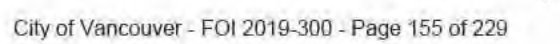
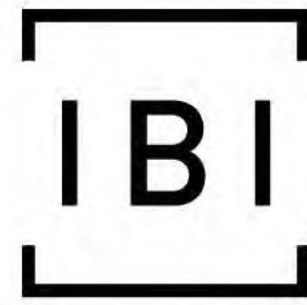


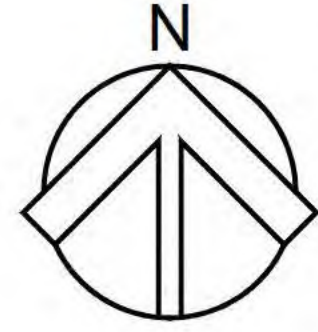
BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM
NOVEMBER 13, 2018



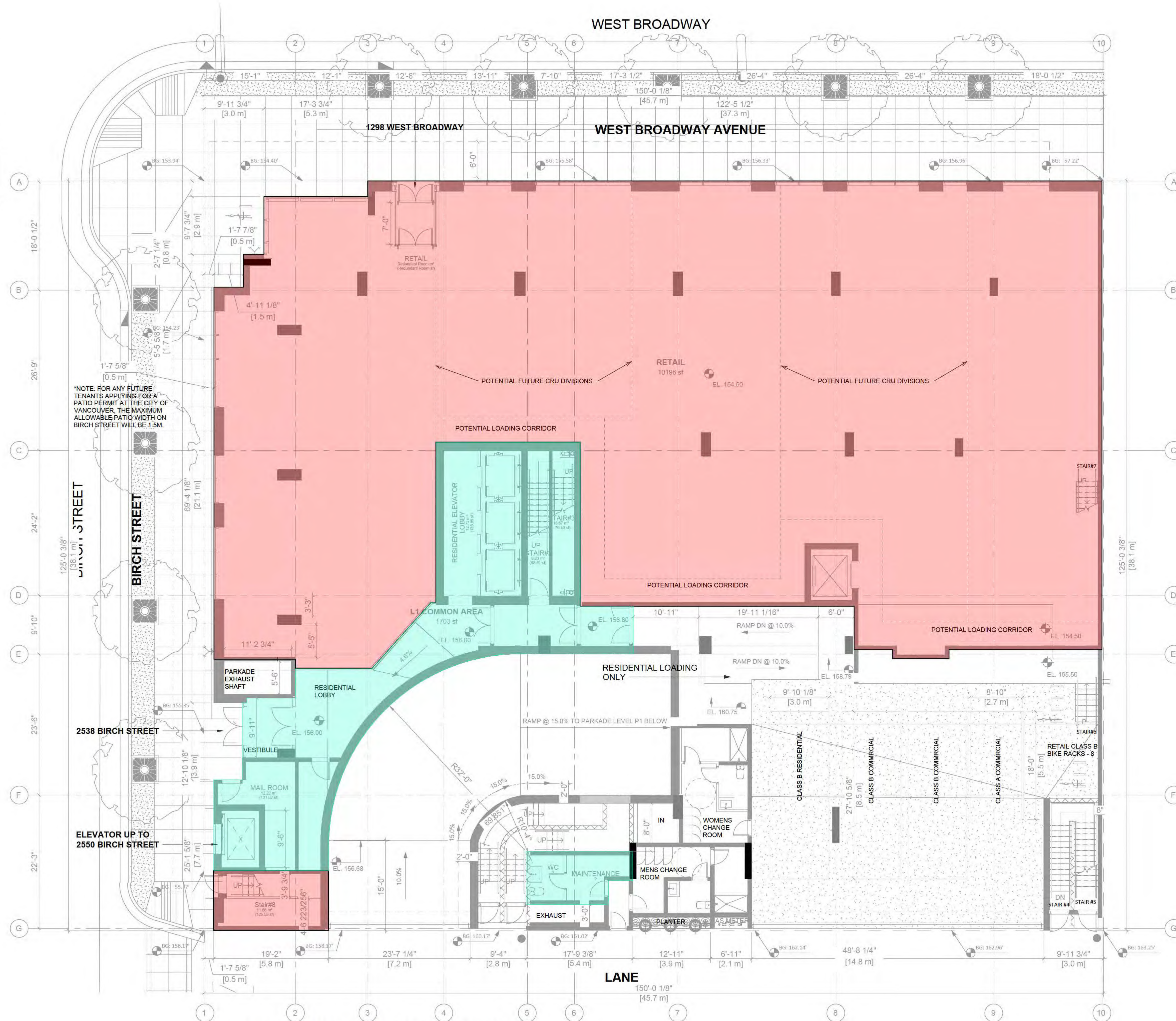


JAMESON
DEVELOPMENT
CORP

LEVEL 1

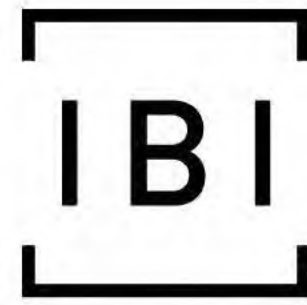


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MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM
NOVEMBER 13, 2018



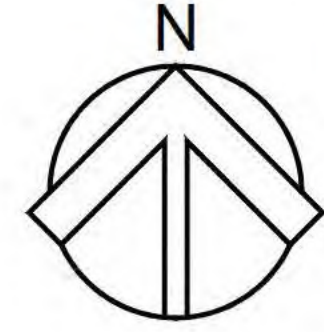
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RESIDENTIAL: 1815 SQ. FT.

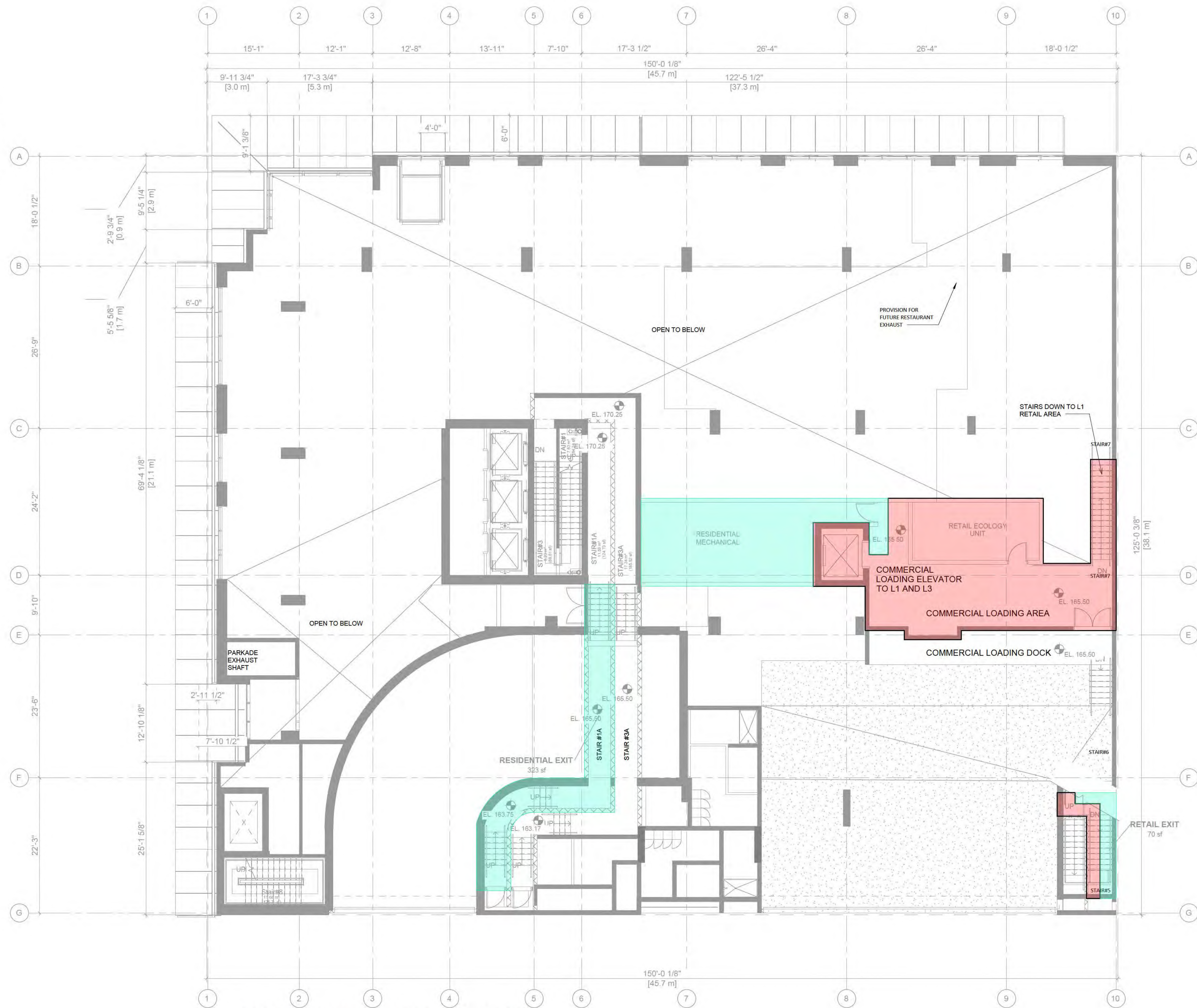


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DEVELOPMENT
CORP

LEVEL 2

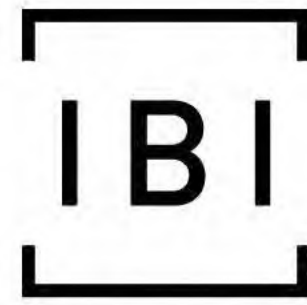


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HOUSING PILOT PROGRAM
NOVEMBER 13, 2018



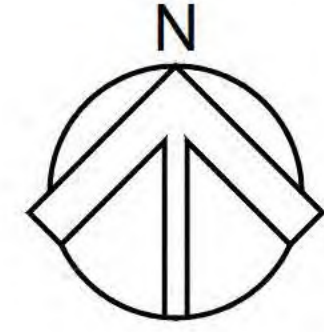
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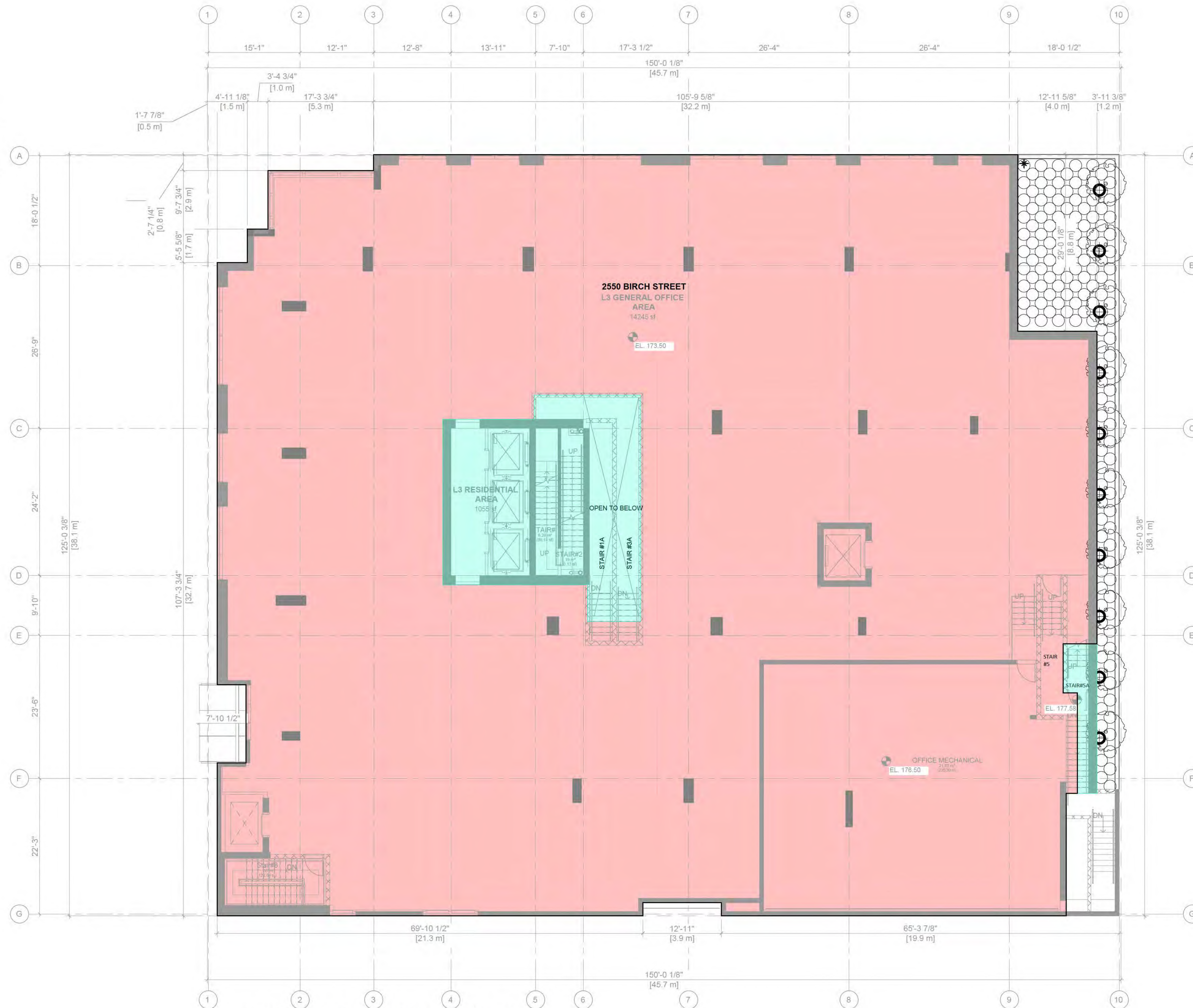


JAMESON
DEVELOPMENT
CORP

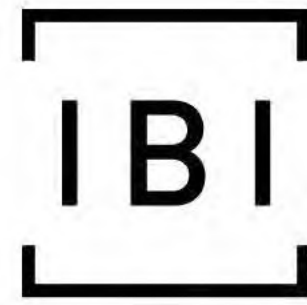
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NOVEMBER 13, 2018

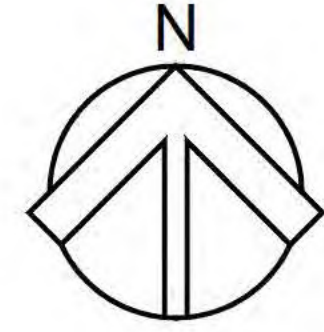


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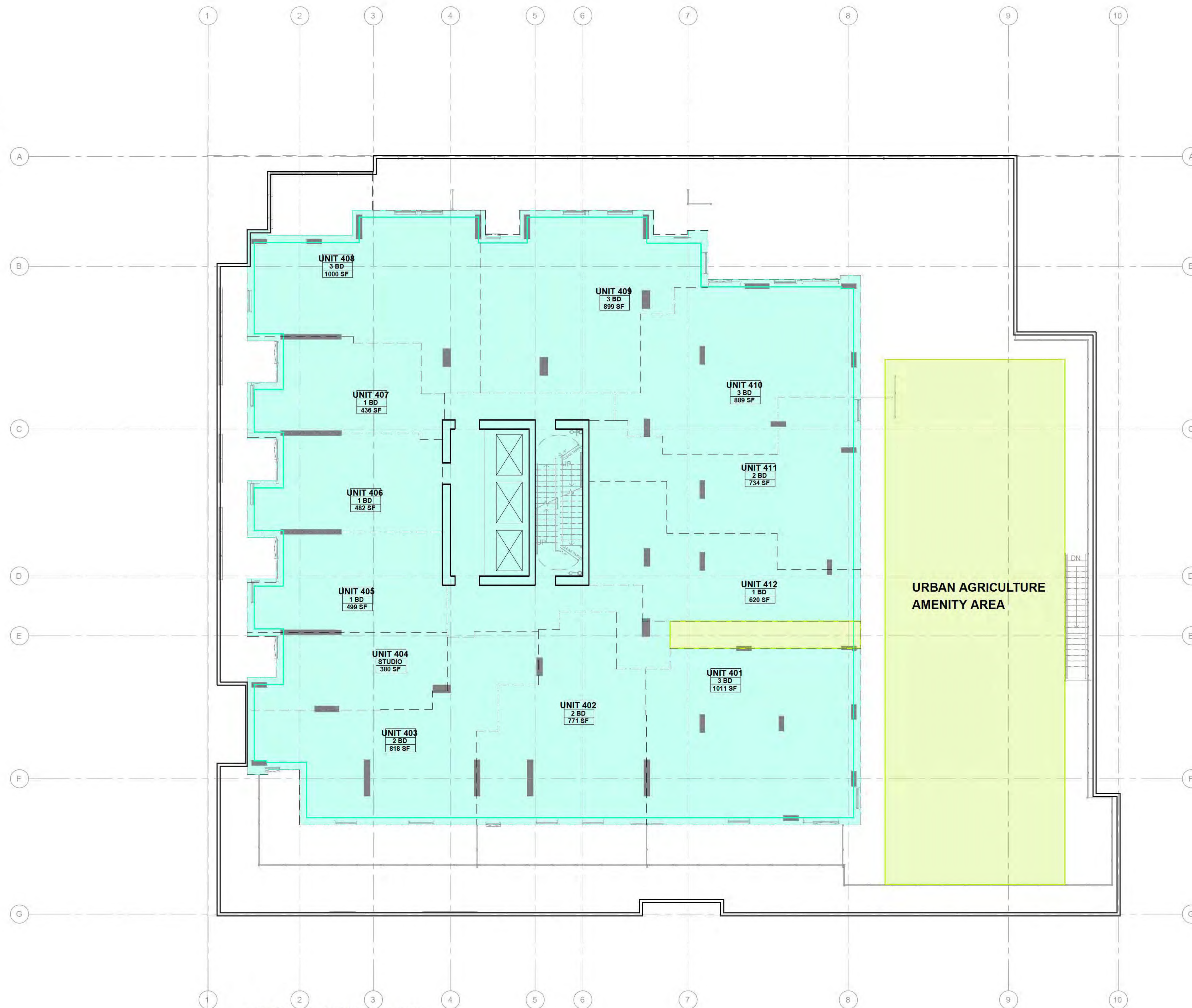


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DEVELOPMENT
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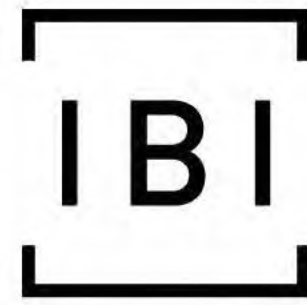
LEVEL 4



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

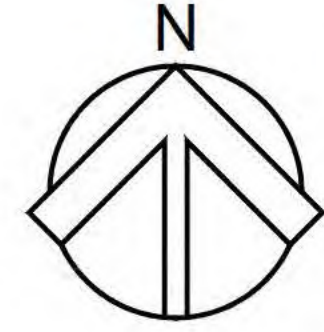


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AMENITY CIRCULATION: 140 SQ. FT.

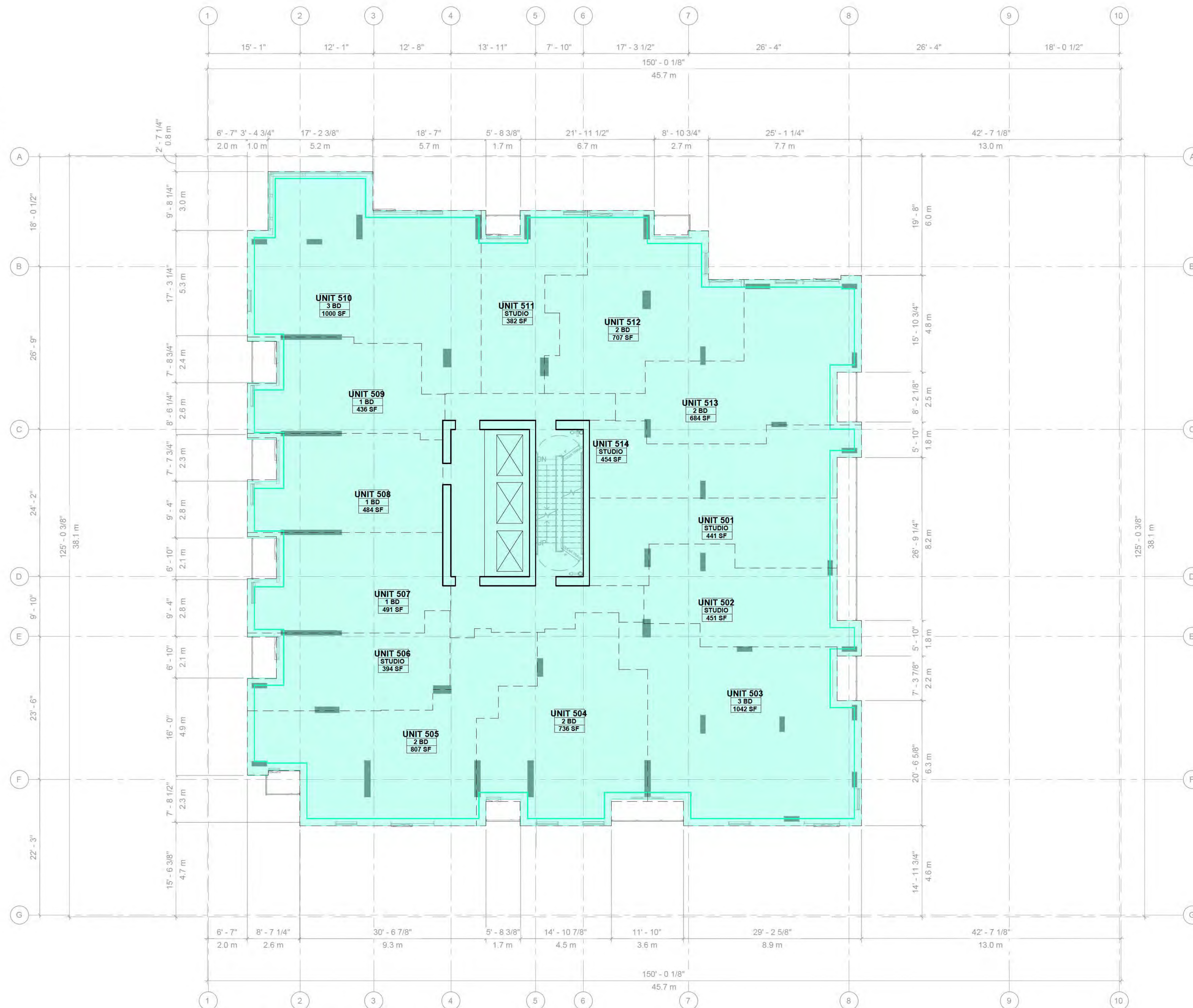


JAMESON
DEVELOPMENT
CORP

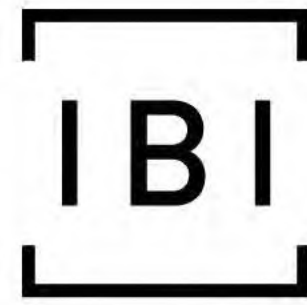
LEVEL 5



BROADWAY & BIRCH PROJECT
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HOUSING PILOT PROGRAM
NOVEMBER 13, 2018

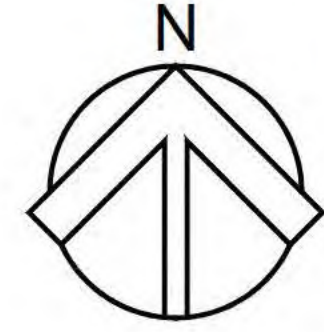


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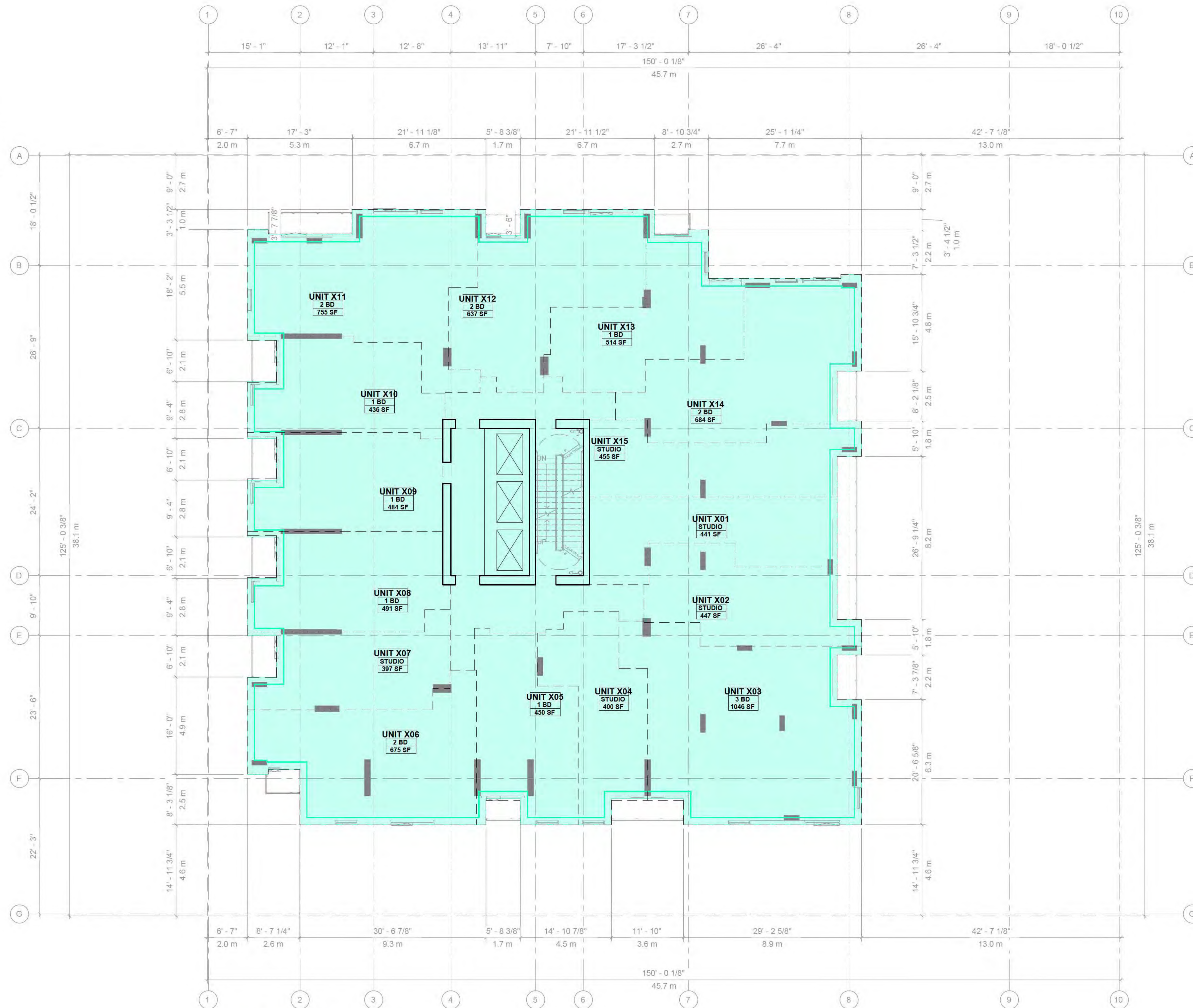


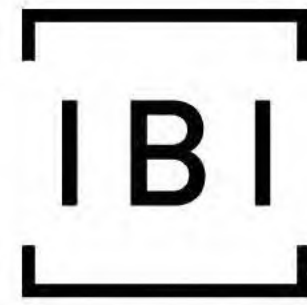
JAMESON
DEVELOPMENT
CORP

LEVELS 6 - 8



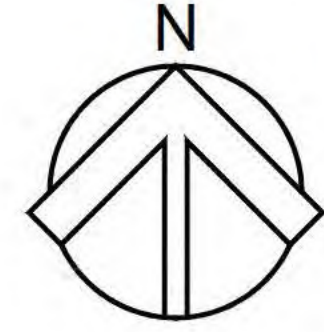
BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM
NOVEMBER 13, 2018



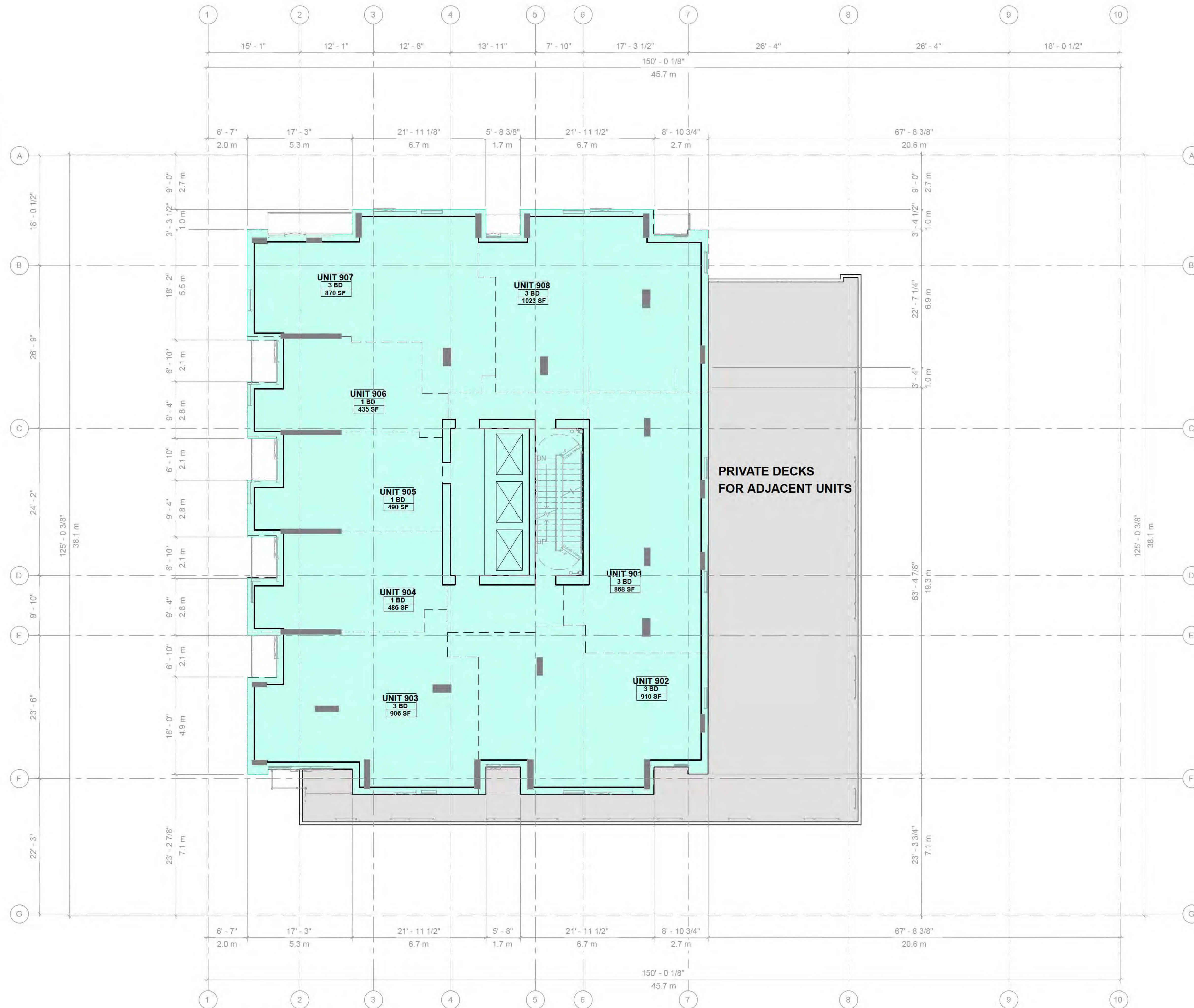


JAMESON
DEVELOPMENT
CORP

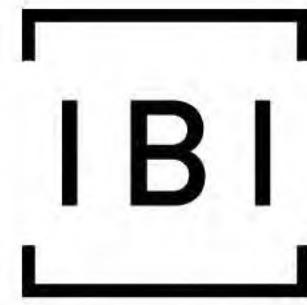
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BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM
NOVEMBER 13, 2018

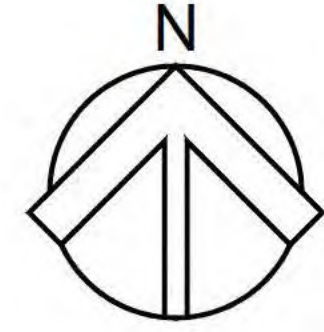


LEVEL 9: 6885 SQ. FT.

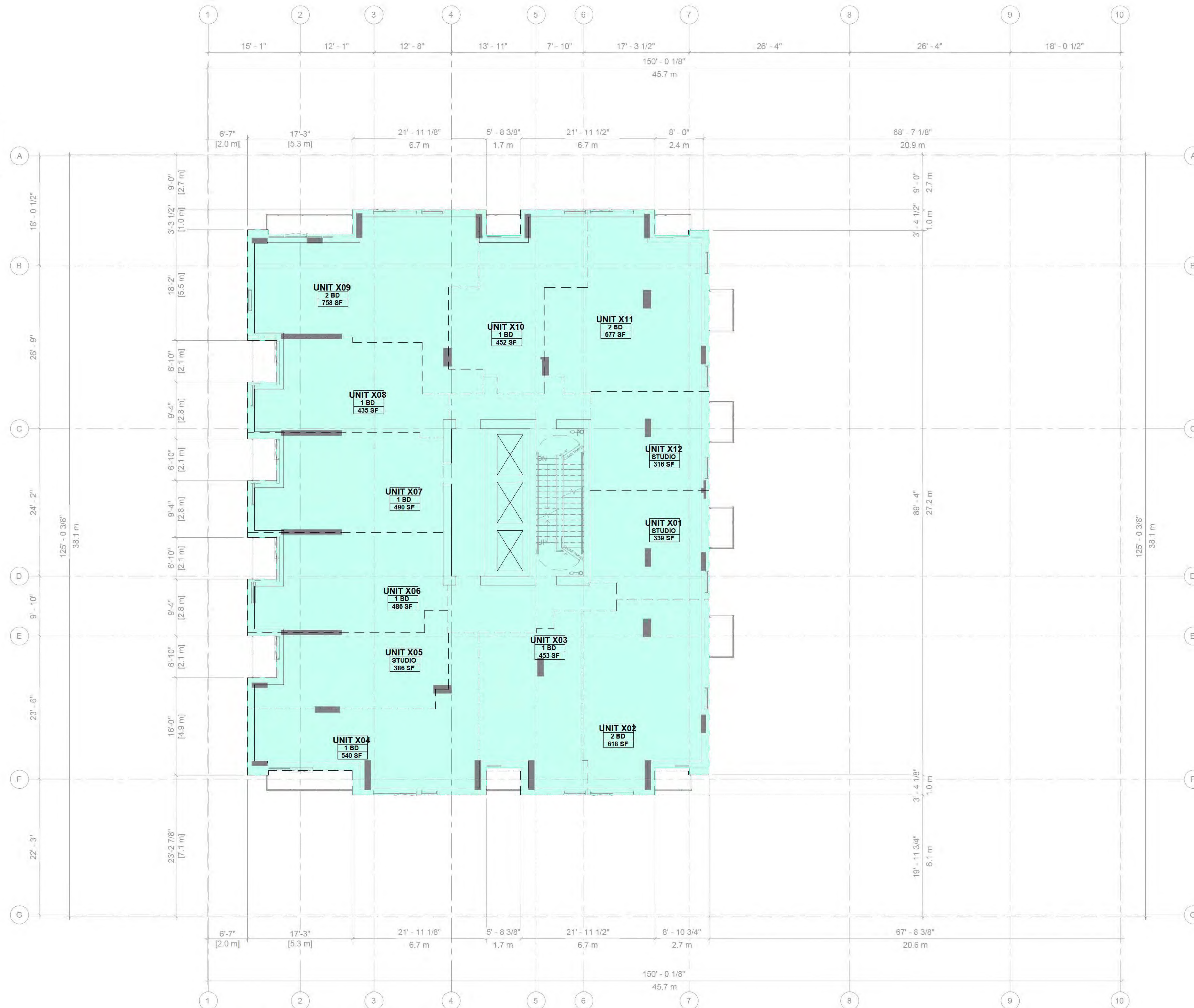


JAMESON
DEVELOPMENT
CORP

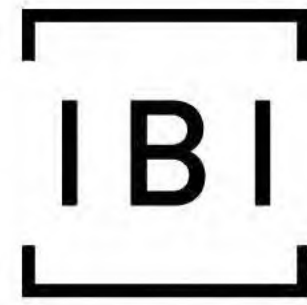
LEVELS 10 - 16



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

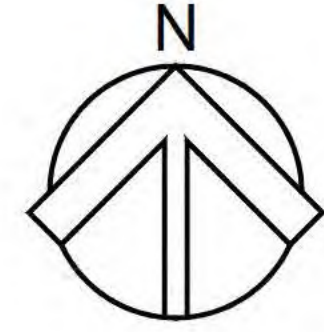


LEVELS 10 - 16: 6885 SQ. FT.

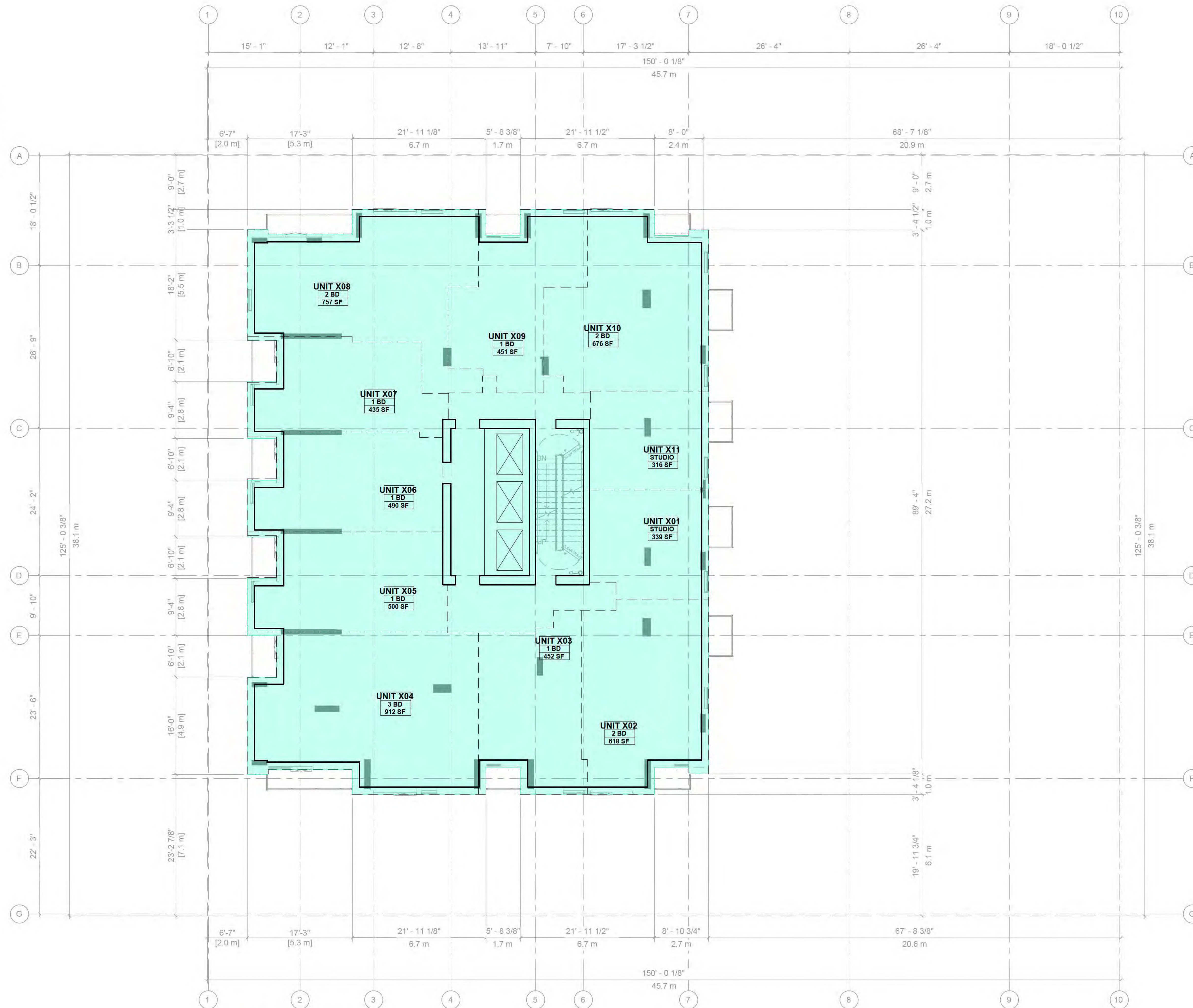


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DEVELOPMENT
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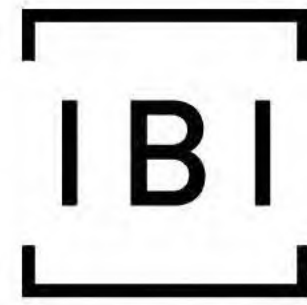
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BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM
NOVEMBER 13, 2018

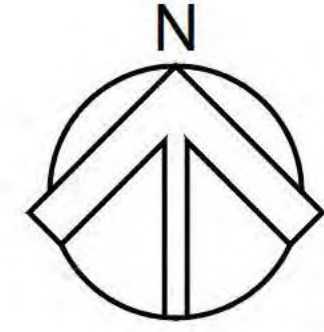


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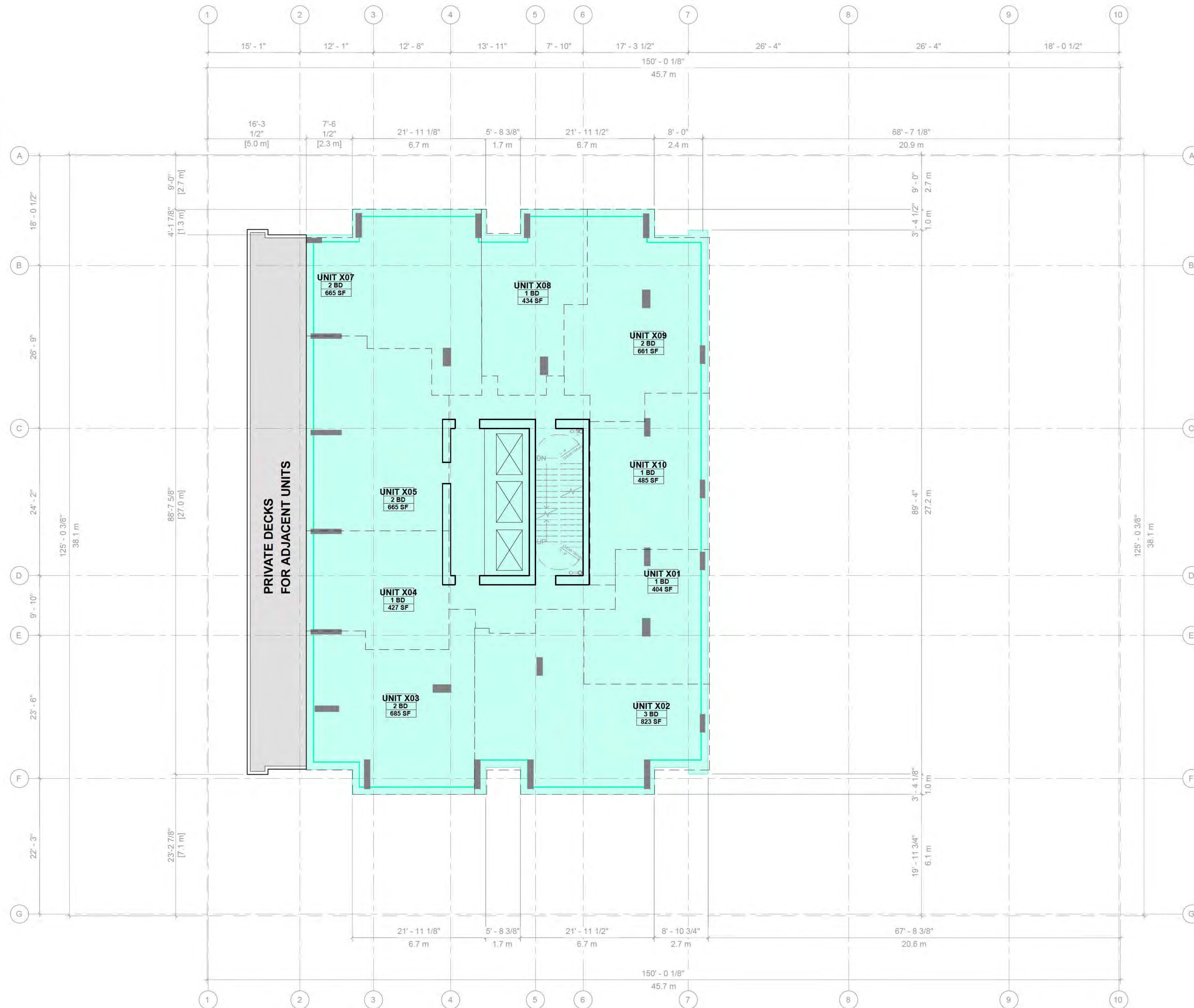


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DEVELOPMENT
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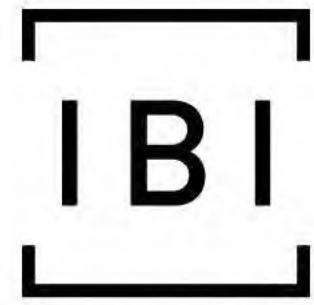
LEVEL 18



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

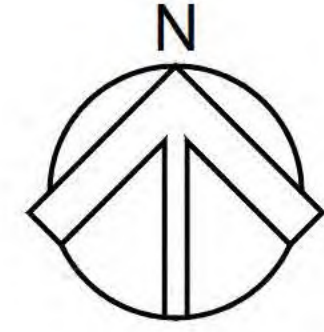


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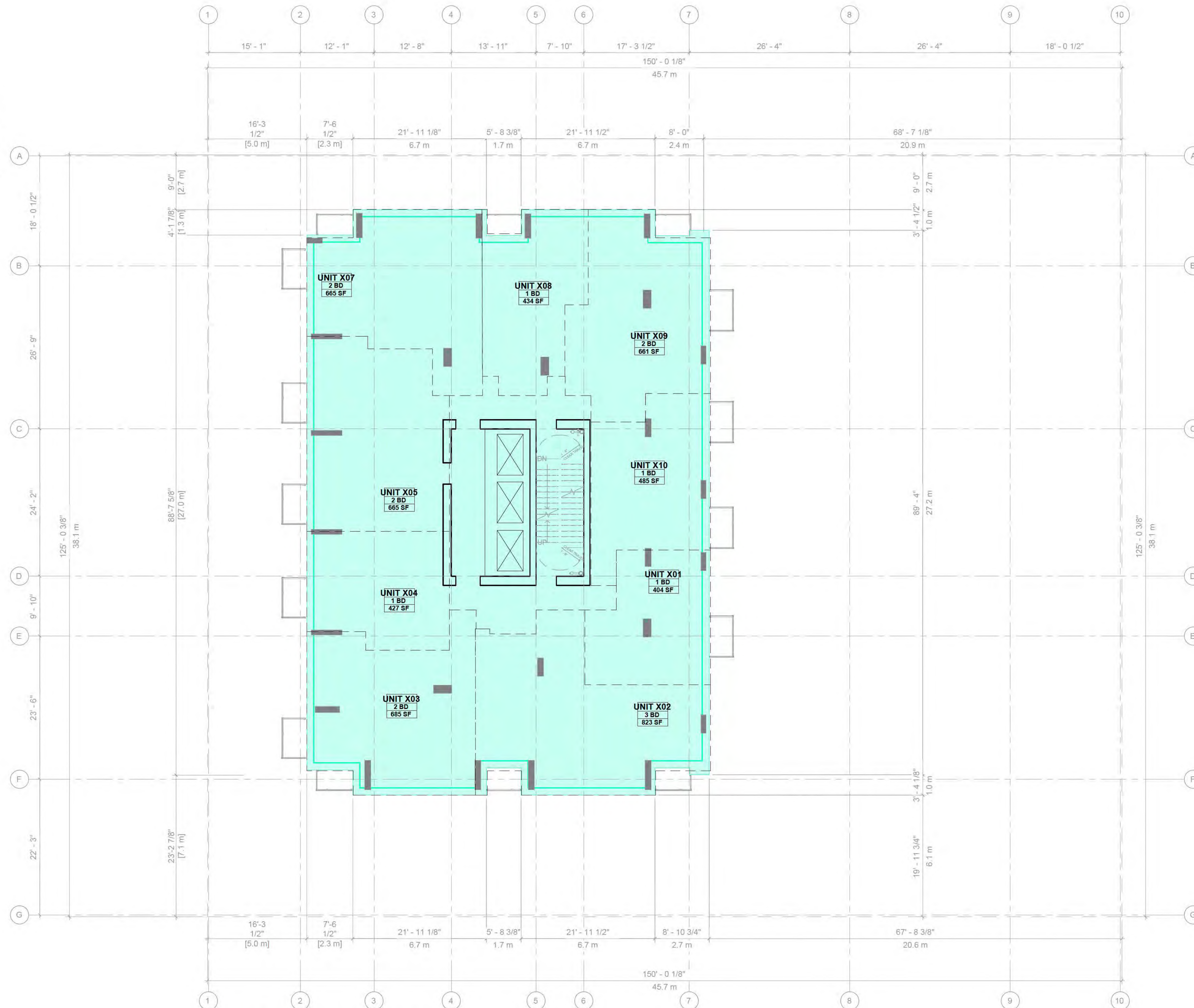


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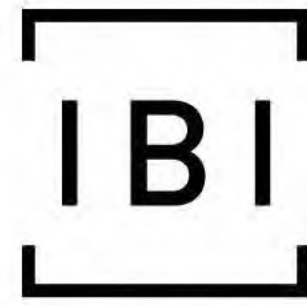
LEVELS 19 - 21



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

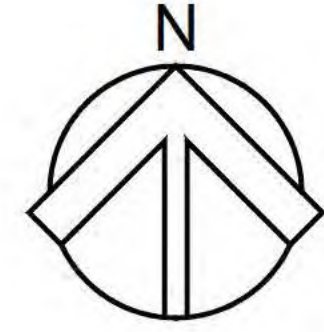


LEVELS 19 - 21: 6158 SQ. FT.

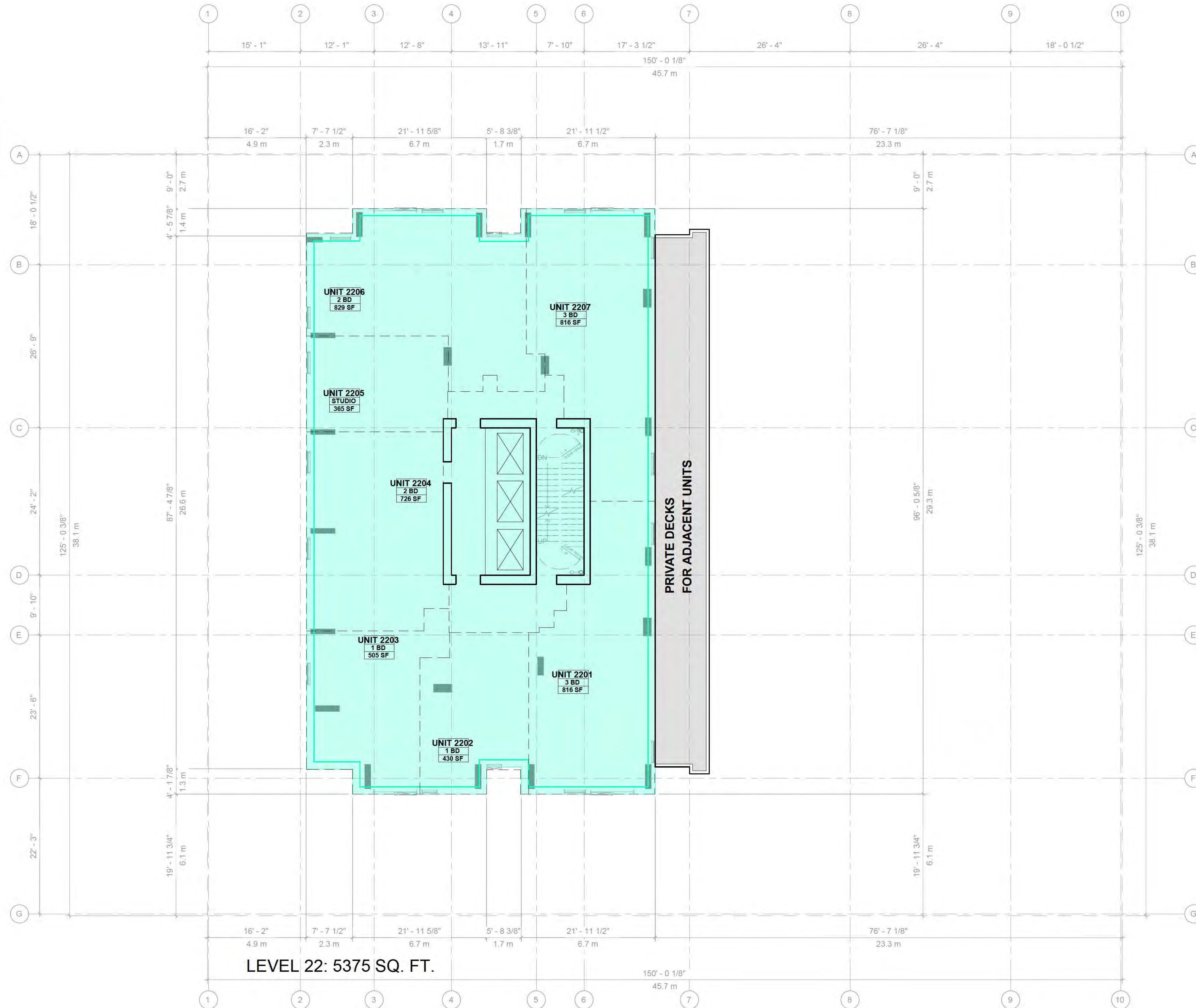


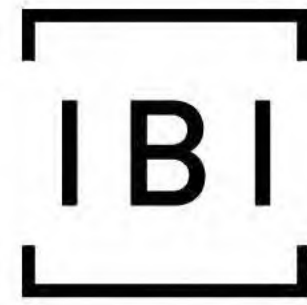
JAMESON
DEVELOPMENT
CORP

LEVEL 22



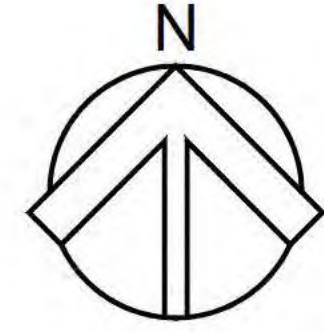
BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
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NOVEMBER 13, 2018



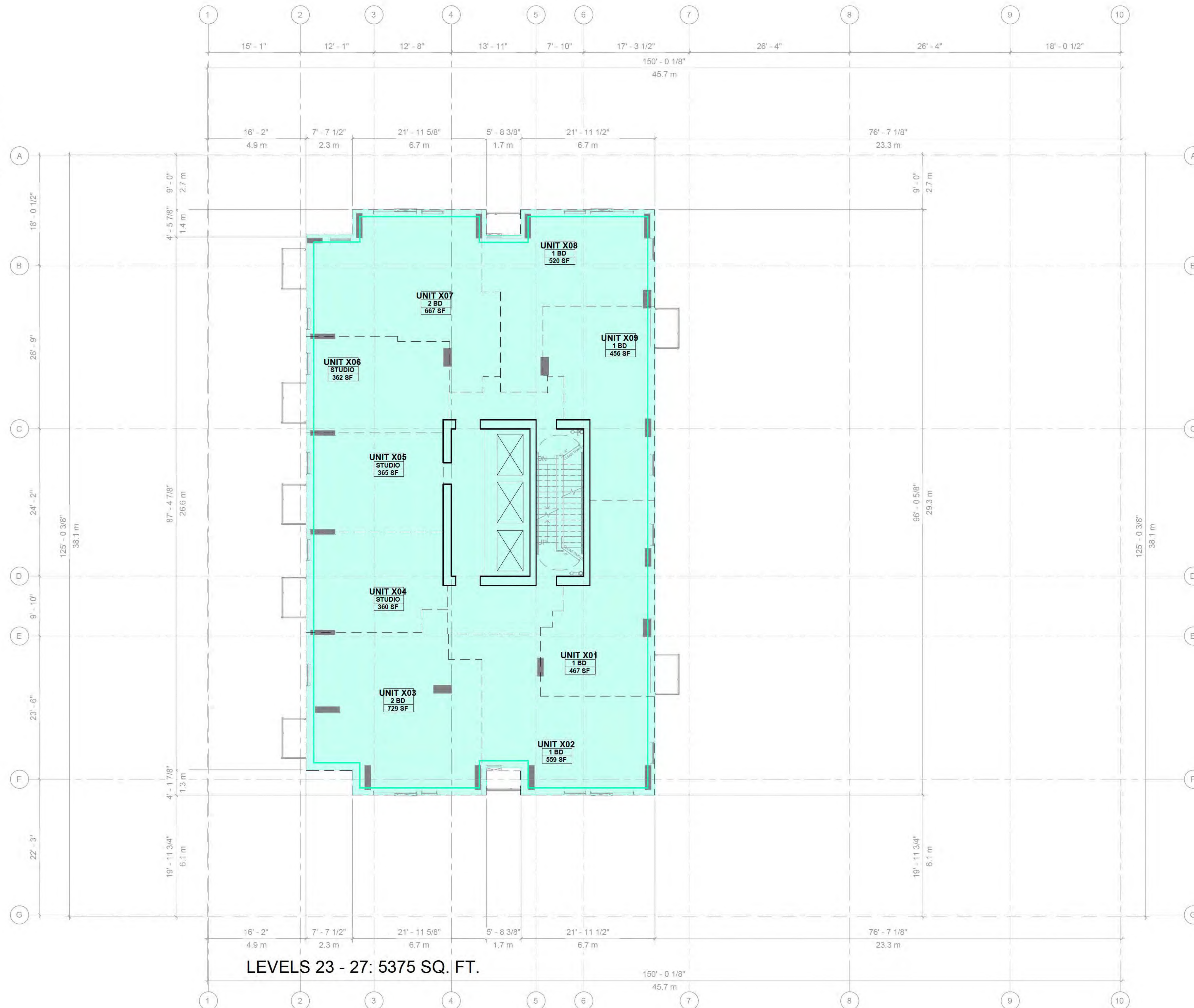


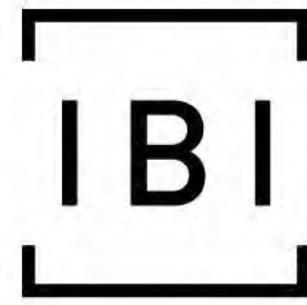
JAMESON
DEVELOPMENT
CORP

LEVELS 23 - 27



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



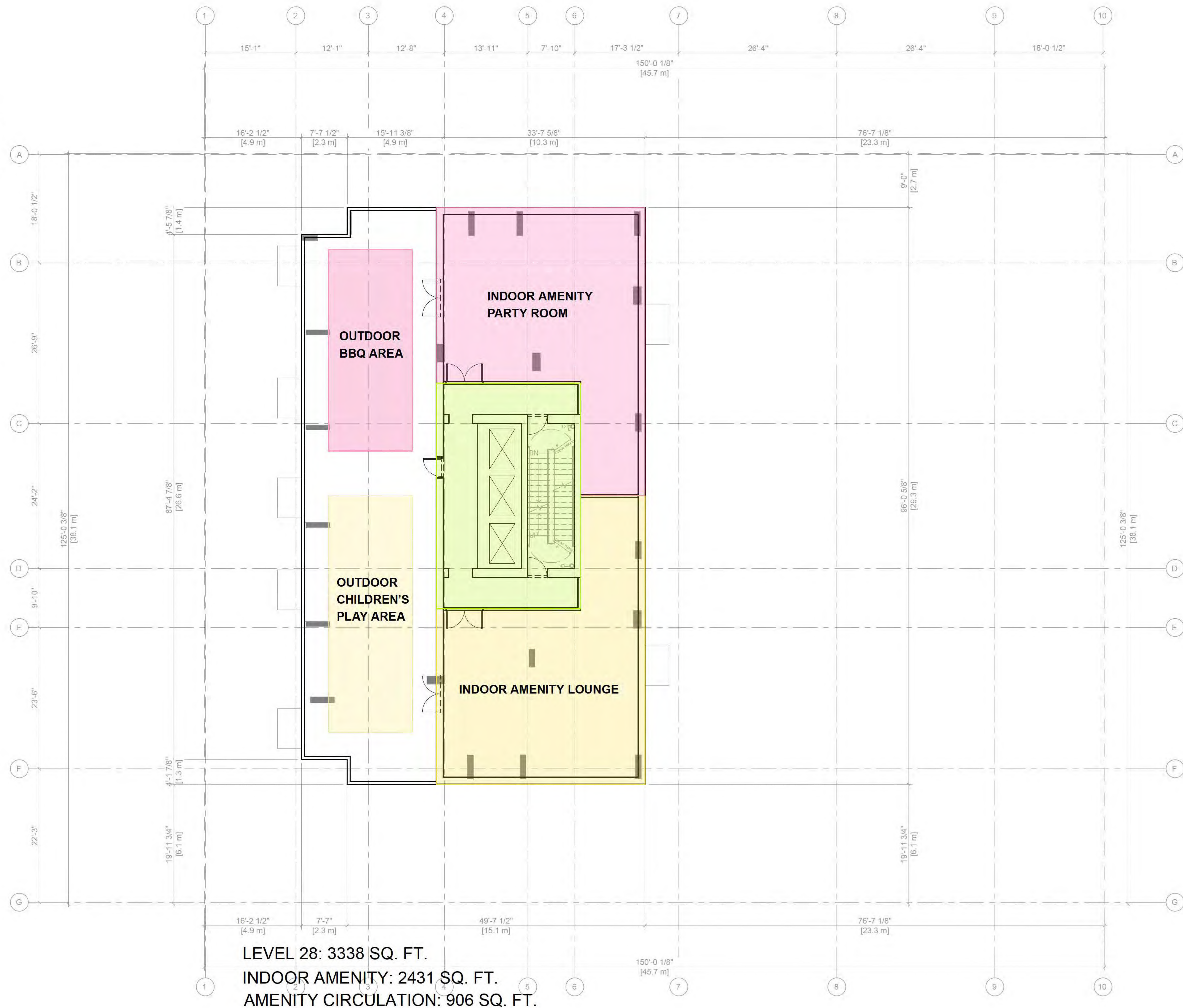


JAMESON
DEVELOPMENT
CORP

LEVEL 28

We have added a 28th storey with indoor and outdoor amenity, following Staff's advice, to take advantage of the access to sunlight, views, and open space.

The residents of the proposed building will have access to two levels of outdoor amenity space. On Level 4, there will be approximately 2500 sq.ft. of area for urban agriculture. Tenants will be able to use the planters provided for growing edible plants. Also, on the proposed building's roof, there will be an outdoor children's play area, an outdoor barbecue area, as well as an adjacent indoor party room and lounge area. The outdoor amenity areas on the roof will have direct access to sunlight and will be away from the noise and traffic of West Broadway.



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

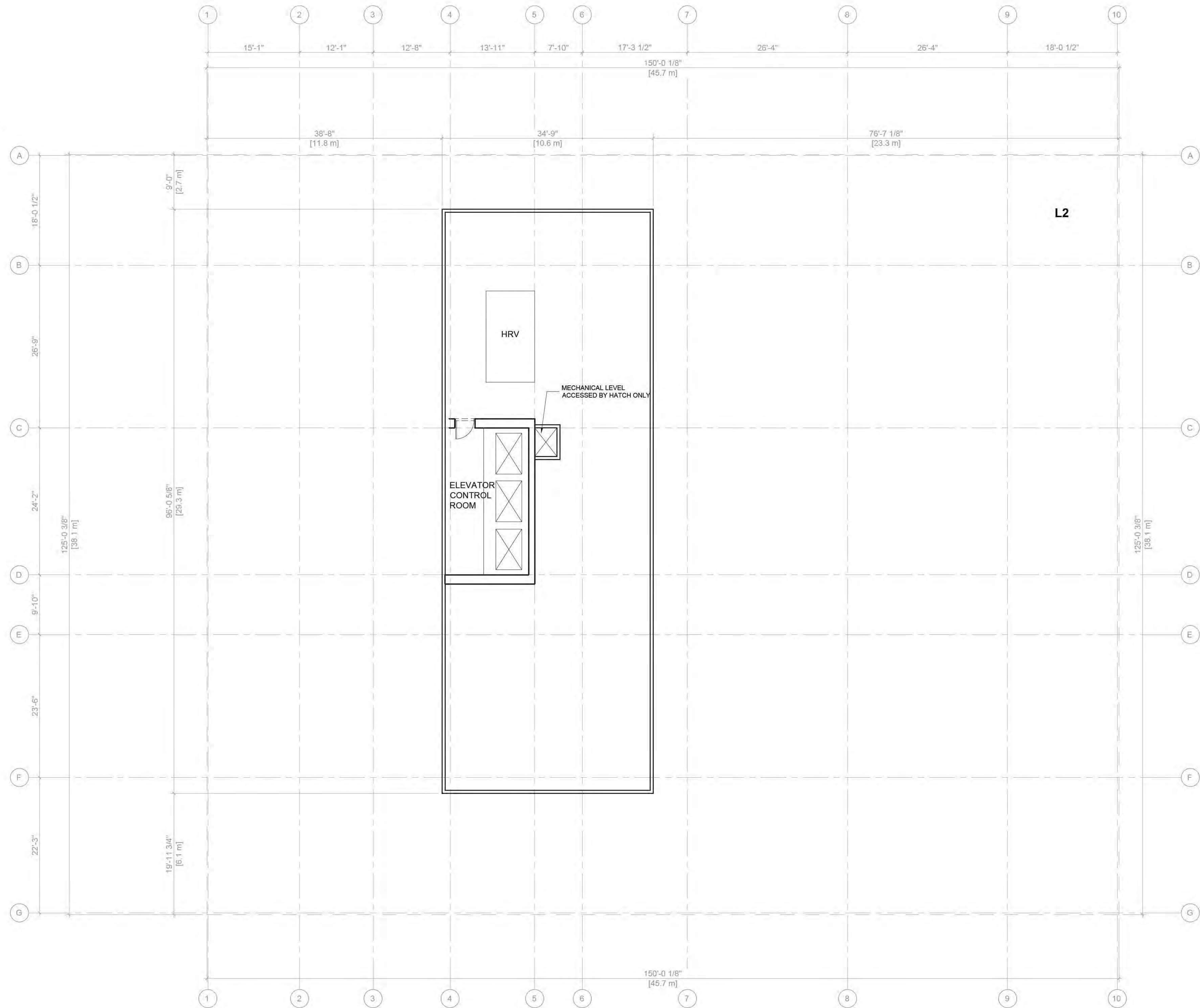


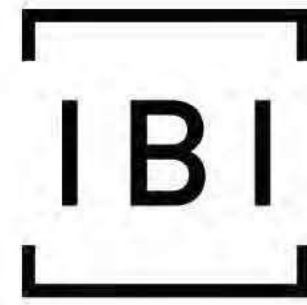
JAMESON
DEVELOPMENT
CORP

MECHANICAL



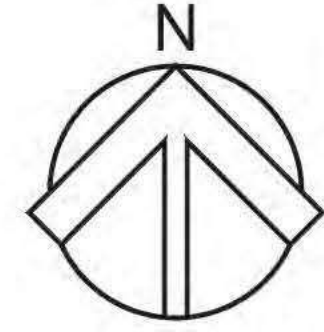
BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM
NOVEMBER 13, 2018



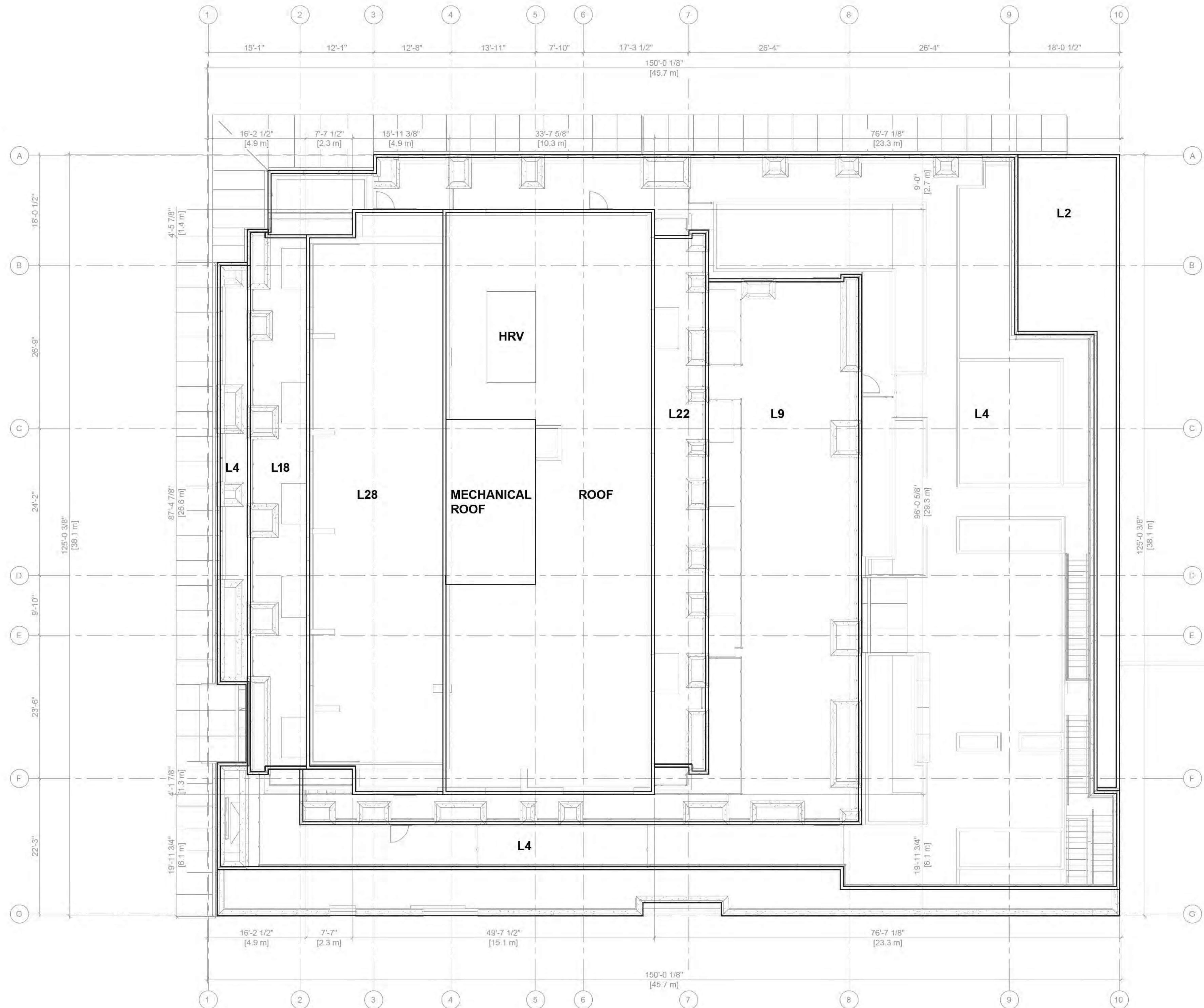


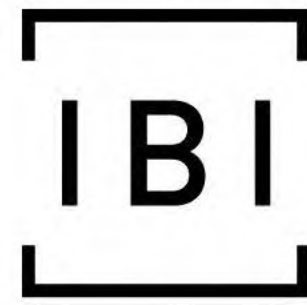
JAMESON
DEVELOPMENT
CORP

ROOF



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MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM
NOVEMBER 13, 2018





JAMESON
DEVELOPMENT
CORP

SHADOW STUDY



EXISTING SHADOWS



PROPOSED BUILDING SHADOWS

The shadow study shows the minimal impacts of this 28 storey building compared to the 17 storey building. The building will cast a shadow on office buildings on the north side of West Broadway for a short period during the day, depending on the time of the year.

17 STOREY
BUILDING



21 MARCH - 10 AM



21 MARCH - 12 PM

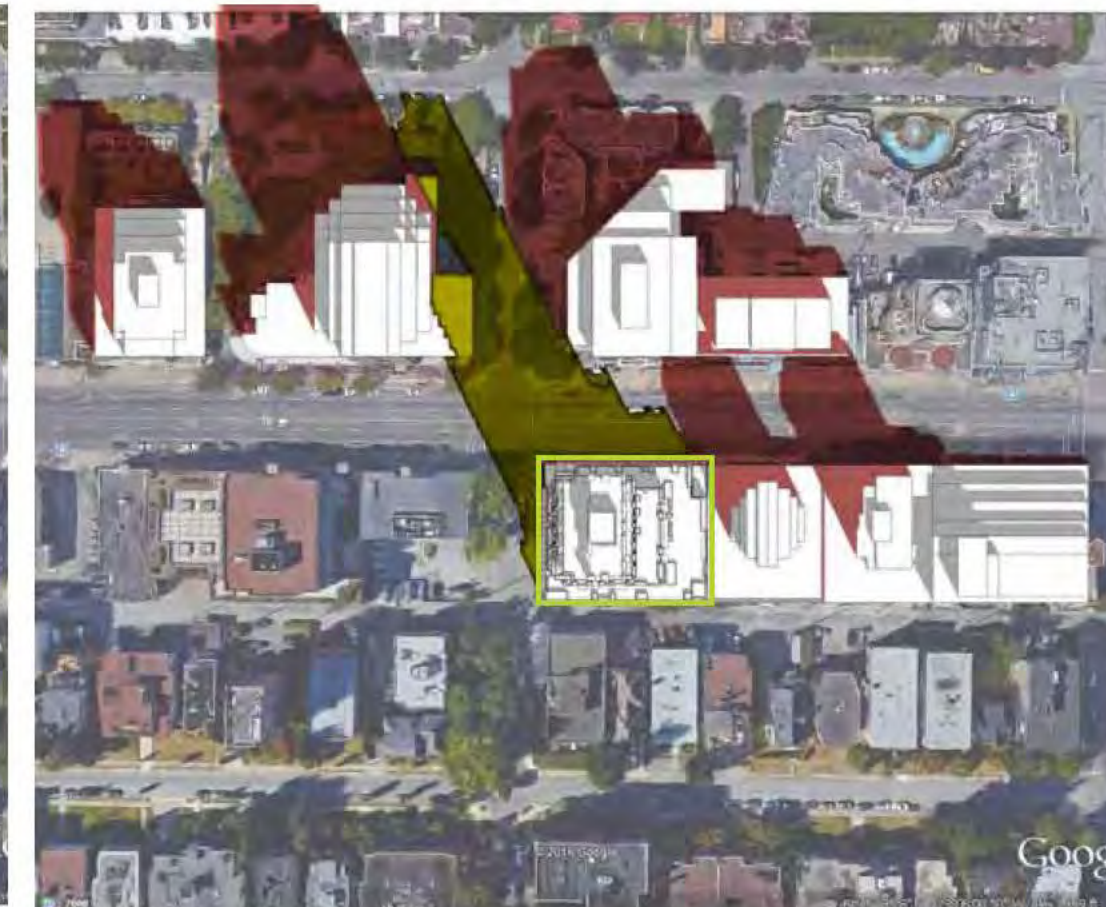


21 MARCH - 2 PM

28 STOREY
BUILDING



21 MARCH - 10 AM



21 MARCH - 12 PM



21 MARCH - 2 PM

17 STOREY
BUILDING



21 SEPTEMBER - 10 AM



21 SEPTEMBER - 12 PM



21 SEPTEMBER - 2 PM

28 STOREY
BUILDING



21 SEPTEMBER - 10 AM



21 SEPTEMBER - 12 PM



21 SEPTEMBER - 2 PM

Shadow Study - March

Shadow Study - September



IBI GROUP
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Vancouver BC V6E 4B1 Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

November 13, 2018

Sarah Crowley
Rezoning Planner
Planning, Urban Design, and Sustainability
City of Vancouver

Dear Sarah Crowley:

2528 BIRCH STREET

The following is our written response to Staff Advice from our Rezoning Enquiry submitted on July 9, 2018. Please note that we are now identifying the building floors as directed by staff in the DP Prior-To Conditions for our original DP submission. The mechanical mezzanine level is now called Level 2, Level 3 is now Level 4, and so on. Much of our response to the DP Prior-To Conditions can still be achieved in this rezoning proposal.

FORM OF DEVELOPMENT

• It is anticipated that the Broadway planning process will provide further direction on height and density for this area. The process is expected to take two years and there is currently no policy direction on height and density. As a result, a proforma is requested at the enquiry stage to clarify rationale for the proposed height and density in the proposal. The intent of the proforma is to provide staff with a more fulsome understanding of the relationship between the proposed form and the amount of moderate income rental units proposed on this site. Once a pro-forma has been received and assessed, there may be further staff comment on the proposed height and built form.

The proforma was submitted on Tuesday, November 6, 2018.

• A high level of architectural design is expected on sites that redevelop along the Broadway corridor. Further consideration and resolution of the exterior finishes, built form and public realm is encouraged as the plans for the proposal are more fully developed. In particular, tapering of the building form at the highest storeys is encouraged. Although a maximum floorplate for a tower is typically 6,500 sq.ft. (not including balconies), an averaging of the 6,500 sq.ft. floorplate between the third storey to the top storey can be considered for this building design. A general guideline that reflects the proposed form is: floorplates between the 7th-8th to 16th-17th storeys may be greater than 6,500 sq.ft.; floorplates between the 17th-18th and 20th-21st storey may be approximately 6,500 sq.ft. and the floorplate above the 20th-21st storey should be less than 6,500 sq.ft.

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:

Level 22 - 27 = 5386 sq.ft.	772 sq.ft. difference
Level 18 - 21 = 6158 sq.ft.	727 sq.ft. difference
Level 9 - 17 = 6885 sq.ft.	

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 building massing steps back consistently from Birch Street. Please see attached drawings.

• *Explore opportunities to provide open space at the ground level on top of the parking slab. The Greenest City Action Plan includes a target for all Vancouver residents to live within a five-minute walk of a park, greenway or other green space by 2020. This site has been identified as located within a park-deficient area. Options to consider include open space at the northwest corner of the site adjacent to the sidewalk on Birch Street. Alternatively, an open space on the eastern portion of the site could be explored.*

The residents of the proposed building will have access to two levels of outdoor amenity space. On Level 4, there will be approximately 2500 sq.ft. of area for urban agriculture. Tenants will be able to use the planters provided for growing edible plants. Also, on the proposed building's roof, there will be an outdoor children's play area, an outdoor barbecue area, as well as an adjacent indoor party room and lounge area. The outdoor amenity areas on the roof will have direct access to sunlight and will be away from the noise and traffic of West Broadway.

• *Encourage the addition of a "flex room" to be provided into the family-sized units (i.e. 2 and 3 bedroom units), incorporated within one of the required bedrooms which could be physically subdivided by sliding glass partitions.*

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

We will consider adding "flex rooms" wherever possible.

- *Encourage a minimum unit size of 700 sq.ft. for 2 bedroom units and 900 sq.ft. for 3 bedroom units.*

Where reasonable, at corner locations for example, we may propose 2 and 3 bedroom units that are more efficient while still providing livable layouts.

- *Consider providing an indoor and outdoor amenity space in the form of an added ~~27th~~-28th storey with setbacks to take advantage of the access to sunlight, views and open space provided on the rooftop.*

We have added a 28th storey with indoor and outdoor amenity to take advantage of the access to sunlight, views, and open space. Please see attached plans.

- *Provide an in-depth shadow analysis in preparation for discussions with the public about shadow impacts.*

Please see attached shadow study showing the minimal impacts of this 28-storey building. The building will cast a shadow on office buildings on the north side of West Broadway for a short period during the day, depending on the time of the year.

ENGINEERING

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

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

We will follow the new requirements in the Parking By-law. Please see attached for the revised parking requirements. Revision to the parking plans is underway and will be ready for staff review prior to the Pre-Application Open House.

- *After the first 10 ft. from the property line, the maximum parking ramp slope permitted is 12.5%. Alternatively, up to 15% slope may be acceptable with 7.5% - 10% transition ramps.*

As shown in our response to the DP Prior-To Conditions submitted to the City on Friday, October 26th, we can meet the requirements for the parking ramp. Please see attached parking plans from the DP Prior-To response drawings.

- *Additional width will be required for the second and subsequent Class B loading spaces.*

As shown in our response to the DP Prior-To Conditions submitted to the City on Friday, October 26th, we have improved loading and manoeuvring by providing three Class B loading spaces, three Class A loading spaces, and eliminating the Class C loading space as advised by Engineering Services. Please see attached parking plans from the DP Prior-To response drawings.

- *Provide the following improvements:*
 - *Building setbacks/ Statutory Right-of-Way's (SRWs) to achieve 5.5 m from back of existing curb for widened sidewalks along Birch Street. The SRW will be free of any encumbrances at-grade. Setbacks less than 2 ft. do not require a SRW.*

As discussed and agreed with Engineering Services, we will provide a 4.5m setback from the back of existing curb to the face of the building. For future commercial tenants, applications for patio space on Birch shall be limited to 1.5m in width. Revision to the Birch Street setback is underway and will be ready for staff review prior to the Pre-Application Open House.

- *Public realm improvements along the site frontages such as, but not limited to: sidewalks, curb and gutter, lighting, curb ramps, lane crossings, and street trees.*
- *Provision of funding towards off-site improvements to be determined following review of the rezoning application such as, but not necessarily limited to:*
 - *the conversion of the pedestrian signal at W Broadway and Birch Street from a pedestrian signal to a full signal; and*
 - *minor signal modifications to the pedestrian signal at W Broadway and Birch Street including LED lighting, a UPS unit and an accessible pedestrian signal and curb bulges.*

The client is prepared to negotiate all public realm and off-site improvements as required.

- *Provide a Transportation Assessment and Management Study. The TAMS should also include maneuvering and turning swath assessment of the proposed loading configuration. For additional information, refer to: <http://vancouver.ca/files/cov/TAMS-consultant-design-guidelines.pdf>*

We will provide the TAMS with the full rezoning application.

- *Provision of convenient, internal, stair-free loading access to/from all site uses.*

Please see plans for Level 1 and Level 2 showing convenient, stair-free loading access to all areas.

- *Bicycle parking is shown on level P2. All bicycle parking must be provided on the P1 level or at-grade. Alternatively a dedicated bicycle access elevator may be provided.*

Bicycle parking will be provided on Level P1 or at grade. If bicycle parking is provided on P2, there will be elevator access.

- *There are no Public Bike Share requirements for this site.*

Acknowledged.

- *City building grades will be required at the time of submission, however, due to wait times, it is advised that the applicant apply for them now.*

We received City building grades for this site on December 22, 2016.

- *Further analysis is required to determine if sewers capacity is sufficient to service the proposed development. Sewers upgrade may be required and will be evaluated during the rezoning application process.*

Acknowledged.

- *Provide adequate water service to meet the fire flow demands of the project. It is anticipated the development shall be serviced by the 300mm water main on W Broadway. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading.*

Acknowledged.

- *Note that Engineering Services has recently revised the submission requirements for rezoning applications. Further information will be provided with the rezoning application submission checklist. All rezoning application submissions must now provide Water Demand Calculations, including average day and peak hour domestic water demands, fire flow calculations based on the Fire Underwriter's Survey document, Water Supply for Public Fire Protection, and building sprinkler demands based on the NFPA 13/14 (sealed by a qualified Engineer).*

Acknowledged.

• This application falls within the area with potential impacts from the Broadway Millennium Line construction. From 2019 to 2025, street-use along W Broadway will be significantly restricted. Note there may be additional requirements and/or limitations on encroachments on W Broadway including underground soil anchors. Please contact the Rapid Transit Office for additional information.

Acknowledged.

HOUSING

- Confirm the total amount of net residential floor area dedicated to moderate income rental units is at least 20%. Identify the moderate income rental units on the floor plans.*
- Design development to unit mix to more closely align with MIRHPP Unit Mix Guidelines.*
- Design development to bring the unit types between the market and moderate income rental units into closer alignment. In particular, more 1 and 3 bedrooms should be proposed as moderate income rental units.*

Please see attached for revised MIRHPP unit mix on the first page of the attached drawing package. We will provide more 1 and 3 bedroom units. At least 20% of the net residential floor area will be dedicated to these units. We can identify the units for the Pre-Application Open House.

- Applicant will be required to register a Housing Agreement to secure:*
 - 100% of the residential floor area as rental housing in perpetuity; and*
 - 20% of the residential floor area to be made available to moderate income households earning between \$30,000 and \$80,000/year, meaning that starting rents must fall within the ranges noted in "Section 2a: Affordability in the Moderate Income Rental Units" of the "Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements And Available Incentives: Admin Bulletin" and capped at the Residential Tenancy Act annual allowable increase, regardless of turnover*

Acknowledged.

- Building should be designed in accordance with High-Density Housing for Families with Children Guidelines (<http://guidelines.vancouver.ca/H004.pdf>), including common outdoor and indoor amenity areas commensurate with the number of units proposed.*

Acknowledged.

SUSTAINABILITY

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

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

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

In accordance with the City's Zero Emissions Building Plan, the proposed building aims to meet the requirements for Residential Low Emissions Green Buildings.

ACOUSTIC REQUIREMENTS

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

Acknowledged.

PUBLIC CONSULTATION

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

With this revised enquiry, we hope to hold a pre-application Open House on November 29th, 2018.

Thank you for your time and advice.

Sincerely,

Tony Wai

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

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

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

Date: 11/7/2018 2:51:44 PM

Subject: Fwd: 2538 Birch Street

Attachments: Shadows from 2018-10-31_MIRHPP_Birch and Broadway.pdf

Sarah

Please find attached the shadow study requested by Paul.

Regarding possible open house date, we were able to arrange the evening of Thursday November 29th for the Anglican Church at 12th & Hemlock.

Also, could you kindly confirm that you received the pro forma?

Kind Regards,

Tom Pappajohn

Jameson Development Corp

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From: Christa Min <christa.min@ibigroup.com>

Sent: Wednesday, November 7, 2018 2:07 PM

To: Tom Pappajohn

Subject: FW: 2538 Birch Street

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: Christa Min

Sent: Monday, November 05, 2018 2:44 PM

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

Cc: Tony Wai <Tony.Wai@ibigroup.com>; Lily Yang <lily.yang@ibigroup.com>

Subject: RE: 2538 Birch Street

Here is an electronic version of the Shadow Study.

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: Christa Min

Sent: Monday, November 05, 2018 1:54 PM

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

Cc: Tony Wai <Tony.Wai@ibigroup.com>; Lily Yang <lily.yang@ibigroup.com>

Subject: RE: 2538 Birch Street

Tom,

We will work tonight, see how far we get, and then have a better sense when #1 and #2 can be complete.

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: Tom Pappajohn [<mailto:tom@jamesoncorp.ca>]

Sent: Monday, November 05, 2018 12:31 PM

To: Christa Min <Christa.Min@IBIGroup.com>

Cc: Tony Wai <Tony.Wai@ibigroup.com>; Lily Yang <lily.yang@ibigroup.com>

Subject: 2538 Birch Street

Hi Christa

I spoke with Sarah our Rezoning Planner

1. Set back 4.5 m on Birch
2. Parking layout and stats per new parking bylaw
3. Shadow study

Super important we have this ready ASAP

Targeting open house end of November

Please confirm this material will ready by tomorrow?

Tom

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JAMESON
DEVELOPMENT
CORP

SHADOW STUDY



EXISTING SHADOWS



PROPOSED BUILDING SHADOWS

The shadow study shows the minimal impacts of this 28 storey building compared to the 17 storey building. The building will cast a shadow on office buildings on the north side of West Broadway for a short period during the day, depending on the time of the year.

17 STOREY
BUILDING



21 MARCH - 10 AM



21 MARCH - 12 PM



21 MARCH - 2 PM

28 STOREY
BUILDING



21 MARCH - 10 AM



21 MARCH - 12 PM



21 MARCH - 2 PM

17 STOREY
BUILDING



21 SEPTEMBER - 10 AM



21 SEPTEMBER - 12 PM



21 SEPTEMBER - 2 PM

28 STOREY
BUILDING



21 SEPTEMBER - 10 AM



21 SEPTEMBER - 12 PM



21 SEPTEMBER - 2 PM

Shadow Study - March

Shadow Study - September

From: "Tom Pappajohn" <tom@jamesoncorp.ca>
To: "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>
Date: 3/8/2019 10:42:16 AM
Subject: Fwd: Detailed Public Art Plan - Birch & Broadway

Sarah,

Please find attached the approved public art plan for the DP approved 17 storey building.

Kind Regards

Tom

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From: Admin <admin@ballardfineart.com>
Sent: Friday, March 8, 2019 9:57 AM
To: Tom Pappajohn
Cc: Jan Ballard; Tony Pappajohn
Subject: Detailed Public Art Plan - Birch & Broadway

Hi Tom,

Please see the below link to the Detailed Public Art Plan (DPAP) for the Birch and Broadway public art project.
<https://www.dropbox.com/s/n5ct2d5fs1c8oze/DPAP%20Jameson-Broadway%20%2B%20Birch%20-%20April%2023%2C%202018.pdf?dl=0>

The DPAP was approved by the Public Art Committee on April 23rd 2018 following Jan's presentation.

THAT the Public Art Committee approve the Detailed Public Art Plan for 1296 West Broadway (Broadway & Birch) as presented at its meeting on April 23, 2018.

Thank you.

Kind Regards,
Aderyn

BALLARD FINE ART

ART CONSULTANTS

Aderyn Davies
Project Coordinator
604 922 6843
aderyn@ballardfineart.com
www.ballardfineart.com



BALLARD FINE ART

www.ballardfineart.com

art consulting firm in vancouver canada

From: "McGuire, Michelle" <michelle.mcguire@vancouver.ca>
To: tom@jamesoncorp.ca
"Planning Info" <planninginfo@vancouver.ca>
CC: "Anderson, Graham" <Graham.Anderson@vancouver.ca>
Date: 2/16/2018 3:55:44 PM
Subject: RE: 1296 West Broadway: moderate income rental housing pilot program pre-enquiry application

Hi Tom,

Thank you for your submission materials. We'll be in touch if anything further is needed.

Best regards,

Michelle

Michelle McGuire, MCIP
Senior Rezoning Planner | Vancouver South Division
Planning, Urban Design & Sustainability | City of Vancouver
604.873.7097 | michelle.mcguire@vancouver.ca
vancouver.ca/rezoning

From: Tom Pappajohn [mailto:tom@jamesoncorp.ca]
Sent: Friday, February 16, 2018 2:34 PM
To: McGuire, Michelle; Planning Info
Cc: Anderson, Graham
Subject: 1296 West Broadway: moderate income rental housing pilot program pre-enquiry application

Hi Michelle,

Please find attached Jameson Development Corp's pre-enquiry application for the moderate income housing pilot program for our site at 1296 West Broadway at Birch Street.

We have also attached architectural plans showing the increased height, unit count, and area sought, over and above the recently approved "in principle" CD-1 for this site under the existing Rental 100 Program.

Could you kindly confirm receipt of this email and related attachments.

Thank you,
Tom Pappajohn

Jameson Development Corp.
670 - 1665 West Broadway
Vancouver, BC
V6J 1X1

Telephone: 604 732 7122
Fax: 604 732 7142
Email: tom@jamesoncorp.ca

From: "Tom Pappajohn" <tom@jamesoncorp.ca>
To: "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>
Date: 12/12/2018 9:19:32 PM
Subject: Re: 2533 Birch (formerly 1296 W Broadway)

I meant Thursday!
Thanks

Sent from my iPhone

On Dec 12, 2018, at 6:28 PM, Crowley, Sarah <Sarah.Crowley@vancouver.ca> wrote:

Hi Tom,

Thanks for your email- I was in meetings all day today- I will connect with you about the status on this one tomorrow.

Kind regards,

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

From: Tom Pappajohn [<mailto:tom@jamesoncorp.ca>]
Sent: Wednesday, December 12, 2018 11:56 AM
To: Crowley, Sarah
Subject: 2533 Birch (formerly 1296 W Broadway)

Hi Sarah

Can we have a status update call this afternoon, or tomorrow?

Thanks

Tom Pappajohn
Jameson Development Corp

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From: "Tom Pappajohn" <tom@jamesoncorp.ca>
To: "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>
CC: "Cheng, Paul" <paul.cheng@vancouver.ca>
"Tom Pappajohn" <tom@jamesoncorp.ca>
Date: 11/8/2018 4:37:14 PM
Subject: Re: 2538 Birch St (formerly 1296 W Broadway) - 17 & 28 storey Financials FINAL

Hi Sarah,

Regarding the question below from Real Estate Services on whether we intend to seek a DCL waiver, Jameson responds as follows:

On July 11, 2018, Council amended the Vancouver DCL By-Law to remove the construction cost limit in the waiver for for-profit affordable rental housing. As such, Jameson would like to consider this option, and convey its request, for inclusion in the Staff Report that would be part of the Public Hearing of the rezoning. That way, it would be clear at the Public Hearing for consideration by Council.

Kind Regards,

Tom Pappajohn
Jameson Development Corp.

From: Crowley, Sarah <Sarah.Crowley@vancouver.ca>
Sent: Wednesday, November 7, 2018 6:35 PM
To: Tom Pappajohn
Cc: Cheng, Paul
Subject: RE: 2538 Birch St (formerly 1296 W Broadway) - 17 & 28 storey Financials FINAL

Hi Tom,

Thanks for sending along the proforma, this has been circulated to Real Estate. I wanted to follow up with you about the other items that we discussed over the phone. Could you provide an electronic version of the full revised drawings package to me instead of sending me the shadow study separately etc. and following up with additional information later. To help us review the revised submission in a timely manner this would be greatly appreciated. The date of the pre-application open house is contingent on receiving a full revised drawing submission as requested in the enquiry response letter (attached). We need some further clarification around the revised parking calculations so adhere to the new Parking By-law (regardless of what was approved in the previous rezoning). Can you please indicate on the floor plans where the MIRHPP units are intended to be located? All this information is important to explore now anyway as this information will be useful at the pre-application open house so it would be great to receive it as one package for efficient review.

Also, Real Estate wanted me to confirm with you that you are not intending on seeking the DCL waiver, is this correct?

Kind regards,

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

From: Tom Pappajohn [mailto:tom@jamesoncorp.ca]

Sent: Tuesday, November 06, 2018 5:41 PM

To: Crowley, Sarah

Cc: Tom Pappajohn

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

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

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 Birch³ operating statement and proforma for the 17 and 28 storey building.

Best,

Liz Chan, CPA

.

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f

From: "Tom Pappajohn" <tom@jamesoncorp.ca>
To: "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>
CC: "King, Lisa (PLN)" <Lisa.King@vancouver.ca>
"McNeill, Yardley" <yardley.mcneill@vancouver.ca>
"Hoese, Karen" <karen.hoese@vancouver.ca>
Date: 10/16/2018 5:25:24 PM
Subject: Re: 2538 Birch Street, formerly 1296 West Broadway

Hi Sarah,

I noticed that Lisa is out of the office. We spoke yesterday about rescheduling the follow up meeting on the MIRHPP response letter we received from Lisa.

I can confirm that IBI & Jameson can meet at 515 West 10th Avenue at 3 pm on October 31st.

Regards,

Tom Pappajohn
Jameson Development Corp.

From: King, Lisa (PLN) <Lisa.King@vancouver.ca>
Sent: Tuesday, October 16, 2018 5:13 PM
To: Tom Pappajohn
Subject: Automatic reply: 2538 Birch Street, formerly 1296 West Broadway

\u-257 ?I am currently out of the office and will be returning on Friday, October 19.

Tom Pappajohn
Lisa King <Lisa.King@vancouver.ca>
Hi Lisa
We are OK to meet 3 p.m., Oct 31st.
We look forward to meeting then. Please confirm wit invite.

Kind Regards,

Tom Pappajohn
Jameson Development Corp

From: "Tom Pappajohn" <tom@jamesoncorp.ca>
To: "Crowley, Sarah" <Sarah.Crowley@vancouver.ca>
CC: "Cheng, Paul" <paul.cheng@vancouver.ca>
Date: 11/14/2018 2:20:18 PM
Subject: Re: 2538 Birch Street: Response to Rezoning Enquiry Comments

IBI just told me they will send it directly to you & Paul within 30 mins.

As noted, we confirm that we will follow the revised parking bylaw.

Regards,
Tom Pappajohn
Jameson Development Corp.

From: Crowley, Sarah <Sarah.Crowley@vancouver.ca>
Sent: Wednesday, November 14, 2018 2:14:49 PM
To: Tom Pappajohn
Cc: Cheng, Paul
Subject: RE: 2538 Birch Street: Response to Rezoning Enquiry Comments

Hi Tom,

Thanks for letting me know. Yes please get it as soon as you can provide. Typically, we would like some time to review these drawings before we plan for the pre-application open house date so you're getting tight if you want to hold it on the 29 November. Therefore, the sooner you can get this in the better.

Thanks Tom!

Sarah

From: Tom Pappajohn [mailto:tom@jamesoncorp.ca]
Sent: Wednesday, November 14, 2018 8:56 AM
To: Crowley, Sarah
Cc: Cheng, Paul
Subject: Re: 2538 Birch Street: Response to Rezoning Enquiry Comments

Sarah,

I just spoke with IBI, they are finishing up the sections and elevations and aim to re-issue the architectural drawing "complete" by early afternoon or sooner !

Thank you for your patience

Tom

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From: Crowley, Sarah <sarah.crowley@vancouver.ca>
Sent: Tuesday, November 13, 2018 5:49 PM
To: Tom Pappajohn
Cc: Cheng, Paul
Subject: RE: 2538 Birch Street: Response to Rezoning Enquiry Comments

Hi Tom,

The elevation drawings and cross sections appear to be missing from the drawings- can you please send them on as soon as you can for our review?

Can you also let me know how much parking is proposed under this proposal?

Thanks,

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

From: Tom Pappajohn [mailto:tom@jamesoncorp.ca]
Sent: Tuesday, November 13, 2018 3:00 PM
To: Crowley, Sarah
Cc: Cheng, Paul
Subject: Fw: 2538 Birch Street: Response to Rezoning Enquiry Comments

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.

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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From: "Christa Min" <Christa.Min@IBIGroup.com>
To: "Tom Pappajohn" <tom@jamesoncorp.ca>
CC: "King, Lisa (PLN)" <Lisa.King@vancouver.ca>
Date: 7/24/2018 5:02:00 PM
Subject: RE: MIRHPP Enquiry at 1296 W Broadway
Attachments: 2018-07-09_MIRHPP_Birch and Broadway BOOKLET_sm.pdf

Hello, Lisa,

Please see attached PDF.

Thanks.

From: Tom Pappajohn [mailto:tom@jamesoncorp.ca]
Sent: Tuesday, July 24, 2018 4:17 PM
To: Christa Min <Christa.Min@IBIGroup.com>
Cc: Lisa King <lisa.king@vancouver.ca>
Subject: Fw: MIRHPP Enquiry at 1296 W Broadway

Hi Christa

Could you kindly send a link to Lisa King at the COV with the complete architectural package incorporated into the full booklet/presentation.

Kind Regards,

Tom Pappajohn
Jameson Development Corp.

From: King, Lisa (PLN) <Lisa.King@vancouver.ca>
Sent: Tuesday, July 24, 2018 3:30 PM
To: Tom Pappajohn
Subject: RE: MIRHPP Enquiry at 1296 W Broadway

Hi Tom,

The plans are not attached to your email. Could you please reforward them to me.

Thanks,

Lisa

From: Tom Pappajohn [mailto:tom@jamesoncorp.ca]
Sent: Thursday, July 19, 2018 5:12 PM
To: King, Lisa (PLN)
Cc: Tom Pappajohn
Subject: Re: MIRHPP Enquiry at 1296 W Broadway

Hi Lisa,

As requested, please find attached the submitted plans with parking levels included. Our apologies for not including originally.

Regards,

Tom Pappajohn
Jameson Development Corp.

Christa Min <Christa.Min@IBIGroup.com>

Today, 4:40 PM

Hi, Tom,

Here are the plans including the parking.

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

Sent: Thursday, July 19, 2018 4:11 PM

To: Tom Pappajohn

Subject: MIRHPP Enquiry at 1296 W Broadway

Hi Tom,

I received your rezoning enquiry application for a 26-storey mixed use building at 1296 W Broadway. I noticed that the plans submitted do not have parking plans included. Can you or IBI please email me a pdf of the enquiry drawings with the parking plans attached?

Thanks,

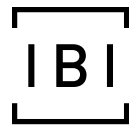
Lisa

Lisa King

Rezoning Planner

Planning, Urban Design & Sustainability

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



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



IBI Group on behalf of Jameson Development Corp.
Submitted for Rezoning Advice, July 9, 2018



JAMESON
DEVELOPMENT
CORP

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018

INQUIRER

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

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

PROPERTY ADDRESS

1296 West Broadway
Vancouver BC

LEGAL DESCRIPTION

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

CURRENT USE

CD-1

Planning, Urban Design and Sustainability
RezoningAPPLICATION FOR REZONING ADVICE
(Rezoning Enquiry)

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

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

Enquirer Information

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

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

Rezoning Planner: Yardley McNeill Development Planner: _____

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

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

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

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

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

Updated: June 2017

Planning, Urban Design and Sustainability
Rezoning

Submission Requirements Checklist

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

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

Updated: June 2017



Project Statistics

JULY 9, 2018

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

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

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

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

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

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

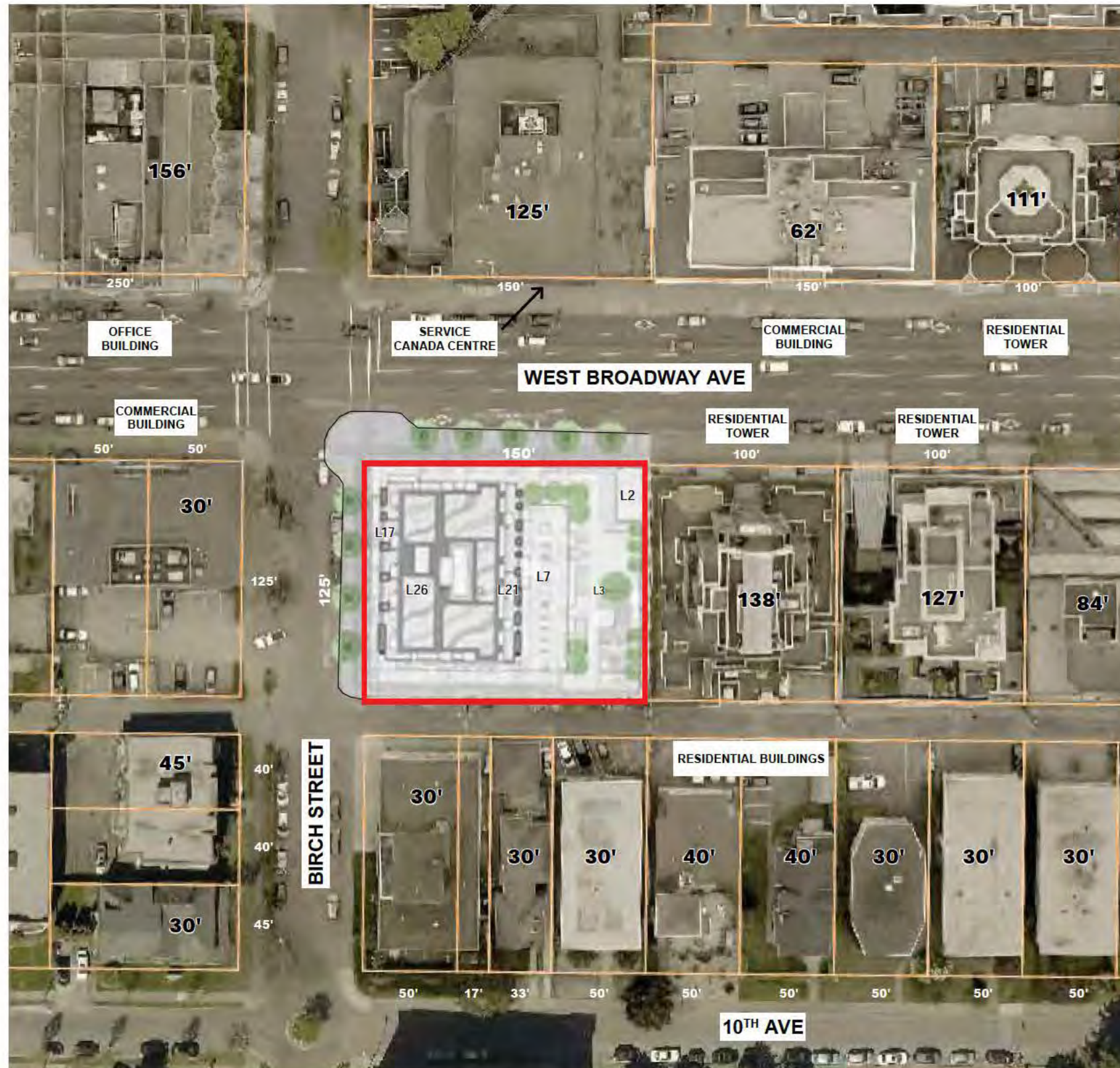


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CORP

Context

Context Plan

1" = 1/32"



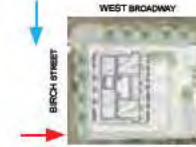
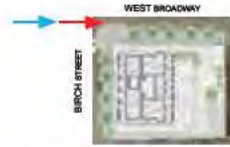
BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



JAMESON
DEVELOPMENT
CORP

Context



EAST ON BIRCH



SOUTH ON WEST BROADWAY

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



Project Information and Design Rationale

APPLICABLE PLANS, POLICIES AND GUIDELINES

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

PROJECT INFORMATION

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

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

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

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

The site is currently zoned as CD-1.

REZONING DESCRIPTION

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

DENSITY

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

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

FAMILY-ORIENTED UNIT MIX

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

PUBLIC BENEFIT

The public benefits of this project are:

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

ENVIRONMENTAL POLICY

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

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

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

- TEDI of 30.1 kWh/m²
- TEUI of 123.7 kWh/m²
- GHGI of 5.3 ekgCo₂/m²

DESIGN RATIONALE

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

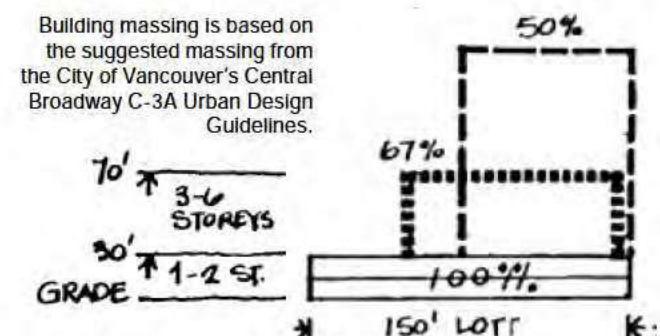
Located along the Broadway Corridor, along a relatively dense spine that is facilitated by C-3A zoning, the development will be a transition from C-3A to a taller tower on West Broadway.

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

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

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

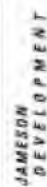
Building massing is based on the suggested massing from the City of Vancouver's Central Broadway C-3A Urban Design Guidelines.



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

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

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



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

JULY 9, 2018

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

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

Scale 1 inch = 15 feet

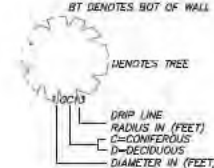
CIVIC ADDRESS :
1296 WEST BROAD
VANCOUVER, BC



LEGEND

FDM

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



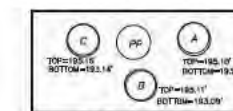
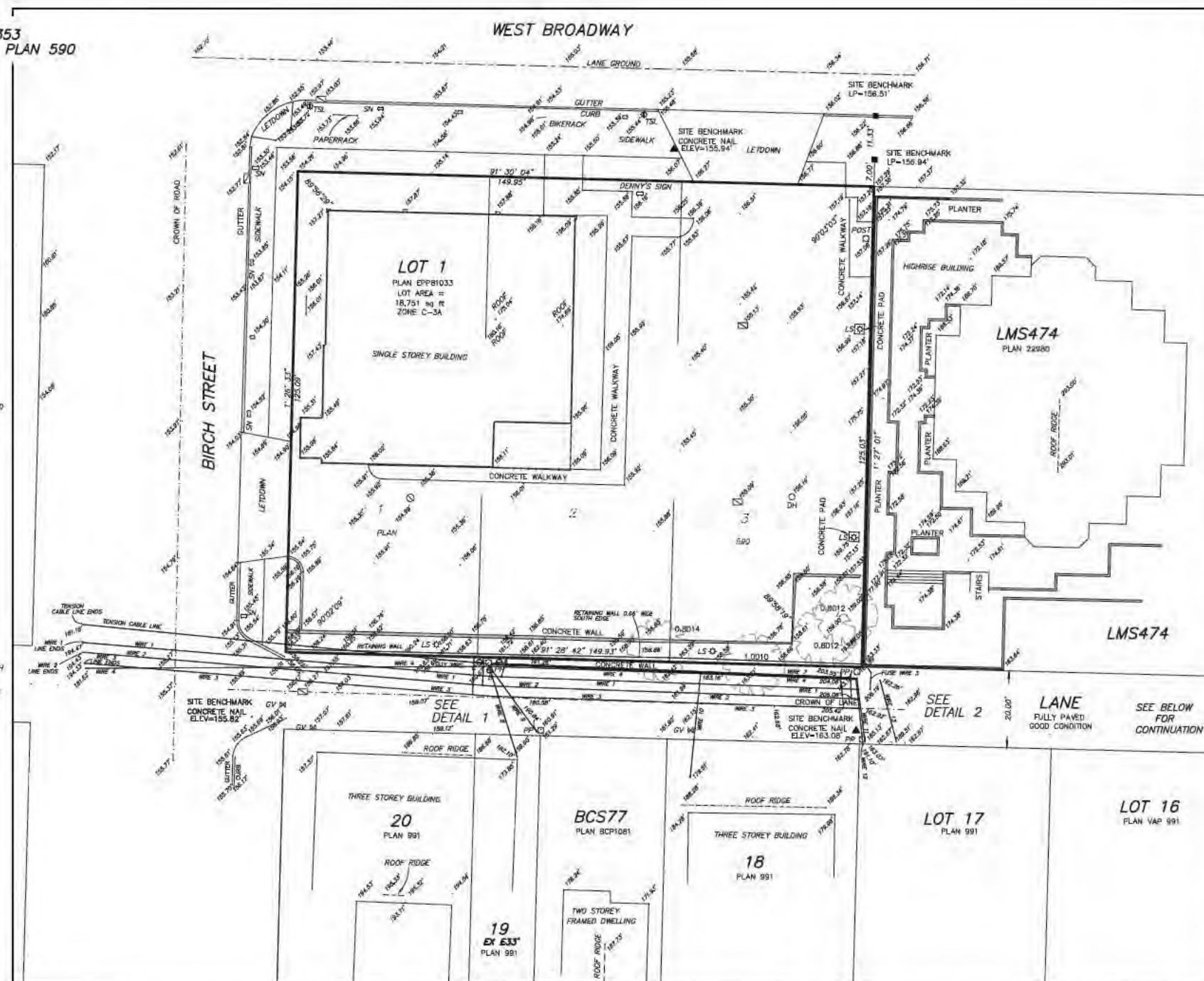
NOTES

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

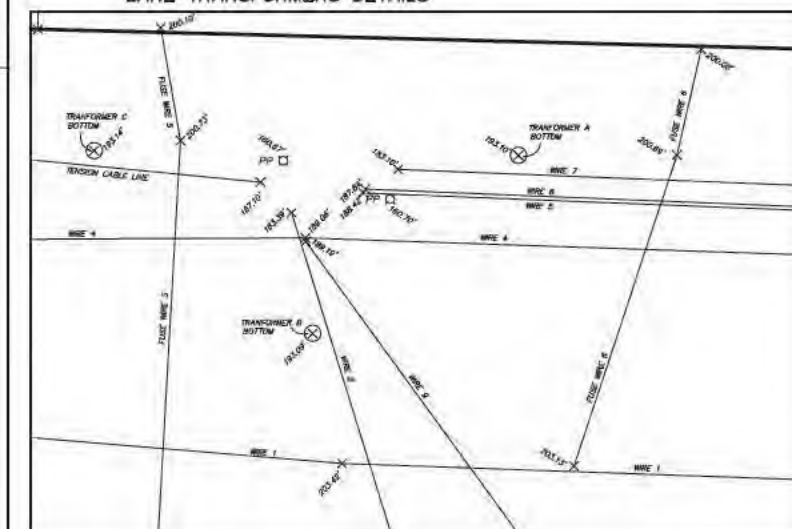
ALL TREES HAVE BEEN LOCATED IN ACCORDANCE WITH
BYLAW NO. 2347.

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

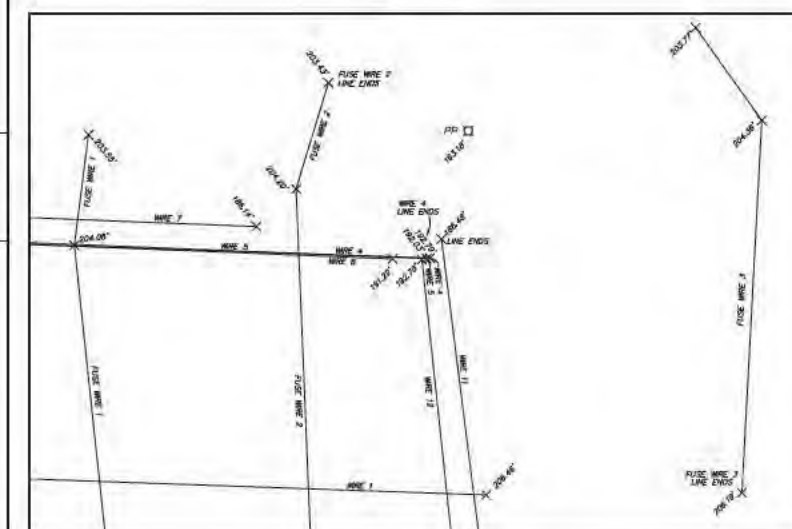
ELEVATIONS ARE TO GVRD GEODETIC
DATUM 2005 BENCH MARK - MONUMENT V-2220
NE CORNER OF BIRCH AND BROADWAY
ELEVATION = 152.22 FEET
46.396 METERS



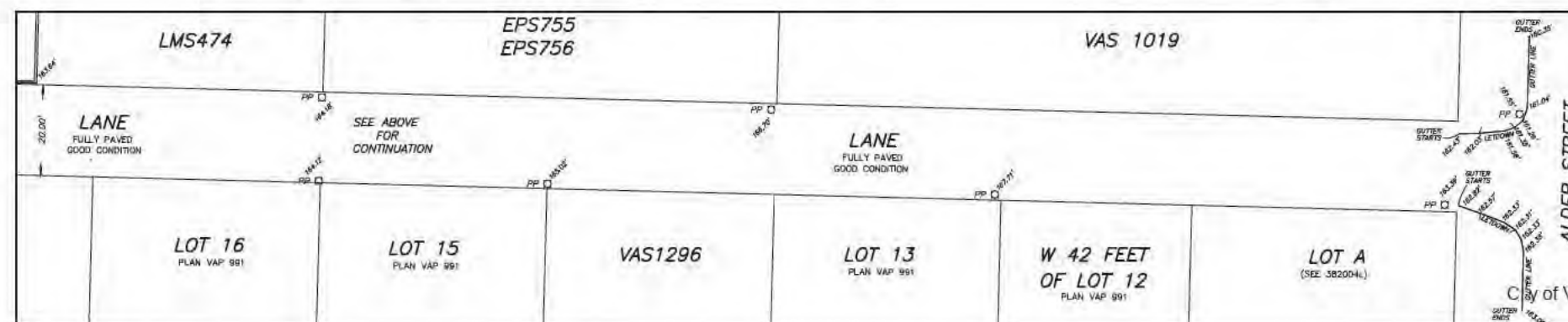
SCALE: 1:4
LANE TRANSFORMERS DETAILS



DETAIL 1
NOT TO SCALE



DETAIL 2
NOT TO SCALE



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

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

GARY SUNDVICK B.C.L.S.

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

City of Vancouver - FOI 2019-300 - Page 10

**BUTLER
SUNDBLYCK** 4 - 19089 94th Ave.
Surrey, BC V4N 3S4
Fax: 604-513-9611
Tel: 604-513-9611

File: 4765
Dwg: 4765-TOPD REV. 4

Street Elevations

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

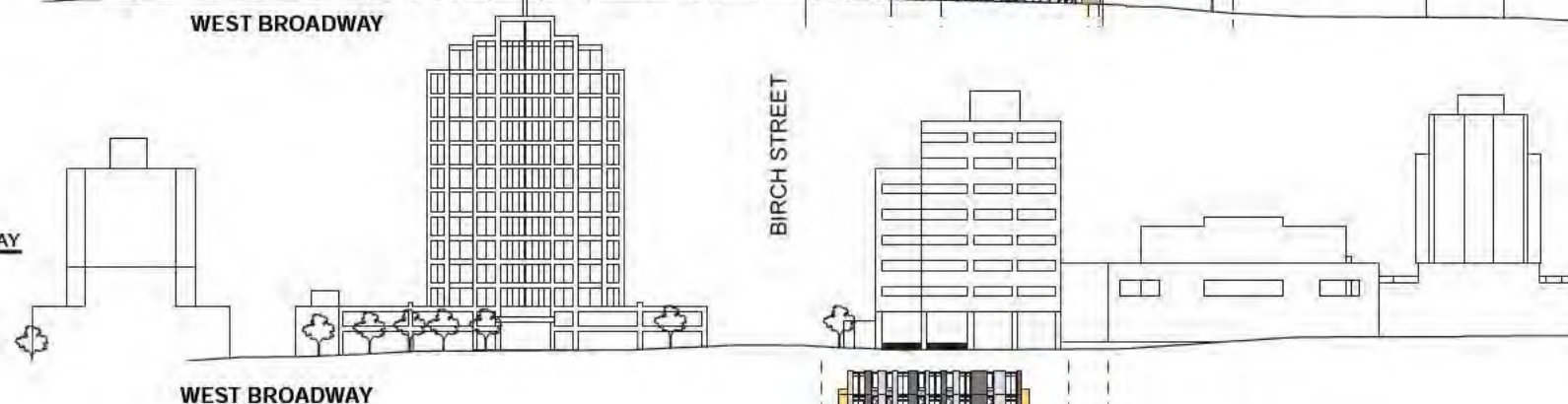
JULY 9, 2018



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



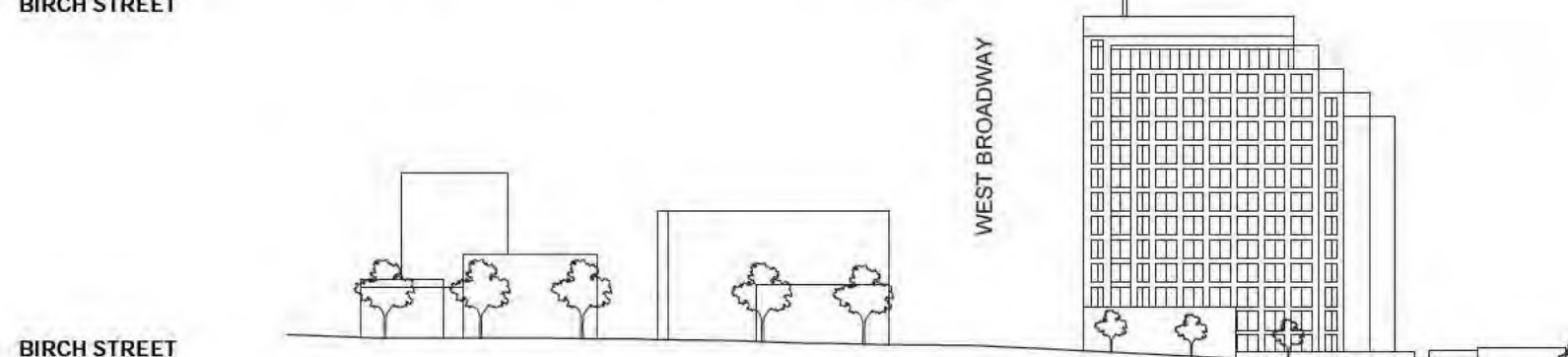
2 NORTH SIDE OF WEST BROADWAY
3/128" 1'-0"



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



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



[B]

Plans
Site Plan

1' = 1/16"

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

FIRE HYDRANT

WEST BROADWAY

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

BIRCH STREET

LANE

LANE

HRV

ELEVATOR
OVERUN

ELEVATOR
CONTROL
ROOM

PROPOSED POLE #1
LOCATION

EXISTING POLE #1
TO BE RELOCATED

SITE AREA = 17,762 SF

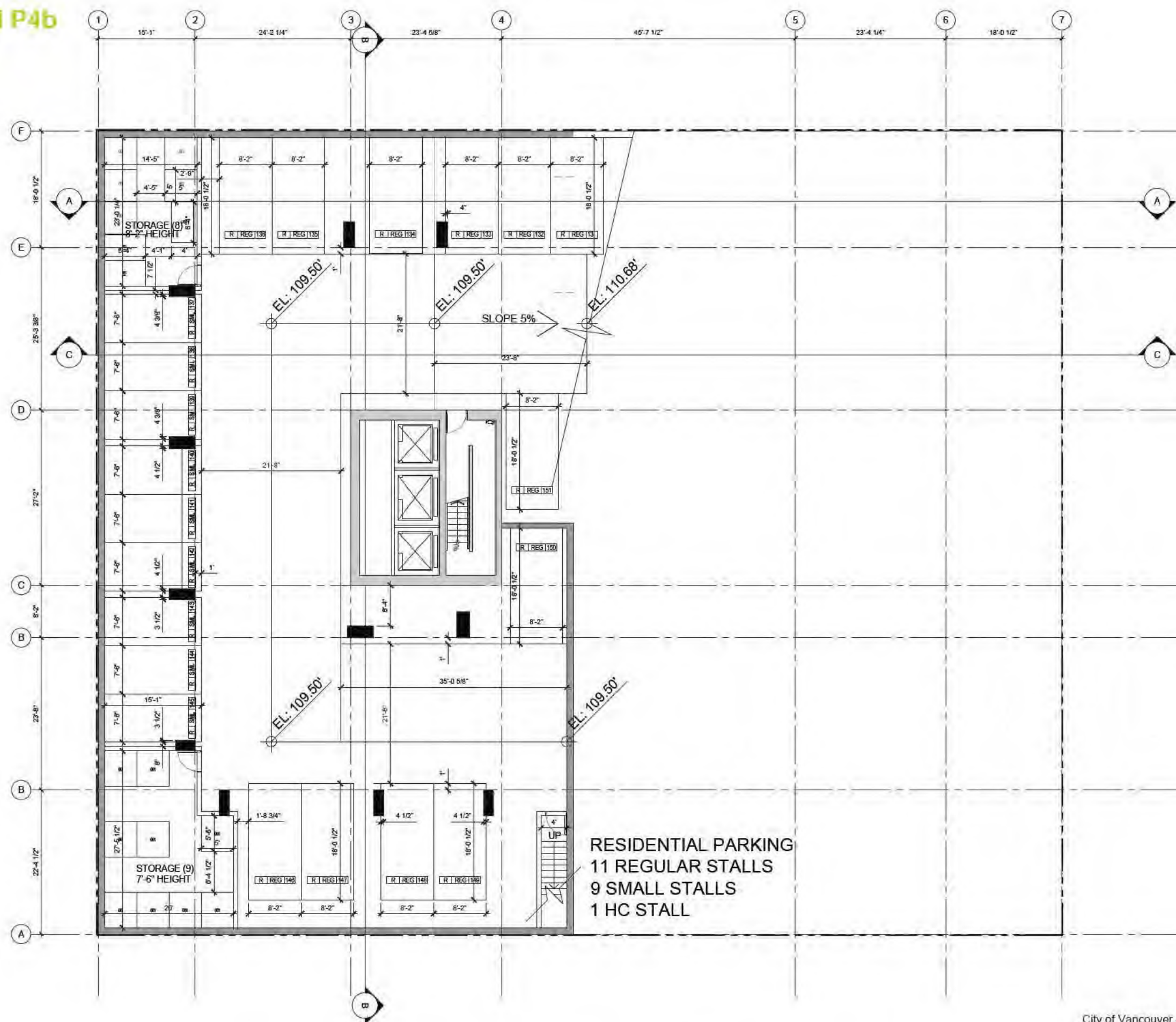


Level P4b

1' = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018




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

JULY 9, 2018





1' = 1/8"

JULY 9, 2018





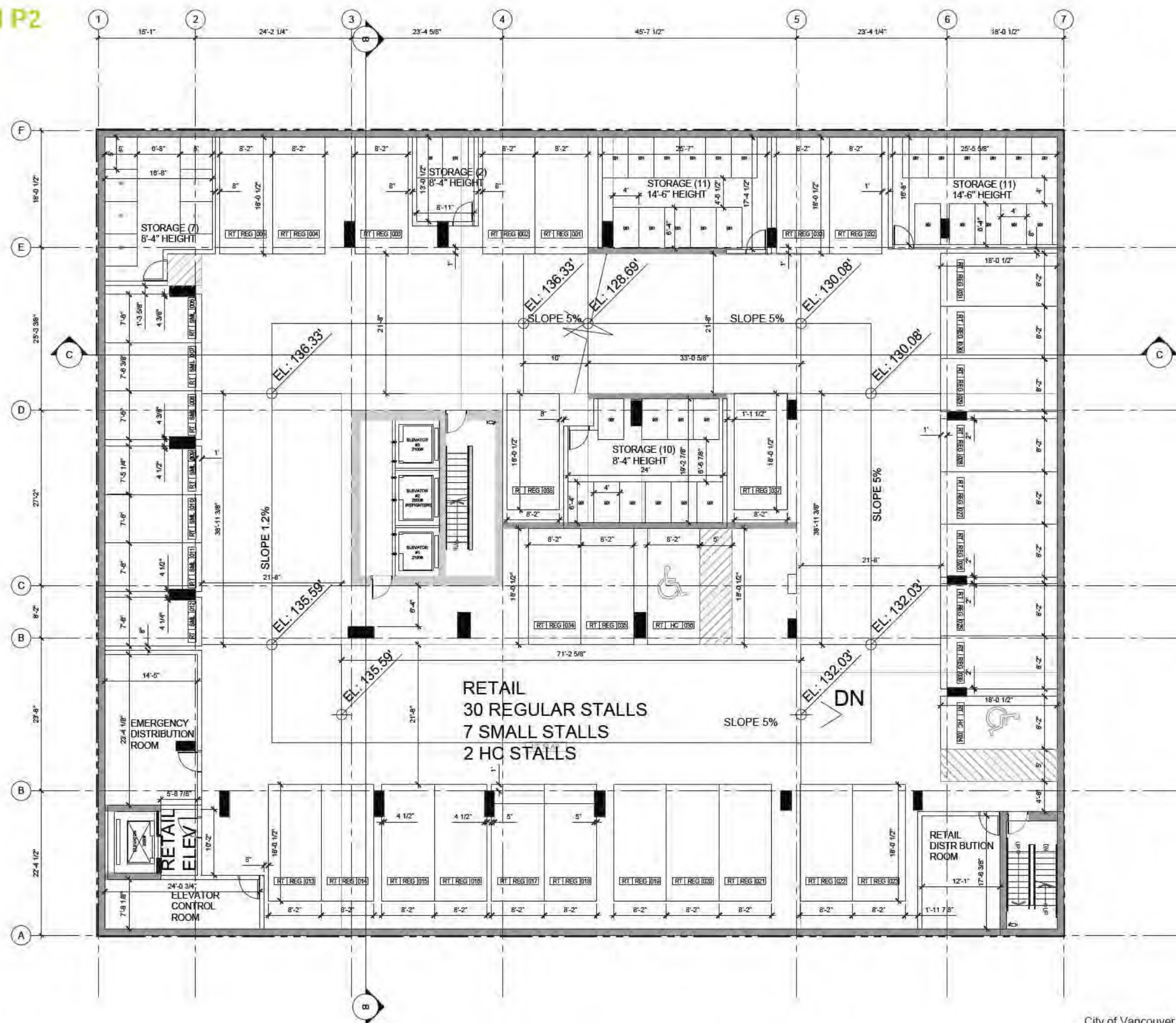
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Level P2

1' = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018





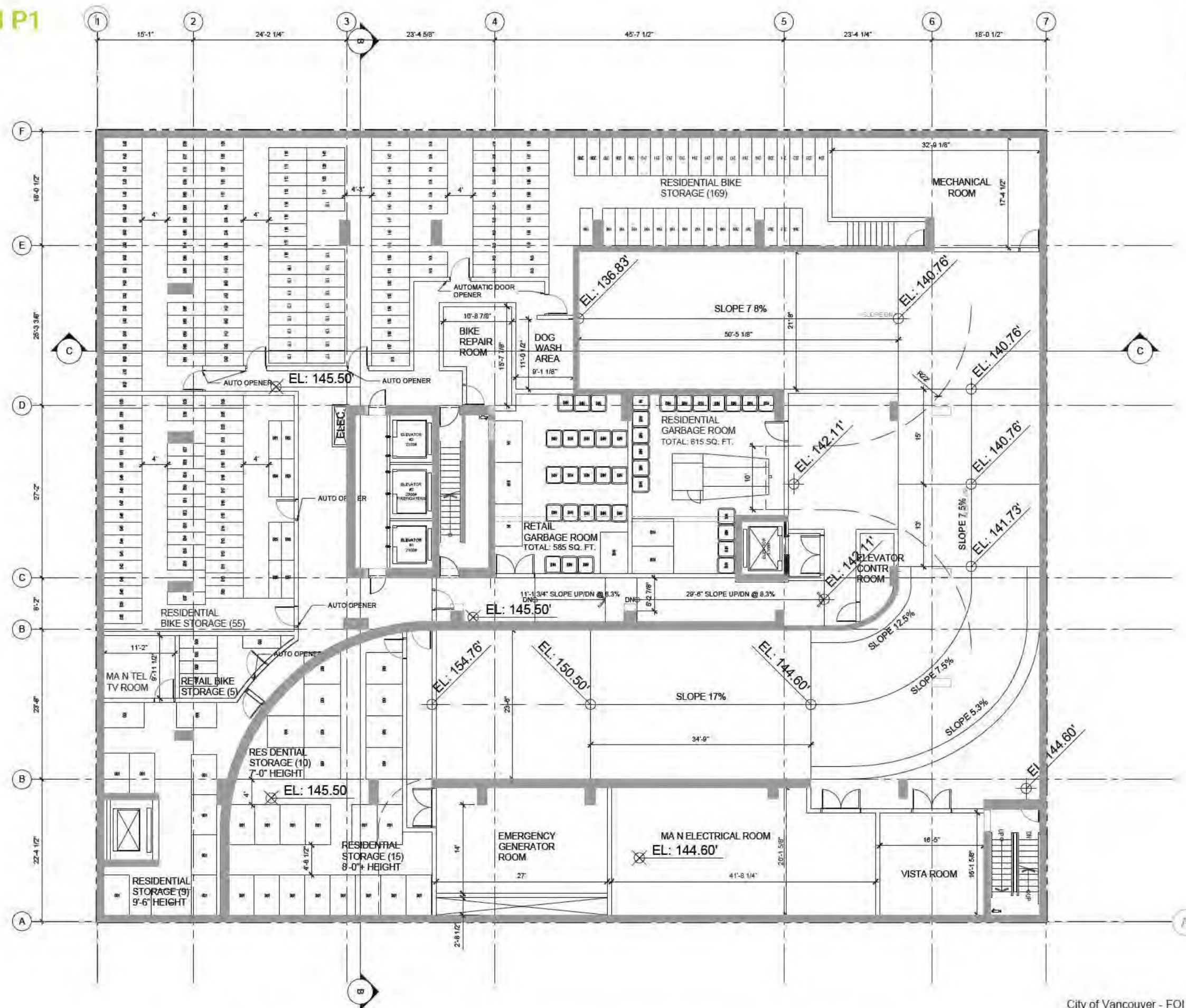
JAMESON
DEVELOPMENT
CORP.

Level P1

1" = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018

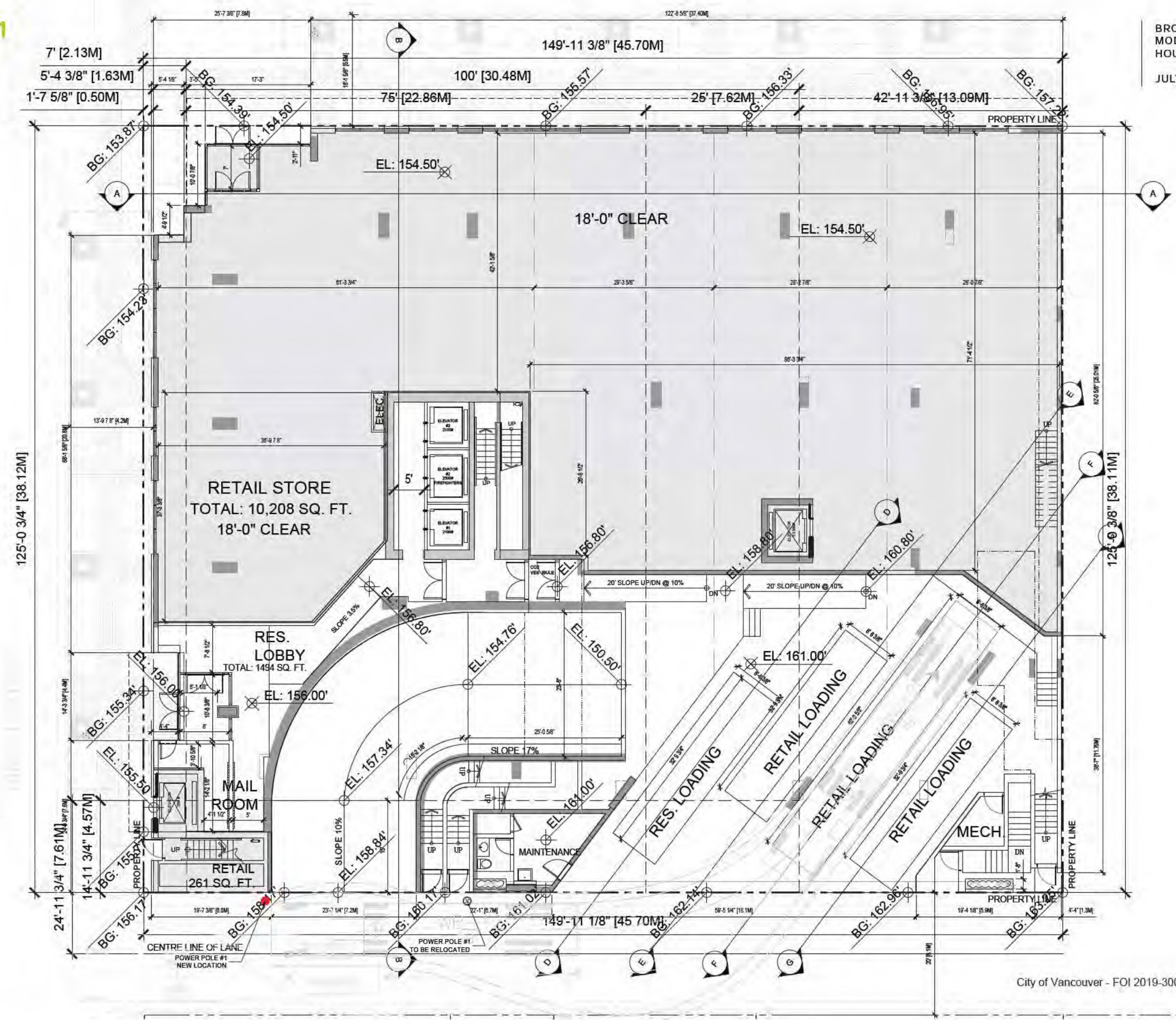




JAMESON
DEVELOPMENT
CORP

Level 1
1' = 1/8"

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

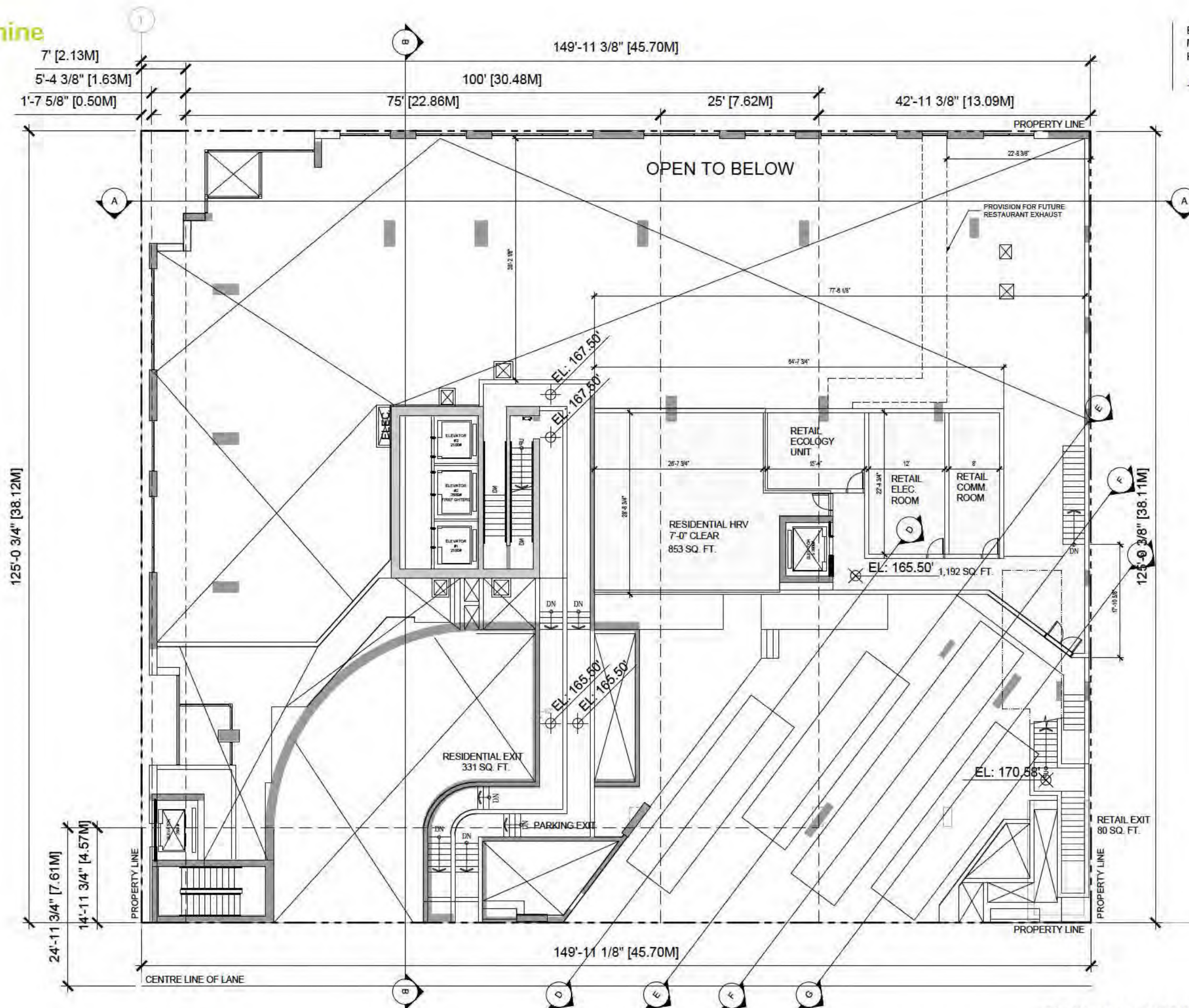




JAMESON
DEVELOPMENT
CORP.

Mezzanine

1' = 1/8"



BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018

 $1' = 1/8''$

JULY 9, 2018





1' = 1/8"

1' = 1/8"

JULY 9, 2018





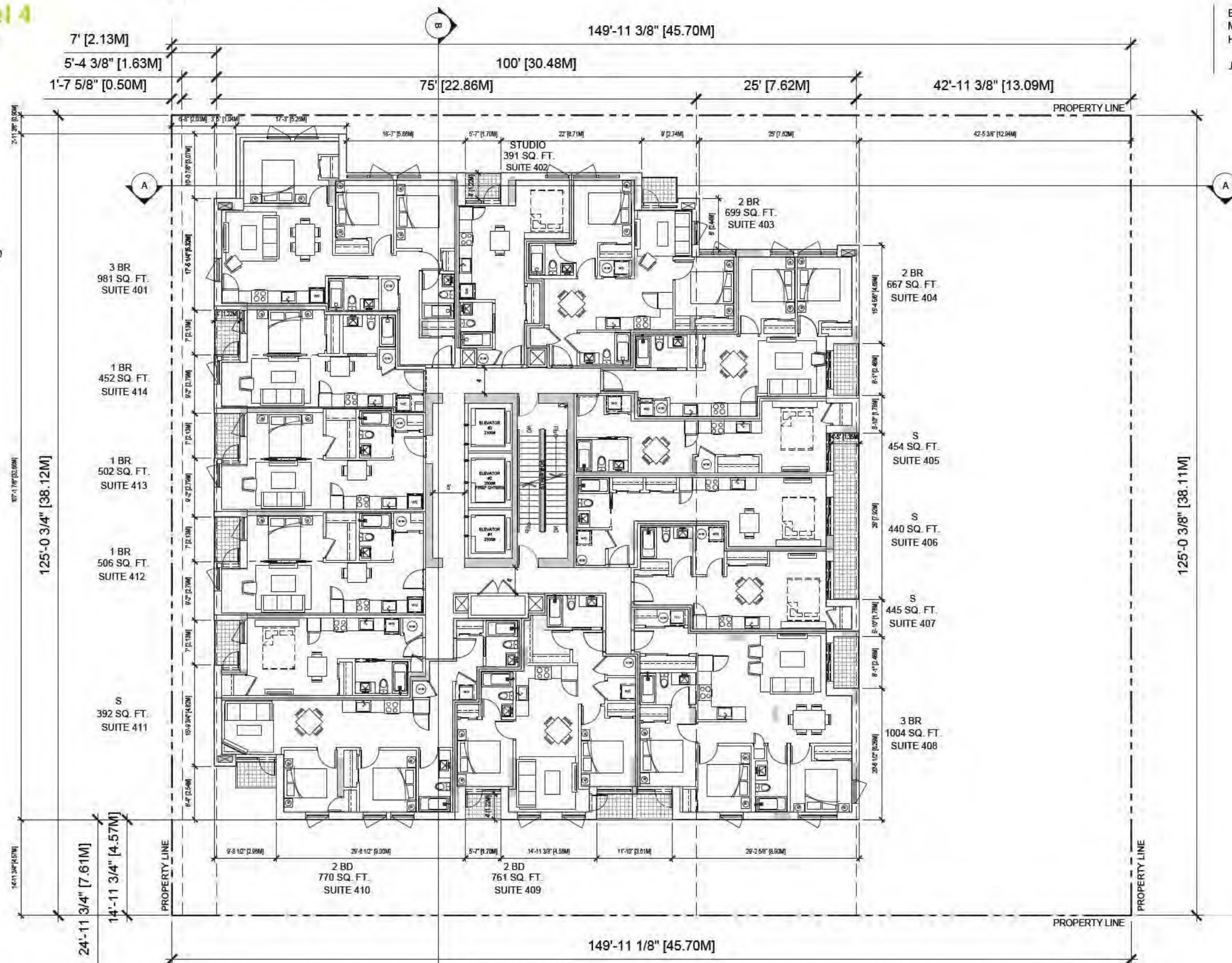
JAMESON
DEVELOPMENT
CORP

Level 4

1' = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



 $1' = 1/8''$

JULY 9, 2018



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

JULY 9, 2018





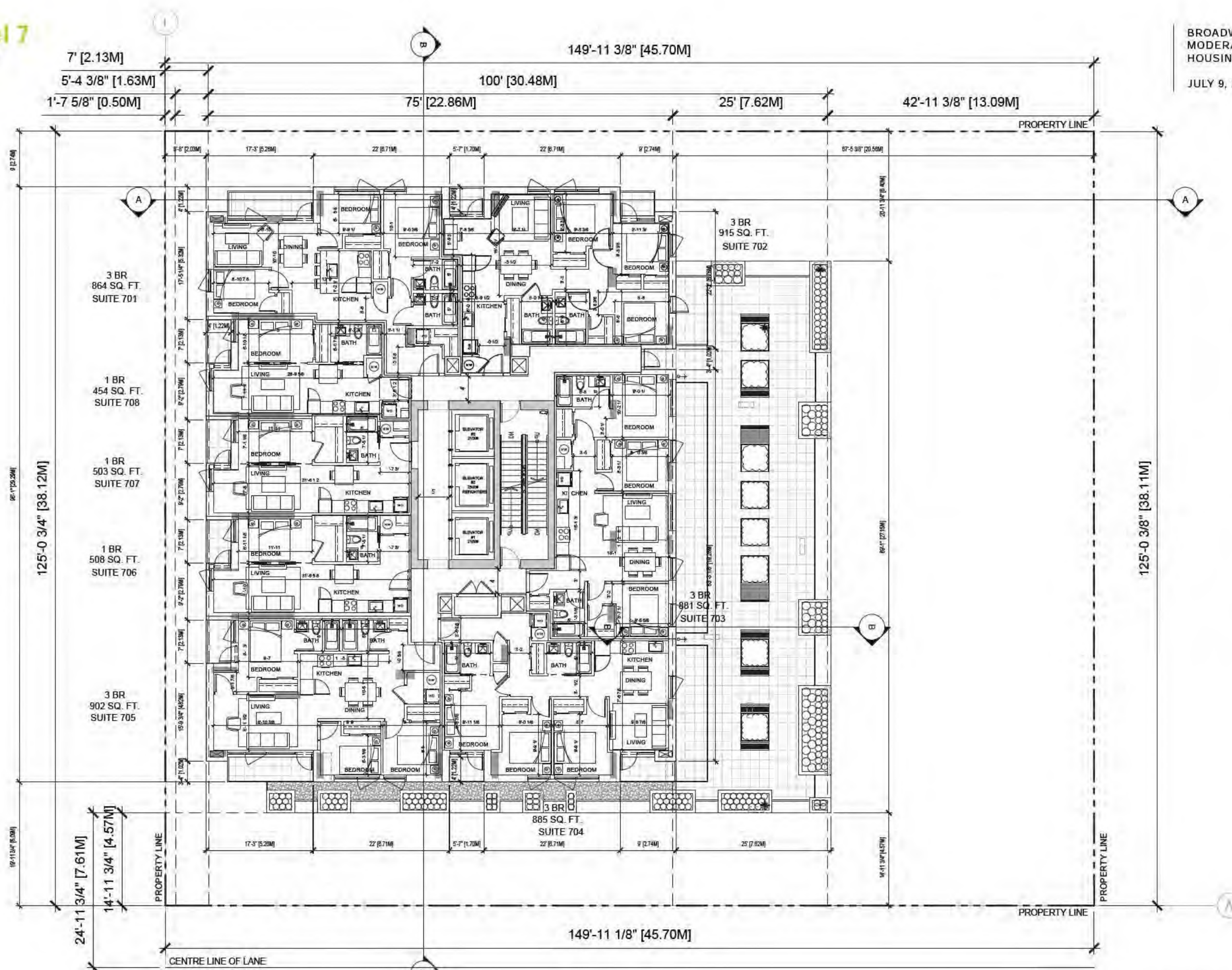
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CORP.

Level 7

1' = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

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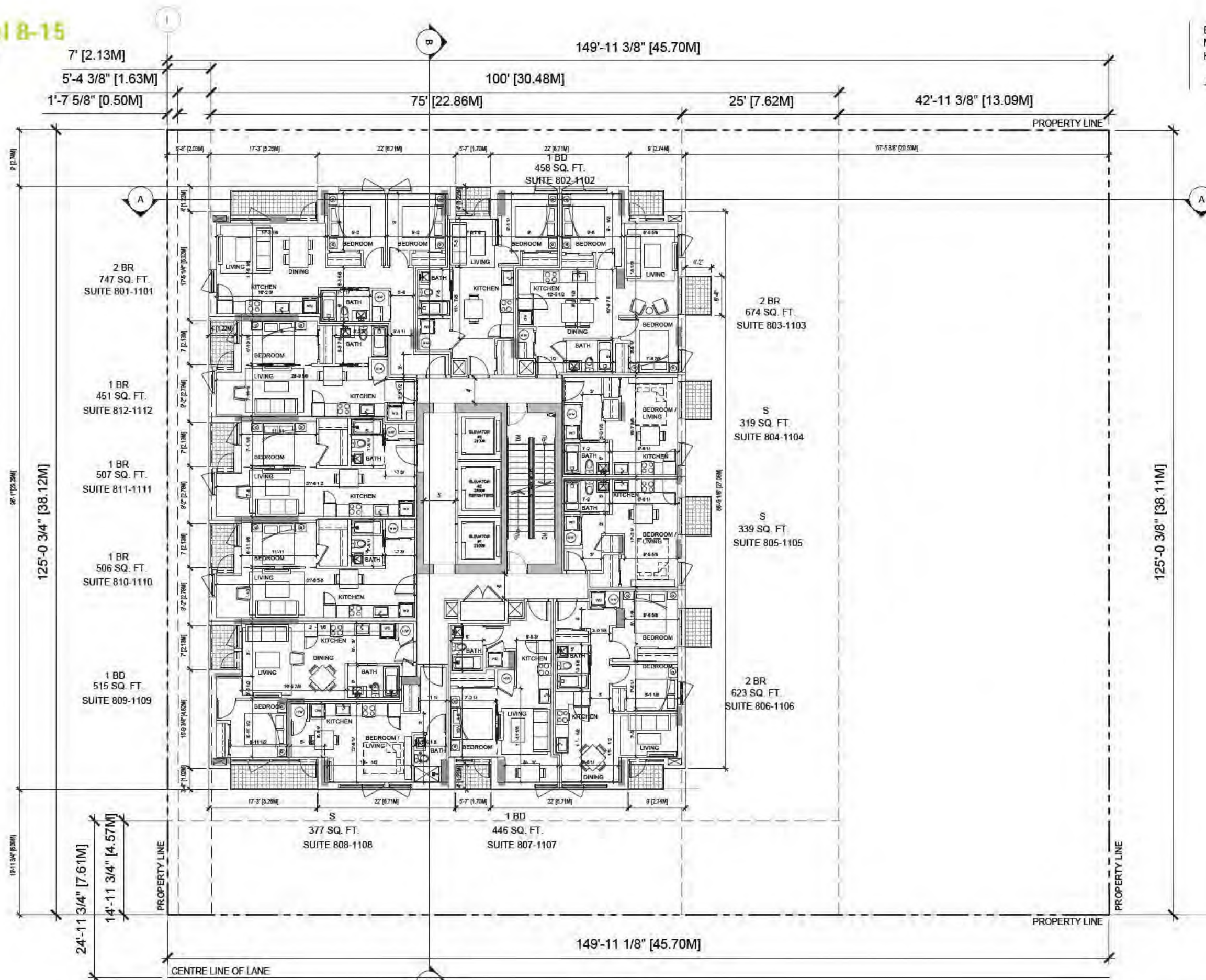




JAMESON
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CORP.

Level 8-15

1' = 1/8"



BROADWAY & BIRCH PROJECT
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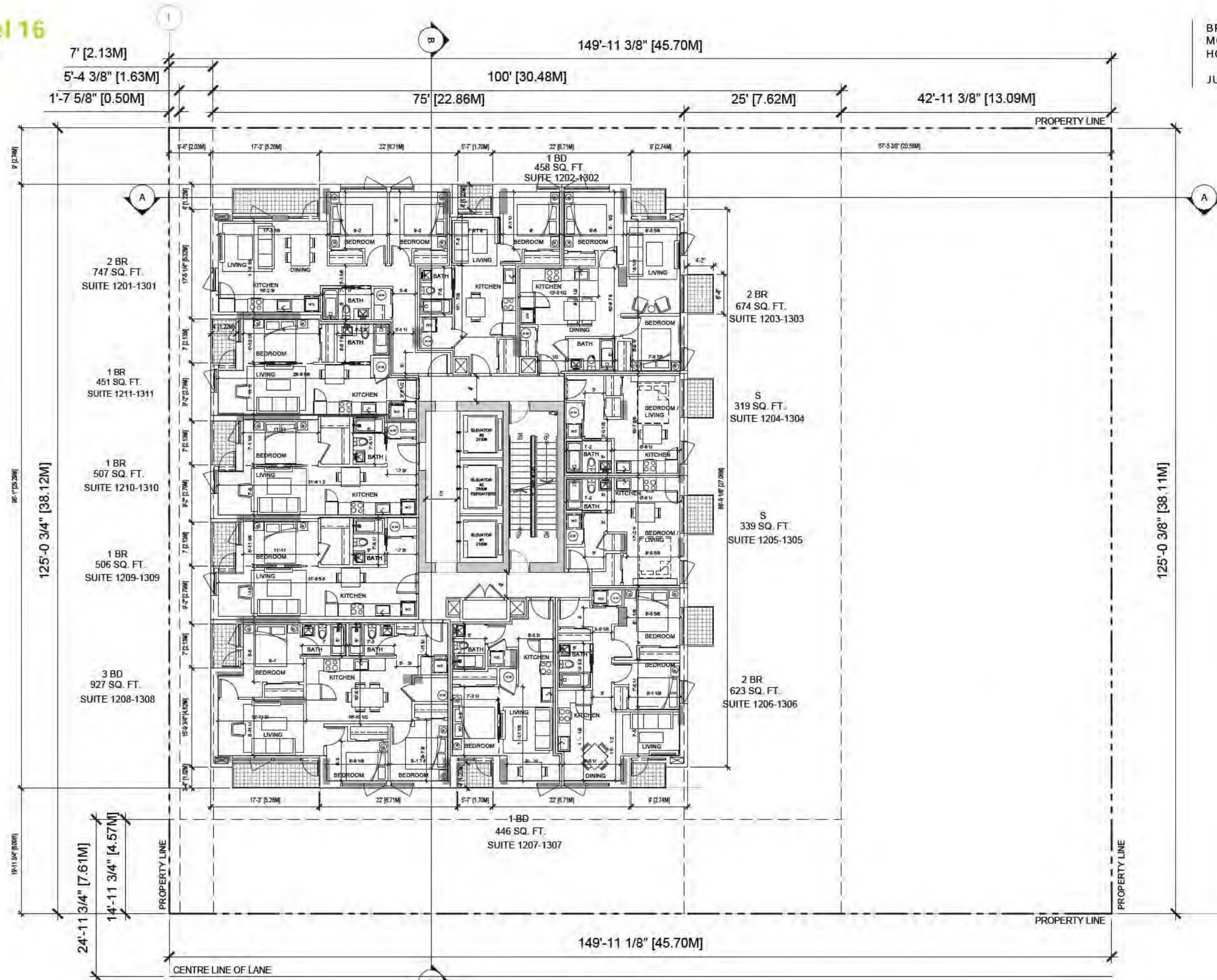
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CORP.

Level 16

1" = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018

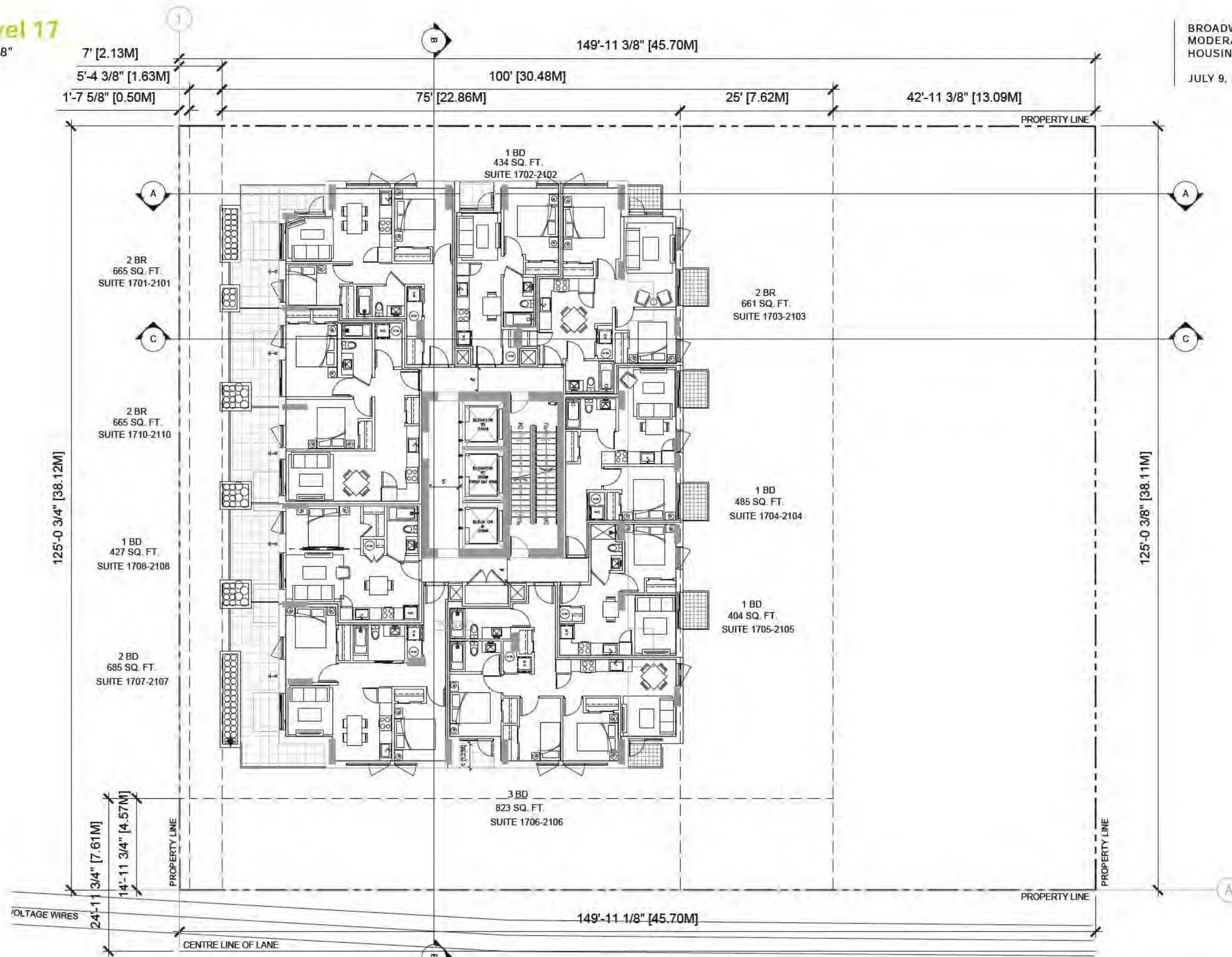


Level 17

1' = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018

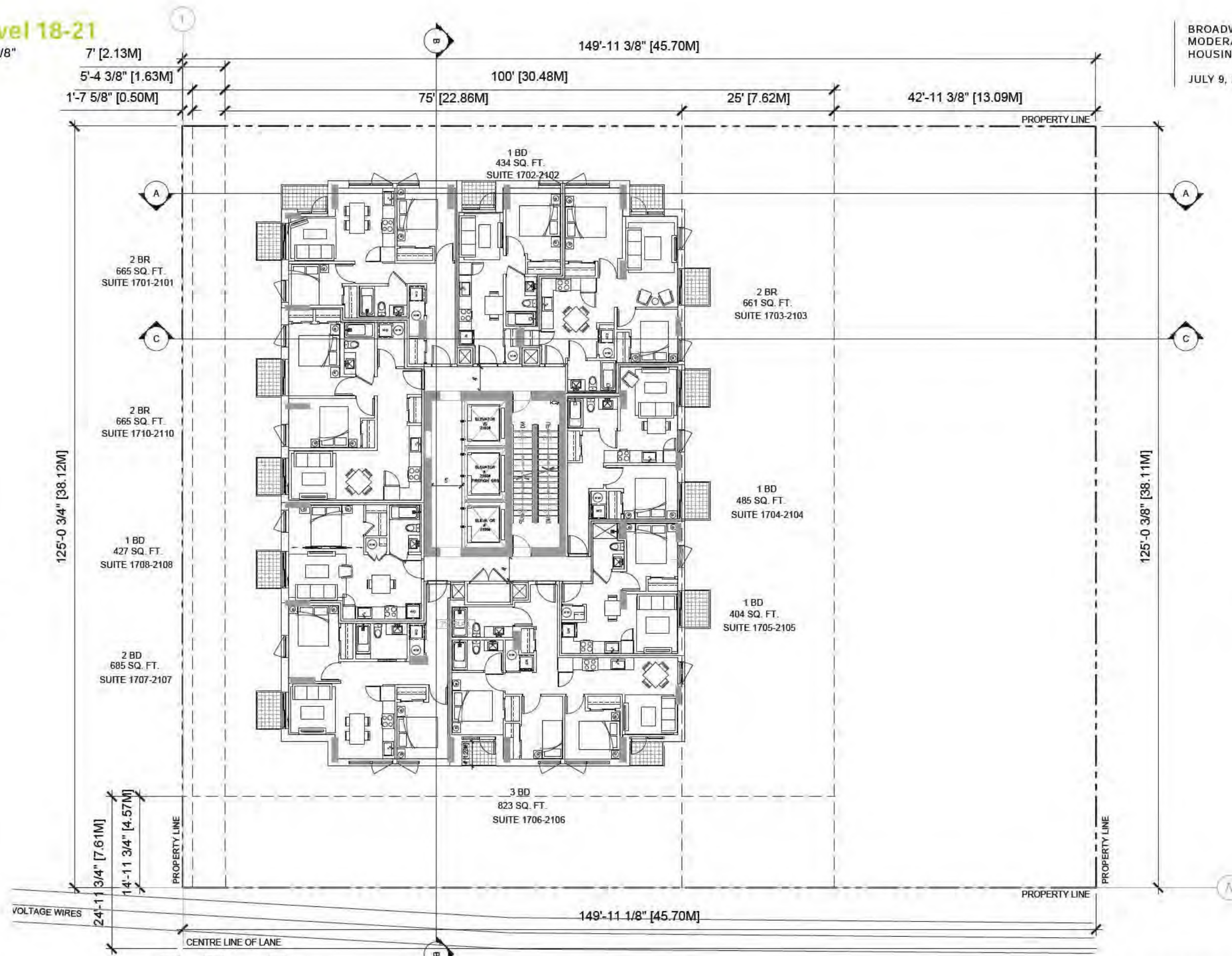


Level 18-21

1' = 1/8"

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



 $1' = 1/8''$

7' [2.13M]

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

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

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

JULY 9, 2018

 $1' = 1/8''$

7' [2.13M]

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

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

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

100' [30.48M]

25' [7.62M]

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

PROPERTY LINE

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

JULY 9, 2018

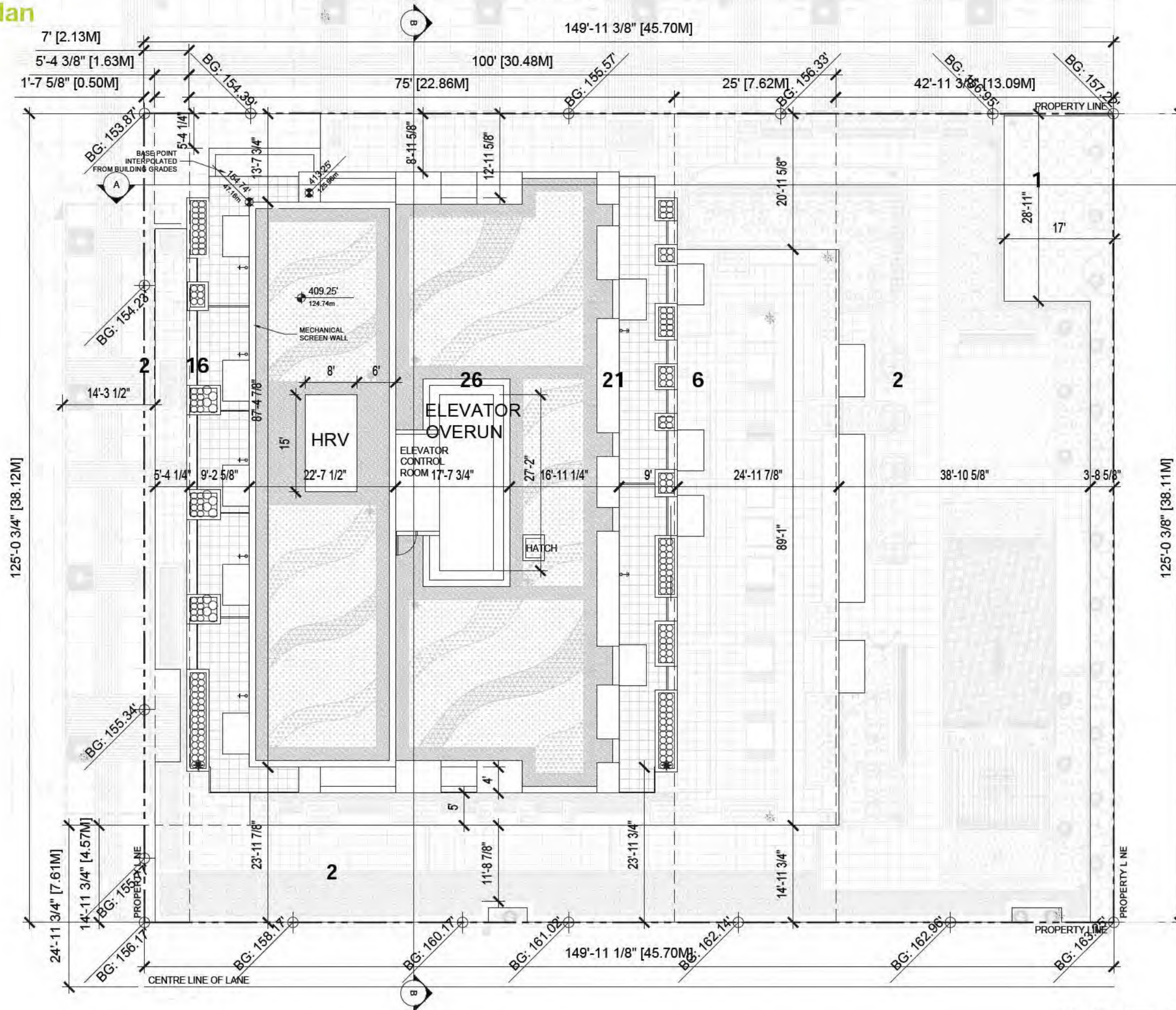




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Roof Plan

1' = 1/8"



BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018



Elevations

JULY 9, 2018



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

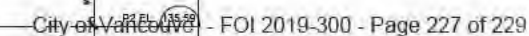


WEST ELEVATION



1' = 1/8"

JULY 9, 2018





JAMESON
DEVELOPMENT
CORP

Shadow Study



EXISTING SHADOWS



PROPOSED BUILDING SHADOWS



OVERLAPPING EXISTING AND
PROPOSED SHADOWS

16 STOREY
BUILDING



21 MARCH - 10 AM



21 MARCH - 12 PM



21 MARCH - 2 PM

26 STOREY
BUILDING



21 MARCH - 10 AM



21 MARCH - 12 PM



21 MARCH - 2 PM

16 STOREY
BUILDING



21 SEPTEMBER - 10 AM



21 SEPTEMBER - 12 PM



21 SEPTEMBER - 2 PM

26 STOREY
BUILDING



21 SEPTEMBER - 10 AM



21 SEPTEMBER - 12 PM



21 SEPTEMBER - 2 PM

BROADWAY & BIRCH PROJECT
MODERATE INCOME RENTAL
HOUSING PILOT PROGRAM

JULY 9, 2018

Shadow Study - March

Shadow Study - September

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