Postal Code

Email Address

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

Where can I get more information  
on the 'bigger picture' - of the plan  
for affordable housing. At the moment  
it seems a very large increase in  
height for compared to other buildings in the  
area. Is the intention to allow  
such highrise all along the  
Broadway corridor, or as it would  
seem more reasonable to have more  
moderately higher buildings than having  
some that are extremely tall & others  
that are only 3 ~~store~~ stories.

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

Van BC

s.22(1)

Email Address



Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

16 stories is high enough. The building should be required to provide rental housing within the 16 stories. Buildings in this area are not above 16 stories.

the shadow it will cast is significant & will impact our home just west of the proposed building and leave us in the shade for many hours.

s.22(1)

Printed Name

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Address & Postal Code

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Phone number

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Jameson Broadway & Birch LP

Comment Sheet

Pre-Application Open House

November 29 from 6-8PM @ Holy Trinity Anglican Church

Re: Rezoning 2538 Birch Street to Mixed 28 Storey Mixed Use Building

To Whom it may Concern

Like so many of the developments  
in this, It appears that little  
to no consideration has been  
given to the people who live  
in the area. Apart from the  
years of disruption that a  
building of this size brings to  
the people in the area <sup>being</sup> ~~is~~ considerably  
along with the 4-5 other projects  
proposed with blocks of about 1 mile.  
Noise and disruption of traffic is  
in the least of the things to be

s.22(1)

Printed Name

s.22(1)

Phone number

s.22(1)

Address & Postal Code

s.22(1)

s.22(1)

Email address

Concerned with. Like the woga  
before him and city planners  
this development is allowed  
to cloak our city in darkness.  
Sixteen (17) floors was bad  
enough. Twenty eight floors  
is intolerable.

Guided abandons.  
This is not a high building  
area - re city guidelines



**From:** "Tom Pappajohn" <tom@jamesoncorp.ca>

**To:** "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>

**CC:** "Tom Pappajohn" <tom@jamesoncorp.ca>

**Date:** 11/6/2018 5:41:10 PM

**Subject:** Fw: 2538 Birch St (formerly 1296 W Broadway) - 17 & 28 storey Financials FINAL

**Attachments:** Jameson - Broadway & Birch - Nov 6, 2018 - Rental - COV -No DCL- 17 storey.pdf  
Jameson - Broadway & Birch - Nov 6, 2018 - Rental - COV -No DCL - 28 storey.pdf


Hi Sarah,

Please find attached the pro formas for the review of Real Estate Services. As mentioned, I spoke with Brian Sears (Associate Director, Development Real Estate Services, email: Brian.Sears@vancouver.ca) in regards to the format of the pro forma. Brian mentioned to forward to his attention so as to ensure it is reviewed on a timely basis.

Kind Regards,

Tom Pappajohn

Jameson Development Corp.

 Delete

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**From:** Liz Chan

**Sent:** Tuesday, November 6, 2018 5:29 PM

**To:** Tom Pappajohn

**Subject:** 2538 Birch St (formerly 1296 W Broadway) - 17 & 28 storey Financials FINAL

Hi Tom,

Attached is Jameson Broadway and Birch's operating statement and proforma for the 17 and 28 storey building.

Best,

Liz Chan, CPA

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s.13(1), s.17(1), s.21(1)





s.13(1), s.17(1), s.21(1)



s.15(1)(i)

s.13(1), s.17(1), s.21(1)



**From:** "Tom Pappajohn" <tom@jamesoncorp.ca>

**To:** "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>

**Date:** 11/8/2018 3:46:11 PM

**Subject:** Fw: 2538 Birch Street - Pre-application Open House Documents for COV Approval

**Attachments:** 2538 Birch - Nov 29 - Preliminary Open House Invitation DRAFT.docx

2538 Birch - Nov 29 Open House - Sign In Sheet.doc

2538 Birch - Nov 29 Open House - Comment Sheet.doc

Hi Sarah,

Please see attached in Word format the pre-application Open House related documents for your review and comment.

Kind Regards,

Tom Pappajohn,  
Jameson Development Corp.

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**From:** Liz Chan

**Sent:** Thursday, November 8, 2018 3:39 PM

**To:** Tom Pappajohn

**Cc:** Charmaine Holder

**Subject:** 2538 Birch Street - Pre-application Open House Documents for COV Approval

Hi Tom,

I've attached the following files for City of Vancouver approval:

1. Pre-Application Open House Invitation
2. Sign In Sheet
3. Comment Card

Best,

Liz Chan, CPA  
Accounting Manager

Jameson Broadway & Birch LP  
670 - 1665 West Broadway  
Vancouver, BC V6J 1X1

Cell: 778.320.0715 Telephone: 604.732.7122 Fax: 604.732.7142

Email: [liz@jamesoncorp.ca](mailto:liz@jamesoncorp.ca)

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***Jameson Broadway & Birch LP***  
**670 – 1665 West Broadway Vancouver BC V6J 1X1**

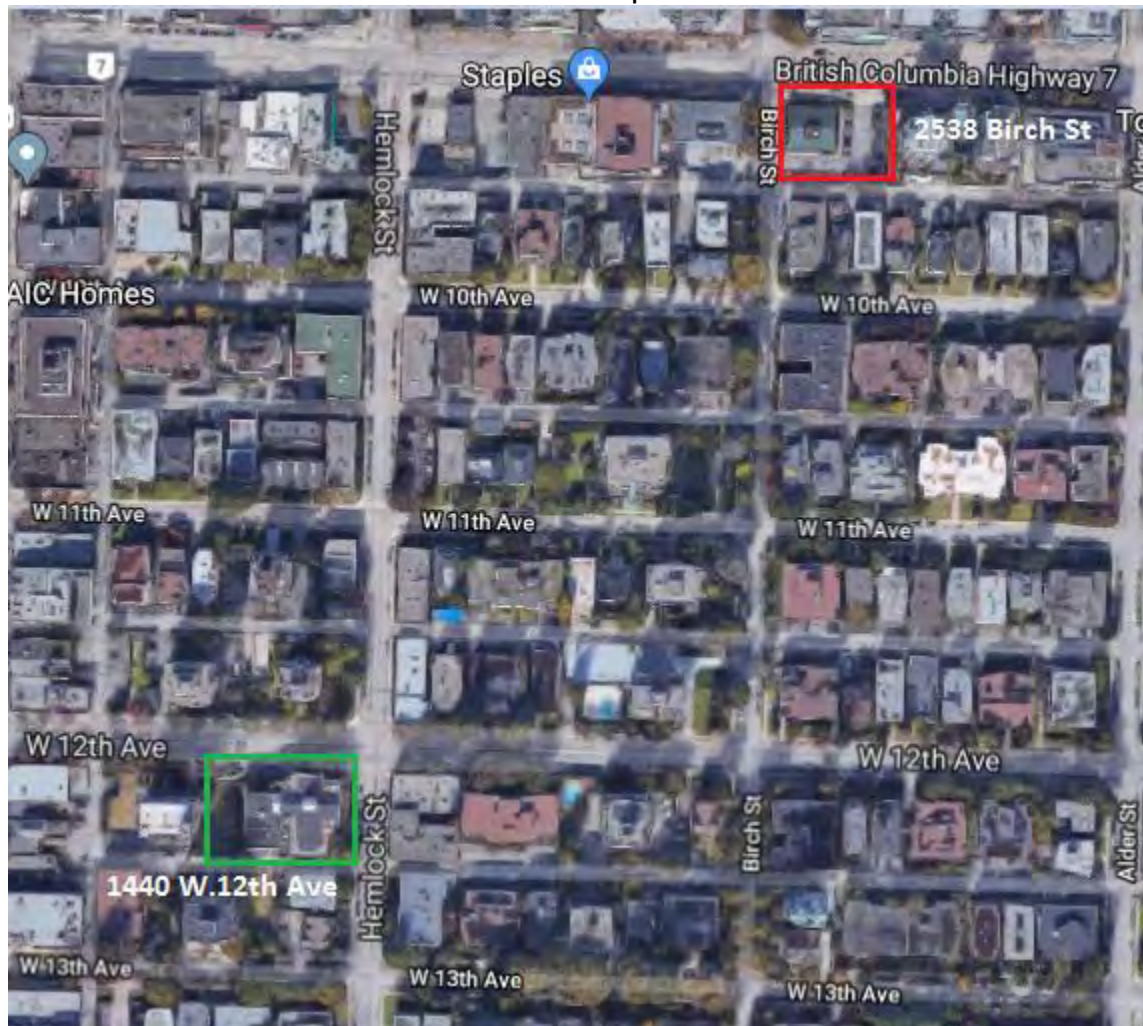
**Join us for a Pre-Application Open House**

**Date & Time:** Thursday November 29, 2018 6:00PM to 8:00PM

**Place:** 2<sup>nd</sup> Floor - Holy Trinity Anglican Church - 1440 W. 12<sup>th</sup> Avenue (at Hemlock St), Vancouver BC

Jameson is pleased to invite you to a Pre-Application Open House. The intent of the open house is to introduce the preliminary proposal to the community and to seek early community input, prior to submitting a formal rezoning application. We are proposing to rezone the site at 2538 Birch Street for development of a 28-storey mixed-use building with two levels of retail and approximately 258 residential rental units. The development is proposed under the Moderate Income Rental Housing Pilot Program (MIRHPP). All units are to be secured as market rentals and twenty percent (20%) of the residential units are earmarked to households earning \$30,000 to \$80,000 per annum.

**Context Map**



**Contact Information**

Doug Purdy: Telephone - 604-736-5546 or Email: [doug@lpadevelopment.ca](mailto:doug@lpadevelopment.ca)

This is not a City of Vancouver event. If a rezoning application is subsequently submitted to the City, there will be an official City-led public consultation process including a City-hosted open house with a detailed description of the application complete with a scale model.

## Jameson Broadway & Birch LP

Pre-Application Open House

*Hosted by Jameson Broadway & Birch LP*

November 29 from 6-8PM @ Holy Trinity Anglican Church

### Sign In Sheet

Name	Address	Postal Code	Phone Number	E-mail Address



**Jameson Broadway & Birch LP**

**Pre-Application Open House**

*Hosted by Jameson Broadway & Birch LP*

**November 29 from 6-8PM @ Holy Trinity Anglican Church**

**Comment Sheet**

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Printed Name

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Phone number

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Address & Postal Code

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Email Address

**From:** "Tom Pappajohn" <tom@jamesoncorp.ca>

**To:** "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>

**CC:** "Cheng, Paul" <paul.cheng@vancouver.ca>

**Date:** 11/13/2018 2:59:45 PM

**Subject:** Fw: 2538 Birch Street: Response to Rezoning Enquiry Comments

**Attachments:** 2018-11-13\_MIRHPP\_Birch and Broadway\_sm.pdf

2018-11-13\_2538 Birch\_Rezoning\_Response.pdf

Dear Sarah,

Please see below & attached for complete written reply letter and drawings for your review.

We look forward to receiving the go ahead for the pre-application open house for November 29th. If so, it would be great to get your comments, if any, to the open house invite, as well as permitting us to pick up the mailing labels at your earliest convenience.

Kind Regards,

Tom Pappajohn

Jameson Development Corp.

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**From:** Christa Min <Christa.Min@IBIGroup.com>

**Sent:** Tuesday, November 13, 2018 2:54 PM

**To:** Tom Pappajohn

**Cc:** Tony Wai; Lily Yang

**Subject:** 2538 Birch Street: Response to Rezoning Enquiry Comments

Hi, Tom,

Please see attached drawings and written response to the City's MIRHPP Rezoning Enquiry letter from October 2, 2018.

Thanks.

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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STATISTICS

FLOOR AREA			(SF)	(SM)	
Site Area			18,762	1743.05	
Level	Floor to Floor Height (F)	Elevation (F)	Retail / Office	Residential	Amenity (Exclusions)
Roof	9.92	418.71			
28	9.17	409.54		3338	3338
2	9.17	400.37		5375	
6	9.17	391.20		5375	
25	9.17	382.03		5375	
24	9.17	372.86		5375	
23	9.17	363.69		5375	
2	9.17	354.52		5375	
21	9.17	345.35		6158	
20	9.17	336.18		6158	
19	9.17	327.01		6158	
18	9.17	317.84		6158	
1	9.17	308.67		6885	
16	9.17	299.50		6885	
15	9.17	290.33		6885	
4	9.17	281.17		885	
13	9.17	272.00		885	
12	9.17	262.83		885	
11	9.17	253.67		885	
1	9.17	244.50		885	
9	9.17	235.33		885	
8	9.17	226.17		9326	
7	9.17	217.00		326	
6	9.17	207.83		326	
5	9.17	198.67		9494	
4	9.17	189.50		9326	202
3	6	173.50	16,212	1,104	
2		165.50	966	875	
1	19	154.50	10,480	1,815	
Total	264.21		27,658	172,777	3540
Total Gross Area				203,975	
Total Net Area				200,435	
FSR Achieved				10.68	

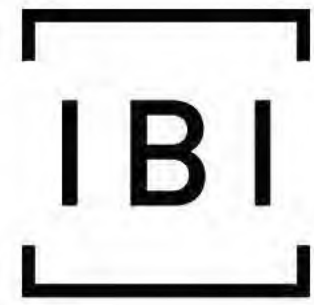
UNIT MIX				
Total Number of Units				262
Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom
27	3	4	2	
26	3	4	2	
25	3	4	2	
24	3	4	2	
23	3	4	2	
22	1	2	2	2
21		4	4	1
20		4	4	1
19		4	4	1
18		4	4	1
17	2	5	3	1
16	3	6	3	
15	3	6	3	
14	3	6	3	
13	3	6	3	
12	3	6	3	
11	3	6	3	
10	3	6	3	
9		3		5
8	5	5	4	1
7	5	5	4	1
6	5	5	4	1
5	5	3	4	2
4	1	4	3	4
3				
2				
1				
Total	60	110	71	21
% of Total	23%	42%	27.1%	8.0%
			35.11%	

MODERATE INCOME RENTAL UNIT SUMMARY

	Market Rental Portion		Below Market Rental Portion		Total # of Units	Total % of Units
	Number of Units	% of Market Units	Number of Units	% of Below Market Units		
Studio	48	22.97%	12	22.64%	60	22.90%
1-Bed	88	42.11%	22	41.51%	110	41.98%
2-Bed	58	27.75%	13	24.53%	71	27.10%
3-Bed	15	7.18%	6	11.32%	21	8.02%
TOTAL	209	100%	53	100%	262	100%

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 60% for proximity to major bus routes	Total Residential Area = 139,107 SF 139,107 SF / 1,346 SF = 103 103 - 60% = <b>41</b>
Visitor Stalls	Vancouver Parking Bylaw Section 4.5B	0.05 per unit	209 dwelling units x 0.05% = <b>10</b>
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	209 dwelling units 1 for first 7 units = <b>1</b> 209 - 7 = 202 202 x .034 = <b>7</b> <b>1 + 7 = 8</b>
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.5/Unit under 700 sq.ft. 2.5/Unit over 700 and under 1130 sq.ft.	181 dwelling units x 1.5 = <b>272</b> 28 dwelling units x 2.5 = <b>70</b> <b>272 + 70 = 342</b>
Storage: We will provide at least (1) 201 cubic foot storage space for each dwelling unit. (203 units)			
Moderate Income Rental Residential			
Parking Stalls	Moderate Income Rental Housing Parking Requirement Reduction	Minimum of 1 stall per 1346 SF Less 60% for proximity to major bus routes	Total Residential Area = 33,797 SF 33,797 SF / 1,346 SF = 25 25 - 60% = <b>10</b>
Visitor Stalls	Moderate Income Rental Housing Parking Requirement Reduction	0.05 per unit	53 dwelling units x 0.05% = <b>3</b>
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	53 dwelling units 1 for first 7 units = <b>1</b> 53 - 7 = 46 46 x .034 = <b>2</b> <b>1 + 2 = 3</b>
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.5/Unit under 700 sq.ft. 2.5/Unit over 700 and under 1130 sq.ft.	36 dwelling units x 1.5 = <b>54</b> 17 dwelling units x 2.5 = <b>43</b> <b>54 + 43 = 97</b>
Storage: We will provide at least (1) 201 cubic foot storage space for each dwelling unit. (59 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 less 30% for proximity to major bus routes	Total Retail Area = 27,658 SF 27,658 SF - 3,122 SF = 24,536 SF 3,122 SF / 1,561 SF = <b>2</b> 24,536 SF / 753 SF = <b>33</b> <b>(2 + 33) - 30% = 25</b>
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 = 27,658 SF 5382 SF = <b>1</b> 27,658 SF - 5382 SF = 22,276 SF 22,276 SF / 10,764 SF = 2 2 x 0.4 = <b>1</b> <b>1 + 1 = 2</b>
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.4.1	1 space per 1830 sq.ft. (Office) 1 space per 3660 sq.ft. (Retail)	16,212 SF / 1830 SF = <b>9</b> 11,446 SF / 3660 = <b>3</b> <b>9 + 3 = 12</b>





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DEVELOPMENT  
CORP

## BROADWAY ELEVATION

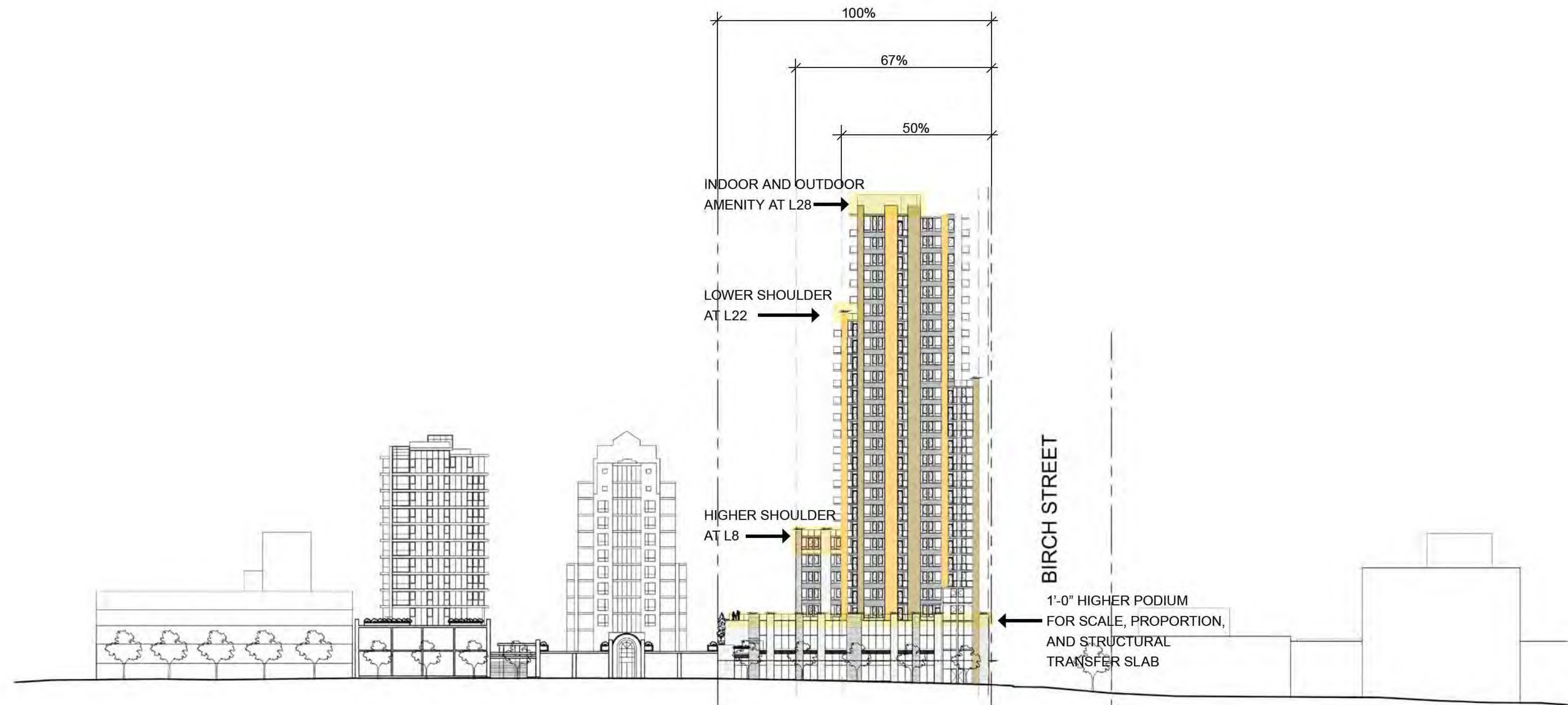
We have revised the building massing in order to create a stronger taper in the building form at the highest stories. We would like to keep the tower slim by tapering it in an even manner. In order to create this effect we are proposing to decrease the tower plates by approximately 750 sq.ft as they go up.

Enlarging Level 18 - 21 to 6500 sq.ft. as suggested would not create a great enough difference for a tapering effect.

Since we are not enlarging Level 18 - 21 to 6500 sq.ft., we are not taking advantage of 1368 sq.ft. of area. Also, we have further decreased the area of Level 22 from 6172 sq.ft. to 5386 sq.ft., a loss of 786 sq.ft. for a total loss of 2154 sq.ft. To make up for this area, we would like to bump up the residential podium by one floor from Level 8 to Level 9. This will help regain area, while also creating better proportions between the tower and the podium.

Finally, with the addition of the indoor and outdoor amenity areas on Level 28, following Staff's advice, by keeping the massing on the east side, the overall massing steps back consistently from Birch Street.

### PROPOSED MASSING



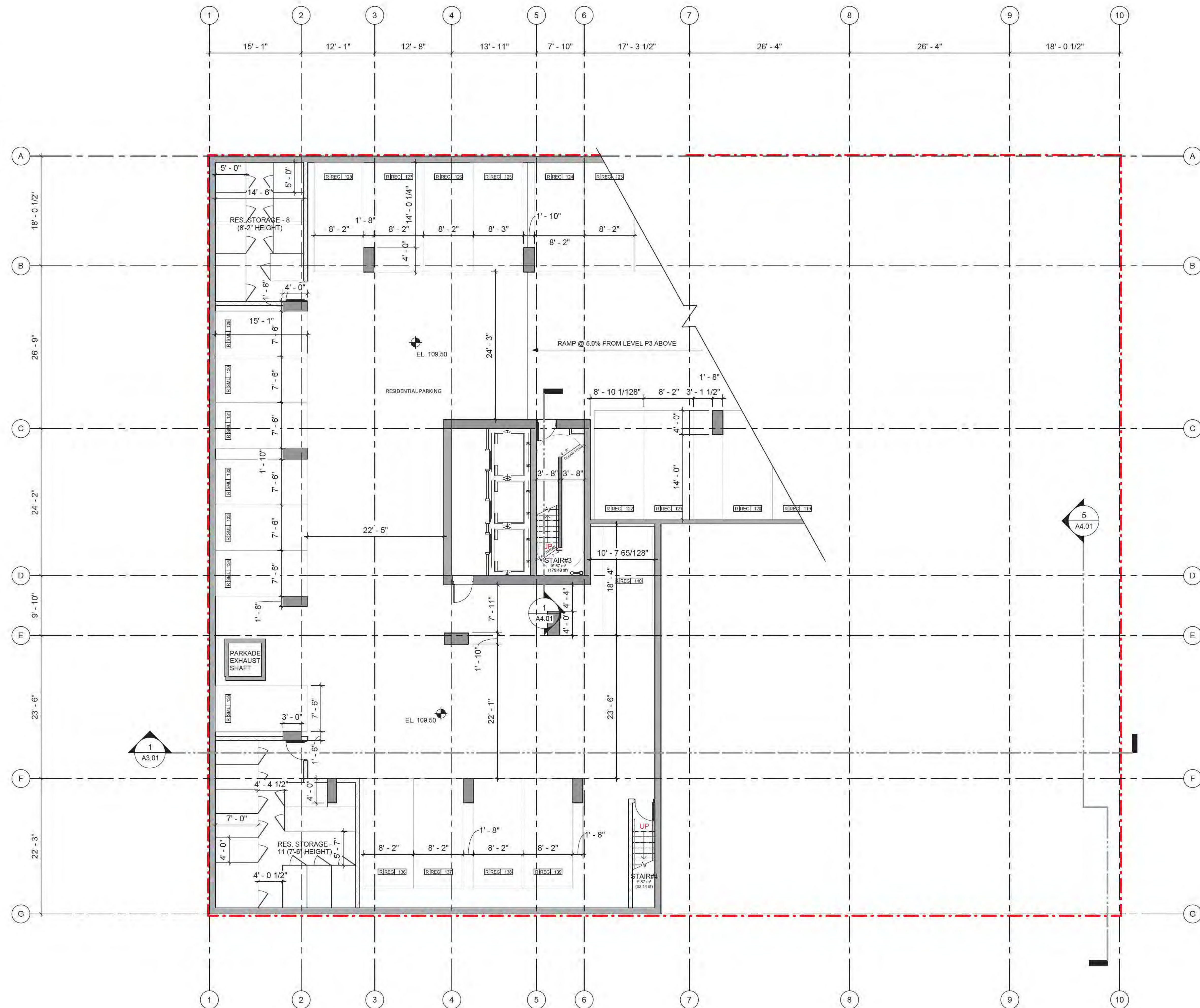
BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM  
NOVEMBER 13, 2018





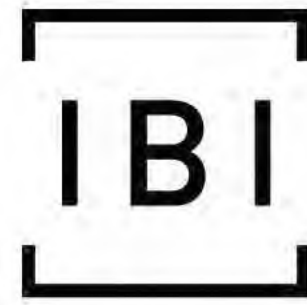
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LEVEL P4A



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MODERATE INCOME RENTAL  
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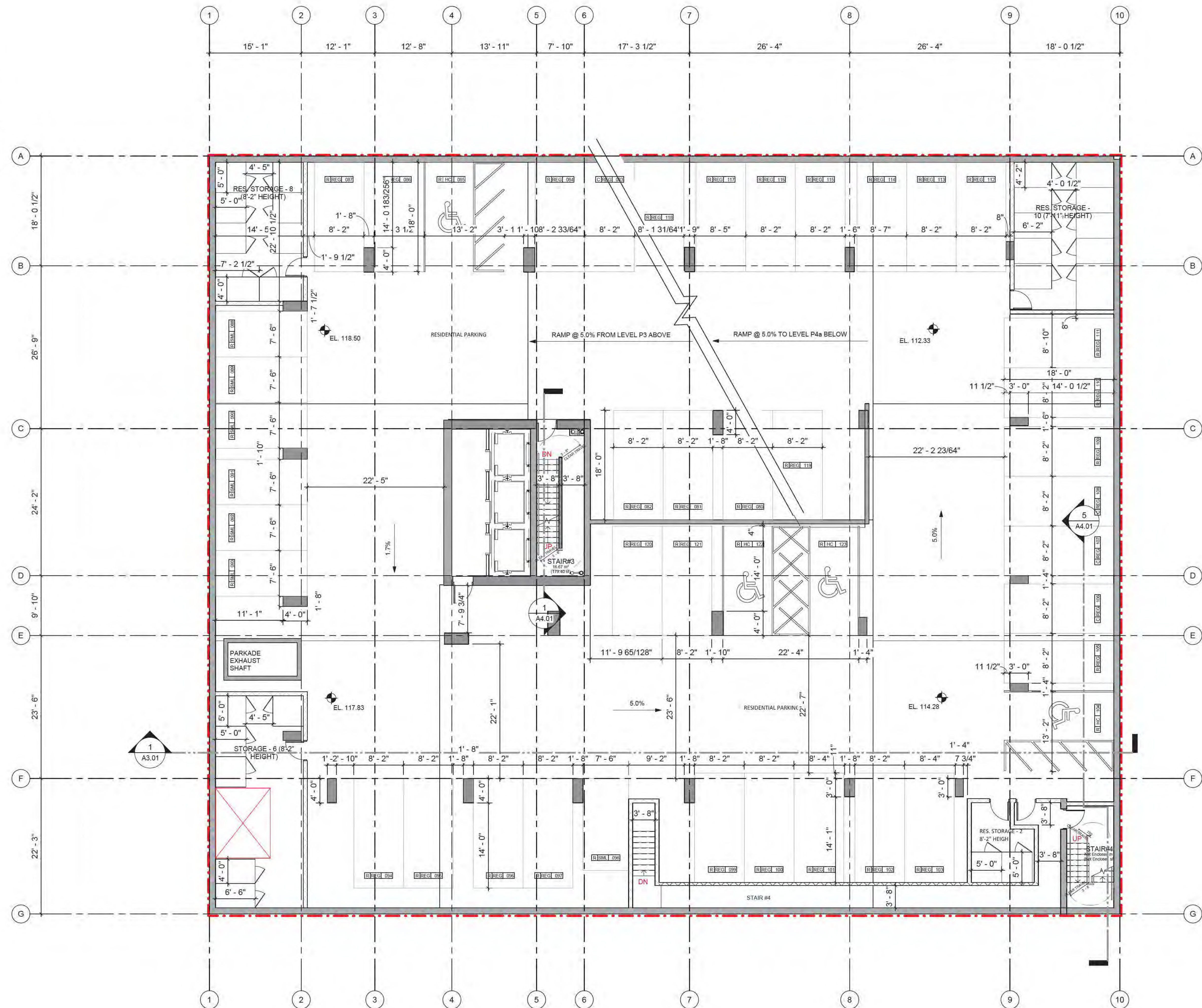




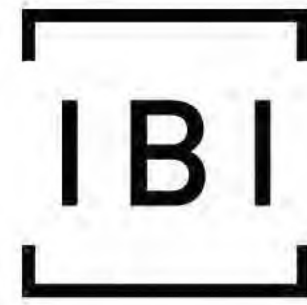
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LEVEL P4

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MODERATE INCOME RENTAL  
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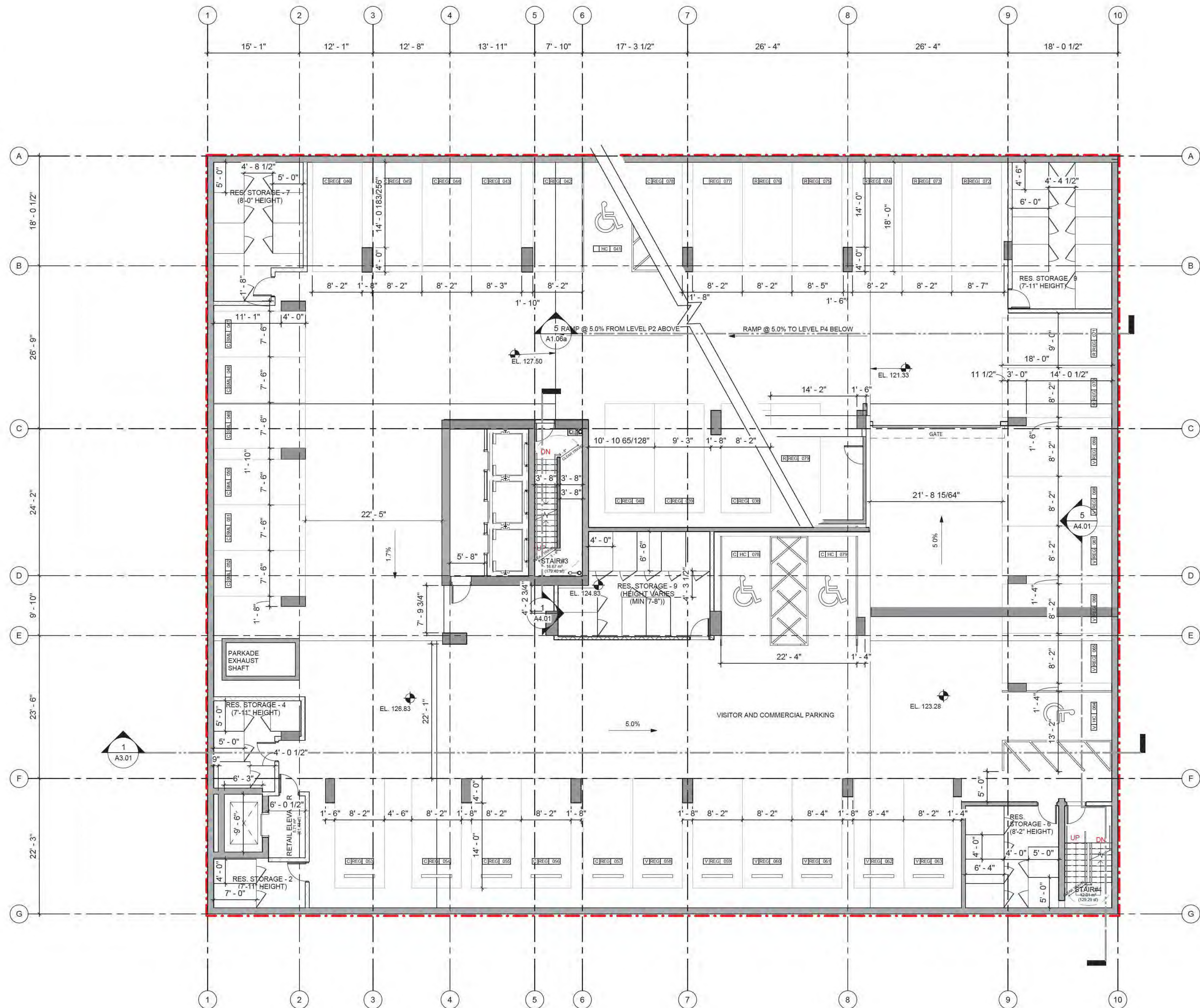




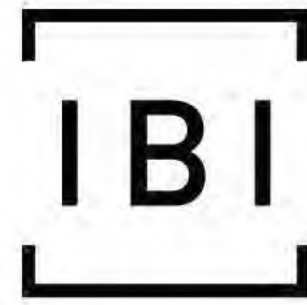
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LEVEL P3

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LEVEL P2

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