

File No.: 04-1000-20-2019-715

February 27, 2020

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 November 12, 2019 for:

The following records related to DP-2018-00038 at 1289 Nicola Street, from January 1, 2017 to November 12, 2019:

- 1. Correspondence created or received by the City regarding the City's decision to permit the owner(s) to replace only 3 of the existing 4 rental units on the property; and**
- 2. All correspondence the City received from the owner of the said property.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1) and s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

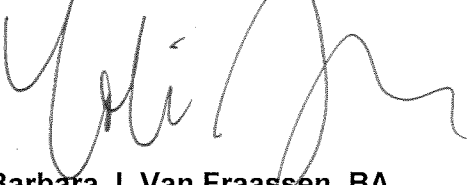
Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2019-715; 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,

Cobi Falconer, Acting Director, ATIP,

A handwritten signature in black ink, appearing to read 'Cobi Falconer', is written over the typed name of the Acting Director.

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

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

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

Encl.

:kt

From: "Chang, Susan" <Susan.Chang@vancouver.ca>
To: "Freeman, John" <John.Freeman@vancouver.ca>
Date: 10/9/2019 11:03:38 AM
Subject: 1289 - feel free to add or edit. draft so far.

s.13(1)



From: "Chang, Susan" <Susan.Chang@vancouver.ca>

To: "Freeman, John" <John.Freeman@vancouver.ca>

Date: 9/12/2019 9:48:00 AM

Subject: 1289 Nicola

Attachments: 1289 Nicola St DP Bd report.docx

Hi John,

I have revised but still not finished. Jason wants another set of boards – showing the original application submission.

There are many changes – roof, windows, floor plans. The DP Board needs to see the application submitted.

Thanks,

Susan

From: "Scott Kennedy" <skennedy@cornerarch.com>
To: "Chang, Susan" <Susan.Chang@vancouver.ca>
CC: "Sunny Dhillon" <sunny@dimexgroup.com>
"Black, Sailen" <sailen.black@vancouver.ca>

Date: 4/9/2019 8:42:47 AM

Subject: 1289 Nicola

Attachments: 1715-1289Nicola-190404.pdf

Susan

s.22(1) I'll be coordinating going forward.

I've attached our latest reworking of the design. We have added the three rental suites, one a 2 bedroom unit on the main floor. They all have independent access to the exterior at grade. At the moment we are proposing that they not have vehicle parking but would have access to the bike storage room on the main floor.

We have reduced the height of the building to 5 storeys and reduced the ceiling heights to 9' clear, keeping it below the height envelope except for the rooftop access pavilion on the sixth floor. At the moment we are allowing for a thick roof structure on the mezzanine roof and a thick level 5 floor to accommodate the increased insulation of a Passive House.

The shadowing diagrams illustrate that we have improved light to their courtyard significantly. We have modelled their building a bit more accurately after our visit.

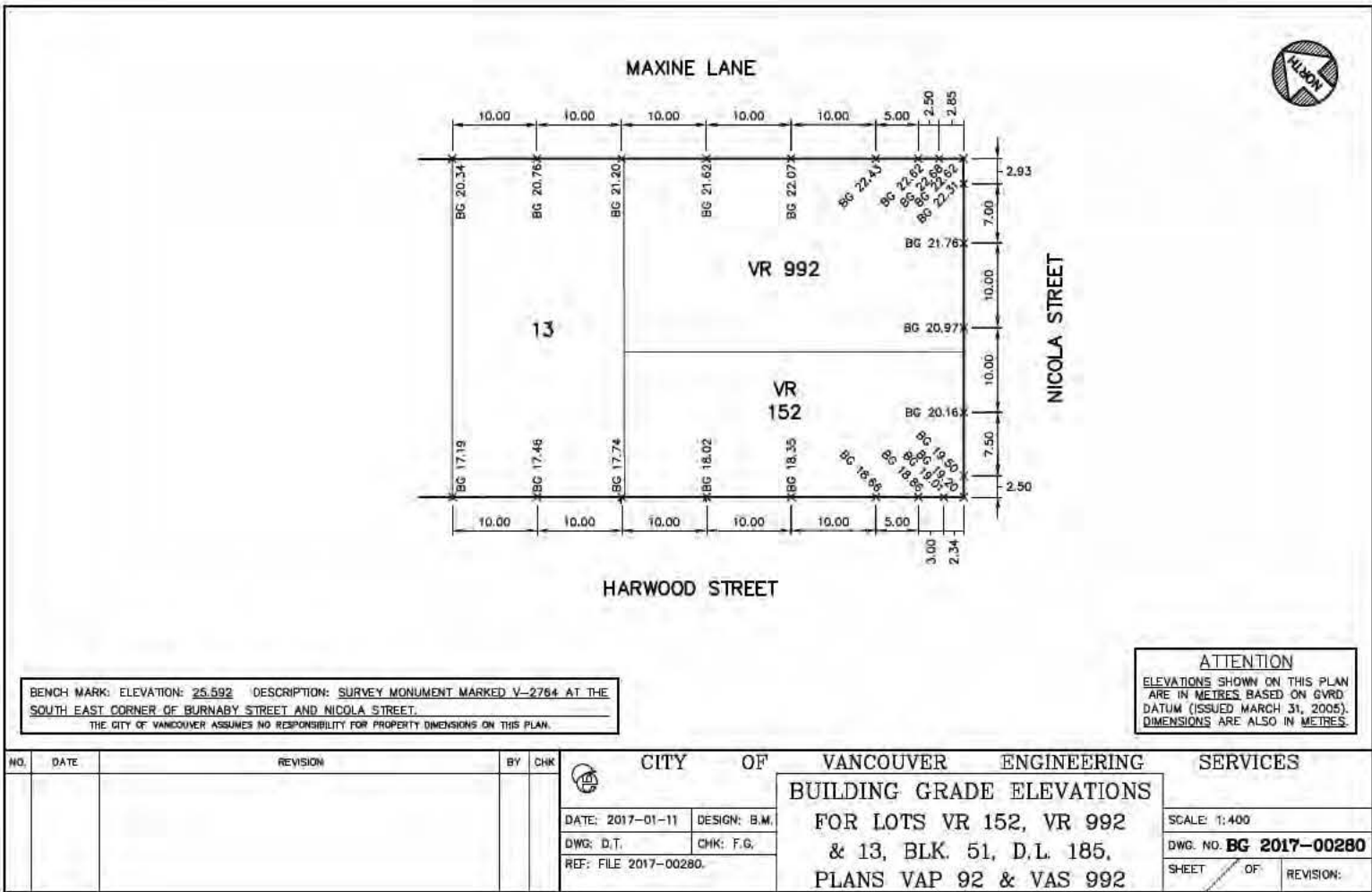
The neighbours have expressed a concern with privacy and overlook into their courtyard so we have minimized the glazing on that face and may reduce it further. We will need to come up with an aesthetic for the fairly blank wall. We will be discussing it with the neighbours to see what they would like. We are trying to get a meeting with them this Thursday or next week.

Lets us know your thoughts so we can get this back in for a DP shortly.

Scott M. Kennedy P.Eng

cornerstone I architecture
#307 - 611 Alexander Street
Vancouver, B.C. V6A 1E1

tel: (604) 253-8800 ext 302



2 Building Grades
Scale: NTS

| | | | |
|--|---|---|---|
| CORNERSTONE architecture | | | |
| 307 - 811 Alexander Street Vancouver BC V6A 1E6 www.cornerstonearch.com ph: 604 263-8800 f: 604 263-8100 | | | |
| PROJECT STATISTICS | | | |
| | | | |
| Parameter: | Required/Permitted | Proposed | Notes |
| Site Area: | 7392 sqft | | |
| Site Coverage: | 50% | 35% | Legal: Plan of Survey of Strata Plan VR152, Block 51, Group 1, New Westminster District 2590 sq (Building outline only, not including parkade entrance or paved areas) |
| Height: | Level 5 Roofdeck: Parapet 18.3m (60'0 1/2") Mezzanine parapet 18.3m (60'0 1/2") | 17.7 m 19.6 m | 58.17ft Relation to Height envelope: -1.8ft 64.19ft Relation to Height envelope: 4.1ft |
| Setbacks: | Front (South) 3.7m (12.1') Rear (North) 2.1m (6.9') Sides Exterior (East) 20% (3m min/6m max) Sides (West) 2.1m (6.9') | 3.7m 2.1m 3.4m 2.1m | 12.1' (3.2m for portion of building to align with neighbour setback) 6.9' 11.2' 3.8' |
| FSR: | FSR Total 1.50 0.15 0.08 1.73 FSR Area Total 12821 sqft | | RM-5A 4.7.1(a) 10% FSR increase: Heritage Transfer 5% FSR increase: Passive House |
| | | | |
| Parking: | | | |
| Residential: | Stalls 11.0 Stalls | | |
| | Regular 1 Stall Disability 25% max. Small N/A Visitor (Discount) (Discount) (Discount) | 6 Stalls 1 Stall 3 Stalls / / / | 1 per 39 Stalls Max. 3 Stalls Discount: 20% of Res. Parking (Location within 2 Blocks of 2 Busroutes) Disability Parking (Count 1:2) Co-op Cars COV 3.2.2 (located outside) (Count 1:5) Additional stall is small car stall |
| | | | |
| Bikes: | | | |
| Residential: | Stalls (Class A) 27.0 Stalls | | A minimum of 1.5 spaces for every dwelling unit < 700sqft A minimum of 2.5 spaces for every dwelling unit > 700sqft and < 1130sqft A minimum of 3 spaces for every dwelling unit > 1130sqft |
| | Regular 1 Stall Oversized 5 Stalls Lockers 8 Stalls Visitor (Class B) N/A Total 27.0 Stalls | 13 Stalls 3 Stalls 7 Stalls N/A 26 Stalls | (H: 1.9m, W: 0.6m, L: 1.8m + 1.2m aisle) Min. 5%, (H: 1.9m, W: 0.6m, L: 2.4m + 1.5m aisle) Min. 20%, (H: 1.8m, W: 0.6m, L: 1.8m + 1.2m aisle) Max. 30%, (H: 1.9m, W: 0.6m, L: 1.0m + 1.2m aisle) (Class B) 2 spaces min. for any development containing a min of 20 dwelling units. |
| | | | |
| Storage: | | | |
| Residential: | Storage (In suite) N/A Storage (Parkade) N/A | 1/unit 1/unit | A minimum of 1 space for every dwelling unit (max area exclusion = 40sqft) |
| | | | |
| Unit Breakdown: | | | |
| Residential: | Studio 1 Bed 2 Bed 3 Bed N/A N/A 35% | 2 Units 3 Units 7 Units 1 Units | |
| Totals: | N/A | 13 Units | Min. 35% of rental units to be family unit |
| | | | |
| Balcony Summary: | | | |
| Residential: | Open Decks Total | 12% 1426 sqft N/A 12% 1426 sqft | #DIV/0! #DIV/0! #DIV/0! |

| Areas | Unit Type | Areas Gross | Areas | | | Exclusion | | | Deck / balcony | | FSR | | Cars | Stalls |
|-------------|-----------|-------------|------------|----------|-------------|-----------|-----------|----------|----------------|------|--------------|------|------|--------|
| | | | Resident | Amenity | Circulation | Amenity | Wall | Storage | HRVs | Deck | Open Balcony | Area | | |
| Level 01 | | | | | | | | | | | | | | |
| Unit | 2 Bed | 743 sqft | 743 sqft | | | | 64 sqft | 23 sqft | | | 656 sqft | 0.06 | | |
| Unit | Studio | 424 sqft | 424 sqft | | | | 22 sqft | 30 sqft | | | 372 sqft | 0.05 | | |
| Unit | Studio | 404 sqft | 404 sqft | | | | 8 sqft | 29 sqft | | | 367 sqft | 0.05 | | |
| Circulation | | 470 sqft | | | 470 sqft | | 60 sqft | | | | 420 sqft | 0.06 | | |
| Amenity | | 890 sqft | | 890 sqft | | 890 sqft | | | | | | | | |
| Totals | | 2831 sqft | 1571 sqft | 890 sqft | 470 sqft | 890 sqft | 144 sqft | 82 sqft | | | 1816 sqft | 0.25 | | |
| | | | | | | | | | | | | | | |
| Level 02 | | | | | | | | | | | | | | |
| Unit | 2 Bed | 959 sqft | 959 sqft | | | | 79 sqft | 40 sqft | | | 840 sqft | 0.11 | 1.0 | |
| Unit | 1 Bed | 639 sqft | 639 sqft | | | | 30 sqft | 40 sqft | | | 569 sqft | 0.08 | 1.0 | |
| Unit | 2 Bed | 924 sqft | 924 sqft | | | | 60 sqft | 40 sqft | | | 824 sqft | 0.11 | 1.0 | |
| Circulation | | 548 sqft | | | 548 sqft | | 33 sqft | | | | 516 sqft | 0.07 | | |
| Totals | | 3070 sqft | 2522 sqft | | 548 sqft | | 202 sqft | 120 sqft | | | 2748 sqft | 0.37 | 3.0 | |
| | | | | | | | | | | | | | | |
| Level 03 | | | | | | | | | | | | | | |
| Unit | 2 Bed | 959 sqft | 959 sqft | | | | 79 sqft | 40 sqft | | | 840 sqft | 0.11 | 1.0 | |
| Unit | 1 Bed | 639 sqft | 639 sqft | | | | 30 sqft | 40 sqft | | | 569 sqft | 0.08 | 1.0 | |
| Unit | 2 Bed | 940 sqft | 940 sqft | | | | 69 sqft | 40 sqft | | | 831 sqft | 0.11 | 1.0 | |
| Circulation | | 563 sqft | | | 563 sqft | | 41 sqft | | | | 522 sqft | 0.07 | | |
| Totals | | 3101 sqft | 2638 sqft | | 563 sqft | | 219 sqft | 120 sqft | | | 2782 sqft | 0.37 | 3.0 | |
| | | | | | | | | | | | | | | |
| Level 04 | | | | | | | | | | | | | | |
| Unit | 2 Bed | 959 sqft | 959 sqft | | | | 79 sqft | 40 sqft | | | 840 sqft | 0.11 | 1.0 | |
| Unit | 1 Bed | 639 sqft | 639 sqft | | | | 30 sqft | 40 sqft | | | 569 sqft | 0.08 | 1.0 | |
| Unit | 2 Bed | 940 sqft | 940 sqft | | | | 69 sqft | 40 sqft | | | 831 sqft | 0.11 | 1.0 | |
| Circulation | | 563 sqft | | | 563 sqft | | 41 sqft | | | | 522 sqft | 0.07 | | |
| Totals | | 3101 sqft | 2638 sqft | | 563 sqft | | 219 sqft | 120 sqft | | | 2782 sqft | 0.37 | 3.0 | |
| | | | | | | | | | | | | | | |
| Level 05 | | | | | | | | | | | | | | |
| Unit | 3 Bed | 2413 sqft | 2413 sqft | | | | 160 sqft | | 13.0 sqft | | 2260 sqft | 0.30 | 2.0 | |
| Circulation | | 222 sqft | | | 222 sqft | | 37 sqft | | | | 185 sqft | 0.03 | | |
| Totals | | 2635 sqft | 2413 sqft | | 222 sqft | | 197 sqft | | 13 sqft | | 2435 sqft | 0.33 | 2.0 | |
| | | | | | | | | | | | | | | |
| Level 06 | | | | | | | | | | | | | | |
| Unit | | 303 sqft | 303 sqft | | | | 26 sqft | 40 sqft | | | 237 sqft | 0.03 | | |
| Circulation | | 75 sqft | | | 75 sqft | | 13 sqft | | | | 62 sqft | 0.01 | | |
| Totals | | 378 sqft | 303 sqft | | 75 sqft | | 39 sqft | 40 sqft | | | 299 sqft | 0.04 | | |
| | | | | | | | | | | | | | | |
| Level 01 | | 2831 sqft | 1571 sqft | 890 sqft | 470 sqft | 890 sqft | 144 sqft | 82 sqft | | | 1816.00 | 0.25 | | |
| Level 02 | | 3070 sqft | 2522 sqft | | 548 sqft | | 202 sqft | 120 sqft | | | 2748.00 | 0.37 | 3.0 | |
| Level 03 | | 3101 sqft | 2638 sqft | | 563 sqft | | 219 sqft | 120 sqft | | | 2762.00 | 0.37 | 3.0 | |
| Level 04 | | 3101 sqft | 2638 sqft | | 563 sqft | | 219 sqft | 120 sqft | | | 2762.00 | 0.37 | 3.0 | |
| Level 05 | | 2635 sqft | 2413 sqft | | 222 sqft | | 187 sqft | | 13 sqft | | 2435.00 | 0.33 | 2.0 | |
| Level 06 | | 378 sqft | 303 sqft | | 75 sqft | | 39 sqft | 40 sqft | | | 299.00 | 0.04 | | |
| | | 15216 sqft | 11685 sqft | 890 sqft | 2441 sqft | 890 sqft | 1010 sqft | 482 sqft | 13 sqft | | 12821 sqft | 1.73 | 11 | |

2 Project Statistics
Scale: NTS

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Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datum and levels to identify all discrepancies between information on this drawing and 1) actual site conditions; and 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification before proceeding with work.

NOTES
These documents are not scale able duplicates only
Please refer to original

ISSUE / REVISION DATE

01 Issued For: DP January 15, 2018
01 / R1 Re Issued For: DP June 28, 2018

PERMIT NUMBERS

Development Permit DP 2018 00039
Building Permit BU

LEGAL

PLAN OF SURVEY OF STRATA PLAN VR152, BLOCK 51, GROUP 1, NEW WESTMINSTER DISTRICT

SEAL (IF RED ID)

1816 sqft 0.25
2748 sqft 0.37
2762 sqft 0.37
2435 sqft 0.33
299 sqft 0.04

PROJECT

BY THE BAY
1289 Nicola St. (formerly 1505-33 Harwood St)
5 Unit Residential Development

BUILDING CODE **ZONING**

VBBL 2014 RM-5A

DRAWING TITLE

Project Statistics
Buildig Grades

NOT/ISSUE DATE **REVIEWED** **DRAWN**

Apr 04, 2019 SK GZ

PROJECT NO **SCALE (1/10)**

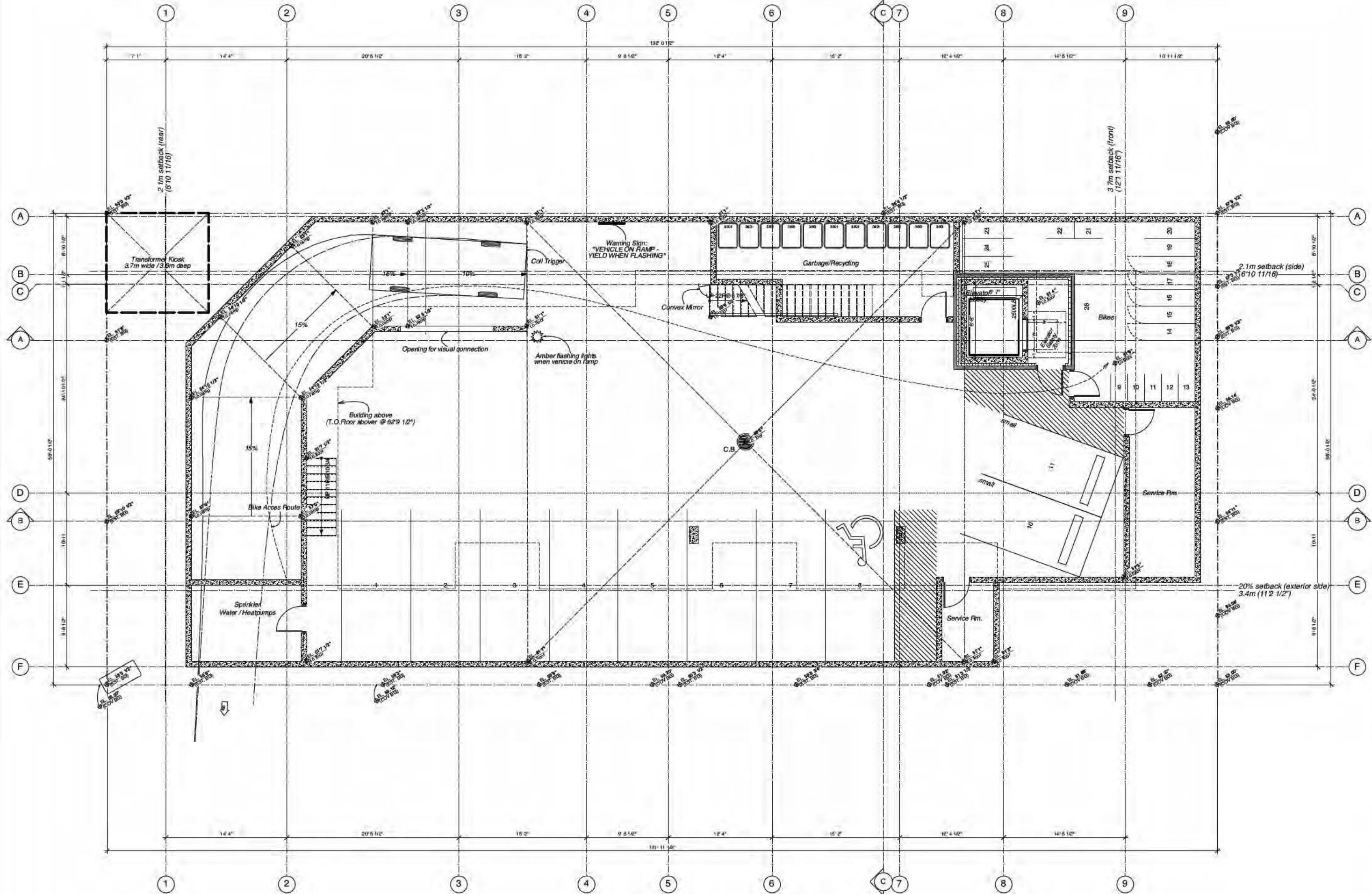
1715 1/8" 1/0"

01/R1

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NOTES



1 Level P1 - Parkade
Scale: 1/8" = 1'-0"

ISSUE / REVISION DATE
01 Issued For DP January 15, 2018
01 / R1 Re Issued For: DP June 28, 2018

PERMIT NUMBERS
Development Permit DP 2018 0038
Building Permit BU

LEGAL
PLAN OF SURVEY OF STRATA PLAN V1152, BLOCK 01, GROUP 1,
NEW WESTMINSTER DISTRICT

SEAL (IF RED D)
I am a registered architect under the Architect Act and I am a member of the British Columbia Association of Architects (B.C.A.A.).
I hereby certify that I am the author of this drawing and I am a member of the B.C.A.A.

PROJECT
BY THE BAY
1289 Nicola St. (formerly 1509-33 Harwood St)
5 Unit Residential Development

BUILDING CODE ZONING
VBBL 2014 RM-5A
DRAWING TITLE

Level P1 (Parkade)

| | | |
|--------------|--------------|-------|
| PROJECT DATE | REVIEWED | DRAWN |
| Apr 04, 2019 | SK | GZ |
| PROJECT NO | SCALE (N/D) | |
| 1715 | 1/8" = 1'-0" | |

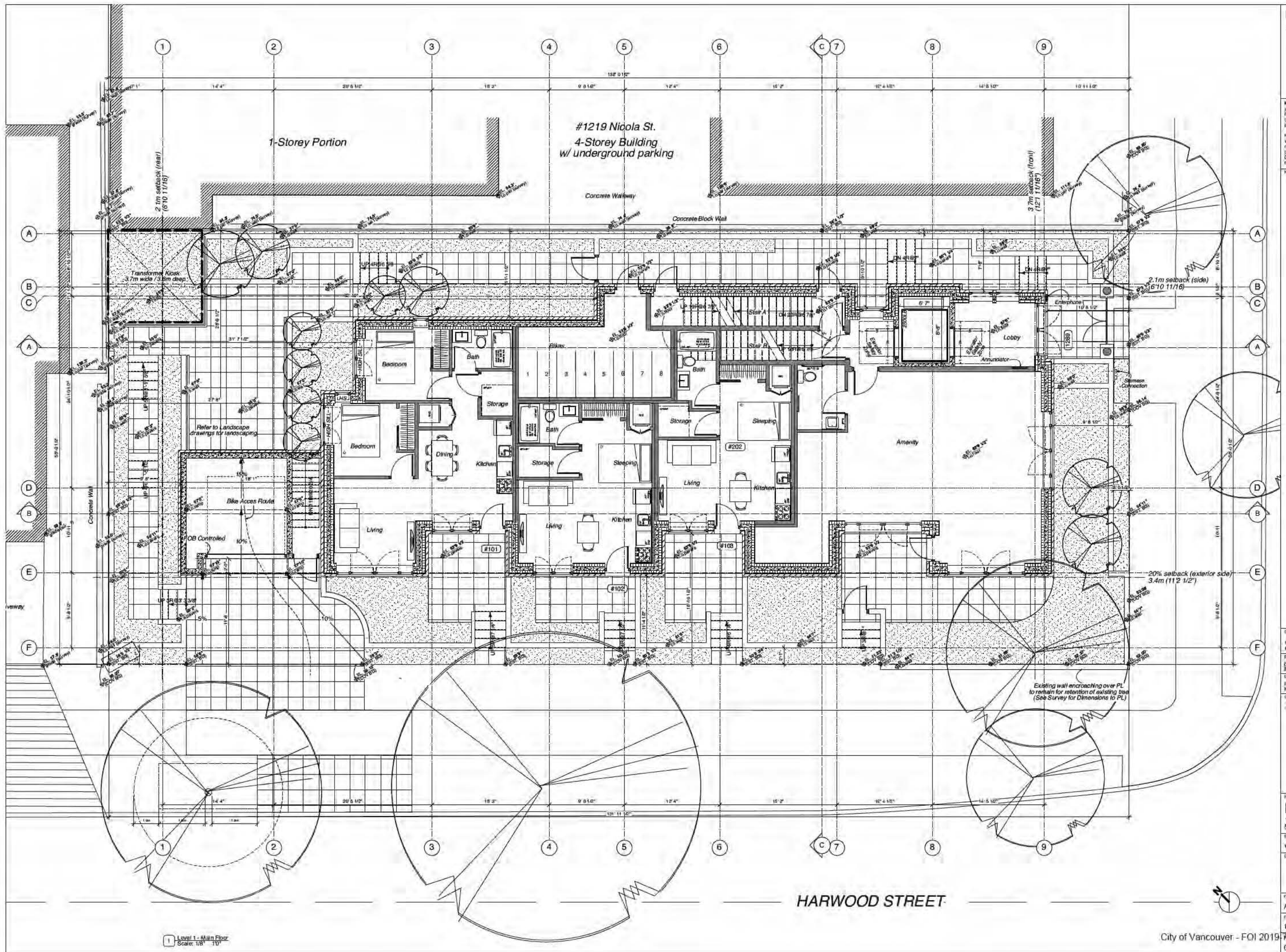
City of Vancouver - FOI 196146 Page 14 of 28
01/R1

A3.0

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NOTES:



ISSUE / REVISION DATE
01 Issued For DP January 11, 2018
01 / R1 Re Issued For DP June 26, 2018

PERMIT/AGREEMENTS
Development Permit DP 2015 0039
Building Permit BU

LEGAL
PLAN OF SURVEY OF STRATA PLAN VR152, BLOCK 01, GROUP 1,
NEW WESTMINSTER DISTRICT

SEAL (FRED O.)

Cornerstone Architecture Ltd.

PROJECT
BY THE BAY
1289 Nicola St. (formerly 1509-33 Harwood St)
5 Unit Residential Development
BUILDING CODE BCBC 2014
VBL 2014 RM-5A
DRAWING TITLE

Level 01 (Main Floor)

| | | |
|----------------|-------------|-------|
| NOT/ISSUE DATE | REVIEWED | DRAWN |
| Apr 04, 2019 | SK | GZ |
| PROJECT NO | SCALE (N/D) | |
| 1715 | 1/8" = 1'0" | |

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Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datum and levels to identify all discrepancies between information on this drawing and (a) actual site conditions, and (b) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification before proceeding with work.

NOTES

ISSUE / REVISION DATE
01 Issued For DP January 15, 2018
01 / R1 Re Issued For: DP June 28, 2018

PERMIT NUMBERS
Development Permit DP 2018 00039
Building Permit BU

LEGAL
PLAN OF SURVEY OF STRATA PLAN V1152, BLOCK 01, GROUP 1,
NEW WESTMINSTER DISTRICT

SEAL (IF REQUIRED)
I, _____, ARCHITECT, DO NOT SIGN OR SEAL THIS DRAWING
UNTIL THE PROJECT HAS BEEN REVIEWED BY THE CITY OF VICTORIA

PROJECT
BY THE BAY
1289 Nicola St. (formerly 1509-33 Harwood St)
5 Unit Residential Development

BUILDING CODE ZONING
VBBL 2014 RM-5A

DRAWING TITLE

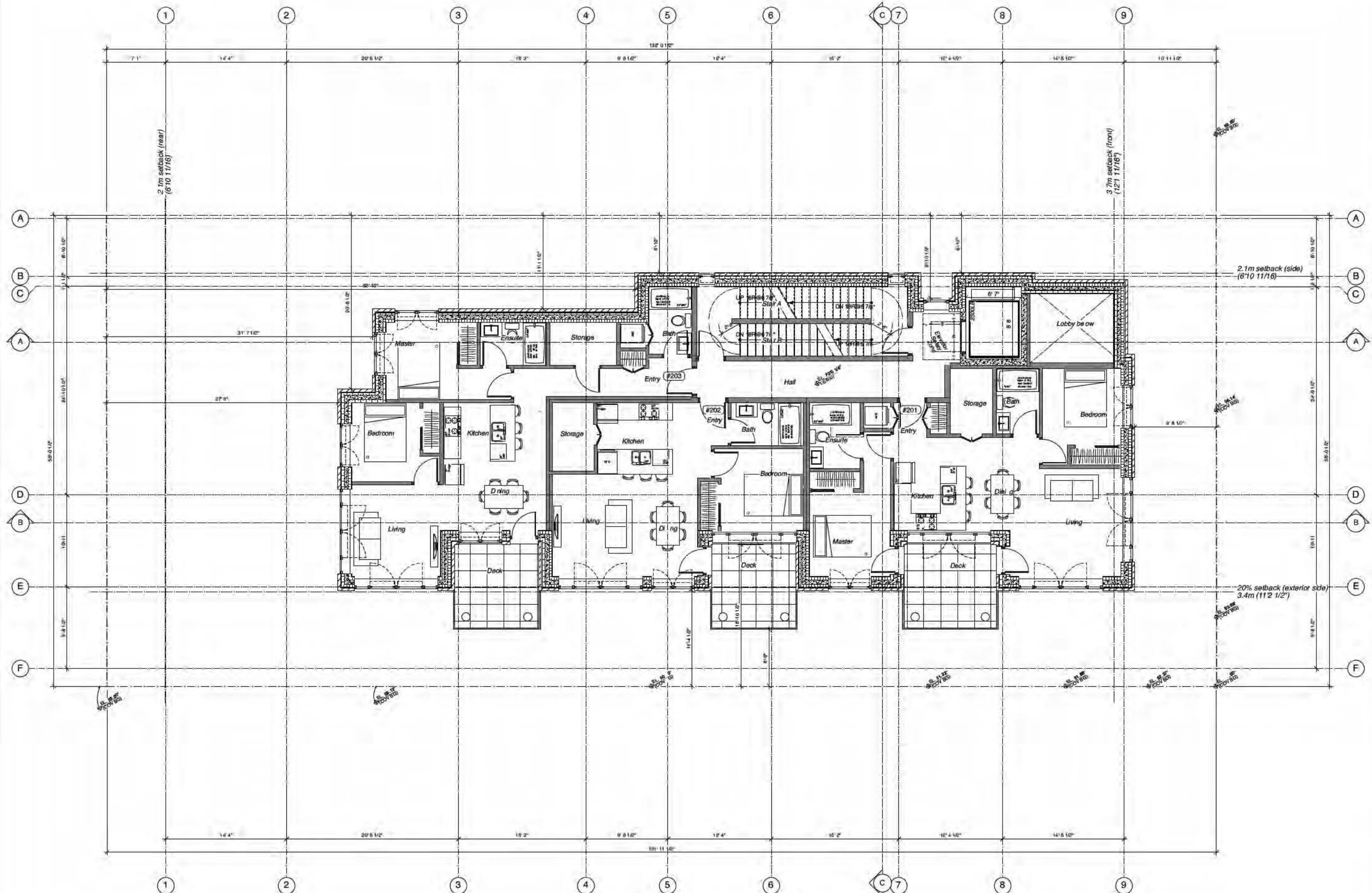
Level 02

PROJECT DATE REVIEWED DRAWN
Apr 04, 2019 SK GZ

PROJECT NO SCALE (N/D)
1715 1/8" = 1'0"

City of Vancouver - FOI Request Page 16 of 28
01/R1

A3.2



1 Level 02
Scale: 1/8" = 1'0"

HARWOOD STREET



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NOTES

ISSUE / REVISION DATE
01 Issued For DP January 15, 2018
01 / R1 Re Issued For: DP June 28, 2018

PERMIT NUMBERS
Development Permit DP 2018 00039
Building Permit BU

LEGAL
PLAN OF SURVEY OF STRATA PLAN V1152, BLOCK 01, GROUP 1,
NEW WESTMINSTER DISTRICT

SEAL (IF RED D)
I am a registered architect under the Architect Act and I am not a member of the
British Columbia Association of Architects (B.C.A.A.)

PROJECT
BY THE BAY
1289 Nicola St. (formerly 1509-33 Harwood St)
5 Unit Residential Development

BUILDING CODE VBC 2014
ZONING RM-5A

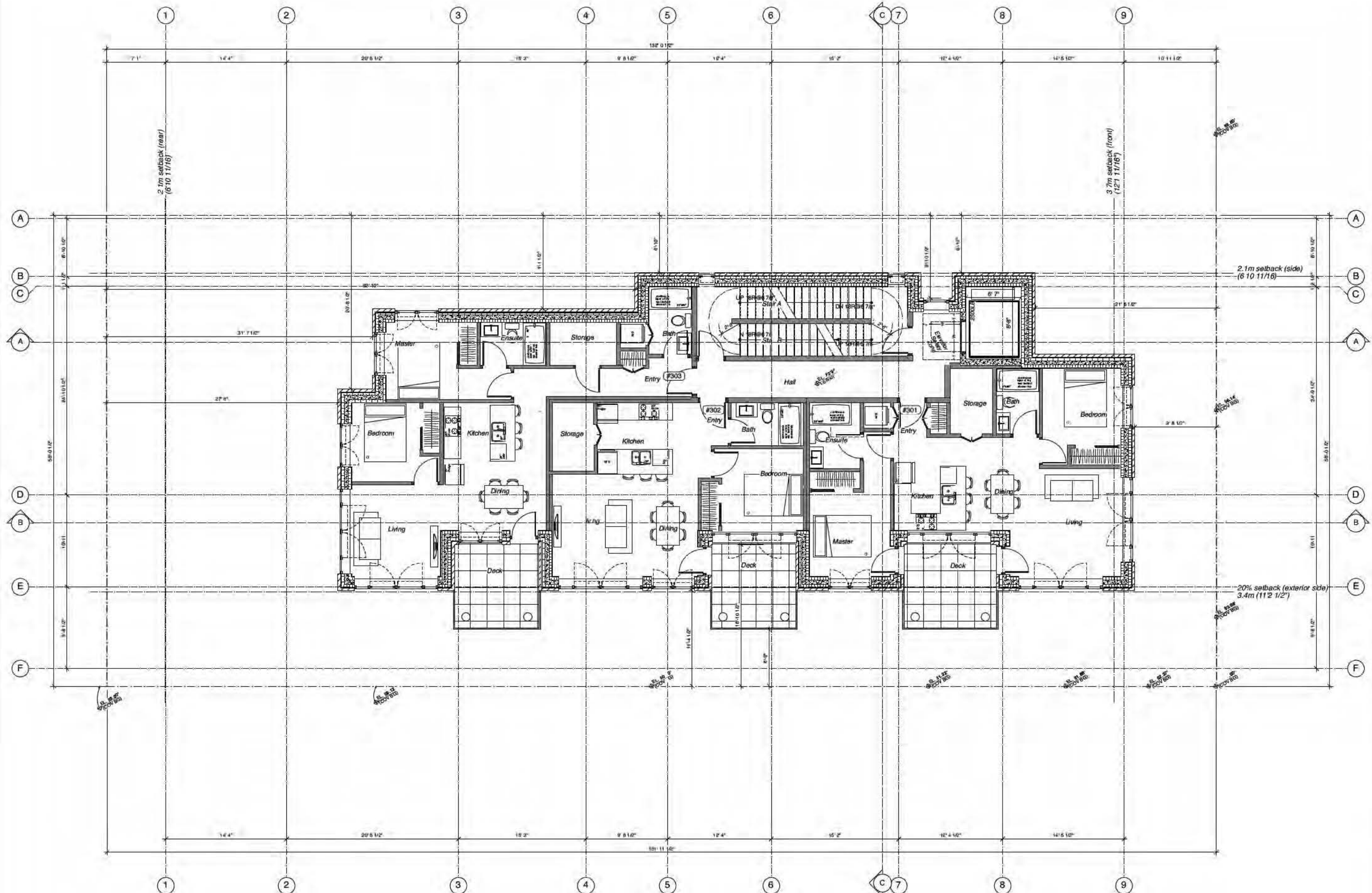
DRAWING TITLE

Level 03

NOT/ISSUE DATE
Apr 04, 2019
PROJECT NO
1715

REVIEWED
SK
SCALE (N/D)
1/8" = 1'0"

DRAWN
GZ



HARWOOD STREET

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NOTES

ISSUE / REVISION DATE

01 Issued For DP January 15, 2018
01 / R1 Re Issued For: DP June 28, 2018

PERMIT NUMBERS
Development Permit DP 2018 00039
Building Permit BU

LEGAL
PLAN OF SURVEY OF STRATA PLAN V1152, BLOCK 01, GROUP 1,
NEW WESTMINSTER DISTRICT

SEAL (IF RED D)
I am a registered architect and I certify that I am the author of this drawing and that it is a true and correct copy of the original.

PROJECT
BY THE BAY
1289 Nicola St. (formerly 1509-33 Harwood St)
5 Unit Residential Development

BUILDING CODE ZONING
VBBL 2014 RM-5A

DRAWING TITLE

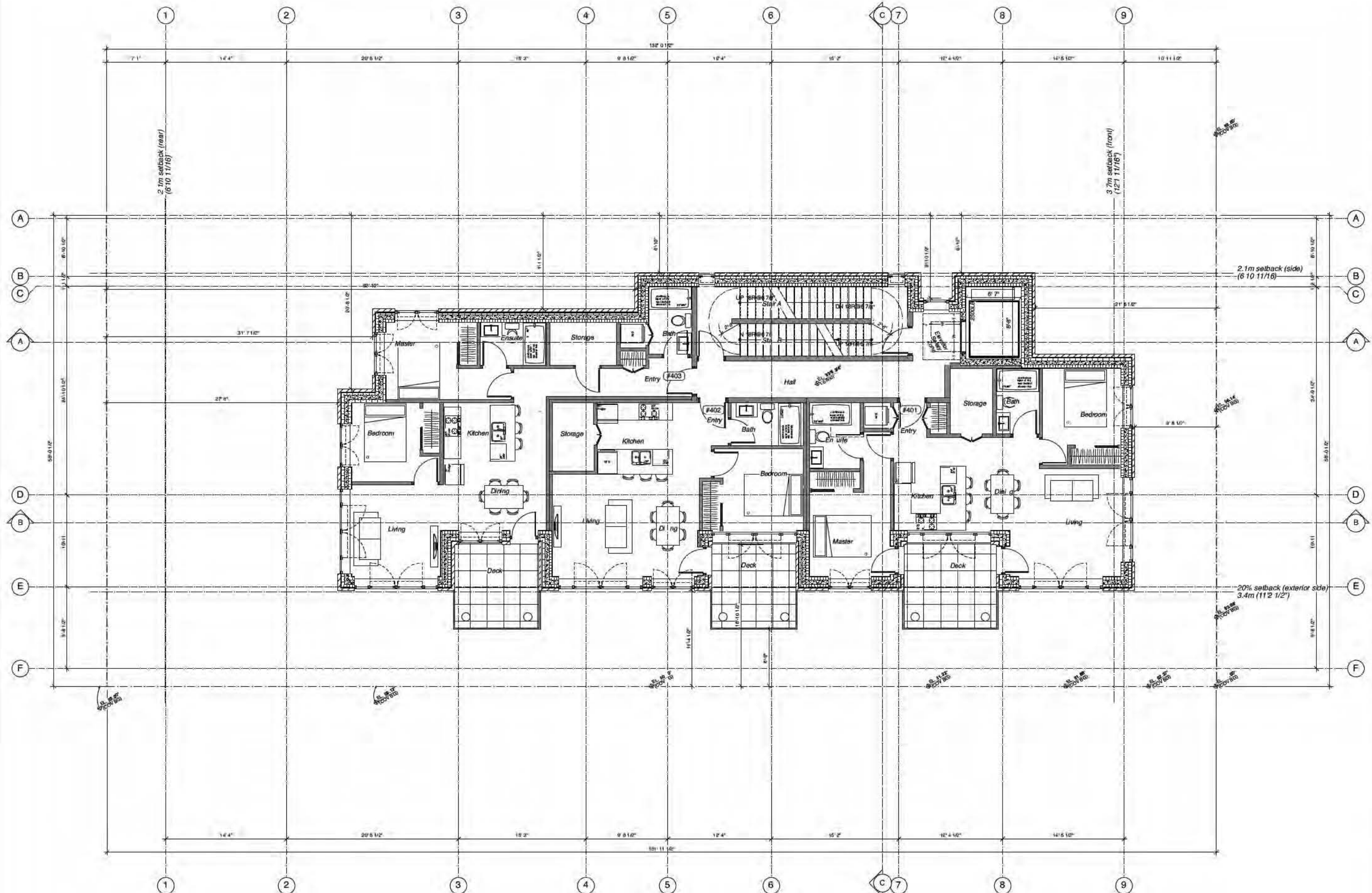
Level 04

NOT/ISSUE DATE
Apr 04, 2019

REVIEWED
SK

PROJECT NO
1715

SCALE (S/N/D)
1/8" = 1'0"



HARWOOD STREET



Level 04
Scale: 1/8" = 1'0"

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NOTES

ISSUE / REVISION DATE
01 Issued For DP January 15, 2018
01 / R1 Re Issued For: DP June 28, 2018

PERMIT NUMBERS
Development Permit DP 2015 00039
Building Permit BU

LEGAL
PLAN OF SURVEY OF STRATA PLAN V1152, BLOCK 01, GROUP 1,
NEW WESTMINSTER DISTRICT

SEAL (F RED D)
I am a registered architect under the Architect Act and I am not a member of the British Columbia Association of Architects (B.C.A.A.).

PROJECT
BY THE BAY
1289 Nicola St. (formerly 1505-33 Harwood St)
5 Unit Residential Development

BUILDING CODE ZONING
VBBL 2014 RM-5A

DRAWING TITLE

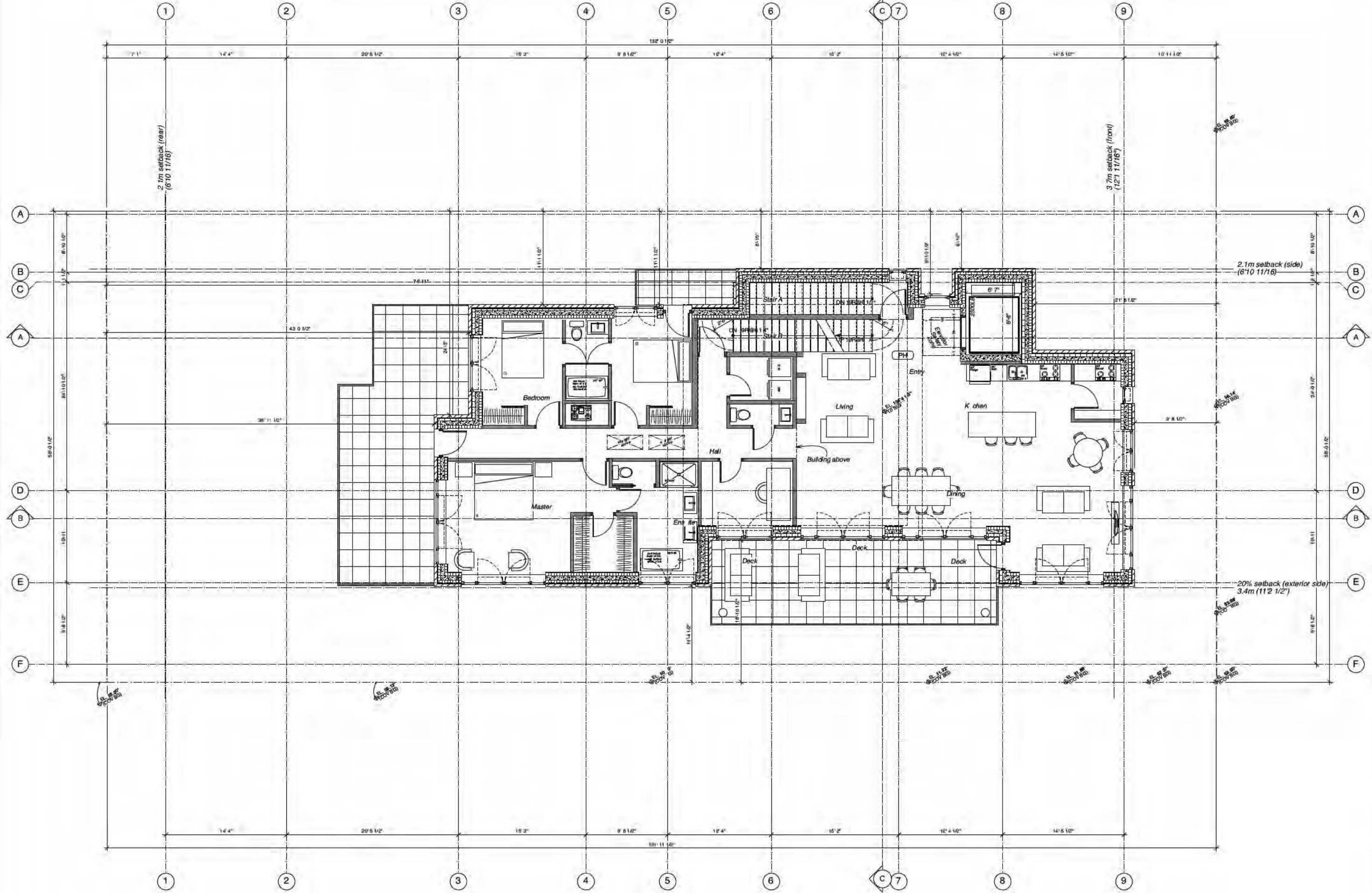
Level 05

NOT/ISSUE DATE REVIEWED DRAWN
Apr 04, 2019 SK GZ

PROJECT NO SCALE (S/N/D)
1715 1/8" 1'0"

City of Vancouver - FOI Request Page 19 of 28
01/R1

A3.5



1 Level 05
Scale: 1/8\"/>

HARWOOD STREET



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NOTES

ISSUE / REVISION DATE

01 Issued For: DP January 15, 2018
01 / R1 Re Issued For: DP June 25, 2018

PERMIT NUMBERS
Development Permit DP 2018 00058
Building Permit BU

LEGAL
PLAN OF SURVEY OF STRATA PLAN VR152, BLOCK 01, GROUP 1,
NEW WESTMINSTER DISTRICT

SEAL (F RECD)
THIS DRAWING SHALL NOT BE USED FOR PERMITS OR
CONSTRUCTION UNLESS SIGNED & SEALED

PROJECT

BY THE BAY
1289 Nicola St. (formerly 1509-33 Harwood St)
5 Unit Residential Development

BUILDING CODE ZONING
VBBL 2014 RM-5A

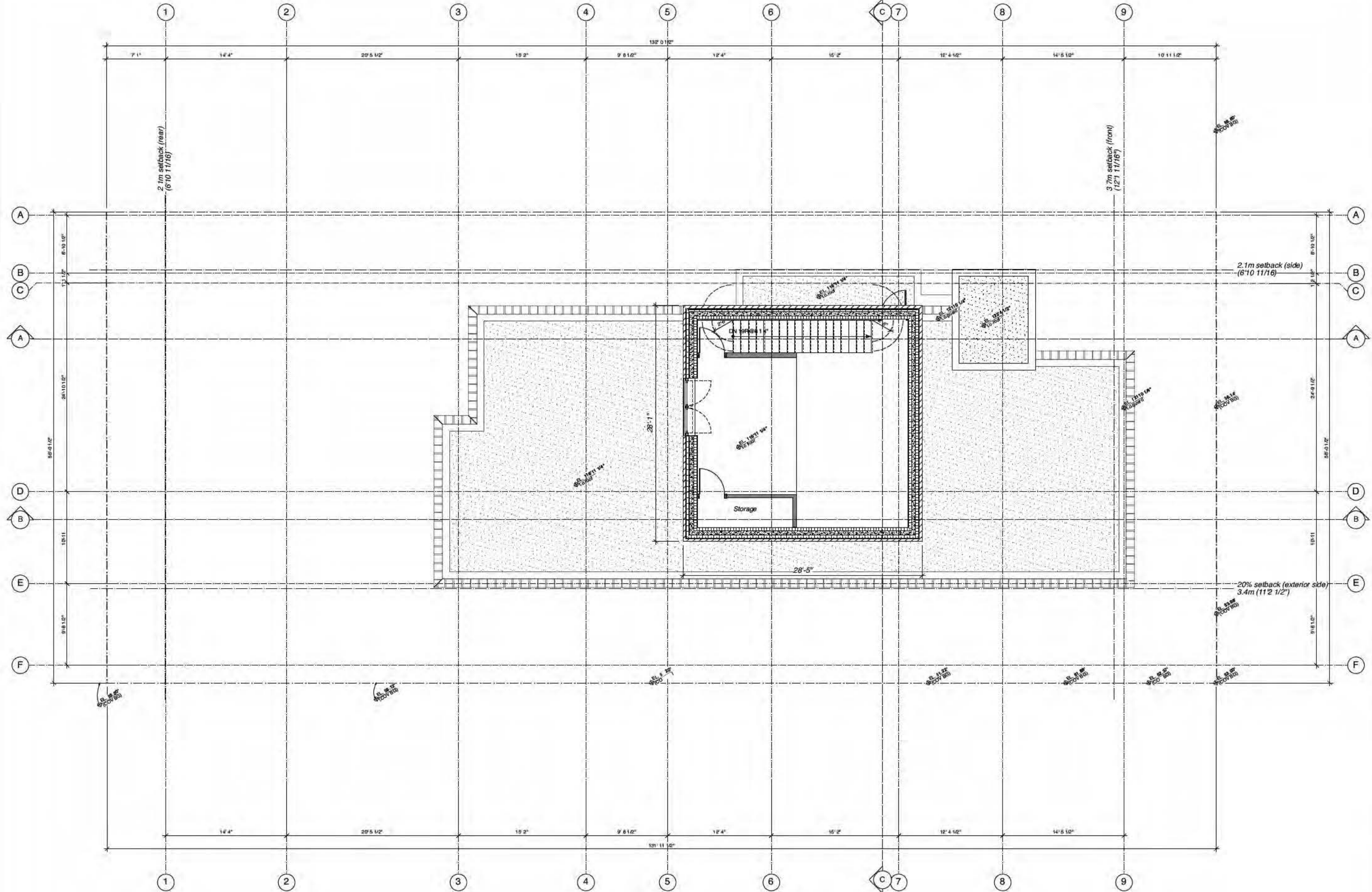
DRAWING TITLE

Level 05

PLOT/ISSUE DATE REVIEWED DRAWN
Apr 04, 2019 SK GZ

PROJECT NO SCALE (I N D)
1715 1/8" 1'0"

City of Vancouver - FOI 19-16-Page 26 of 428
01/R1 **A3.5**



1 Level 3
Scale: 1/8" = 1'0"

HARWOOD STREET



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NOTES

ISSUE / REVISION DATE
01 Issued For: DP January 15, 2018
01 / R1 Re-issued For: DP June 28, 2018

PERMIT NUMBERS
Development Permit DP 2018 00039
Building Permit BU

LEGAL
PLAN OF SURVEY OF STRATA PLAN VR152, BLOCK 01, GROUP 1,
NEW WESTMINSTER DISTRICT

SEAL (IF REQUIRED)
I hereby certify that I am a duly Licensed Professional Engineer in the Province of British Columbia and I am duly registered with the Engineering Council of Canada.

PROJECT
BY THE BAY
1289 Nicola St. (formerly 1509-33 Harwood St.)
5 Unit Residential Development

BUILDING CODE ZONING
VBBL 2014 RM-5A

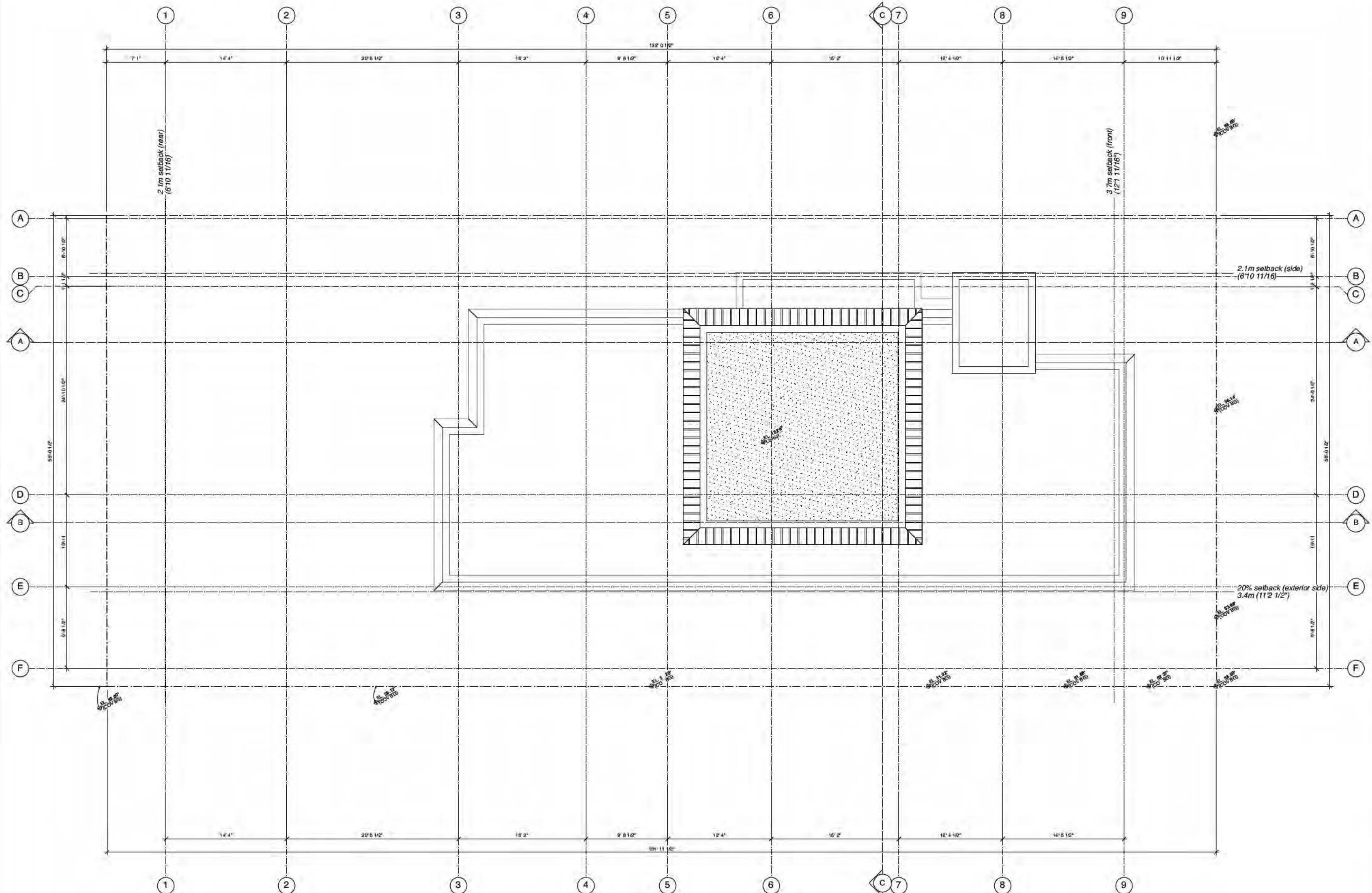
DRAWING TITLE

Roof Plan

PLOT/ISSUE DATE REVIEWED DRAWN
Apr 04, 2019 SK GZ

PROJECT NO SCALE (I/N/O)
1715 1/8" 1'0"

City of Vancouver - FOI 19-116-Page 24 of 28
01/R1 **A3.6**



1 Roof Plan
Scale: 1/8" = 1'0"

HARWOOD STREET





1 Streetview S/E
Scale: NTS



2 Streetview SW
Scale: NTS

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NOTES

ISSUE / REVISION DATE

| | | |
|---------|-------------------|------------------|
| 01 | Issued For DP | January 15, 2018 |
| 01 / R1 | Re Issued For: DP | June 28, 2018 |

PERMIT NUMBERS

| | |
|--------------------|---------------|
| Development Permit | DP 2018 00098 |
| Building Permit | BU |

LEGAL

PLAN OF SURVEY OF STRATA PLAN VR102, BLOCK 51, GROUP 1, NEW WESTMINSTER DISTRICT

SEAL (IF REQ'D)

THESE CHANGESS SHALL NOT BE USED FOR PERMITS OR CONSTRUCTION UNLESS SIGNED & SEALED

PROJECT

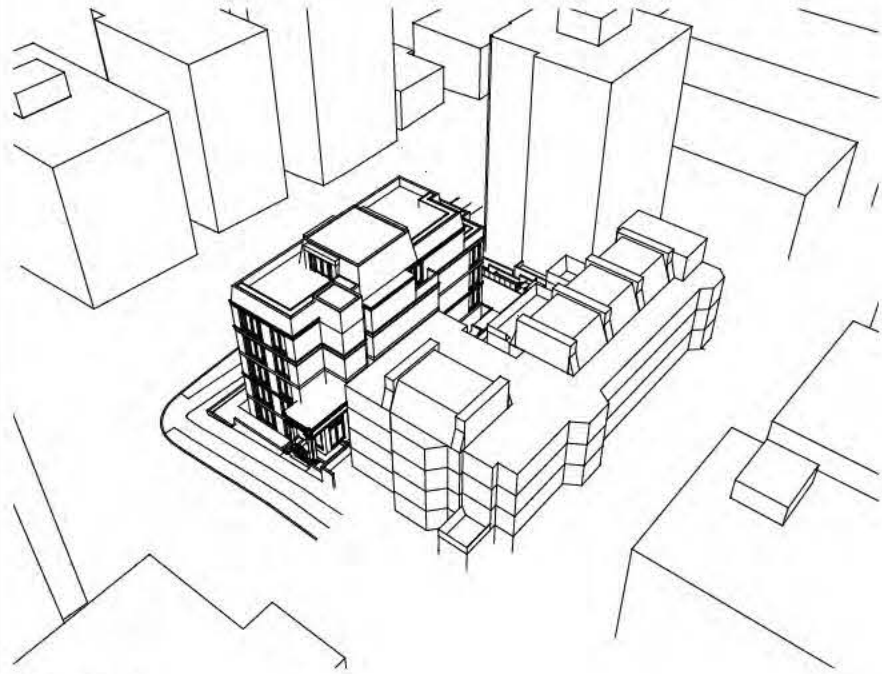
BY THE BAY
1289 Nicola St. (formerly 1509-33 Harwood St)
5 Unit Residential Development

| | |
|---------------|--------|
| BUILDING CODE | ZONING |
| VBBL 2014 | RM-5A |

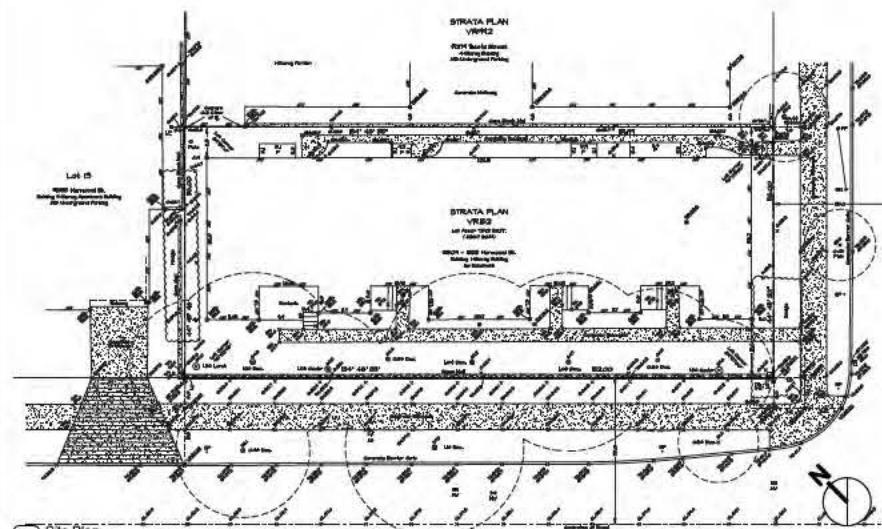
DRAWING TITLE

**View Analysis:
Street Views**

| | | |
|-----------------|---------------|-------|
| PLOT/ISSUE DATE | REVIEWED | DRAWN |
| Apr 04, 2019 | SK | GZ |
| PROJECT NO | SCALE (I N O) | |
| 1715 | 1/8" 1'0" | |
| 01/R1 | | |



1 Shadow Source
Scale: NTS



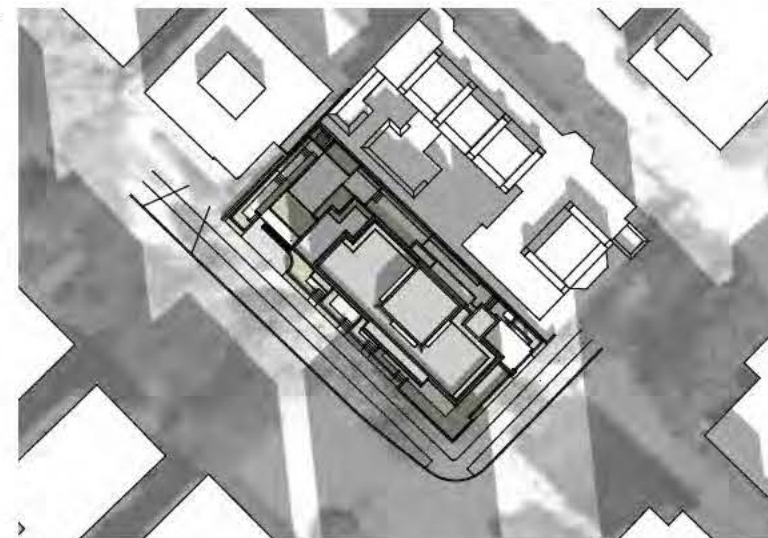
2 Site Plan
Scale: NTS

Proposed Building
Equinox | Mar/Sep22

10:00 >



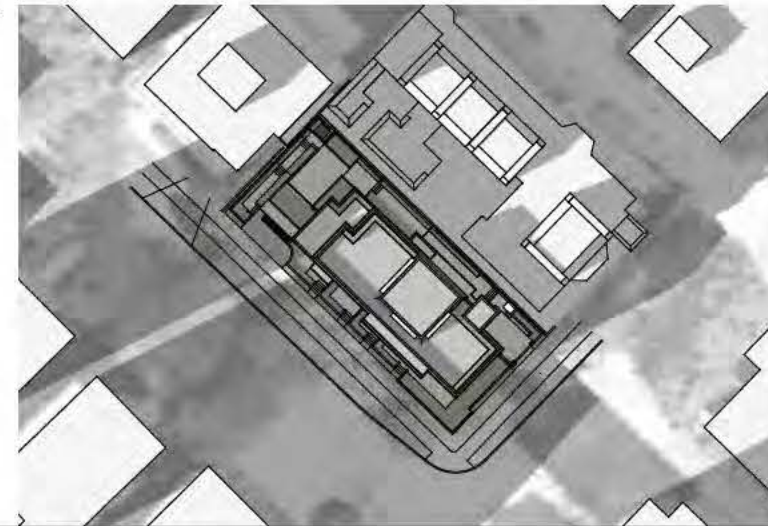
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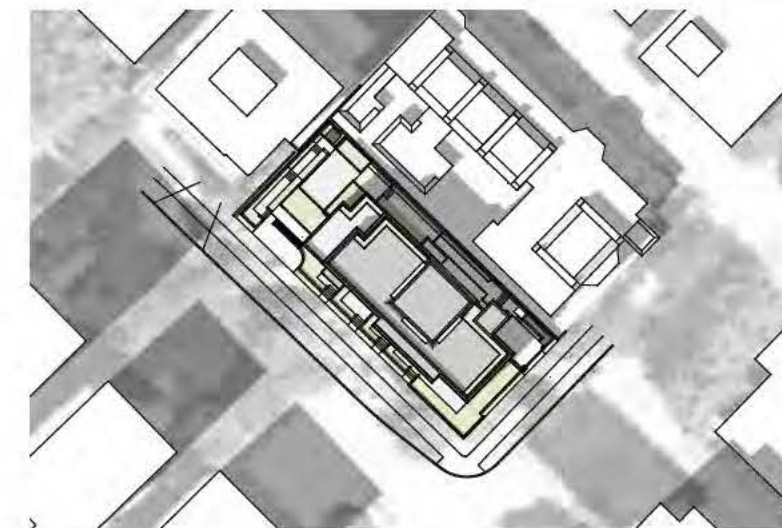
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16:00 >



Summer Solstice | Jun22



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NOTES

ISSUE / REVISION DATE
01 Issued For DP January 15, 2018
01 / R1 Re Issued For: DP June 26, 2018

PERMIT NUMBERS
Development Permit DP 2018 00098
Building Permit BU

LEGAL
PLAN OF SURVEY OF STRATA PLAN VR102, BLOCK 51, GROUP 1,
NEW WESTMINSTER DISTRICT

SEAL (IF REQ'D)
THIS DRAWING SHALL NOT BE USED FOR PERMITS OR
CONSTRUCTION UNLESS SIGNED & SEALED

PROJECT
BY THE BAY
1289 Nicola St. (formerly 1509-33 Harwood St)
5 Unit Residential Development

BUILDING CODE VBBL 2014 ZONING RM-5A

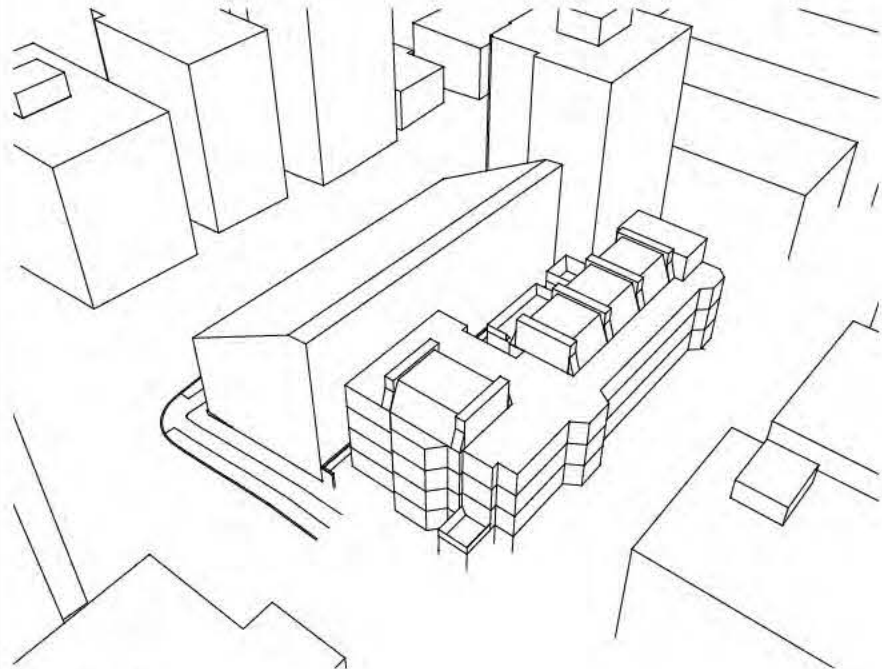
DRAWING TITLE

**Shadow Analysis
Proposed Building**

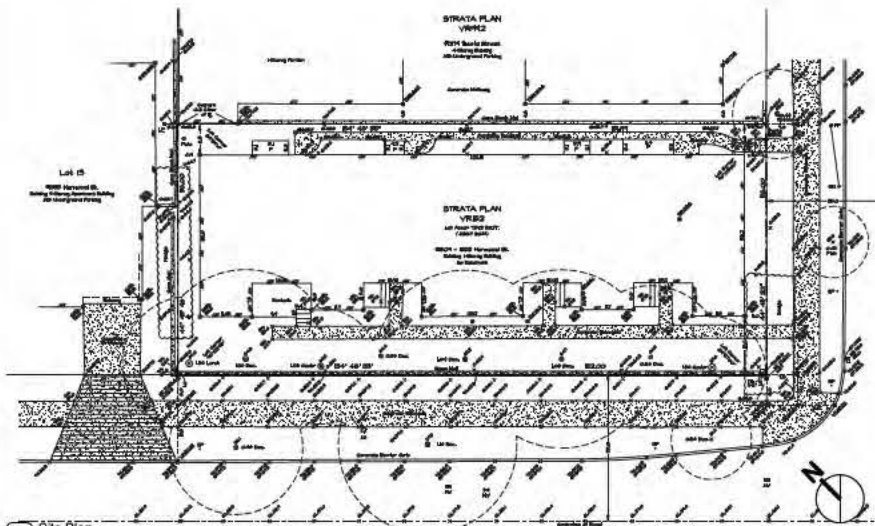
PLOT/ISSUE DATE Apr 04, 2019 REVIEWED SK DRAWN GZ

PROJECT NO 1715 SCALE (I/N O) 1/8" 1'0"

01/R1



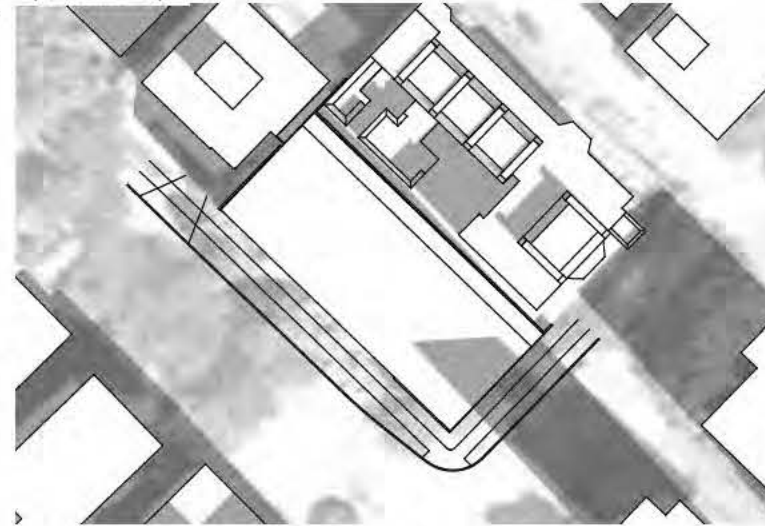
1 Shadow Source
Scale: NTS



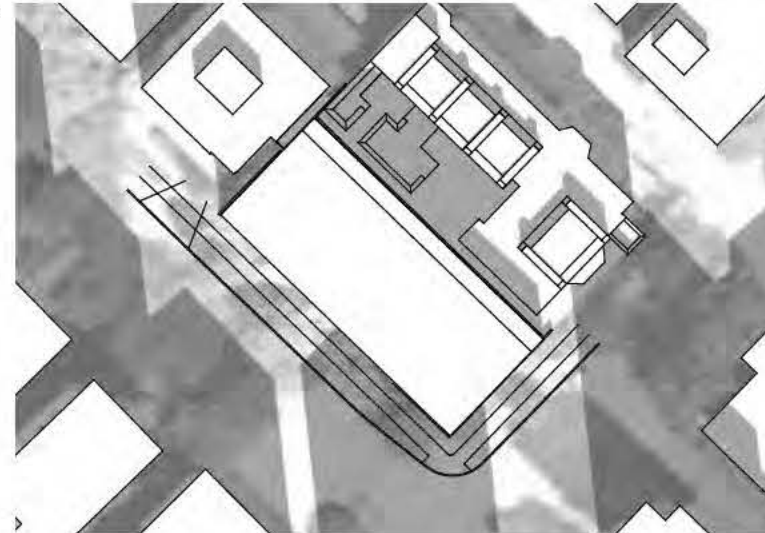
2 Site Plan
Scale: NTS

RM-5A Height Envelope Massing
Equinox | Mar/Sep22

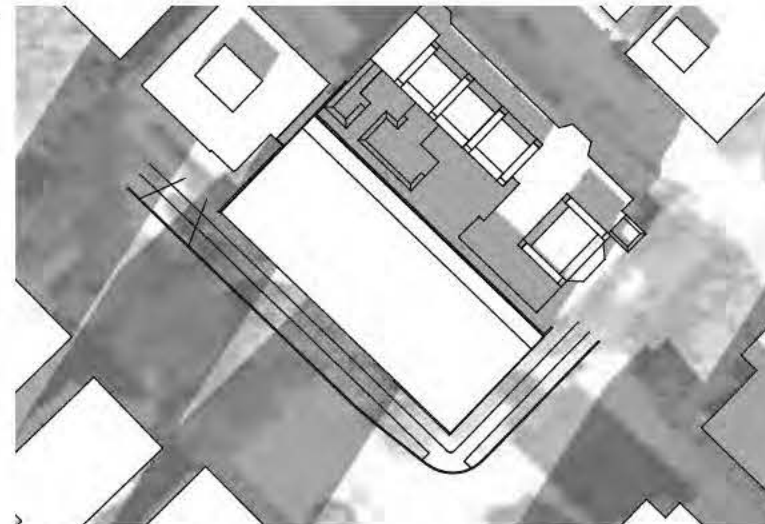
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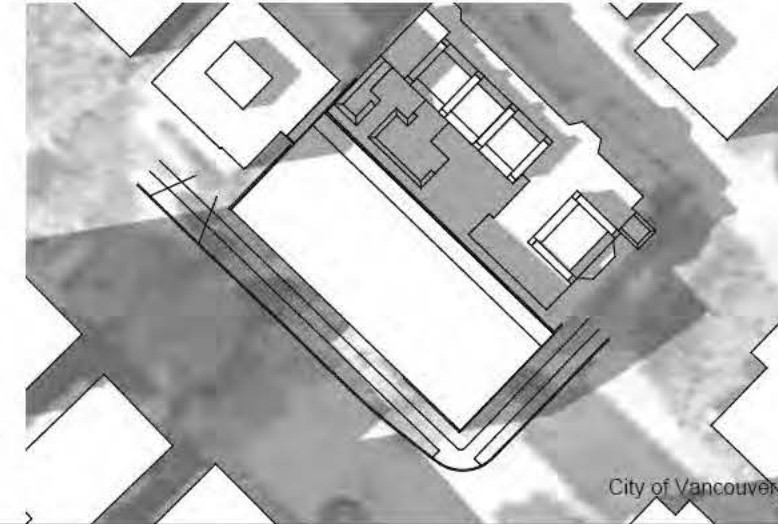
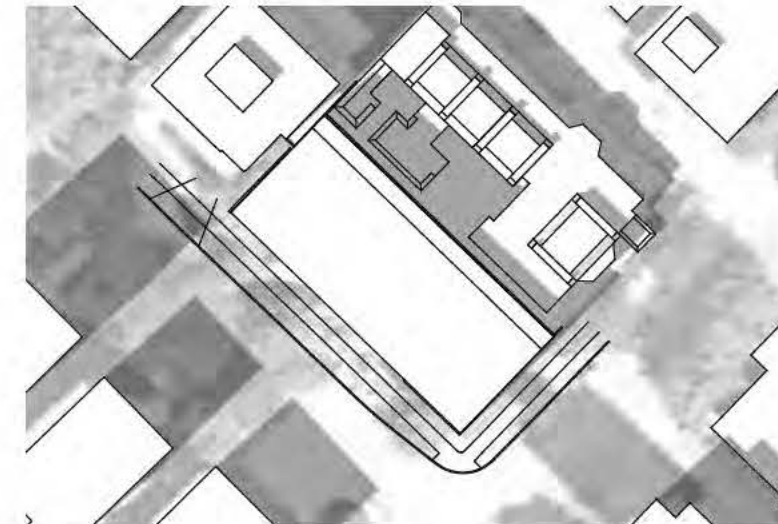
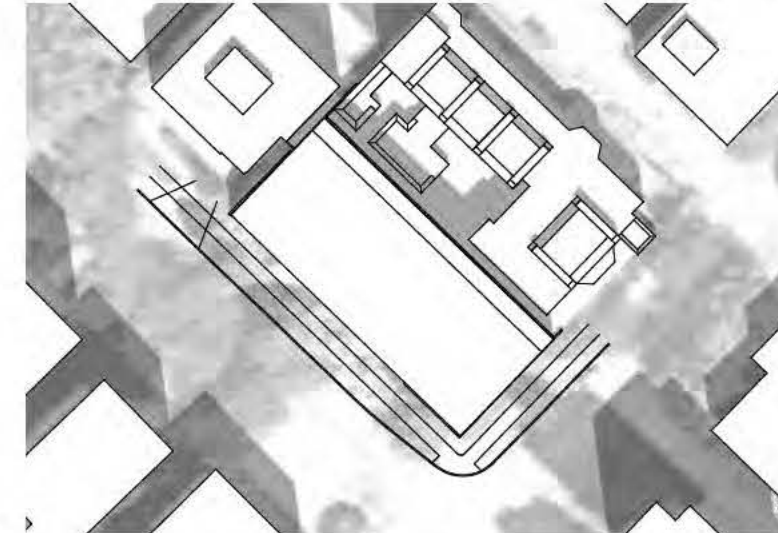
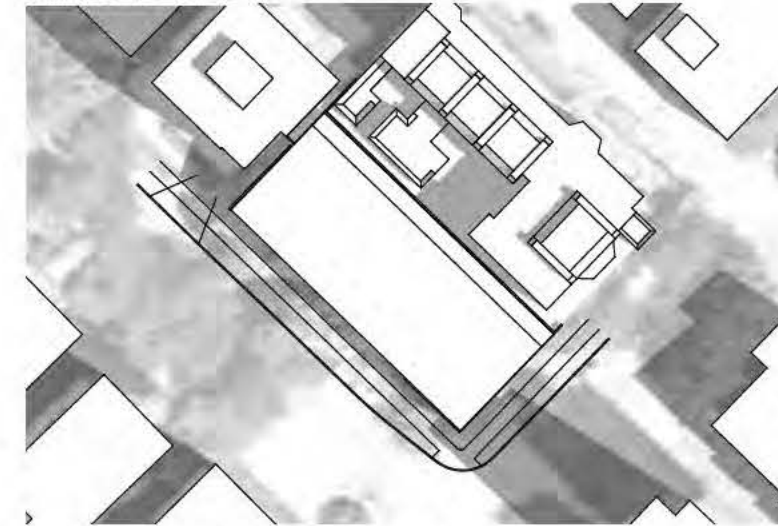
14:00 >



16:00 >



Summer Solstice | Jun22



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NOTES

ISSUE / REVISION DATE
01 Issued For: DP January 15, 2018
01 / R1 Re Issued For: DP June 26, 2018

PERMIT NUMBERS
Development Permit DP 2018 00098
Building Permit BU

LEGAL
PLAN OF SURVEY OF STRATA PLAN VR102, BLOCK 51, GROUP 1,
NEW WESTMINSTER DISTRICT

SEAL (IF REQ'D)
THIS DRAWING SHALL NOT BE USED FOR PERMITS OR
CONSTRUCTION UNLESS SIGNED & SEALED

PROJECT
BY THE BAY
1289 Nicola St. (formerly 1509-33 Harwood St)
5 Unit Residential Development

BUILDING CODE VBBL 2014 ZONING RM-5A

DRAWING TITLE

**Shadow Analysis
Height Envelope**

PLOT/ISSUE DATE Apr 04, 2019 REVIEWED SK DRAWN GZ

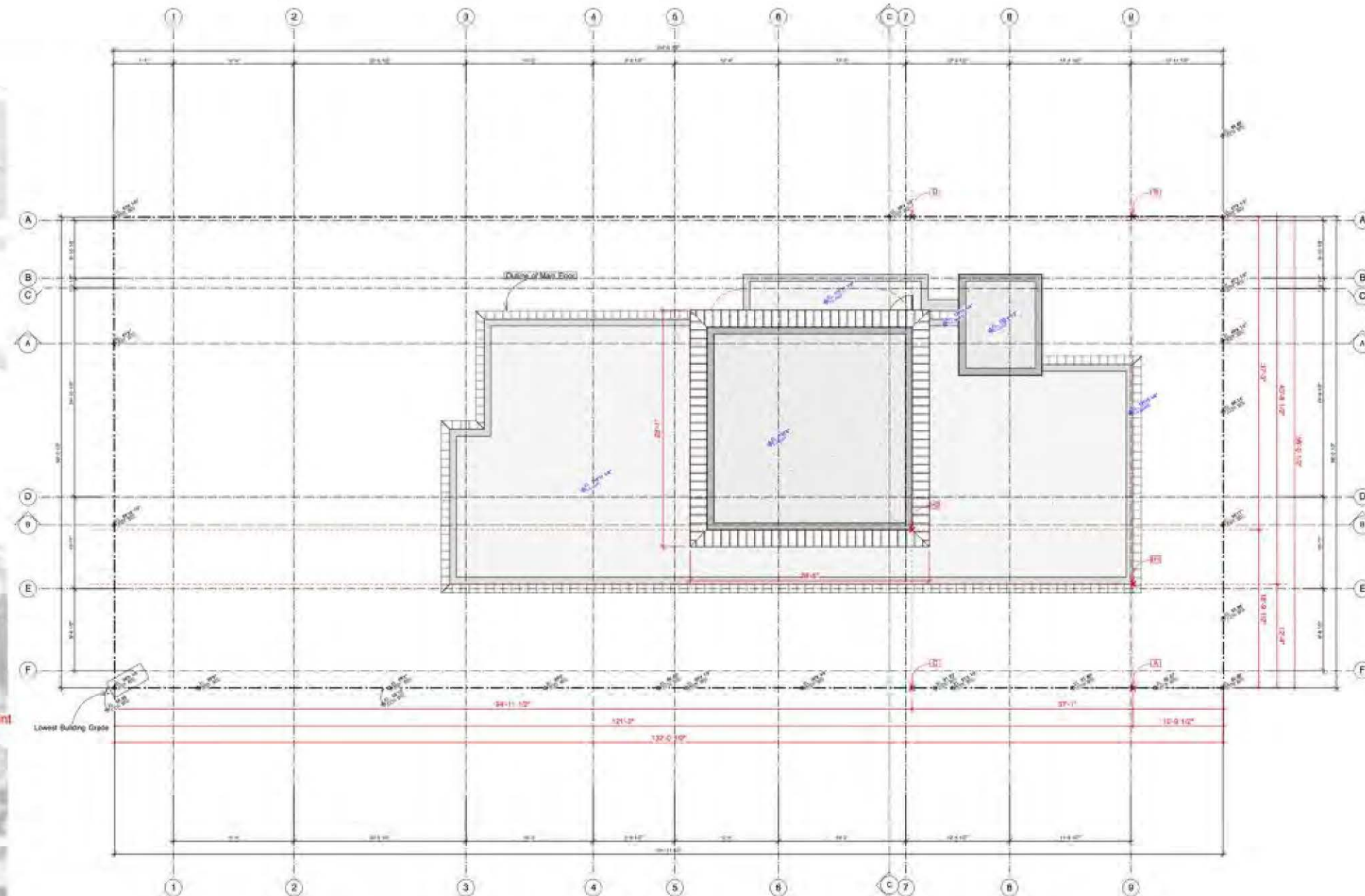
PROJECT NO 1715 SCALE (I/N/O) 1/8" = 1'0"

01/R1



1 Height Envelope
Scale: NTS

3 Height Calculations
Scale: NTS



2 Height Points - Level Roof
Scale: 1/8" = 1'-0"

Heightpoints on PL

South-West Building Grades

| | | | |
|-------|--------|---|----------|
| south | 19.20m | = | 63.00 ft |
| west | 17.82m | = | 58.46 ft |

| | | | |
|--------------------|------------------------|---|-----------|
| Distance of points | Front PL to bldg. line | = | 132.00 ft |
| | | = | 132.00 ft |

| | | | | | |
|--------|----------|---|-----------|---|---------|
| Factor | 63.00 ft | - | 58.46 ft | = | 4.54 ft |
| | 4.54 ft | + | 132.00 ft | = | 0.03 ft |

| | | | | | |
|-------------------------------|----------|---|-----------|---|-----------|
| Heights at points on South PL | | | | | |
| (A) | 0.00 ft | + | 132.00 ft | = | 132.00 ft |
| | 58.46 ft | + | -4.54 ft | = | 62.63 ft |

North-East Building Grades

| | | | |
|-------|--------|---|----------|
| north | 19.21m | = | 63.04 ft |
| east | 20.68m | = | 67.79 ft |

| | | | |
|--------------------|----------------------------|---|-----------|
| Distance of points | Neighbour PL to bldg. line | = | 132.00 ft |
| | | = | 132.00 ft |

| | | | | | |
|--------|----------|---|-----------|---|---------|
| Factor | 67.79 ft | - | 63.04 ft | = | 4.75 ft |
| | 4.75 ft | + | 132.00 ft | = | 0.04 ft |

| | | | | | |
|--------------------------------------|----------|---|-----------|---|-----------|
| Heights at points on North PL (B) | 0.04 ft | + | 132.00 ft | = | 132.04 ft |
| | 63.04 ft | + | -4.59 ft | = | 67.49 ft |

Height calculation

Height Point (H1) Building Grades

| | | |
|-----|---|----------|
| [A] | = | 62.63 ft |
| [B] | = | 67.49 ft |

| | | | |
|--------------------|-----------------------------------|---|----------|
| Distance of points | Measured parallel to Nicola St PL | = | 67.49 ft |
|--------------------|-----------------------------------|---|----------|

| | | | | | |
|--------|----------|---|----------|---|---------|
| Factor | 67.49 ft | - | 62.63 ft | = | 4.77 ft |
| | 4.77 ft | + | 56.00 ft | = | 0.09 ft |

| | | | | |
|------------------------------|---------|---|-----------|-------------|
| Heights at points on West PL | | | | |
| (H1) | 0.09 ft | + | 132.00 ft | = 132.09 ft |
| | 1.05 ft | + | 62.63 ft | = 63.68 ft |

| | | | | | |
|--------|-----------|---|----------|---|----------|
| Height | 132.09 ft | - | 63.68 ft | = | 68.41 ft |
|--------|-----------|---|----------|---|----------|

| | | | | | |
|-----------------|----------|---|----------|---|----------|
| Height Envelope | 68.41 ft | - | 58.04 ft | = | 10.37 ft |
|-----------------|----------|---|----------|---|----------|

| | | | | | |
|----------------------|----------|---|----------|---|----------|
| Over height envelope | 10.37 ft | + | 60.04 ft | = | 70.41 ft |
|----------------------|----------|---|----------|---|----------|

Heightpoints on PL

South-West Building Grades

| | | | |
|-------|--------|---|----------|
| south | 19.20m | = | 63.00 ft |
| west | 17.82m | = | 58.46 ft |

| | | | |
|--------------------|------------------------|---|-----------|
| Distance of points | Front PL to bldg. line | = | 132.00 ft |
| | | = | 132.00 ft |

| | | | | | |
|--------|----------|---|-----------|---|---------|
| Factor | 63.00 ft | - | 58.46 ft | = | 4.54 ft |
| | 4.54 ft | + | 132.00 ft | = | 0.03 ft |

| | | | | |
|-------------------------------|----------|---|-----------|-------------|
| Heights at points on South PL | | | | |
| (C) | 0.03 ft | + | 132.00 ft | = 132.03 ft |
| | 58.46 ft | + | -4.54 ft | = 61.73 ft |

North-East Building Grades

| | | | |
|-------|--------|---|----------|
| north | 19.21m | = | 63.04 ft |
| east | 20.68m | = | 67.79 ft |

| | | | |
|--------------------|----------------------------|---|-----------|
| Distance of points | Neighbour PL to bldg. line | = | 132.00 ft |
| | | = | 132.00 ft |

| | | | | | |
|--------|----------|---|-----------|---|---------|
| Factor | 67.79 ft | - | 63.04 ft | = | 4.75 ft |
| | 4.75 ft | + | 132.00 ft | = | 0.04 ft |

| | | | | |
|-------------------------------|----------|---|-----------|-----------|
| Heights at points on North PL | | | | |
| (D) | 0.04 ft | + | 132.00 ft | 132.04 ft |
| | 63.04 ft | + | -4.75 ft | 66.49 ft |

Height calculation

Height Point (H2) Building Grades

| | | |
|-----|---|----------|
| [C] | = | 61.73 ft |
| [D] | = | 66.49 ft |

| | | | |
|--------------------|-----------------------------------|---|----------|
| Distance of points | Measured parallel to Nicola St PL | = | 66.49 ft |
|--------------------|-----------------------------------|---|----------|

| | | | | | |
|--------|----------|---|----------|---|---------|
| Factor | 66.49 ft | - | 61.73 ft | = | 4.73 ft |
| | 4.73 ft | + | 56.00 ft | = | 0.06 ft |

| | | | | |
|------------------------------|---------|---|-----------|-------------|
| Heights at points on West PL | | | | |
| (H2) | 0.06 ft | + | 132.00 ft | = 132.06 ft |
| | 1.59 ft | + | 61.73 ft | = 63.31 ft |

| | | | | | |
|--------|-----------|---|----------|---|----------|
| Height | 132.06 ft | - | 63.31 ft | = | 68.75 ft |
|--------|-----------|---|----------|---|----------|

| | | | | | |
|-----------------|----------|---|----------|---|---------|
| Height Envelope | 68.75 ft | - | 60.04 ft | = | 8.71 ft |
|-----------------|----------|---|----------|---|---------|

| | | | | | |
|----------------------|---------|---|----------|---|----------|
| Over height envelope | 8.71 ft | + | 63.04 ft | = | 71.75 ft |
|----------------------|---------|---|----------|---|----------|

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NOTES:

NICOLA STREET

HARWOOD STREET

DATE: 15/04/2019
BY: J. M. DeLeonardis
FOR: J. M. DeLeonardis

PROJECT: 1509-33 HARWOOD ST
5 UNIT RESIDENTIAL DEVELOPMENT

LEGAL: PLAN OF SURVEY OF STRATA PLAN V-100-01 (GROUP 1), NEW WESTMINSTER DISTRICT

SEAL OF REGULATOR: THESE DRAWINGS SHALL NOT BE USED FOR PERMITS OR CONSTRUCTION UNLESS SIGNED & SEALED

PROJECT: BY THE BAY

1289 Nicola St. (formerly 1509-33 Harwood St)
5 Unit Residential Development

RECORDING CODE: VBBL 2014

DRAWING TITLE: RM-5A

Height Calculations

APPROVED: SK
DATE: Apr 04, 2019

PROJECT NO: 1715

SCALE: 1/8" = 1'-0"

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NOTES

ISSUE / REVISION DATE
01 Issued For DP January 15, 2018
01 / R1 Re Issued For: DP June 29, 2018

PERMIT NUMBERS
Development Permit DP 2018 00098
Building Permit BU

LEGAL
PLAN OF SURVEY OF STRATA PLAN VR152, BLOCK 01, GROUP 1,
NEW WESTMINSTER DISTRICT
SEAL (IF REQUIRED)
THESE DRAWINGS SHALL NOT BE USED FOR PERMITS OR
CONSTRUCTION UNLESS SIGNED & SEALED

PROJECT
BY THE BAY
1289 Nicola St. (formerly 1509-33 Harwood St)
5 Unit Residential Development

BUILDING CODE ZONING
VBBL 2014 RM-5A

DRAWING TITLE

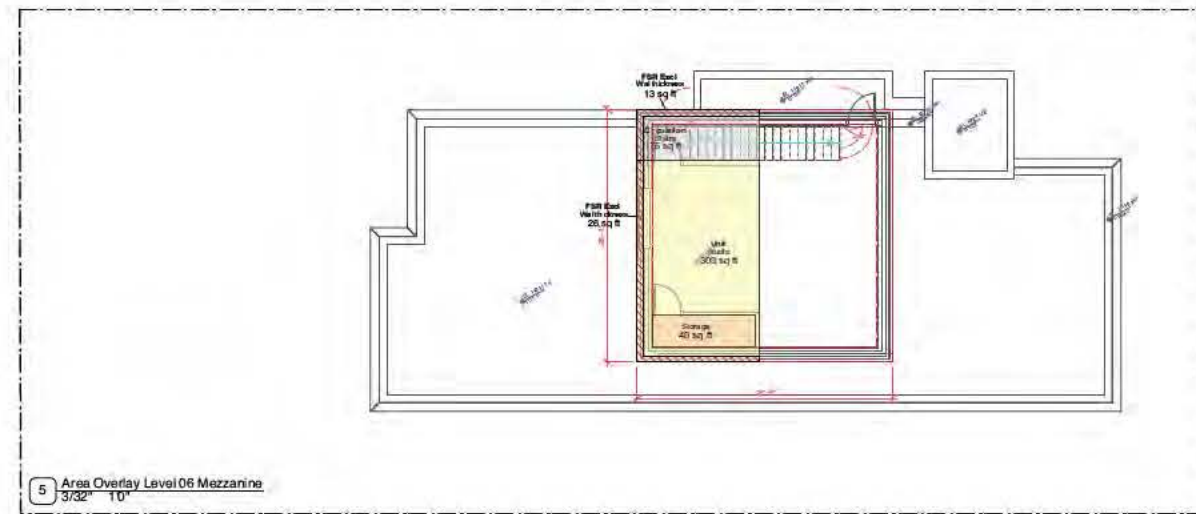
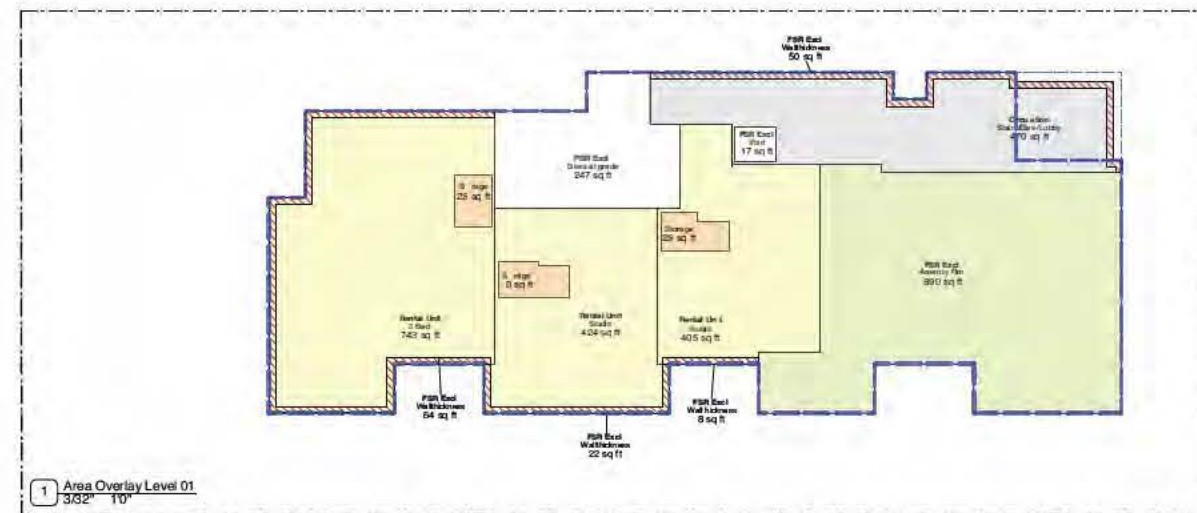
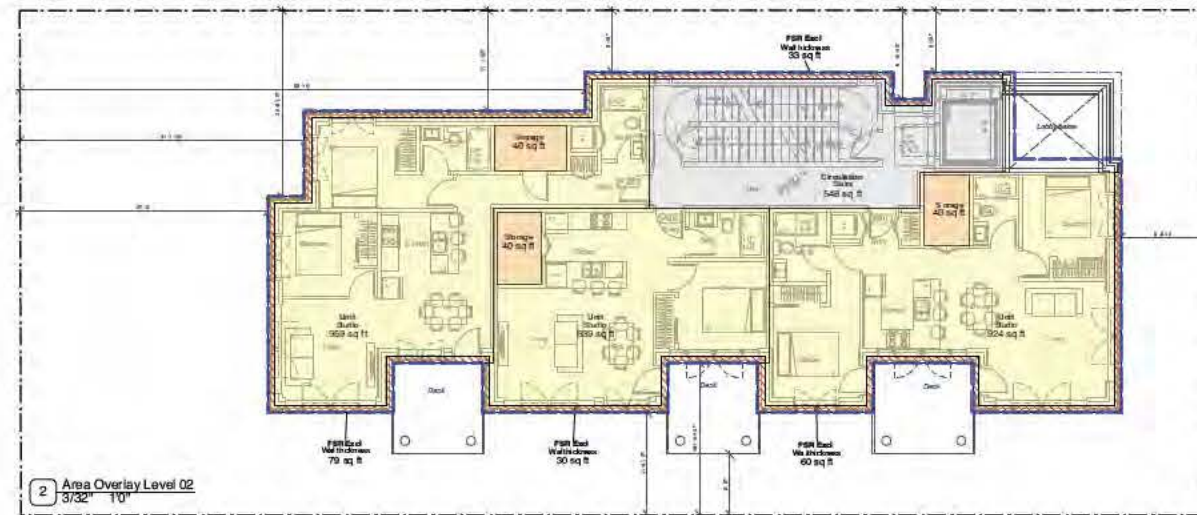
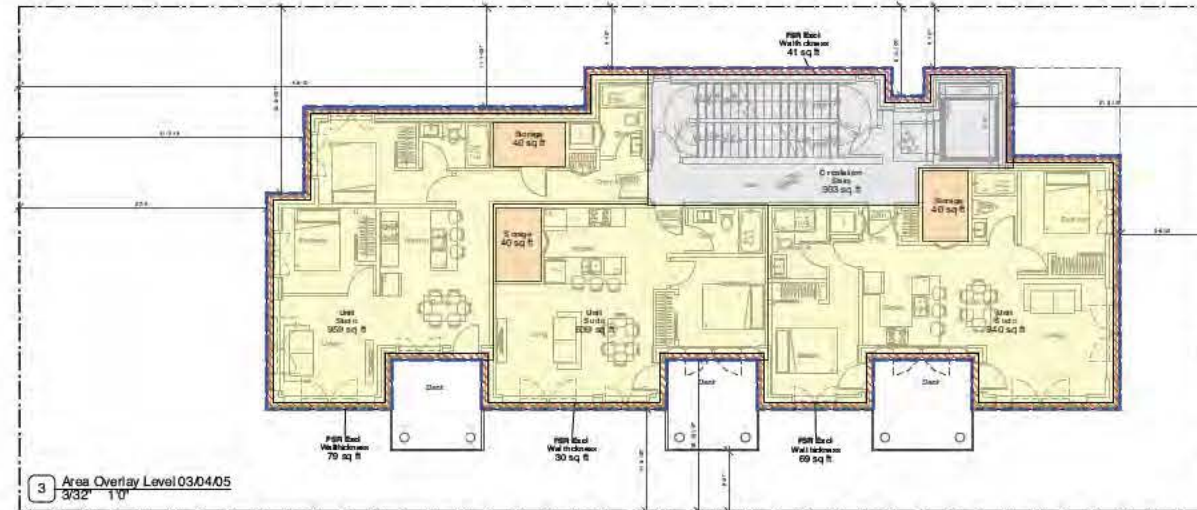
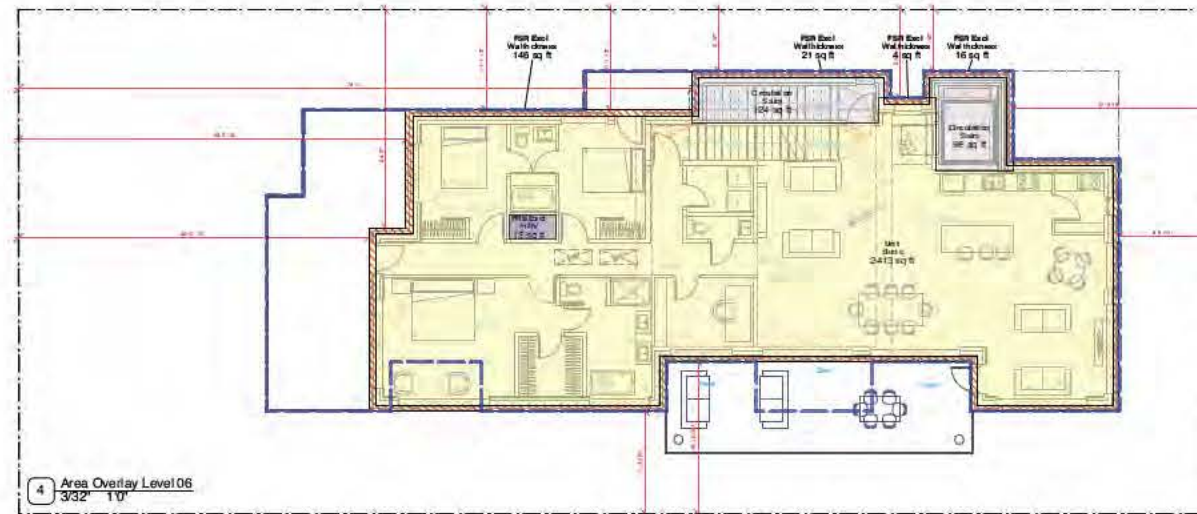
Area Overlays

PLOT/ISSUE DATE REVIEWED DRAWN
Apr 04, 2019 SK GZ

PROJECT NO SCALE (N/D)
1715 1/8" 1'0"

16 of 28
01/R1

A5.4



| Areas | Unit Type | Areas Gross | Areas | | | Exclusion | | | | Deck / balcony | | FSR | | Cars Stalls |
|----------|-------------|-------------|------------|----------|-------------|-----------|-----------|-----------|---------|----------------|-----------|------------|------|-------------|
| | | | Resident | Amenity | Circulation | Amenity | Wall | Storage | HRVs | Deck | Open Bldg | Area | No. | |
| Level 01 | Unit 2 Bed | 743 sqft | 743 sqft | | | 64 sqft | 23 sqft | | | | | 656 sqft | 0.09 | |
| | Unit Studio | 424 sqft | 424 sqft | | | 22 sqft | 30 sqft | | | | | 372 sqft | 0.05 | |
| | Unit Studio | 404 sqft | 404 sqft | | | 8 sqft | 29 sqft | | | | | 367 sqft | 0.05 | |
| | Circulation | 470 sqft | | | 470 sqft | 50 sqft | | | | | | 420 sqft | 0.06 | |
| | Amenity | 890 sqft | | 890 sqft | | 890 sqft | | | | | | | | |
| Totals | | 2931 sqft | 1571 sqft | 890 sqft | 470 sqft | 890 sqft | 144 sqft | 82 sqft | | | | 1815 sqft | 0.25 | |
| Level 02 | | | | | | | | | | | | | | |
| | Unit 2 Bed | 959 sqft | 959 sqft | | | 79 sqft | 40 sqft | | | | | 840 sqft | 0.11 | 1.0 |
| | Unit 1 Bed | 639 sqft | 639 sqft | | | 30 sqft | 40 sqft | | | | | 569 sqft | 0.08 | 1.0 |
| | Unit 2 Bed | 924 sqft | 924 sqft | | | 60 sqft | 40 sqft | | | | | 824 sqft | 0.11 | 1.0 |
| | Circulation | 548 sqft | | | 548 sqft | 33 sqft | | | | | | 515 sqft | 0.07 | |
| Totals | | 3070 sqft | 2522 sqft | | 548 sqft | 202 sqft | 120 sqft | | | | | 2748 sqft | 0.37 | 3.0 |
| Level 03 | | | | | | | | | | | | | | |
| | Unit 2 Bed | 959 sqft | 959 sqft | | | 79 sqft | 40 sqft | | | | | 840 sqft | 0.11 | 1.0 |
| | Unit 1 Bed | 639 sqft | 639 sqft | | | 30 sqft | 40 sqft | | | | | 569 sqft | 0.08 | 1.0 |
| | Unit 2 Bed | 940 sqft | 940 sqft | | | 69 sqft | 40 sqft | | | | | 831 sqft | 0.11 | 1.0 |
| | Circulation | 563 sqft | | | 563 sqft | 41 sqft | | | | | | 522 sqft | 0.07 | |
| Totals | | 3101 sqft | 2538 sqft | | 563 sqft | 219 sqft | 120 sqft | | | | | 2782 sqft | 0.37 | 3.0 |
| Level 04 | | | | | | | | | | | | | | |
| | Unit 2 Bed | 959 sqft | 959 sqft | | | 79 sqft | 40 sqft | | | | | 840 sqft | 0.11 | 1.0 |
| | Unit 1 Bed | 639 sqft | 639 sqft | | | 30 sqft | 40 sqft | | | | | 569 sqft | 0.08 | 1.0 |
| | Unit 2 Bed | 940 sqft | 940 sqft | | | 69 sqft | 40 sqft | | | | | 831 sqft | 0.11 | 1.0 |
| | Circulation | 563 sqft | | | 563 sqft | 41 sqft | | | | | | 522 sqft | 0.07 | |
| Totals | | 3101 sqft | 2538 sqft | | 563 sqft | 219 sqft | 120 sqft | | | | | 2782 sqft | 0.37 | 3.0 |
| Level 05 | | | | | | | | | | | | | | |
| | Unit 3 Bed | 2413 sqft | 2413 sqft | | | 150 sqft | | 13 0 sqft | | | | 2250 sqft | 0.30 | 2.0 |
| | Circulation | 222 sqft | | | 222 sqft | 37 sqft | | | | | | 185 sqft | 0.03 | |
| Totals | | 2635 sqft | 2413 sqft | | 222 sqft | 187 sqft | | 13 sqft | | | | 2435 sqft | 0.33 | 2.0 |
| Level 06 | | | | | | | | | | | | | | |
| | Unit | 303 sqft | 303 sqft | | | 26 sqft | 40 sqft | | | | | 237 sqft | 0.03 | |
| | Circulation | 75 sqft | | | 75 sqft | 13 sqft | | | | | | 62 sqft | 0.01 | |
| Totals | | 378 sqft | 303 sqft | | 75 sqft | 39 sqft | 40 sqft | | | | | 299 sqft | 0.04 | |
| Level 07 | | | | | | | | | | | | | | |
| Level 01 | | 2931 sqft | 1571 sqft | 890 sqft | 470 sqft | 890 sqft | 144 sqft | 82 sqft | | | | 1815.00 | 0.25 | |
| Level 02 | | 3070 sqft | 2522 sqft | | 548 sqft | | 202 sqft | 120 sqft | | | | 2748.00 | 0.37 | 3.0 |
| Level 03 | | 3101 sqft | 2538 sqft | | 563 sqft | | 219 sqft | 120 sqft | | | | 2782.00 | 0.37 | 3.0 |
| Level 04 | | 3101 sqft | 2538 sqft | | 563 sqft | | 219 sqft | 120 sqft | | | | 2782.00 | 0.37 | 3.0 |
| Level 05 | | 2635 sqft | 2413 sqft | | 222 sqft | | 187 sqft | | 13 sqft | | | 2435.00 | 0.33 | 2.0 |
| Level 06 | | 378 sqft | 303 sqft | | 75 sqft | | 39 sqft | 40 sqft | | | | 299.00 | 0.04 | |
| Totals | | 15216 sqft | 11885 sqft | 890 sqft | 2441 sqft | 890 sqft | 1010 sqft | 482 sqft | 13 sqft | | | 12821 sqft | 1.73 | 11 |

6 Areas
Scale: NTS

From: "Freeman, John"

To: "Scott Kennedy" <skennedy@cornerarch.com>

"Luke Han" <lhan@cornerarch.com>

"Sunny Dhillon" <sunny@dimexgroup.com>

Date: 10/10/2019 8:51:48 AM

Subject: 1289 Nicola DP-2018-00038 DPB report

Attachments: 1289 Nicola - DPB report draft.pdf

Appendix E - Presentation from Neighbours.pdf

Good Morning all,

Please find attached the DP Board report for our review today. Apologies for not having it to you yesterday. It got a little crazy over here. The report did get published yesterday so you might have seen it already. I have also included the presentation to the Board being brought by the neighbours of 1279 Nicola.

We will go through the conditions of the report as well as a few key items such as the notification summary and applicable policy contained in our recommendations. I will bring copies of the report for you.

See you at 10 am. J

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing

(604) 871-6076

john.freeman@vancouver.ca

Unceded xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), an Səl̓ílwətaʔ (Tsleil-Waututh) Territories (Vancouver)

INFORMATION PACKAGE FROM THE RESIDENTS OF 1279 NICOLA STREET

Dear Board Member,

The residents of 1279 Nicola Street, the small condominium next door to the subject site, would like you to consider the severe impact this development application will have on the livability of our homes. Built in 1983, our building is configured around a courtyard which faces the shared property line, and as a result we will face considerable hardship if the proposed development proceeds as currently designed. In addition to our detailed responses to the original and revised applications, we have prepared this short package to summarize our core objection and outline its supporting rationale. We ask that you consider this information in full in your deliberations and response.

Respectfully,

A handwritten signature in black ink, appearing to read 'Patrick Murphy', with a long horizontal line extending from the end of the signature.

Patrick Murphy, Strata President
On behalf of the residents of "Ocean Vista"

Primary Objection

As currently designed, the severe, lasting negative effects of the proposed development represent an unreasonable hardship at odds with the intent of our zoning bylaws and good urban design practices. We have the right to a base standard of livability for our homes in relation to new development and, to date, the actions of the City and developer have not adequately acknowledged or upheld that right.

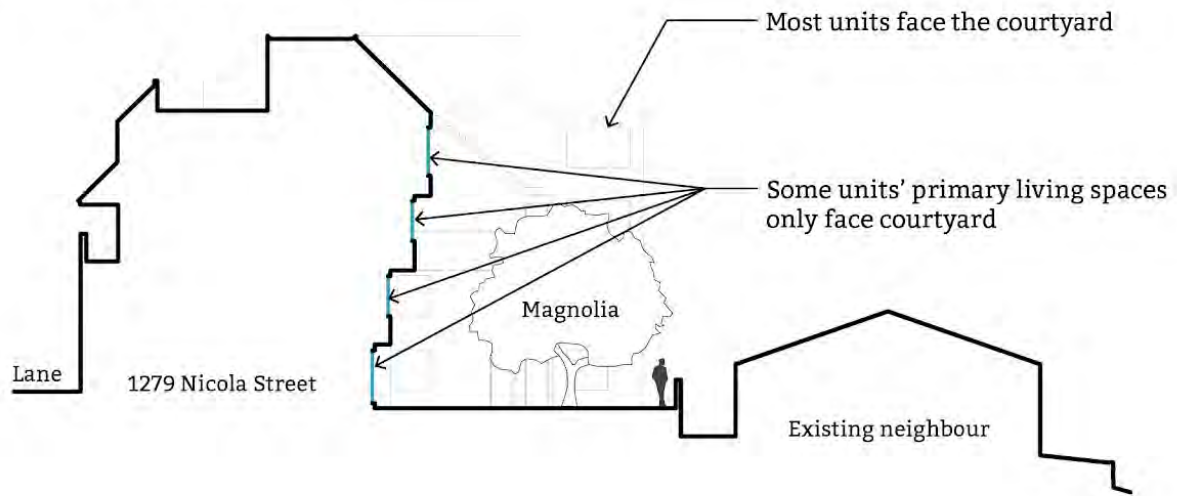
Rationale

1. Our building is oriented around a courtyard that faces the shared property line. **For most of the units in our building, the *only* significant access to light, air, and a sense of space is through the courtyard.** The proposed development will lock the courtyard in a deep, narrow light well. We recognize that this is an atypical condition, but the result will be severe for our residents. An atypical solution is needed from the applicant and City.
2. **We are concerned about livability, not views.** We do not oppose redevelopment of the subject site. We recognize the value of additional density in the neighbourhood and are aware of the state of disrepair of the current building on the site. However, the size and massing of the proposed development will have a severe and permanent impact on the livability and value of our homes.
3. **It is not reasonable to require that the applicant meet the Horizontal Angle of Daylight requirements for the new building, but take that same benefit away from the neighbours next door.** This appears to run counter to the spirit of the West End Guidelines, the RM5A district schedule, the Access to Daylight, Views, and Ventilation bylaw, the West End Community Plan, and general good urban design practice.
4. The bylaws around tower separation and Horizontal Angle of Daylight are in place to preserve livability. **The zoning envelope on the subject site should not be a license to place an unreasonable hardship on neighbours.**
5. The current version of this application is a revision of the original. However, despite the way it has been characterized by the applicant, little has been done to substantively address the problem. **In fact, as outlined in our response to the revised design, making the building a little bit lower but quite a bit longer has an even greater negative impact.**
6. The applicant is seeking bonus density and relaxations for height and setbacks. **We feel strongly that Director of Planning and Development Permit Board should not consider these without a more significant effort to address our primary objection.**
7. **It seems obvious to us that there are other, better design solutions** that, with some proactive engagement from the City and the developer, would deliver a profitable project and possibly an improved condition for the residents of 1279 Nicola Street.

Please also consider the illustrations on the following pages.

Illustration 1. Impact of proposed design on courtyard

Current Condition



Proposed Design

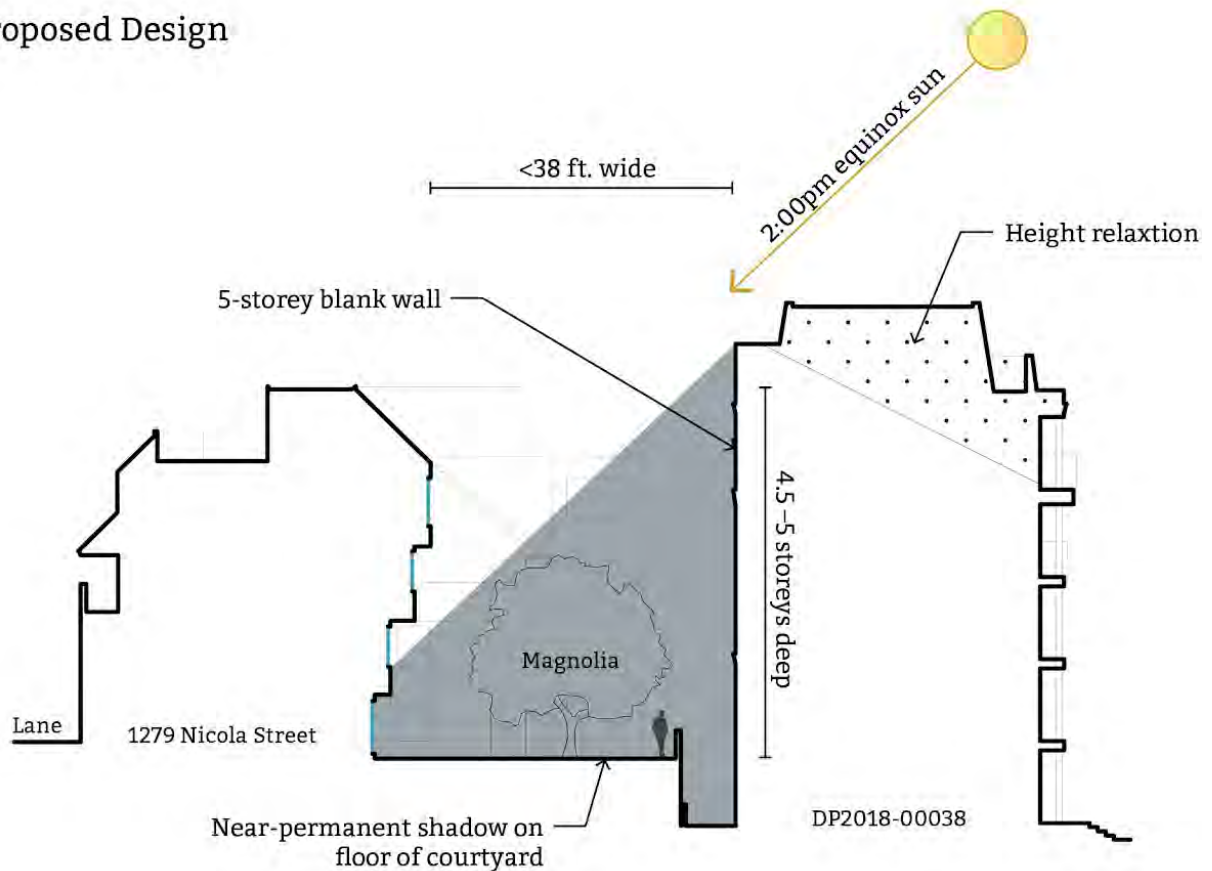


Illustration 2. View from typical courtyard-facing living room (Unit 107)

Current Condition



Note that the window in this photo, in addition to sliding doors directly below, is the *only* window from a primary living space that this unit has. This unit's only other window is a small window from a back bedroom looking directly into the laneway.

Proposed Design



Illustration 3. View from courtyard patio

Current Condition



Proposed Design



Note the near-complete lack of light, sense of space, and view to the neighbourhood.

Illustration 4. View from third floor walkway

Current Condition



Proposed Design



Note the extent of enclosure for the entire principal area of the courtyard.

From: "Cho, Edna" <edna.cho@vancouver.ca>
To: "Greer, John" <john.greer@vancouver.ca>
Date: 11/20/2019 12:31:20 PM
Subject: 1289 Nicola FOI request
Attachments: 3.pdf
4.pdf

Hi John,

As requested.

Edna

From: Greer, John
Sent: Friday, November 30, 2018 12:30 PM
To: Cho, Edna
Cc: Robin, Sarah; Cheng, Aaron; Gillman, Andrea
Subject: RE: 1289 Nicola

Hi Edna,

I agree with your assessment, here are the photo's hard to tell but it looks like someone just running a hair salon out of their dwelling unit

Thx
John

From: Cho, Edna
Sent: Thursday, November 29, 2018 4:03 PM
To: Greer, John
Cc: Robin, Sarah; Cheng, Aaron; Gillman, Andrea
Subject: RE: 1289 Nicola

Hi John,

I don't think I'm convinced. According to the TRP that they submitted in January 2018, there were 3 tenants. It appears that unit 1509 (the barber shop) has 2 business licenses attached – one for long-term rental and the other for short-term rental. s.22(1) is not part of the TRP that they submitted. So from the information I have – there still appears to be 3 tenants. Is the situation that the tenant in 1509 is both living in the unit and operating a barber shop?

The picture of the barber shop didn't come through. Would you mind sending it again?

Thanks,

Edna

| Name | Unit# | Length of tenancy/Rent | Licenses associated |
|---------|-------|------------------------|---|
| s.22(1) | 1509 | s.22(1) | 2 licenses – long term rental and short-term rental |
| s.22(1) | 1517 | s.22(1) | n/a |
| s.22(1) | 1533 | s.22(1) | n/a |

From: sunny [mailto:sunny@dimexgroup.com]
Sent: Monday, November 26, 2018 12:19 PM
To: Greer, John; Robin, Sarah
Cc: Scott Kennedy; Gillman, Andrea
Subject: RE: harwood photos

Hi John,

Each unit has a civic address the Barber shop is 1509 Harwood and s.22(1)

Thank You,

Sunny Dhillon
Cell: 604-307-1431
Email: sunny@dimexgroup.com

Dimex Group
Development | Marketing | Management | Construction
610-1155 West Pender Street
Vancouver, BC
V6E 2P4
Tel: 604-325-3030
Fax: 1-844-272-8754
Website: www.dimexgroup.com



From: Greer, John <john.greer@vancouver.ca>
Sent: Monday, November 26, 2018 7:52 AM
To: sunny <sunny@dimexgroup.com>; Robin, Sarah <Sarah.Robin@vancouver.ca>
Cc: Scott Kennedy <skennedy@cornerarch.com>; Gillman, Andrea <Andrea.Gillman@vancouver.ca>
Subject: RE: harwood photos

Hi Sunny,

Can you please let me know what the unit # is that the person is running a barber shop out of their dwelling unit, s.22(1). I would like to compare these to the tenant relocation plan that you submitted

Thanks,
john

From: sunny [mailto:sunny@dimexgroup.com]
Sent: Friday, November 23, 2018 3:12 PM
To: Greer, John; Robin, Sarah
Cc: Scott Kennedy
Subject: RE: harwood photos

Hi Robin/John,

Looking for an update?

Thank You,

Sunny Dhillon

Cell: 604-307-1431

Email: sunny@dimexgroup.com

Dimex Group

Development | Marketing | Management | Construction

610-1155 West Pender Street

Vancouver, BC

V6E 2P4

Tel: 604-325-3030

Fax: 1-844-272-8754

Website: www.dimexgroup.com



From: sunny

Sent: Wednesday, November 21, 2018 3:24 PM

To: 'John Greer' <john.greer@vancouver.ca>

Cc: Scott Kennedy <skennedy@cornerarch.com>

Subject: FW: harwood photos

Hi John,

See attached photos below per our conversation.

Since there are no tenants living in this unit the property only has 2 rental units.

Looking forward to your response we really want to get going with construction on this site.

Thank You,

Sunny Dhillon

Cell: 604-307-1431

Email: sunny@dimexgroup.com

Dimex Group

Development | Marketing | Management | Construction

610-1155 West Pender Street

Vancouver, BC

V6E 2P4

Tel: 604-325-3030

Fax: 1-844-272-8754

Website: www.dimexgroup.com



From: Rain <rain@dimexgroup.com>

Sent: November 21, 2018 3:20 PM

To: sunny <sunny@dimexgroup.com>

Best Regards,

Rain Liu

Office Administrator

Email: rain@dimexgroup.com

Dimex Group

Development|Marketing|Management|Construction

610 - 1155 West Pender Street

Vancouver, BC

V6E 2P4

Tel: 604-325-3030

Fax: 1-844-272-8754

Office Hours: Mon – Fri, 9:00am – 5:00pm PST

Website: www.dimexgroup.com







From: "Freeman, John"
To: s.22(1)
Date: 7/8/2019 11:18:18 AM
Subject: 1289 Nicola St DP-2018-00038

Good Morning s.22(1)

Thank you for your thoughtful comments regarding this application, DP-2018-00038, at 1289 Nicola Street. Please find my comments on the issued you have raised.

- ☐ Previously the application was for 5 units of market residential strata units. The revised application includes 13 dwellings of which 3 are secured market rental. Market rates are market driven by definition but the security of the units are mandated by the City. A legal agreement will be needed to secure the three units for the lifetime of the building.
- ☐ The interior configuration has been revised to include the additional units without significant changes to the total floor area. A reduction in height has been proposed from the previous iteration as well as the extent of the top floor. The amenity space has been moved from the top floor to the ground level. Ground floor units have their own entries.
- ☐ Engineering will review the circulation of vehicles into the underground parking including pick up of recycling bins. All site trees are proposed to be removed for the development except the False Cypress on the SE corner. Landscape Planning reviews this aspect of the application. Trees on City property are being retained and protected.
- ☐ There is no increase in the density (ratio of floor area to site) in the application. The number of units, including the rental units is supported by numerous City policies. The 10% additional density can be considered under the policy below. The City also considers an additional density for Passive House to help achieve the reduction of GHGs in new buildings. Please see the following policy for more information: <https://vancouver.ca/green-vancouver/build-a-passive-house.aspx>
- ☐ The development is currently at or near the maximum height and density for this zone under the applicable policies.

Your letter will become part of the official file for this Development Application. If you have responded within the comments period ending **July 9, 2019** you will receive an update when the Application has arrived at a Decision by the Development Permit Board however, **all comments** received before the date of decision will be considered. Your feedback is important and will help shape City policy and decision making.

Please note that Development Permit Board meetings are open to the public and that you can sign up to address the Board here: <https://vancouver.ca/home-property-development/development-permit-board.aspx>. You can also find more details about the application at the following link: <https://development.vancouver.ca/pc1289nicola/index.htm>

Please consider some of the City policies that affect this application:

RM-5A zoning (<https://bylaws.vancouver.ca/zoning/RM-5.pdf>);

West End Community Plan (<https://vancouver.ca/home-property-development/west-end-community-plan.aspx>);

Market Rental Housing Policies (<https://vancouver.ca/people-programs/creating-new-market-rental-housing.aspx>); and transferable heritage density (<https://vancouver.ca/home-property-development/density-incentives-for-developers.aspx>).

Your email will only be used to communicate with you about this Development Application. Please note that all comments and responses to this application are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information).

Kind Regards,

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing

(604) 871-6076

John.freeman@vancouver.ca

Unceded xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), an Səlilwətaʔ (Tsleil-Waututh) Territories (Vancouver)

Upcoming time out of office: July 22nd through Aug 2nd

From: s.22(1)

Sent: Friday, July 5, 2019 9:24 AM

To: Freeman, John

Subject: Spam: Development Application DP-2018 -00038

Hello again, John.

I find it's hard to comment on the revised application because there's no real explanation for the changes.

For example, what do the 13 market units consist of? All will be high-end by definition, but are these condos or rentals or some combination? What alterations were made to increase the number from 5 suite to 13? Is the top floor still a common garden and recreational area for all residents? If some units are rentals, what is the expected market value? Do the renters share the same entrance? Is there any allowance made for the likely increase in vehicles accessing the driveway and garage off Harwood? This added traffic will be crossing a very busy sidewalk adjacent to a driveway at 1555 Harwood, but there are only 10 parking stalls underground in that building. Similarly, will garbage pickup be made on the driveway? How many and what kind of trees would be cut down on site and on the boulevard? This street as an unusual variety of mature trees and these are treasured.

Apart from the increased density have any other significant revisions been made to the application?

It would be interesting to learn what the additional 10% Heritage Density Transfer means in practical terms. What would be the highest allowable density for this site under the West End community plan, if it consisted of units similar to those new ones being built nearby on Davie St for example?

I appreciate any information you can add to the barebones Notice.

Best regards,

s.22(1)

From: "Fouladianpour, Payam" <Payam.Fouladianpour@vancouver.ca>
To: "Gillman, Andrea" <Andrea.Gillman@vancouver.ca>
Date: 10/12/2018 10:25:18 AM
Subject: 1289 Nicola Street - DP-2018-00038
Attachments: Tenant Relocation Application.pdf

Hi Andrea,

I apologize if you have already looked at this...

I took over the above noted project from Katrina Hsieh and am not sure if Housing has reviewed the tenant relocation component. The proposal has gone through a couple of iterations, but the demolition of existing rental stock remains the same.

I have attached the application form. I'm not sure what additional information you require at this point, but please let me know.

Thanks.



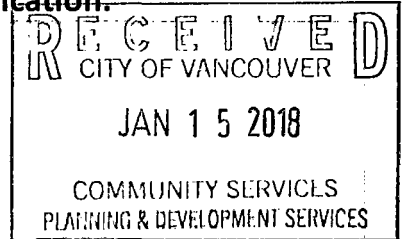
Payam Fouladianpour | Project Coordinator – Development Review Branch
Development, Buildings & Licensing
t. 604.873.7663



Applications Involving Tenant Relocation – Application Form

This form must be submitted with your rezoning or development application.

- Step 1:** Understand your rights and responsibilities as a landlord
Please review the documents in Section 1 as it pertains to relocating tenants
- Step 2:** Complete Section 2 – Rental Statistics
- Step 3:** Complete Section 3 – Draft Tenant Relocation Plan



Section 1: Rights and Responsibilities of Landlord and Tenants

The rights and responsibilities of landlords and tenants is regulated by the Province and is set out in the Residential Tenancy Act: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/00_02078_01

For more information, about the City's rental housing protection policies, please refer to the following documents:

Rental Housing Stock ODP: <http://vancouver.ca/files/cov/rate-of-change.pdf>

Rate of Change Guidelines: <http://former.vancouver.ca/commsvcs/guidelines/R021.pdf>

SRA Bylaw: <http://vancouver.ca/people-programs/protecting-single-room-accommodations.aspx>

Section 2: Rental Statistics

A. Proposed Project Statistics

| | | | | | | | |
|------------------------------|---|------------------|--------------------------|--------|--------------------------|--------------|---------|
| Date: | January 15, 2018 | Applicant: | Cornerstone Architecture | Owner: | By The Bay Home Dev. Ltd | | |
| Phone: | 604-307-1431 | Email: | sunny@dimexgroup.com | | | | |
| Building#: | 1509-1533 | Street: | Harwood Street | City: | Vancouver | Postal Code: | V6G-1X8 |
| Legal description of site: | Strata Lot 1-4 Dist. Lot 185 Strata Plan VR.152 Together w/ an Interest in Common Property In Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1 | | | | | | |
| Current Zoning: | RM5-A | Proposed Zoning: | RM5-A | | | | |
| Proposed Project (Describe): | 5 Unit Residential Strata Development | | | | | | |

(Double click the checkbox)

| | |
|---|---|
| Does the proposed project have new or replacement rental units? | <input type="checkbox"/> Y <input checked="" type="checkbox"/> XN |
| Is this a proposed renovation of existing rental unit(s)? | <input type="checkbox"/> Y <input checked="" type="checkbox"/> XN |
| If No to both, please skip to section B: Existing Rental Units | |

Proposed rental units:

| Unit Type | Number | Average Size | Size Range | Initial Average Rents | Initial Rent Range |
|-----------|--------|--------------|------------|-----------------------|--------------------|
| Studio | | | | | |
| 1 bed | | | | | |
| 2 bed | | | | | |
| 3 bed | | | | | |
| Other: | | | | | |
| Total | | | | | |

[Click Here to Insert New Row](#)

(OR PRESS TAB)

B. Existing Rental Units:

| Unit Type | Total Number | Number Currently Occupied |
|--|--------------|---------------------------|
| Studio | | |
| 1 bed | | |
| 2 bed | 4 | 3 |
| 3 bed | | |
| Other e.g. 4 bed+, housekeeping or sleeping units: | | |
| Total | | |

[Click Here to Insert New Row](#)

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C. Existing Tenants

Please provide a rent roll of the existing tenants on site.

| Name | Unit# | Length of Tenancy(include start date here) | Bedroom Type | Size of Unit | Existing Rent |
|---------|-------|--|--------------|--------------|---------------|
| s.22(1) | 1509 | s.22(1) | 2 | 700 sqft | s.22(1) |
| s.22(1) | 1517 | s.22(1) | 2 | 700 sqft | s.22(1) |
| s.22(1) | 1533 | s.22(1) | 2 | 700 sqft | s.22(1) |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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Section 3: Draft Tenant Relocation Plan

Please complete the "Draft TRP Details" column in the following chart. The notes in the shaded column correspond to the expectations under the City's rental housing protection policies and indicate both minimum requirements and typical scenarios encountered. Staff will assess the proposed Tenant Relocation Plan and provide comments during the application phase.

Insert New Column

| Relocation Plan Components | Draft TRP Details (to be completed with Rezoning or DE application submission) | City Staff Comments (to be completed during Application Review) | FINAL/REVISED TRP |
|---|--|---|-------------------|
| | Date: | Date: | Date: |
| Describe existing project compared to new project | <ul style="list-style-type: none"> 4 Existing Units vs. 5 new units 3 Existing rents vs. 0 new rents 4 Existing unit mix vs. 5 new unit mix | • | • |
| 2 Months' Free Rent <ul style="list-style-type: none"> For long-term tenants residing in the building more than 10 years, consider an additional month free rent. | <ul style="list-style-type: none"> Unit 1509 \$3000 Unit 1517 \$2468 Unit 1533 \$3990 | • | • |
| Notification <ul style="list-style-type: none"> A minimum of two months' notice to end tenancy must be provided. A longer time frame may be offered. | <ul style="list-style-type: none"> We will be providing 2 months' notice to tenants. | • | • |

| Relocation Plan Components | Draft TRP Details (to be completed with Rezoning or DE application submission) | City Staff Comments (to be completed during Application Review) | FINAL/REVISED TRP |
|--|--|---|--|
| | Date: | Date: | Date: |
| Moving Expenses <ul style="list-style-type: none"> A moving company may be hired by the applicant, with all arrangements and costs covered A flat rate of \$750 towards moving expenses and reconnection fees is acceptable. | <ul style="list-style-type: none"> \$750 x 3 units= \$2250 | <ul style="list-style-type: none"> | <ul style="list-style-type: none"> |
| Assistance in Finding Alternate Accommodation <ul style="list-style-type: none"> Three options in Vancouver must be provided to the tenants, one of which must be in the same general area as their current home. Note for projects in the West End, <u>two</u> options should be provided in the same general area as their current home. All options must rent for no more than 10% above their current rental rate, unless otherwise agree to with the tenant (i.e. tenant may be looking for newer, bigger unit etc. and able to pay more for such). | <ul style="list-style-type: none"> | <ul style="list-style-type: none"> | <ul style="list-style-type: none"> |

| Relocation Plan Components | Draft TRP Details (to be completed with Rezoning or DE application submission) | City Staff Comments (to be completed during Application Review) | FINAL/REVISED TRP |
|---|--|---|--|
| | Date: | Date: | Date: |
| First Right of Refusal <ul style="list-style-type: none"> Where starting rents are anticipated to be higher than what the tenant currently pays, a discount for any returning tenants should be offered. E.g. 20% off starting rents. In cases where starting rents are essentially on par with current rents, consider the current rent plus any allowable increases under the RTA during the period of construction as the proposed starting rent. | <ul style="list-style-type: none"> N/A | <ul style="list-style-type: none"> | <ul style="list-style-type: none"> |
| Other <ul style="list-style-type: none"> Where a Building Manager is paying reduced rent in exchange for services, consider compensation at the same monthly rate as for a similar sized unit. Consideration for any additional compensation for long-term building residents who may require assistance in some form. | <ul style="list-style-type: none"> N/A | <ul style="list-style-type: none"> | <ul style="list-style-type: none"> |

[Click Here to Insert New Row](#)

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| | |
|--|--|
| FOR OFFICE USE ONLY: | |
| Staff Comments: | |
| Final Tenant Relocation Plan Approval Date: | |
| Approved by: | |

From: "Robin, Sarah" <Sarah.Robin@vancouver.ca>
To: "Freeman, John" <John.Freeman@vancouver.ca>
Date: 4/12/2019 8:47:41 AM
Subject: 1289 Nicola Street
Attachments: 20190412084530235.pdf

Hi John - I forgot to give this to you...it's mostly just my notes about the project but thought I would send in case it's helpful. Just let me know if you have any questions! Really hope it will be smooth for you moving forward :)

Happy Friday.

Sarah

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

From: No-Reply@vancouver.ca
Sent: Friday, April 12, 2019 8:46 AM
To: Robin, Sarah
Subject: Message from "HN152"

This E-mail was sent from "HN152" (MP 4054).

Scan Date: 04.12.2019 08:45:29 (-0700)
Queries to: no-reply@vancouver.ca

1289 Nicola Street

Original proposal:

- 6 storey building
- 5 units
- 1 level of underground (10 parking stalls)

Zone: RM-5A

Revised proposal:

- Similar footprint; increased setback to the west, carved out east corner massing from level 2 upwards, to allow more sun exposure to neighbours to north
- Additional storey (mezzanine) to 7 storeys
- 12 units
- Includes 3 rental units (331 sq.ft. minimum)
- 5% passive house; 10% heritage → DP Board
- Height 24.7 m
- FSR of 1.73
- Access off Harwood

Staff Met with Neighbouring Strata - January, 2019 re: concerns with privacy, shadowing.

Applicant Met with Neighbours - continuing concerns about impact of shadow, due to close proximity to their strata, severely reduced sunlight, concern about proximity and number of windows overlooking their living spaces = loss of light and livability. Opposing the additional density (heritage transfer)

Staff response - ensure revisions do not compromise public realm and tree retention.

Housing - Rental Housing Stock ODP, requires 35% family housing units.

Revised Proposal -

Shifting massing above parkade entry on L2 & L3 and moving the building south/east to reduce impact on neighbouring courtyard.

DP Processing:

Recommend DoP without 10% heritage density transfer, revised submission, notify public, staff review in 8 weeks.

DP Board - UDP (May), DPSC, DP Board, speakers can address the board.

Staff Team:

Planner - Susan

PC - Payam

Housing - Edna; Joyce Rautenberg

Landscape - Saba

Heritage - ?

Issues:

- Relaxation for parking
- Size of rental
- Re-notification required (increased to 7 storeys), proceed when re-submitted?
- UDP required
- DP Board, expedite, March DPSC/April DP Board (neighbours 12 week review)
- Expedite - **engineering**; urban design; landscape; technical; housing; heritage
- Meeting with neighbours

March 15, 2019

- Met with Scott, Gesa, Sunny, Susan and Jason
- Revised drawings, reduced impact on courtyard/neighbours, 1 family unit, 5 ft setback on Nicola (Susan advised this needs to be increased for public realm), no parking for rental units.
- Proceeding with 10% heritage, they are aware this will mean decision in August likely.
- They will revise drawings based on our discussion, we will review (send to PC), send comments, they will then meet with neighbours again.

April 2019

- 3 rental (1-2bdrm) - independent access to exterior at grade
- no vehicle parking, access to bike room.
- ↓ height to 5 storeys
- shadowing diagrams - improved light to neighbouring courtyard.
- minimized glazing on big face adjacent to neighbours
to address privacy / overlook concerns into courtyard
(blank wall)
- they will present this to neighbours

* Relaxations - minor height, front yard, parking (rental units).

From: "Chang, Susan" <Susan.Chang@vancouver.ca>
To: "Freeman, John" <John.Freeman@vancouver.ca>
Date: 9/17/2019 12:23:18 PM
Subject: 1289 Nicola

Hi John,

I've added the rental sections but we need more information from Housing. It would be great if they could edit or add to what I've quickly written in. I'm not sure there are any existing tenants for the tenant relocation /protection?

Thanks,
Susan

From: Freeman, John
Sent: Monday, September 16, 2019 4:27 PM
To: Patrick Murphy; Chang, Susan
Cc: Ginette Tiffany; Matthew Beall; Irene Lugsdin; Chris Masterton; Tim Reeve; Carolyn Jursa; Carmela Escanan
Subject: RE: DP 2018-00038 -1289 Nicola Street Information Package

Thanks Patrick.

I will ask that this package be included for the Board members. I also suggest bringing 6 copies to the Board meeting on Oct 15th.

Regards,

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing
(604) 871-6076
john.freeman@vancouver.ca

Unceded x^wməθkwəyəm (Musqueam), Skwxwú7mesh (Squamish), an Səlilwətaʔ (Tsleil-Waututh) Territories (Vancouver)

From: Patrick Murphy [mailto:s.22(1)]
Sent: Monday, September 16, 2019 1:48 PM
To: Freeman, John
Cc: Ginette Tiffany; Matthew Beall; Irene Lugsdin; Chris Masterton; Tim Reeve; Carolyn Jursa; Carmela Escanan
Subject: DP 2018-00038 -1289 Nicola Street Information Package
Importance: High

Good afternoon John:

As requested, we attach an information package from our Strata that we request be included in the materials being distributed to the Development Permit Board in advance of the October 15 2019 scheduled meeting. (DP 2018-00038)

We would very much appreciate you confirming receipt and advising if there are any questions.

Thank you for your attention to this matter.

Patrick D. Murphy
Strata President

s.22(1)

(Cell) s.22(1)

1279 Nicola Street
Vancouver BC
V6G 2E8

From: "Kuhlmann, Thor" <thor.kuhlmann@vancouver.ca>
To: "Rautenberg, Joyce" <Joyce.Rautenberg@vancouver.ca>
CC: "Robin, Sarah" <Sarah.Robin@vancouver.ca>
"Fouladianpour, Payam" <Payam.Fouladianpour@vancouver.ca>
Date: 11/17/2018 10:45:59 AM
Subject: Assignment: 1289 Nicola St
Attachments: RE: 1289 Nicola Street - DP-2018-00038.msg

Joyce:

I am assigning you this project:

| | | |
|----------------|---|---|
| 1289 Nicola St | <p>DE application to demolish four strata units (licenced as rental for last 4 years) and replace with a new 6 storey Multiple Dwelling (Passive House) consisting of 5 dwelling units with 1 level of underground parking providing 10 parking spaces with vehicular access from Harwood Street.</p> <p>ROC applies to 3+ units (this has 5). Even though this application came in January 15, 2018, which was before the ROC ODP was enacted, Edna advises that the consensus is that this project is subject to the new rules! Edna and Dan have advised the applicant of this.</p> <p>TRPP applies to purpose built rental (this is not) or MCDs with 6 or more (this only has 4 units) so no TRP needed.</p> | <p>Payam Fouladianpour is the PC</p> <p>Sarah Robin is the Planner</p> <p>DP-2018-00038</p> |
|----------------|---|---|

Please keep Payam Fouladianpour (the PC) and Sarah Robin (Rezoning Planner) apprised, and update the Tracker entry.

Thor Kuhlmann

Housing Planner | City of Vancouver | 604.871.6844 |

From: "Robin, Sarah" <Sarah.Robin@vancouver.ca>
To: "Kuhlmann, Thor" <thor.kuhlmann@vancouver.ca>
CC: "Gillman, Andrea" <Andrea.Gillman@vancouver.ca>
"Fouladianpour, Payam" <Payam.Fouladianpour@vancouver.ca>
Date: 10/24/2018 8:26:09 AM
Subject: RE: 1289 Nicola Street - DP-2018-00038

Hi Thor,

Can you please assign someone to this project? I met with the applicant on Friday and they've indicated that there have been a number of previous discussions with housing staff on this project, please let me know if someone has already been working on this.

Best,
Sarah

From: Gillman, Andrea
Sent: Monday, October 15, 2018 3:19 PM
To: Fouladianpour, Payam
Cc: Robin, Sarah; Kuhlmann, Thor
Subject: RE: 1289 Nicola Street - DP-2018-00038

Hi Payam,
I don't believe we have anyone assigned to this file. I'm copying Thor, who can have someone assigned when he is back in the office next week.

It looks like this TRP came in back in January, but unfortunately is it on an old form (not sure where they found the link). They will need to fill out the proper form which reflects the compensation brought in with our updated policy in December of 2015.

<https://vancouver.ca/files/cov/tenant-relocation-application-form.docx>

I chatted with Sarah briefly as well, so understand that this one may be more complex than originally anticipated on a number of fronts.

Thanks.
Andrea

From: Fouladianpour, Payam
Sent: Friday, October 12, 2018 10:25 AM
To: Gillman, Andrea
Subject: 1289 Nicola Street - DP-2018-00038

Hi Andrea,

I apologize if you have already looked at this...

I took over the above noted project from Katrina Hsieh and am not sure if Housing has reviewed the tenant relocation component. The proposal has gone through a couple of iterations, but the demolition of existing rental stock remains the same.

I have attached the application form. I'm not sure what additional information you require at this point, but please let me know.

Thanks.



Payam Fouladianpour | Project Coordinator – Development Review Branch
Development, Buildings & Licensing
t. 604.873.7663

From: "Chang, Susan" <Susan.Chang@vancouver.ca>
To: "Greer, John" <john.greer@vancouver.ca>
Date: 11/19/2019 5:15:06 PM
Subject: FOI

I think this one is considered transitory- "drafts of documents which do not form significant stages in preparation of a final document and do not record official decisions." - might as well send just in case.

Susan

From: Robin, Sarah
Sent: Friday, November 02, 2018 9:19 AM
To: Granger, Heidi; Garrison, Dan (COV); Cho, Edna; Greer, John; Chang, Susan; Olinek, Jason
Subject: 1289 Nicola Street

Hi all,

Edna and I have prepared the following background information regarding the project and Q&A, it's in draft form for discussion this afternoon:

s.13(1)



Sarah Robin | Project Facilitator

Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | BC. V5Y 1V4

604.871.6384

sarah.robins@vancouver.ca

From: "Greer, John" <john.greer@vancouver.ca>
To: "Robin, Sarah" <Sarah.Robin@vancouver.ca>
"Chang, Susan" <Susan.Chang@vancouver.ca>
"Olinek, Jason" <Jason.Olinek@vancouver.ca>
"Cho, Edna" <edna.cho@vancouver.ca>
Date: 2/21/2019 8:24:10 AM
Subject: FW: 1289 Nicola Street

Is Scott correct that we are requiring a 2 bedroom unit? I thought we just didn't want all 3 units to be studios

John

From: Scott Kennedy [<mailto:skennedy@cornerarch.com>]
Sent: Wednesday, February 20, 2019 10:15 PM
To: Greer, John
Cc: Gesa Zellermann; Sunny Dhillon
Subject: Re: 1289 Nicola Street

John

We are having a very hard time getting a bead on this project as every time we get a message from the city the rules keep changing. We had an agreement with Jason on the general massing for of the project. Then the zoning changed and we were told we needed to add 3 rental stadium units. Then we were told that the neighbours concerns need to be addressed and we met with them and are woking up a design response. Suddenly today we are told we now need one two bedroom unit. The changing requirements make our job impossible.

Why are we now being told that we need to provide a two bedroom unit? This was not a requirement when we started the redesign.

Scott M. Kennedy P.Eng

cornerstone I architecture
#307 - 611 Alexander Street
Vancouver, B.C. V6A 1E1

tel: (604) 253-8800 ext 302

WE HAVE MOVED!

Please update your records with our new suite number: #307. All other information remains unchanged; e.g. e-mail addresses, phone numbers, extensions and web page.

On Feb 20, 2019, at 10:49 AM, Robin, Sarah <Sarah.Robin@vancouver.ca> wrote:

Hi Gesa,

Thank you for letting me know, I'm glad to hear you are looking at options to address their concerns. If you could please let us know when you have prepared a revised proposal, so that we can review prior to meeting again with the neighbours. Please note that regarding the studio rental units proposed, generally the floor area minimum is 400 square feet, however we are willing to relax this provided that in-suite storage is provided. There is a requirement for family housing units in the rental housing stock ODP, therefore, a minimum of one of the rental units will need to be a family unit (2 or more bedrooms).

Let me know if you have questions.

Best,
Sarah

Sarah Robin | Project Facilitator
Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | BC. V5Y 1V4
604.871.6384
sarah.robin@vancouver.ca

From: Gesa Zellermann [<mailto:gzellermann@cornerarch.com>]
Sent: Wednesday, February 20, 2019 8:32 AM
To: Robin, Sarah
Cc: Sunny Dhillon; Scott M Kennedy
Subject: Re: 1289 Nicola Street

Hi Sarah,

we heard the neighbours concerns (with light/shadowing being the most prominent) and discussed options to alleviate it. Strategies include shifting massing above the parkade entry on level 2 and 3 and moving the building south/east.

We will meet with the neighbours again to present our solution.

—
Gesa Zellermann Dipl.-Ing | Certified Passive House Designer
cornerstone architecture | #307 - 611 Alexander Street | Vancouver, BC V6A 1E1
www.cornerarch.com | gzellermann@cornerarch.com | 604 253 8800 .309

On Feb 19, 2019, at 8:12 AM, Robin, Sarah <Sarah.Robin@vancouver.ca> wrote:

Hi Gesa,

Can you please provide an update regarding your recent meeting with the neighbours and how you are proposing to address their concerns.

Thanks,
Sarah

Sarah Robin | Project Facilitator
Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | BC, V5Y 1V4
604.871.6384
sarah.robin@vancouver.ca

<image001.png>

From: "Chang, Susan" <Susan.Chang@vancouver.ca>

To: "Freeman, John" <John.Freeman@vancouver.ca>

Date: 9/3/2019 4:47:25 PM

Subject: FW: 1289 Nicola UDP write up revised

Attachments: Nicola draft udpeview.docx

From: Chang, Susan

Sent: Tuesday, September 03, 2019 9:23 AM

To: Cermeno, Kathy

Cc: Cen, Ken

Subject: 1289 Nicola UDP write up revised

Hi Kathy,

Please see attached revised.

Thanks,

Susan

From: Cermeno, Kathy

Sent: Thursday, August 29, 2019 10:31 AM

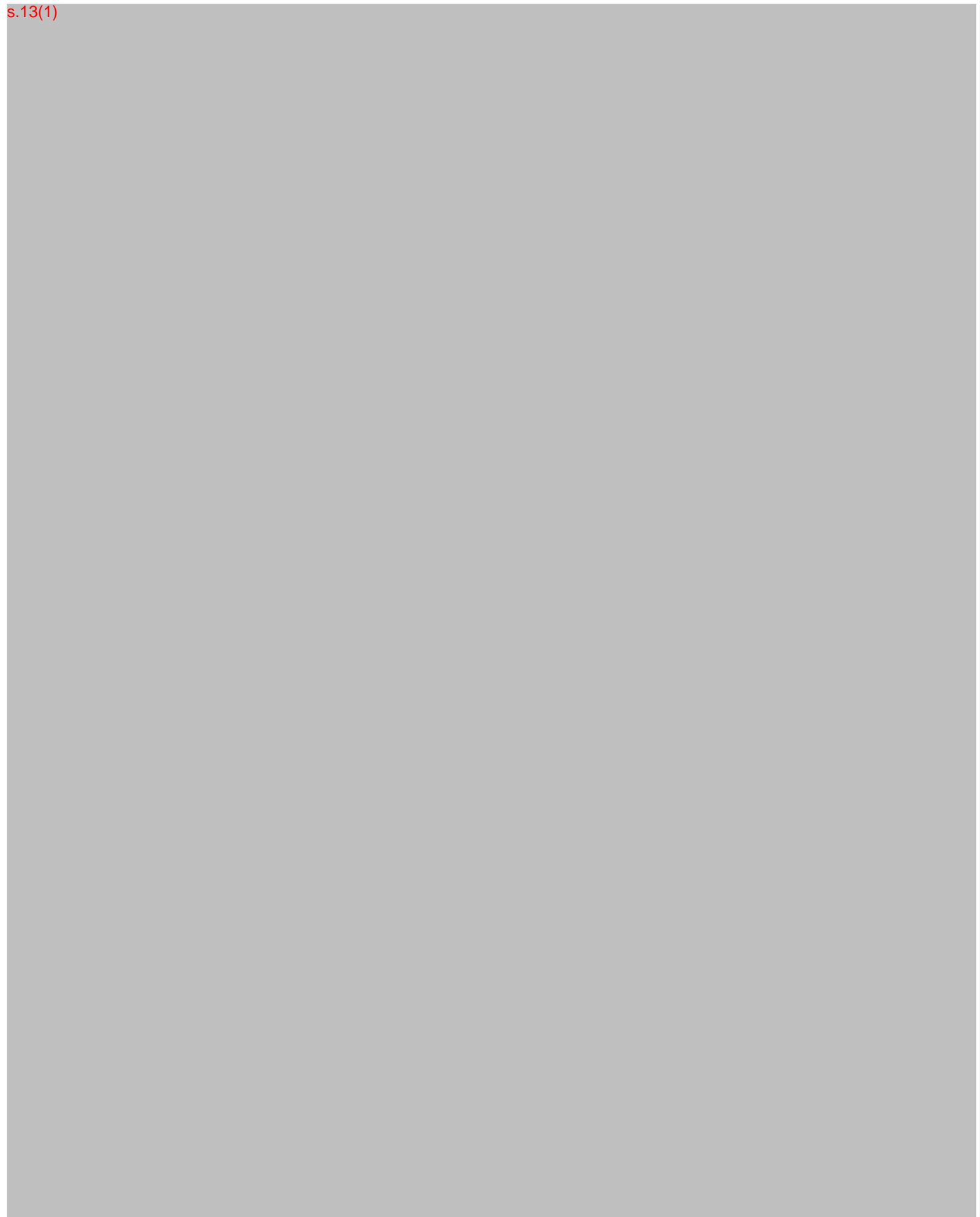
To: Chang, Susan

Subject: Nicola St - UDP minutes - draft - for your review

Hi Susan,

Please see attached.

Kathy



From: "Olinek, Jason" <Jason.Olinek@vancouver.ca>
To: "Garrison, Dan (COV)" <Dan.Garrison@vancouver.ca>
"Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>
"Granger, Heidi" <Heidi.Granger@vancouver.ca>
CC: "Greer, John" <john.greer@vancouver.ca>
"Chang, Susan" <Susan.Chang@vancouver.ca>
"Robin, Sarah" <Sarah.Robin@vancouver.ca>
Date: 2/21/2019 8:15:06 AM
Subject: FW: 1289 Nicola

The tenant replacement requirements changed during the DP review process, requiring rental retention for 3 units rather than 5.

From: sunny [mailto:sunny@dimexgroup.com]
Sent: February-19-19 9:54 PM
To: Olinek, Jason
Cc: Greer, John; Chang, Susan; Robin, Sarah; Scott Kennedy; gzellermann@cornerarch.com
Subject: Re: 1289 Nicola

Jason,

I have left a couple of messages waiting on your call back. Our Development Application has been in process for a very long time and it has cost us more than a 1 million in holding costs.

We submitted our application for development within the bylaws and were supposed to be getting our Prior to Letter August 31 2018. The day of we were informed we were going to Development Permit Board hearing which was set for December 10, 2018. Prior to our Development Permit Board hearing we were contacted by the City and informed that we had to replace rental and our application was not grandfathered due to written policy not making it to council. In this meeting we were assured fast tracking, and relaxations, none of which happened.

We will be seeking legal advice regarding this matter.

Sunny Dhillon
Cell: 604-307-1431
Email: sunny@dimexgroup.com

Dimex Group
Development|Marketing|Management|Construction
[610-1155 West Pender Street](#)
Vancouver, BC
V6E 2P4
Tel: [604-325-3030](tel:604-325-3030)
Fax: [1-844-272-8754](tel:1-844-272-8754)
Website: www.dimexgroup.com

From: "Olinek, Jason" <Jason.Olinek@vancouver.ca>
To: "O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>
CC: "Greer, John" <john.greer@vancouver.ca>
"Chang, Susan" <Susan.Chang@vancouver.ca>
"Freeman, John" <John.Freeman@vancouver.ca>
Date: 10/10/2019 7:09:31 PM
Subject: FW: Development permit application DP-2018-00038

Theresa, DRAFT RESPONSE: (For your comments) Hope it works. Susan, John F. thanks for your drafts!

s.13(1)

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

From: Bligh, Rebecca
Sent: October-08-19 6:01 PM
To: O'Donnell, Theresa
Cc: Kelley, Gil; Olinek, Jason
Subject: RE: Development permit application DP-2018-00038

Thank you.

s.22(1)

- just an FYI

From: O'Donnell, Theresa
Sent: October 8, 2019 5:51 PM
To: Bligh, Rebecca
Cc: Kelley, Gil; Olinek, Jason
Subject: RE: Development permit application DP-2018-00038

Good Afternoon Councilor Bligh

Let me take a look into this to get the background and understand the application. I'll get back to you just as soon as I

can.

Thanks
theresa

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

From: Bligh, Rebecca
Sent: Tuesday, October 8, 2019 5:44 PM
To: O'Donnell, Theresa
Subject: FW: Development permit application DP-2018-00038

Hi Theresa,

Looking for your advice on how I would respond to this person.

Thank you,
Rebecca

From: s.22(1)
Sent: October 8, 2019 2:57 PM
To: Bligh, Rebecca
Cc: s.22(1)
Subject: Development permit application DP-2018-00038

Dear Councillor Bligh,

We write s.22(1) of 1279 Nicola Street, in Vancouver's West End, to express our concerns about development permit application DP-2018-00038 for 1289 Nicola Street. The application is scheduled for a decision at the Development Permit Board on October 15, 2019. We are hoping there is something you can do to help us at this late hour.

We recognize that it is unusual to write to City Councillors about a development permit application, but given the extraordinarily negative impact of the proposed development on our building, and the fact that our concerns have not been addressed meaningfully to date, we have decided to reach out to you personally.

We promise that this is not a anti-density or a NIMBY-ist plea. In fact, we are very much interested in a win-win, neighbourly solution. We support the idea of development on this site that is in line with the spirit of the West End Guidelines, the RM-5A district schedule, the Access to Daylight, Views, and Ventilation bylaw, the West End Community Plan, and general good urban design practice.

As outlined in the attached document prepared by our strata, our building is oriented around a courtyard that faces the shared property line. For most of the units in our building, the only significant access to light, air, and a sense of space is through the courtyard. The proposed development will lock the courtyard in a deep, narrow light well. The condition we describe is not a typical one for our zoning district, and one that is not covered by a standard application of the bylaws. That said, the building was built under the same or a very similar planning regime in a way that anticipated a considerate response when the neighbouring site was redeveloped (which has been anticipated for a long time).

We s.22(1) believe there are better design solutions for this site — solutions that maintain the livability of our homes while at the same time offering the developer as much or more opportunity on the site and the leaving the City with better urban design and a result that meets more of the City's housing and policy goals. We believe that this can be done within the current discretionary limits of the RM-5A zoning and don't require special variances or a more costly construction. We feel like the process has failed us to some degree and that our interests have not been represented properly by the City.

We have lived in Vancouver's West End s.22(1) most of that time as renters. About s.22(1) we purchased our first home, s.22(1) condo at 1279 Nicola. We love the West End for its character, diversity, stability, safety, beauty, community, and amenities. We are deeply committed to the neighbourhood and to its generous

and inclusive characteristics. We are simply asking to be able to continue living in our one bedroom home with adequate—by City’s own standards—access to light, air, and livability.

To be honest, we are not certain what action you may take on our behalf. But because the process for this development has been going on for a year and a half, and despite all our other efforts, we’re pretty certain that the staff report will recommend that the Development Permit Board approve the application in its current form, we feel like we’re running out of time and options. The DP Board meeting on October 15th may be our very last chance to save our building.

Thank you for your time and consideration. We would welcome the opportunity to speak with you or answer any questions you may have.

Sincerely,

s.22(1)

From: "Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>
To: "Olinek, Jason" <Jason.Olinek@vancouver.ca>
"Chang, Susan" <Susan.Chang@vancouver.ca>
"Freeman, John" <John.Freeman@vancouver.ca>
"Greer, John" <john.greer@vancouver.ca>
CC: "O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>
Date: 10/11/2019 3:11:15 PM
Subject: FW: Development permit application DP-2018-00038

Hi all

For your records, see below email from Gil to the Councillors regarding the below DP going to the DPB next week.

Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP
Issues Manager
Planning, Urban Design and Sustainability | City of Vancouver
515 West 10th Avenue, Vancouver BC V5Z 4A8
T: 604.829.9474 | templar.tsang-trinaistich@vancouver.ca

From: Kelley, Gil
Sent: Friday, October 11, 2019 3:09 PM
To: Bligh, Rebecca; Swanson, Jean
Cc: Johnston, Sadhu; Mochrie, Paul; O'Donnell, Theresa; Tsang-Trinaistich, Templar
Subject: Development permit application DP-2018-00038

Hello Cllrs. Bligh and Swanson,

I am writing in response to your questions with respect to the proposed development at 1289 Nicola. The proposed development consists of a new 6-storey Multiple Dwelling (Passive House) consisting of 13 dwelling units with 1 level of underground parking providing 10 parking spaces with vehicular access from Harwood Street. The development permit application was initially submitted in January 2018 and resubmitted in June 2019 after the meetings with the neighbours and review of the revised Rental Housing Stock (RHS) ODP; discussed further below. This proposal is generally consistent with the RM-5A zoning and is seeking consideration for bonus density under existing City programs aimed at incentivizing passive house construction and contributions to the heritage density bank.

As noted, through the application process, staff have met with the residents of 1279 Nicola (the neighbouring property) to listen to their concerns and consider opportunities to mitigate impacts to their property. Based on these meetings (together with other changes to the RHS ODP in 2018) the applicant team decided to revise the original application to better address rental replacement requirements, concerns for private views, privacy and overlook, and shadowing. The Development Permit Board is meeting on October 15th to review the updated proposal, to consider the community's concerns and to assess if these revisions are consistent with all applicable City regulations and policies. The residents of 1279 Nicola are registered to speak and can further share their concerns and comments with the DPB. At the DPB meeting, staff anticipate that there may be further conditions of approval to minimize impacts on the adjacent neighbours as anticipated in the West End policies and regulations.

We are happy to discuss in more detail or answer further questions at your convenience. Should you have any further questions, please don't hesitate to contact me.

Gil

Gil Kelley, FAICP

General Manager | Planning, Urban Design & Sustainability

City of Vancouver | 515 W. 10th Ave.

604-873-7456 | gil.kelley@vancouver.ca

From: "Freeman, John"
To: "Chang, Susan" <susan.chang@vancouver.ca>
Date: 10/9/2019 11:36:40 AM
Subject: notes for 1289 Nicola

Too much?

Process Overview:

- ☐ Following the typical process for development permits (DP) in the RM-5A district schedule
 - o Enquiry through Planning for a development of the site
 - o Intake, notification of the neighbourhood, reviews and a decision (<https://vancouver.ca/home-property-development/development-permit.aspx>)
- ☐ **Jan 2018** proposal came in as a DP for a 6-storey residential development with 5 units and one level of underground parking (10 stalls).
 - o Decision by Director of Planning Decision
 - o Processing to a decision take about 16 weeks
- ☐ Staff heard concerns from neighbours about luxury units, lack of rental, shadowing of adjacent properties
- ☐ Rental Housing Stock ODP updated in **Sept 2018** to include RM-5A zone and will affect this development application
- ☐ Under the existing zoning the outright height allowed is 60 ft with consideration by the Director of Planning to allow up to 190 ft
- ☐ Staff suggested numerous changes and the applicant came back with revisions in **April 2019**
- ☐ Permit drawings re-submitted after discussion and consideration by staff
- ☐ Decision by DP Board
 - o Meeting with residents of 1279 Nicola for discussion with design team May 9th
 - o Received updated drawings from design team June 4th
 - o Re-notification of neighbourhood (site sign, postcards and web posting) **June 19th**
 - o Responses to notification received
 - o **UDP August 21st**
 - o Reviews by staff due by Sept 6th
 - o Staff Committee review Sept 18th
 - o DP Board report published Oct 9th
 - o DP Board meeting date **Oct 15th**
 - o "Prior To Letter" finalized Oct 18th
- ☐ The Development Permit Board authority is required in this case because of the request for additional density via the Heritage Density transfer of up to 10%. In this case it amounts to 1109 square feet
- ☐ Under the Zero Emissions Building Catalyst Policy (2018) the development is also requesting additional density of 5% or 591 square feet
- ☐ The development application is requesting a height relaxation of approximately 2 ft over the outright allowable height.
- ☐ The form and massing is assessed by Planning staff and recommendations are made to the Director of Planning or DP Board through the DP Board report
- ☐ A decision is made by the Board and any changes to the recommendations by staff are agreed to at the floor of the Board. Changes are finalized in the "Prior to Letter" and sent to the applicant
- ☐ Re-notification is sent to any resident that enquired about the development in writing during the comments period following a decision by the DP Board.

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing
(604) 871-6076

Unceded xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), an Səlilwətaʔ (Tsleil-Waututh) Territories (Vancouver)

From: "Gesa Zellermann" <gzellermann@cornerarch.com>
To: "Chang, Susan" <Susan.Chang@vancouver.ca>
CC: "Scott M Kennedy" <skennedy@cornerarch.com>
Date: 1/30/2019 2:59:11 PM
Subject: Re: 1289 Nicola - DP Revisions (added rental)

Hi Susan,

Thanks for getting in touch in preparation for your Thursday design meeting.

The idea of a podium design has not been discussed or suggested to date. The design solution presented in our last drawings reflect the strategy that we felt best suited the site and our clients requirements. This design strategy was favourably responded to by the planner we worked with at the concept level, and from our last meeting we had the understanding that we could proceed, modifying the organization to provide additional rental units.

Please refer to the design rationale include in the drawings set.

Comparing our proposal to the idea of a 2 level podium covering the full site the following thoughts /concerns arise:

- We feel our approach is a better urban response - with a better separation from the surrounding buildings, avoiding a solid street wall massing and providing relief space/volume and better landscape amenity potential. The building is not a particularly tall structure in the west end context.
- We feel keeping the footprint of the building compact and close to the corner gives relief and more openness to the neighbouring buildings than having a slab building covering the entire site. Extending a two-storey base would reduce the high portion by a storey, but this has negligible effect on shadowing (our massing provides for afternoon sun), and, as noted, increases the complete enclosure on the adjacent court.
- We feel the extended lower would reduce the livability of the units and increase the overlook into the adjacent court, particularly if we move the amenity terrace to the third level. The third level is also a less desirable location for the common room.
- Technically, extending the building above the parkade entrance creates difficulties such as multiple half levels and introduces inefficiencies in both unit plans and the circulation system. Further, a compact building form without setbacks is much preferable for passive house design.

Please let me know should you need any additional information.

Thanks,
Gesa

—
Gesa Zellermann Dipl.-Ing | Certified Passive House Designer
cornerstone architecture | #307 - 611 Alexander Street | Vancouver, BC V6A 1E1
www.cornerarch.com | gzellermann@cornerarch.com | 604 253 8800 .309

From: "Freeman, John"
To: "Chang, Susan" <susan.chang@vancouver.ca>
Date: 9/16/2019 4:07:19 PM
Subject: RE: 1289 Nicola

Yes let's do that! Thanks for mentioning . I van put it in the draft. J

From: Chang, Susan
Sent: Monday, September 16, 2019 3:12 PM
To: Freeman, John
Subject: FW: 1289 Nicola

We may need to add rental housing stock official development plan (ODP) and Rate of change guidelines to the report. It was noted the RM-5 schedule so did not add ☐☐ do it tomorrow if needed. Thoughts?

Thanks,
Susan

From: Chang, Susan
Sent: Monday, September 16, 2019 3:04 PM
To: Freeman, John
Subject: 1289 Nicola

Hi John,
I've revised my conditions in the shell along with applicable by-laws☐ Hopefully the last edits.

I quickly reviewed ☐we may need more housing conditions for securing the 3 rental units. Or I may have missed this☐

Cheers,
Susan

From: "Freeman, John"
To: "Scott Kennedy" <skennedy@cornerarch.com>
"Sunny Dhillon" <sunny@dimexgroup.com>
CC: "Chang, Susan" <susan.chang@vancouver.ca>
Date: 4/15/2019 4:56:40 PM
Subject: RE: 1289 Nicola

Hi Scott and Sunny,

When Susan is happy with your re-design and you are ready for re-submission please let me know and I'll organize an intake meeting. We can tee up the schedule for UDP and the date for decision. If you are using heritage density in the overall FSR we will need to go to the Development Permit Board. As Susan mentioned the Panel is scheduling into July at the moment so sooner is better than later - as usual.

Talk to you soon,

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing
(604) 871-6076
john.freeman@vancouver.ca

Unceded xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), an Səl̓ílwətaʔ (Tseil-Waututh) Territories (Vancouver)

From: Chang, Susan
Sent: Monday, April 15, 2019 12:33 PM
To: Scott Kennedy
Cc: Sunny Dhillon; Freeman, John; Robin, Sarah
Subject: RE: 1289 Nicola

Hi Scott,

I like to introduce John Freeman, who will be taking over as Project Facilitator for Sarah. Please keep us updated on your meeting with the neighbours.

In the meantime, we can take in the revised proposal. At part of the resubmission, can you please distinguish the rooftop access pavilion in your shadow studies as well as the shadow from the proposed development from surrounding shadows? Is there a green roof proposed at level 6 - either the 25% intensive or 50% extensive?

We can also look into a UDP date pending the resubmission. I will defer to John on timing and requirements for re-notification.

Best,

Susan Chang, B. Arch., LEED AP® BD+C | Development Planner
Planning, Urban Design & Sustainability | City of Vancouver | T 604.871.6199

From: Scott Kennedy [mailto:skennedy@cornerarch.com]
Sent: Tuesday, April 09, 2019 8:43 AM
To: Chang, Susan
Cc: Sunny Dhillon; Black, Sailen
Subject: 1289 Nicola

Susan

s.22(1) I'll be coordinating going forward.

I've attached our latest reworking of the design. We have added the three rental suites, one a 2 bedroom unit on the main floor. They all have independent access to the exterior at grade. At the moment we are proposing that they not have vehicle parking but would have access to the bike storage room on the main floor.

We have reduced the height of the building to 5 storeys and reduced the ceiling heights to 9' clear, keeping it below the height envelope except for the rooftop access pavilion on the sixth floor. At the moment we are allowing for a thick roof structure on the mezzanine roof and a thick level 5 floor to accommodate the increased insulation of a Passive House.

The shadowing diagrams illustrate that we have improved light to their courtyard significantly. We have modelled their building a bit more accurately after our visit.

The neighbours have expressed a concern with privacy and overlook into their courtyard so we have minimized the glazing on that face and may reduce it further. We will need to come up with an aesthetic for the fairly blank wall. We will be discussing it with the neighbours to see what they would like. We are trying to get a meeting with them this Thursday or next week.

Lets us know your thoughts so we can get this back in for a DP shortly.

Scott M. Kennedy P.Eng

cornerstone | architecture
#307 - 611 Alexander Street
Vancouver, B.C. V6A 1E1

tel: (604) 253-8800 ext 302

From: "Chang, Susan" <Susan.Chang@vancouver.ca>
To: "Scott Kennedy" <skennedy@cornerarch.com>
CC: "Sunny Dhillon" <sunny@dimexgroup.com>
"Freeman, John" <John.Freeman@vancouver.ca>
"Robin, Sarah" <Sarah.Robin@vancouver.ca>
Date: 4/9/2019 2:10:39 PM
Subject: RE: 1289 Nicola

Hi Scott,

Thanks for the revisions and the 2 bdrm rental unit. I have scheduled for design review Thursday. Relaxations include minor height, front yard, parking (rental units). Please confirm if I've missed any items.

As a heads up, Urban Design Panel is currently booking into July.

Best,

Susan Chang, B. Arch., LEED AP(BD+C) | Development Planner

Planning, Urban Design & Sustainability | City of Vancouver | T 604.871.6199

From: Scott Kennedy [mailto:skennedy@cornerarch.com]

Sent: Tuesday, April 09, 2019 8:43 AM

To: Chang, Susan

Cc: Sunny Dhillon; Black, Sailsen

Subject: 1289 Nicola

Susan

s.22(1) I'll be coordinating going forward.

I've attached our latest reworking of the design. We have added the three rental suites, one a 2 bedroom unit on the main floor. They all have independent access to the exterior at grade. At the moment we are proposing that they not have vehicle parking but would have access to the bike storage room on the main floor.

We have reduced the height of the building to 5 storeys and reduced the ceiling heights to 9' clear, keeping it below the height envelope except for the rooftop access pavilion on the sixth floor. At the moment we are allowing for a thick roof structure on the mezzanine roof and a thick level 5 floor to accommodate the increased insulation of a Passive House.

The shadowing diagrams illustrate that we have improved light to their courtyard significantly. We have modelled their building a bit more accurately after our visit.

The neighbours have expressed a concern with privacy and overlook into their courtyard so we have minimized the glazing on that face and may reduce it further. We will need to come up with an aesthetic for the fairly blank wall.

We will be discussing it with the neighbours to see what they would like. We are trying to get a meeting with them this Thursday or next week.

Lets us know your thoughts so we can get this back in for a DP shortly.

Scott M. Kennedy P.Eng

cornerstone | architecture

#307 - 611 Alexander Street

Vancouver, B.C. V6A 1E1

tel: (604) 253-8800 ext 302

From: "Freeman, John"

To: "Robin, Sarah" <sarah.robin@vancouver.ca>

Date: 10/4/2019 11:18:29 AM

Subject: RE: 1289 Nicola DP-2018-00038 DPSC

Hi Joyce,

I am publishing the DP Board report for this application in a couple of days. I need your conditions and comments now. I have copied these conditions from other applications. The project is subject to rate of change. 3 units being replaced. So wondering if we need a housing agreement and TRP...

s.13(1)



s.13(1)

From: Freeman, John
Sent: Thursday, September 26, 2019 11:14 AM
To: Rautenberg, Joyce
Subject: RE: 1289 Nicola DP-2018-00038 DPSC

Hi Joyce.

When you come up for a breath can you touch base with me about this DP Board report? I need a couple of sections of text and a couple of conditions. Should be pretty standard but let's chat about it. Subject to rate of change. There are three rental units and the applicant is replacing them 1:1

s.13(1)

J

From: Freeman, John
Sent: Friday, September 20, 2019 9:25 AM

To: Kuhlmann, Thor; Robin, Sarah
Cc: Rautenberg, Joyce
Subject: RE: 1289 Nicola DP-2018-00038 DPSC

Thank you all.

If Joyce can touch base when she returns that should be fine. WE need to have the draft conditions and guidelines for the DPB report before Oct 8th. Should be fine... J

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing
(604) 871-6076
John.freeman@vancouver.ca

Unceded xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), an Səlilwətaʔ (Tseil-Waututh) Territories (Vancouver)

From: Kuhlmann, Thor
Sent: Friday, September 20, 2019 8:47 AM
To: Robin, Sarah; Freeman, John
Cc: Rautenberg, Joyce
Subject: RE: 1289 Nicola DP-2018-00038 DPSC

This is Joyce's project. She's away until Wednesday, so let me know if I can help on urgent matters. TK

From: Robin, Sarah
Sent: Thursday, September 19, 2019 1:41 PM
To: Freeman, John
Cc: Kuhlmann, Thor
Subject: RE: 1289 Nicola DP-2018-00038 DPSC

Hi John – Sure, I can help with this! There will also need to be an ACCS housing planner for the TRP, Thor can you assign someone for this, there may have already been someone working on this previously?

Sarah

From: Freeman, John
Sent: Wednesday, September 18, 2019 1:42 PM
To: Robin, Sarah
Cc: Kuhlmann, Thor
Subject: 1289 Nicola DP-2018-00038 DPSC

Hi Sarah,

Would you be able to provide comments and conditions for this project. It has slipped through the cracks as a Housing review group. It went to Social Policy instead (my bad). You have some good background on this one but let me know if that would be OK and if you can send me conditions.

I need by DPB publish date of October 8th. I have some placeholders for a TRP and a housing agreement for the tree rental units. At present s.22(1) but can't be sure.

J

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing

(604) 871-6076

John.freeman@vancouver.ca

Unceded xʷməθm̓əṁ (Musqueam), ḵwəṁəṁš (Squamish), an ḵwəṁəṁš (Tsleil-Waututh) Territories (Vancouver)

From: "Rautenberg, Joyce" <Joyce.Rautenberg@vancouver.ca>
To: "Freeman, John" <John.Freeman@vancouver.ca>
Date: 10/8/2019 1:45:44 PM
Subject: RE: 1289 Nicola DP-2018-00038 DPSC

I am ok with your amendment to three dwelling units.

From: Freeman, John
Sent: Tuesday, October 08, 2019 1:40 PM
To: Rautenberg, Joyce
Subject: RE: 1289 Nicola DP-2018-00038 DPSC

s.13(1)

From: Rautenberg, Joyce
Sent: Tuesday, October 8, 2019 9:53 AM
To: Freeman, John
Subject: RE: 1289 Nicola DP-2018-00038 DPSC

s.13(1)

From: Freeman, John
Sent: Tuesday, October 08, 2019 9:27 AM
To: Rautenberg, Joyce
Subject: RE: 1289 Nicola DP-2018-00038 DPSC

Thanks Joyce. I don't have a TRP from them. s.22(1) so it may not be an issue. We'll see. s.13(1) J

From: Rautenberg, Joyce
Sent: Tuesday, October 8, 2019 9:21 AM
To: Freeman, John
Subject: RE: 1289 Nicola DP-2018-00038 DPSC

Hi John,

Here are the updated TRP conditions:

- a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Arts, Culture and Community Services as per the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application.
- b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and, includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

- c) Provide an Interim Tenant Relocation Report prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. Tenant Decision or Mutual Agreement to End Tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.
- a) Provide a final Tenant Relocation Report prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and, include a summary of all communication provided to the tenants.

I haven't received a TRP yet – have they sent you anything?

Thanks,
Joyce

From: Freeman, John
Sent: Thursday, September 26, 2019 11:14 AM
To: Rautenberg, Joyce
Subject: RE: 1289 Nicola DP-2018-00038 DPSC

Hi Joyce.

When you come up for a breath can you touch base with me about this DP Board report? I need a couple of sections of text and a couple of conditions. Should be pretty standard but let's chat about it. Subject to rate of change. There are three rental units and the applicant is replacing them 1:1

s.13(1)



J

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Sent: Friday, September 20, 2019 9:25 AM
To: Kuhlmann, Thor; Robin, Sarah
Cc: Rautenberg, Joyce
Subject: RE: 1289 Nicola DP-2018-00038 DPSC

Thank you all.

If Joyce can touch base when she returns that should be fine. WE need to have the draft conditions and guidelines for the DPB report before Oct 8th. Should be fine... J

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing
(604) 871-6076
John.freeman@vancouver.ca

Unceded xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), an Səlilwətaʔ (Tsleil-Waututh) Territories (Vancouver)

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To: Robin, Sarah; Freeman, John
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Sarah

From: Freeman, John
Sent: Wednesday, September 18, 2019 1:42 PM
To: Robin, Sarah
Cc: Kuhlmann, Thor
Subject: 1289 Nicola DP-2018-00038 DPSC

Hi Sarah,

Would you be able to provide comments and conditions for this project. It has slipped through the cracks as a Housing review group. It went to Social Policy instead (my bad). You have some good background on this one but let me know if that would be OK and if you can send me conditions.

I need by DPB publish date of October 8th. I have some placeholders for a TRP and a housing agreement for the tree

J

John Freeman - Project Facilitator

City of Vancouver | Development, Buildings & Licensing
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John.freeman@vancouver.ca

Unceded xʷməθm̓əṁ (Musqueam), ḵwəṁəṁš (Squamish), an ḵwəṁəṁš (Tsleil-Waututh) Territories (Vancouver)

From: "Chang, Susan" <Susan.Chang@vancouver.ca>
To: "Freeman, John" <John.Freeman@vancouver.ca>
Date: 10/25/2019 1:28:25 PM
Subject: RE: 1289 Nicola DP-2018-00038 PT Letter and DPB minutes

Hi John,
Below is my summary fyi.

From: Chang, Susan
Sent: Tuesday, October 22, 2019 8:40 AM
To: Olinek, Jason
Subject: 1289 Nicola

Hi Jason, draft below:

s.13(1)



From: Freeman, John
Sent: Tuesday, October 22, 2019 9:30 AM
To: Cermeno, Kathy
Cc: Chang, Susan; Fouladianpour, Payam; Farmand, Saba
Subject: 1289 Nicola DP-2018-00038 PT Letter and DPB minutes

Hi Kathy,

Would you forward the PT Letter for 1289 Nicola? Also wondering if the minutes for the Board will be published soon. Some Councilors have been asking about this one.

Thanks! J


John Freeman
City of Vancouver
(604) 871-6076

From: "Freeman, John"
To: "Chang, Susan" <susan.chang@vancouver.ca>
Date: 5/8/2019 5:06:58 PM
Subject: RE: 1289 Nicola Plan Update

Hi Susan. Yes we are one for tomorrow at 10am. J

From: Chang, Susan
Sent: Wednesday, May 8, 2019 4:45 PM
To: Freeman, John
Subject: FW: 1289 Nicola Plan Update

Fyi  assuming we are still meeting tomorrow @ 10am. This email was sent to the neighbours.
Susan

From: Scott Kennedy [mailto:skennedy@cornerarch.com]
Sent: Wednesday, May 08, 2019 4:38 PM
To: Matthew Beall; Patrick Murphy; Irene Lugsdin; chris 
Cc: Sunny Dhillon; Chang, Susan
Subject: 1289 Nicola Plan Update

Attached please find a link to our updated drawing set which responds to the concerns we discussed at our meeting as well as the new rules the city imposed on the project when they amended the District Schedule after our initial application.

The effect of the City Amendment was as follows:

We are now required to have three market rental units in the project. Two studio suites and one 2 bedroom suite. These have been located on the ground floor with their own exterior entrances to private patios and Harwood street.

The City also gives a 5% Density Bonus for projects constructed to the Passive House Standard, which is a low energy building requiring thicker walls, triple glazed windows and highly efficient heat recovery ventilation systems. The updated project has been revised to take advantage of this policy.

The revised city policy also made it more economical for the developer to increase the unit count (not the area) to have smaller more marketable suites. The new plans have a larger floor plate with three suites on the typical floor for a total of 13 suites. The building is longer and lower to accommodate this change.

We have made the following adjustments to the building to reflect your concerns expressed to us, primarily related to light and privacy in your courtyard:

We have reduced the floor to floor height of the typical suites to reduce the ceiling height from 10 ft to 9ft which has the net effect of reducing the project by 5 ft in height.

We have lengthened the building and reduce it in height by one storey.

We have relocated our Amenity space to the ground floor which has reduced the size of the sixth level considerably as it only contains a roof access for the penthouse.

We have eliminated all the windows facing your courtyard except for one bedroom window to a small deck at the penthouse level, other than a line of windows in our exit stair which will not be used much. We have retained windows in our elevator lobby which doesn't face the courtyard.

We are proposing to use planting to screen the view from the penthouse roof deck into your courtyard (and vice versa)

The wall of our building facing your courtyard is now fairly bank. We will add a steel cable system to support vines to allow a green wall to establish itself over time. Our landscape architect is specifying vines that have worked well on north facing walls. This portion of the building has been set back from your courtyard just over 11' which is 4' more than the 7' yard required in the zoning bylaw.

The updated shadow diagram shows that your courtyard receives sun at the solstice but will not receive direct sun at the Equinox.

We have also attached elevations of the building that show only a minor incursion into the ultimate height envelope (red plane) at the mezzanine of the penthouse. The Passive House has thicker levels of roof insulation and there is some discretion at the city to allow for some additional height for this condition.

We note that the height envelope established in the bylaw actually slopes down to the street and the lane such that neither the project nor your building would be permitted under current policy which is a shame as your courtyard is very charming. (Orange planes)

Please see the attached link for access to our drawings. The shadow study is on A5.2 and the height envelope diagram is on A5.3

https://www.dropbox.com/sh/p1fxwby8zeyxd6d/AADat0_tsOvtNjLAcPQC6lqla?dl=0

Scott M. Kennedy P.Eng

cornerstone | architecture
#307 - 611 Alexander Street
Vancouver, B.C. V6A 1E1

tel: (604) 253-8800 ext 302

From: "Freeman, John"
To: "Chang, Susan" <susan.chang@vancouver.ca>
Date: 9/16/2019 4:14:25 PM
Subject: RE: 1289 Nicola

This too. Housing hasn't sent conditions. Still chasing them down but for now I can use former projects with rental housing agreements. J

From: Chang, Susan
Sent: Monday, September 16, 2019 3:04 PM
To: Freeman, John
Subject: 1289 Nicola

Hi John,
I've revised my conditions in the shell along with applicable by-laws. Hopefully the last edits.

I quickly reviewed we may need more housing conditions for securing the 3 rental units. Or I may have missed this.

Cheers,
Susan

From: sunny <sunny@dimexgroup.com>
To: "Greer, John" <john.greer@vancouver.ca>
CC: "Scott Kennedy" <skennedy@cornerarch.com>
"Gesa Zellermann" <gzellermann@cornerarch.com>
Date: 12/4/2018 4:36:27 PM
Subject: RE: Confirmation of existing rental dwelling units

Hi John,

As per our two meetings we will resubmit our drawings according to the process we discussed.

We would like to get to Development Permit Board and then excavation as soon as possible.

Thank You,

Sunny Dhillon

Cell: 604-307-1431

Email: sunny@dimexgroup.com

Dimex Group

Development | Marketing | Management | Construction

610-1155 West Pender Street

Vancouver, BC

V6E 2P4

Tel: 604-325-3030

Fax: 1-844-272-8754

Website: www.dimexgroup.com



From: Greer, John <john.greer@vancouver.ca>
Sent: Tuesday, December 04, 2018 7:45 AM
To: sunny <sunny@dimexgroup.com>
Cc: Scott Kennedy <skennedy@cornerarch.com>; Cho, Edna <edna.cho@vancouver.ca>; Robin, Sarah <Sarah.Robin@vancouver.ca>; Gillman, Andrea <Andrea.Gillman@vancouver.ca>
Subject: Confirmation of existing rental dwelling units

Good Morning Sunny,

I have reviewed the photo's you sent of the hair salon set up in unit 1509, the submitted tenant relocation plan and our business license system and can confirm that there are 3 rental dwelling units on site . Unit 1509 in which the hair salon is located has a long term rental license and no license for a barber shop, so can only assume that they are running a hair salon out of their dwelling unit. With this information I can confirm that your new development proposal should contain 3 replacement rental dwelling units.

Thanks,
john

From: sunny [<mailto:sunny@dimexgroup.com>]
Sent: Wednesday, November 21, 2018 3:24 PM
To: Greer, John

Cc: Scott Kennedy

Subject: FW: harwood photos

Hi John,

See attached photos below per our conversation.

Since there are no tenants living in this unit the property only has 2 rental units.

Looking forward to your response we really want to get going with construction on this site.

Thank You,

Sunny Dhillon

Cell: 604-307-1431

Email: sunny@dimexgroup.com

Dimex Group

Development|Marketing|Management|Construction

610-1155 West Pender Street

Vancouver, BC

V6E 2P4

Tel: 604-325-3030

Fax: 1-844-272-8754

Website: www.dimexgroup.com



From: Rain <rain@dimexgroup.com>

Sent: November 21, 2018 3:20 PM

To: sunny <sunny@dimexgroup.com>

Subject: harwood photos

Best Regards,

Rain Liu

Office Administrator

Email: rain@dimexgroup.com

Dimex Group

Development|Marketing|Management|Construction

610 - 1155 West Pender Street

Vancouver, BC

V6E 2P4

Tel: 604-325-3030

Fax: 1-844-272-8754

Office Hours: Mon – Fri, 9:00am – 5:00pm PST

Website: www.dimexgroup.com



From: "Chang, Susan" <Susan.Chang@vancouver.ca>
To: "Olinek, Jason" <Jason.Olinek@vancouver.ca>
CC: "Greer, John" <john.greer@vancouver.ca>
"Fouladianpour, Payam" <Payam.Fouladianpour@vancouver.ca>
"Freeman, John" <John.Freeman@vancouver.ca>
Date: 10/9/2019 2:05:25 PM
Subject: RE: Development permit application DP-2018-00038

Hi Jason,
Below is a draft that John F. and I have put together:
Susan

s.13(1)





From: "Chang, Susan" <Susan.Chang@vancouver.ca>
To: "Freeman, John" <John.Freeman@vancouver.ca>
Date: 10/9/2019 10:20:05 AM
Subject: RE: Development permit application DP-2018-00038

I can start the draft and we can discuss and edit or we can both draft and compare and edit? Below is what I have so far. Would you be able to add information related to process?

s.13(1)

s.13(1)

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

From: Freeman, John
Sent: Wednesday, October 09, 2019 10:16 AM
To: Chang, Susan
Subject: FW: Development permit application DP-2018-00038
Importance: High

Do you want me to send a response to Theresa? Or is that the breif you mentioned yesterday?

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

From: Olinek, Jason
Sent: Wednesday, October 9, 2019 9:20 AM
To: Chang, Susan
Cc: Greer, John; Fouladianpour, Payam; Freeman, John
Subject: FW: Development permit application DP-2018-00038
Importance: High

Hi Susan. Can you please help coordinate a draft response? Can we back track all the key dates including the tenant relocation issues and meetings with neighbours? How will we respond to this commentary? What came of your meetings with the neighbours?

Thanks in advance, Jason

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

From: Bligh, Rebecca
Sent: October-08-19 6:01 PM
To: O'Donnell, Theresa
Cc: Kelley, Gil; Olinek, Jason

Subject: RE: Development permit application DP-2018-00038

Thank you.

s.22(1)

- just an FYI

From: O'Donnell, Theresa
Sent: October 8, 2019 5:51 PM
To: Bligh, Rebecca
Cc: Kelley, Gil; Olinek, Jason
Subject: RE: Development permit application DP-2018-00038

Good Afternoon Councilor Bligh

Let me take a look into this to get the background and understand the application. I'll get back to you just as soon as I can.

Thanks
theresa

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

From: Bligh, Rebecca
Sent: Tuesday, October 8, 2019 5:44 PM
To: O'Donnell, Theresa
Subject: FW: Development permit application DP-2018-00038

Hi Theresa,

Looking for your advice on how I would respond to this person.

Thank you,
Rebecca

From: s.22(1)
Sent: October 8, 2019 2:57 PM
To: Bligh, Rebecca
Cc: s.22(1)
Subject: Development permit application DP-2018-00038

Dear Councillor Bligh,

We write s.22(1) of 1279 Nicola Street, in Vancouver's West End, to express our concerns about development permit application DP-2018-00038 for 1289 Nicola Street. The application is scheduled for a decision at the Development Permit Board on October 15, 2019. We are hoping there is something you can do to help us at this late hour.

We recognize that it is unusual to write to City Councillors about a development permit application, but given the extraordinarily negative impact of the proposed development on our building, and the fact that our concerns have not been addressed meaningfully to date, we have decided to reach out to you personally.

We promise that this is not a anti-density or a NIMBY-ist plea. In fact, we are very much interested in a win-win, neighbourly solution. We support the idea of development on this site that is in line with the spirit of the West End Guidelines, the RM-5A district schedule, the Access to Daylight, Views, and Ventilation bylaw, the West End Community Plan, and general good urban design practice.

As outlined in the attached document prepared by our strata, our building is oriented around a courtyard that faces the shared property line. For most of the units in our building, the only significant access to light, air, and a sense of space is through the courtyard. The proposed development will lock the courtyard in a deep, narrow light well. The condition we describe is not a typical one for our zoning district, and one that is not covered by a standard application of the bylaws. That said, the building was built under the same or a very similar planning regime in a way that anticipated a considerate response when the neighbouring site was redeveloped (which has been anticipated for a long time).

We s.22(1) believe there are better design solutions for this site — solutions that maintain the livability of our homes while at the same time offering the developer as much or more opportunity on the site and the leaving the City with better urban design and a result that meets more of the City's housing and policy goals. We believe that this can be done within the current discretionary limits of the RM-5A zoning and don't require special variances or a more costly construction. We feel like the process has failed us to some degree and that our interests have not been represented properly by the City.

We have lived in Vancouver's West End s.22(1) most of that time as renters. About s.22(1) we purchased our first home, s.22(1) condo at 1279 Nicola. We love the West End for its character, diversity, stability, safety, beauty, community, and amenities. We are deeply committed to the neighbourhood and to its generous and inclusive characteristics. We are simply asking to be able to continue living in our one bedroom home with adequate—by City's own standards—access to light, air, and livability.

To be honest, we are not certain what action you may take on our behalf. But because the process for this development has been going on for a year and a half, and despite all our other efforts, we're pretty certain that the staff report will recommend that the Development Permit Board approve the application in its current form, we feel like we're running out of time and options. The DP Board meeting on October 15th may be our very last chance to save our building.

Thank you for your time and consideration. We would welcome the opportunity to speak with you or answer any questions you may have.

Sincerely,

s.22(1)

From: "Chang, Susan" <Susan.Chang@vancouver.ca>
To: "Olinek, Jason" <Jason.Olinek@vancouver.ca>
CC: "Freeman, John" <John.Freeman@vancouver.ca>
Date: 10/9/2019 11:41:28 AM
Subject: RE: DP Board summary for 1289 Nicola

Please disregard previous – updated application resubmission date.

Hi Jason,

Below is a summary for 1289 Nicola for DP Board. I will send draft for councilor later today.

1289 Nicola

DP (RM-5A District): located at the corner of Nicola and Harwood in the Beach neighbourhood of the West End.

| | |
|-----------------------------|---------------|
| DP application submitted: | Jan. 15, 2018 |
| Rental Housing stock ODP: | Sept. 1, 2018 |
| DP application resubmitted: | June 4, 2019 |
| Urban Design Panel: | Aug. 21, 2019 |

The main issue: The site is challenged by size, configuration and relationship to the adjacent building to the north. Given the courtyard configuration of the neighbouring residential building, it is challenging to develop the subject site as any proposal will block views and light of the neighbouring building. The existing building on the subject site is one storey. The proposed building will be predominantly 5 storeys. The neighbouring property owners are impacted by this development in terms of views, light and quality of their courtyard space. On the other hand, the neighbouring building (built in 1981) is non-conforming to the current regulations and it's configuration impacts the development of this site.

The proposed application is predominantly 5 storeys with a partial 6th floor, residential building in RM-5A district in the Beach Neighbourhood of the West End. 1.75 FSR is proposed which includes a 10% heritage density transfer and 5% for zero-emissions building (Passive House) added to the allowable 1.5 FSR. There are 13 units proposed including 3 rental units per the one to one replacement of existing rental housing units required in this District. This requirement came into effect at a late stage of this application process resulting from amendments made to the Rental Housing Stock Official Development Plan. The initial application had proposed 5 units.

Due to the zoning change, notification process, and meetings with the neighbouring property, the application was revised from the initial application submitted. (Please note that although the meetings took place, it does not imply the neighbours are satisfied with the changes.) Staff met with the neighbouring strata on 2 occasions and applicant met with strata (at their building) twice. The main changes from the initial application include a reduction in height (to the outright 60') of approximately a storey, to minimize shadowing to the neighbouring courtyard and roof deck although relaxations to height can be considered up to 190 ft. The initial 5 units was revised to 13 including 3 rental which qualified the development for 5% FSR for Passive House. The building also got wider along Nicola but within the allowable building envelope.

In terms of the massing and setbacks: At the shared property line 7.7ft and 11ft are proposed which exceed the required 6.9ft. Along the west side, an approximate 30 setback is proposed (above the parking structure) which exceed the 6.9 ft required and locates massing towards the corner as much as possible. This allows a view corridor as an extension of the neighbouring courtyard and daylight access. Privacy is minimized with very few widows at the north façade and a proposed green wall. Additionally there are recommended conditions (4) to further minimize neighbour impacts as well as refinements to building elevations and quality of outdoor space/public realm.

The west end is a highly dense area. The guidelines emphasize livability, neighbourliness and compatibility to respond to the existing context and adjacencies. This is a challenging site and complex context. The project has been revised to respond to livability, shadowing, height and housing affordability. The guidelines also acknowledge that a balancing of objectives will occur for every site and that it is not possible to achieve all objectives.

From: "Freeman, John"
To: "Robin, Sarah" <sarah.robins@vancouver.ca>
CC: "Chang, Susan" <susan.chang@vancouver.ca>
Date: 4/9/2019 3:02:08 PM
Subject: RE: Thursday design review

Sounds good. I will come to the ENQ Thus. J

From: Robin, Sarah
Sent: Tuesday, April 9, 2019 2:55 PM
To: Freeman, John; Chang, Susan
Subject: RE: Thursday design review

Thanks John, it be a re-submission, they originally submitted in January 2018, however have since been working through urban design issues and a re-design due to changes in the rental replacement policy requirements and concerns from the adjacent residential building will fill you in. If you're able to come for the inquiry please do, otherwise I'll update you after.

From: Freeman, John
Sent: Tuesday, April 9, 2019 2:35 PM
To: Chang, Susan
Cc: Robin, Sarah
Subject: RE: Thursday design review

We can set up an intake meeting depending on the outcome of the ENQ on Thursday. J

From: Chang, Susan
Sent: Tuesday, April 9, 2019 2:13 PM
To: Fung, Davin; Cermeno, Kathy
Cc: Robin, Sarah; Freeman, John
Subject: Thursday design review

Hi Kathy, Davin,

Could you please add:

1289 Nicola St. enq RM-5a SR/SC

Thanks,
Susan