

File No.: 04-1000-20-2019-310

July 11, 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 10, 2019 for:

**All proformas (including drafts and revised proformas) clarifying the rationale for the proposed height and density, that have been received by the City related to the proposed rezoning at 1296 West Broadway (2538 Birch Street).**

**Date Range: October 1, 2018 to May 9, 2019.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1), s.17(1) and s.21(1) of the Act. You can read or download this section 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, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request 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 (#04-1000-20-2019-310); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

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.

:ma

**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

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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.

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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









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

**To:** "Sears, Brian" <brian.sears@vancouver.ca>

**CC:** "Lightfoot, Brian" <Brian.Lightfoot@vancouver.ca>

**Date:** 1/17/2019 5:28:12 PM

**Subject:** FW: Jameson Birch + Broadway - 17 & 28 Storey Proforma - Cap Rate s.13(1), s.17(1), s.21(1)

**Attachments:** Jameson - Broadway & Birch - Jan 17, 2019 - Rental - COV - No DCL - Cap Rate s.13(1), s.17(1), s.21(1)  
- 28 storey.pdf

Jameson - Broadway & Birch - Jan 17, 2019 - Rental - COV - DCL - Cap Rate s.13(1), s.17(1), s.21(1)  
17 storey.pdf

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Hi Brian,  
Thanks for the meeting yesterday.  
Please see email 1 of 2 on revised pro formas.

Kind Regards,

Tom Pappajohn  
Jameson Development Corp.

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**From:** Liz Chan

**Sent:** January-17-19 5:14 PM

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

**Subject:** Jameson Birch + Broadway - 17 & 28 Storey Proforma - Cap Rate s.13(1), s.17(1), s.21(1)

Hi Tom,

Attached to this email are Jameson Broadway and Birch's:

1. 17 Storey Proforma w/ s.13(1), s.17(1), Cap Rate
2. 28 Storey Proforma w/ s.21(1) Cap Rate

Please also see below, Glotman Simpson's re: increased cost due to new structural code regulations affecting the 28 storey building only.

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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**From:** James Macauley [<mailto:jmacauley@glotmansimpson.com>]

**Sent:** December-16-18 9:48 PM



To: Tom Pappajohn <tom@jamesoncorp.ca>  
Cc: Levi Stoelting <lstoelting@glotmansimpson.com>  
Subject: Birch + Broadway - Increased Seismic Loads Due to VBBL 2019

Hello Tom,

We're following up with a telephone conversation regarding some of major structural changes due to changing the building code from the 2012 version of the Vancouver Building Bylaw to the 2019 version. The VBBL 2019 will adopt NBCC 2015, which updated the seismic design values for most areas across Canada: for the Birch + Broadway project, this will result in a 30-40% increase to the seismic design forces due to local soil condition, structural height and weight, and increased seismic accelerations.

The increase in design force will increase the required concrete strength and volume of required reinforcing steel, resulting in a 30-40% increase to vertical and horizontal reinforcing in the shearwalls surrounding the elevator cores. In addition, the corewalls will need to be thickened to stiffen the structure to control the increased lateral displacement of the structure; this will require an increase to the corewall concrete strength and thickness for the height of the walls. The increase will also require increasing the length, width and thickness of the corewall footing to balance the increased seismic loading on the supporting soil below the structure; this will also increase the amount of reinforcing required in the corewall footing, including horizontal reinforcing and vertical shear reinforcing. There will likely be a direct 30-40% increase to the corewalls and corewall footing reinforcing steel required to be procured by the general contractor, as well as increased concrete volumes and concrete strengths.

Let us know if you have any follow-up questions or comments regarding the changes to the Birch + Broadway project related to implementation of the upcoming VBBL 2019.

Thanks,

**James Macauley P Eng, M Eng**

Project Engineer  
Glotman Simpson Consulting Engineers  
Direct: 604-630-4364  
[www.glotmansimpson.com](http://www.glotmansimpson.com)



***Creative Thinkers, Cleverly Disguised as Engineers.***

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

**To:** "Sears, Brian" <brian.sears@vancouver.ca>

**CC:** "Lightfoot, Brian" <Brian.Lightfoot@vancouver.ca>

**Date:** 1/17/2019 5:31:17 PM

**Subject:** FW: Jameson Birch + Broadway - 17 & 28 Storey Proforma - Cap Rate s.13(1), s.17(1), s.21(1)

**Attachments:** Jameson - Broadway & Birch - Jan 17, 2019 - Rental - COV - DCL - Cap Rate s.13(1), s.17(1), s.21(1)  
17 storey.pdf

Jameson - Broadway & Birch - Jan 17, 2019 - Rental - COV - No DCL - Cap Rate s.13(1), s.17(1), s.21(1)  
- 28 storey.pdf

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Hi Brian,

Please see email 2 of 2, regarding revised pro formas.

Kind Regards,

Tom Pappajohn  
Jameson Development Corp.

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**From:** Liz Chan

**Sent:** January-17-19 5:10 PM

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

**Subject:** Jameson Birch + Broadway - 17 & 28 Storey Proforma - Cap Rate s.13(1), s.17(1), s.21(1)

Hi Tom,

Attached to this email are Jameson Broadway and Birch's:

1. 17 Storey Proforma w/ s.13(1), s.17(1), s.21(1) Cap Rate
2. 28 Storey Proforma w/ s.13(1), s.17(1), s.21(1) Cap Rate

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









