

File No.: 04-1000-20-2021-042

July 12, 2021

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 January 21, 2021 for:

Records regarding the rezoning application for 3609-3687 Arbutus Street: All correspondence and application information between the developer/applicant and the City's planning department that is not publicly available here:
<https://shapeyourcity.ca/3609-3687-arbutus-st>. Date range: from the time of inquiry for this site to January 21, 2021.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1), s.17(1), s.17(1)(d), and s.21(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, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipbc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-042); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signature on file]

Barbara J. Van Fraassen, BA
Director, Access to Information
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: "Boldt, James" <james.boldt@vancouver.ca>
To: "John Abraham" <jabraham@pci-group.com>
Date: 3/24/2020 2:50:47 PM
Subject: RE: 3609-3687 Arbutus St - checklist

Hi John – see below in red:

From: John Abraham [mailto:jabraham@pci-group.com]
Sent: Tuesday, March 24, 2020 1:52 PM
To: Boldt, James
Subject: [EXTERNAL] RE: 3609-3687 Arbutus St - checklist

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi James,

Thanks for the attached checklist. Please see below a couple of questions.

1. Can you send a copy of the Rezoning application form? **Yep I'll send. I really don't know why we ask for this anymore but I'll send it anyway...**
2. Based on Schedule 2, Section 3C of the Schedule of Fees, our rezoning application fee would be ~\$69,000 as our site is 3,063 meter squared. Can you confirm? **I'll confirm- our computer generates the required amount once we set up the application at intake, although for smaller sites it defaults to a minimum.**
3. TDM Plan – we're not asking for any parking reduction beyond the rental by-law, what do we require in this case? **Sometimes they (Engineering) ask for just a part of it to be filled out just so there's a record of what's proposed. But if you aren't proposing any reductions then you could forego the TDM worksheets at this point in time.**
4. TAMS – We have one drafted and are preparing to have it as part of our rezoning submission. **I've never seen one actually. I'll check with Rosemarie in Engineering. But for now I wouldn't do this. Sometimes we wait until we hear from the community (City led open house in this case) what the specific issues are before doing this...**
5. QS elemental cost report – can you confirm if we need this? **You don't need it at this stage. It is likely that it won't be required if we aren't talking about a negotiated CAC (sorry that's a double negative).** Could we also have a copy of the DCL waiver form? **I'll send**

Let me know if you would like to connect over the phone as well.

Thanks for the clarity on the number of copies required to submit and noted on potential future requests for materials.

Best,

John

From: Boldt, James <james.boldt@vancouver.ca>
Sent: March 24, 2020 12:46 PM
To: John Abraham <jabraham@pci-group.com>
Subject: RE: 3609-3687 Arbutus St - checklist

Hi John – here is the checklist. I didn't go over it in any detail so let me know if there's a concern about anything or need clarification. I put a question mark where I wasn't sure depending on the issue (i.e. tenants, groundwater etc.).

For now we are going to be doing remote submissions so I've just listed "1" for number of copies – we won't be taking in any printed material or large sets of drawings etc. but some staff may request these later.

From: John Abraham [mailto:jabraham@pci-group.com]

Sent: Tuesday, March 24, 2020 11:41 AM
To: Boldt, James; Huang, Emily
Subject: [EXTERNAL] RE: 3609-3687 Arbutus St

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi James,

Thanks for confirming, we are proceeding with our rezoning application. Please send over the checklist when you get a chance.

Best,

John

From: Boldt, James <james.boldt@vancouver.ca>
Sent: March 23, 2020 2:11 PM
To: John Abraham <jabraham@pci-group.com>; Huang, Emily <Emily.Huang@vancouver.ca>
Subject: RE: 3609-3687 Arbutus St

HI – I'm back. I believe as Emily said that the City's position is that if scheduled for the next few months, the requirement for a pre-app open house would be waived. So Arbutus would be exempt as I understand it. I don't know if anyone would voluntarily hold a pre-application open house in any event (and there may be new restrictions coming into place soon in this regard) but City staff would not be allowed to attend in any event (as City representatives).

From: John Abraham [<mailto:jabraham@pci-group.com>]
Sent: Tuesday, March 17, 2020 2:39 PM
To: Huang, Emily
Cc: Boldt, James
Subject: [EXTERNAL] RE: 3609-3687 Arbutus St

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Emily,

Thanks for the update on the below. I will plan on following up with James next week.

Best,

John

From: Huang, Emily <Emily.Huang@vancouver.ca>
Sent: March 17, 2020 2:15 PM
To: John Abraham <jabraham@pci-group.com>
Cc: Boldt, James <james.boldt@vancouver.ca>
Subject: RE: 3609-3687 Arbutus St

Hello John,

Staff advise that the Pre-application Open House for 3609-3687 Arbutus Street should be cancelled due to COVID-19. As it is uncertain when a pre-application open house will be able to occur, staff are currently waiving the requirement for a pre-application open house. You may proceed to the next step in the application process. Please discuss this with your rezoning planner, James. James will return to work on March 23.

For more information on the City's response visit our website: vancouver.ca/covid19impacts

Thank you,

Emily Huang | Planning Assistant

Planning, Urban Design & Sustainability | City of Vancouver

Unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples

604.673.8329 | emily.huang@vancouver.ca

From: Huang, Emily

Sent: Friday, March 13, 2020 2:07 PM

To: 'John Abraham'; Boldt, James

Subject: RE: 3609-3687 Arbutus St

Hello John,

Thank you for asking Rezoning staff will be meeting on Monday to discuss procedures for open houses during COVID-19. We should have updates by mid next week.

Emily Huang | Planning Assistant

Planning, Urban Design & Sustainability | City of Vancouver

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604.673.8329 | emily.huang@vancouver.ca

From: John Abraham [<mailto:jabraham@pci-group.com>]

Sent: Thursday, March 12, 2020 8:04 PM

To: Boldt, James

Cc: Huang, Emily

Subject: [EXTERNAL] RE: 3609-3687 Arbutus St

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi James,

Given the recent news surrounding COVID-19 and BC banning public gatherings greater than 250 people, I was wondering what effect that might have on the pre-app open house.

Please let me know if you have any updates.

Best,

John

From: Boldt, James <james.boldt@vancouver.ca>

Sent: February 20, 2020 4:25 PM

To: John Abraham <jabraham@pci-group.com>; Huang, Emily <Emily.Huang@vancouver.ca>

Cc: Jared Stern <JStern@pci-group.com>

Subject: RE: 3609-3687 Arbutus St

Hi John seems fine to me.

From: John Abraham [<mailto:jabraham@pci-group.com>]

Sent: Thursday, February 20, 2020 4:01 PM

To: Huang, Emily; Boldt, James

Cc: Jared Stern

Subject: RE: 3609-3687 Arbutus St

Hi Emily & James,

Please see attached our pre-app open house notification. Let me know if you have any comments.

Best,

John

From: Huang, Emily <Emily.Huang@vancouver.ca>
Sent: February 20, 2020 11:22 AM
To: John Abraham <jabraham@pci-group.com>; Jared Stern <JStern@pci-group.com>
Cc: Boldt, James <james.boldt@vancouver.ca>
Subject: RE: 3609-3687 Arbutus St

Hello John,

Apologies for the late response and getting you the electronic labels - they are attached here. I've also copied the pre-app notification information here again for your convenience. We've recently added more wording to assist applicants with their mail campaigns:

In preparation of your pre-application open house, we require you to ensure notifications arrive in residents' mailboxes (property owners and renters, businesses and absentee owners) 2 weeks in advance of the pre-application open house date. To perform the mail out you have the option of using Canada Post's [Snap Admail](#) or an alternative [mailing service provider](#) as long as they are able to notify all property owners and renters, and businesses within the defined notification boundary (notification boundary is attached). The City will provide a separate mailing list containing the absentee owners (attached in this email).

Using Canada Post Snap Admail: Please note that when creating your mail campaign on the [Canada Post Snap Admail website](#) it takes approximately 3 weeks for notifications to arrive in mailboxes as they are being printed and mailed out from Ontario. As a result, please give yourself 5 weeks in advance of the open house date to create your mail campaign to ensure notifications arrive in mailboxes 2 weeks before the event. To ensure efficiency in your notification timeline, Canada Post campaign mail out happens every Wednesday of the week. If you have questions on creating notifications and/or need assistance on the timeline, please contact Canada Post Snap Admail line at 1-844-332-6998 and Canada Post staff Sunny Kim will be able to offer assistance.

Notification Boundary: Send postcards to all the properties within the notification boundary. Please note that Canada Post's Snap Admail boundaries extend beyond the City's defined notification boundary. Please ensure the entire area within the City's notification boundary is captured in the mail out.

Guide to Hosting a Pre-application Open House: Included in this email is the guide to hosting a pre-application open house. Notably the City has recently added zero waste guidelines on page 2 Section 3. Do refer to this section for further details on minimizing waste as part of the City's *Zero Waste 2040* Strategic Plan.

Please be advised that the mailing label files are provided for the purposes of a notification letter regarding the City of Vancouver's rezoning application process. Under the Freedom of Information and Protection of Privacy Act, these labels contain important third party information, should be used only for the purposes provided, and should not be duplicated, copied, or re-used.

If you have any questions related to the above, please let me know. Thanks,

Emily Huang | Planning Assistant

Planning, Urban Design & Sustainability | City of Vancouver

Unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples
604.673.8329 | emily.huang@vancouver.ca

From: John Abraham [<mailto:jabraham@pci-group.com>]
Sent: Friday, February 14, 2020 3:33 PM
To: Huang, Emily; Jared Stern
Cc: Boldt, James
Subject: [EXTERNAL] RE: 3609-3687 Arbutus St

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Emily,

Electronic labels would be perfect.

Thanks and have a great long weekend!

John

From: Huang, Emily <Emily.Huang@vancouver.ca>
Sent: February 12, 2020 10:43 AM
To: John Abraham <jabraham@pci-group.com>; Jared Stern <JStern@pci-group.com>
Cc: Boldt, James <james.boldt@vancouver.ca>
Subject: RE: 3609-3687 Arbutus St

Hi John,

Sounds good. Please let me know about the labels, from my email below.

Emily Huang | Planning Assistant

Planning, Urban Design & Sustainability | City of Vancouver
Unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples
604.673.8329 | emily.huang@vancouver.ca

From: John Abraham [<mailto:jabraham@pci-group.com>]
Sent: Wednesday, February 12, 2020 10:17 AM
To: Huang, Emily; Jared Stern
Cc: Boldt, James
Subject: [EXTERNAL] RE: 3609-3687 Arbutus St

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Emily,

Yesterday afternoon we decided to push the Pre-Application Open House to April 14th, it will likely be at the same location. I will keep you updated if anything changes.

Please let me know if you have any questions.

Thanks,

John

From: Huang, Emily <Emily.Huang@vancouver.ca>
Sent: February 12, 2020 10:13 AM
To: Jared Stern <JStern@pci-group.com>
Cc: Boldt, James <james.boldt@vancouver.ca>; John Abraham <jabraham@pci-group.com>
Subject: RE: 3609-3687 Arbutus St

Hello Jared,

Apologies for not responding to this email. James has a city led open house on the same night – can you let me know if you already booked the venue for March 10?

Please let me know if you would like hardcopy mailing labels or electronic.

Emily Huang | Planning Assistant

Planning, Urban Design & Sustainability | City of Vancouver
Unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples
604.673.8329 | emily.huang@vancouver.ca

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Friday, January 31, 2020 9:02 AM
To: Huang, Emily
Cc: Boldt, James; John Abraham
Subject: [EXTERNAL] RE: 3609-3687 Arbutus St

Hi Emily and James,

Thank you for sending over this information. We're targeting a date of March 10th for our pre-application open house and have reached out to the Hellenic Community Centre at 4500 Arbutus to see if they might be able to accommodate us that date. Can you please confirm that this date and venue is acceptable.

James – question for you about policy. Our original enquiry was done under the Affordable Housing Choices Interim Rezoning Policy, will this still be the policy that we are to be referencing?

Please feel free to give me a call to discuss further.

Thanks,

Jared

Jared Stern
MANAGER, INVESTMENTS



PCI DEVELOPMENTS

300 – 1030 West Georgia Street, Vancouver, BC Canada V6E 2Y3

604 684 1151 tel | 604 331 5258 direct

778 788 8672 cell

jstern@pci-group.com

www.pci-group.com

From: Huang, Emily <Emily.Huang@vancouver.ca>

Sent: January 23, 2020 2:24 PM

To: Jared Stern <Jstern@pci-group.com>

Cc: Boldt, James <james.boldt@vancouver.ca>

Subject: RE: 3609-3687 Arbutus St

Hello Jared,

I've tried reaching you on the phone but couldn't get a hold of you – in addition to letting me and James know the date and venue of the pre-app open house, I have provided more details below:

In preparation of your pre-application open house, we require you to mail out notifications to residents (property owners and renters), businesses and absentee property owners **three weeks in advance**. I have attached the notification boundary that we are using for this site, a graphic example of a City-hosted open house notification postcard (485 West 35th Avenue), and a "Guide to Hosting a Pre-application Open House for a Rezoning Enquiry". Please refer to these attachments for more information.

You can send out notifications via Canada Post's unaddressed ad-mail ([Canada Post Snap Admail](#)). Please send notification to the properties within the notification boundary (please see attached "Notification Boundary").

For absentee owners (who are not covered under Canada Post Snap Admail), the City is able to provide:

- ☐ Electronic mailing labels, either in Excel spreadsheet or Word document format; or
- ☐ Hardcopy mailing labels, depending on your preference.

Please advise on which format you prefer to receive mailing labels. Hardcopy labels can be collected on the ground floor of 515 West 10th Avenue (Development Services Building), when ready.

Also note that we have recently added zero waste guidelines on page 2 section 3 of the ["Guide to Hosting a Pre-Application Open House for a Rezoning Enquiry"](#) document. Please refer to that section for further details on minimizing waste as part of the City's [Zero Waste 2040 Strategic Plan](#).

Please be advised that the mailing label files are provided for the purposes of a notification letter regarding the City of Vancouver's rezoning application process. Under the Freedom of Information and Protection of Privacy Act, these labels contain important third party information, should be used only for the purposes provided, and should not be duplicated, copied, or re-used.

If you have any questions related to the above, please let me know.

Emily Huang | Planning Assistant

Planning, Urban Design & Sustainability | City of Vancouver

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604.673.8329 | emily.huang@vancouver.ca

From: Jared Stern [<mailto:JStern@pci-group.com>]

Sent: Wednesday, January 22, 2020 2:51 PM

To: Boldt, James; White, Robert

Cc: Huang, Emily

Subject: [EXTERNAL] RE: 3609-3687 Arbutus St

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi James,

Thank you and I look forward to working with you on this project. I will be in touch with you and Emily over the next couple days to discuss next steps.

Thanks!

Jared

From: Boldt, James <james.boldt@vancouver.ca>

Sent: January 22, 2020 1:16 PM

To: White, Robert <Robert.White@vancouver.ca>; Jared Stern <JStern@pci-group.com>

Cc: Huang, Emily <Emily.Huang@vancouver.ca>

Subject: RE: 3609-3687 Arbutus St

Thanks Robert

Jared et al- I've cc'd Emil Huang here - she is our planning assistant in the housing rezoning group. While the pre-app open house of course is the proponents to put on and run, we can provide a few things such as any city boards (as pdf's) for printing by yourselves or mailing lists/ labels (which is recommended because this list will also form the basis of the City led open house notification). As well we have recommended black out dates which we prefer open houses not to be held on if possible.

Thanks,

James

From: White, Robert

Sent: Wednesday, January 22, 2020 12:01 PM

To: Jared Stern

Cc: Boldt, James; Park, Ji-Taek

Subject: RE: 3609-3687 Arbutus St

Hi Jared,

Thanks for bringing your team and revised drawings in to discuss the rear setbacks for your 3609-3687 Arbutus St proposal.

We agreed based on the plans you presented, we're comfortable to explore the next stage, looking towards a pre-application open house. Please also let James know any concerns/questions you have regarding the calculation of the moderate income units. Please continue to coordinate with James Boldt for the timing/location/and other details

from here on.

Thanks again,

Robert White | Rezoning Planner
Planning, Urban Design & Sustainability | City of Vancouver
604-873-7484 | robert.white@vancouver.ca

-----Original Appointment-----

From: White, Robert
Sent: Monday, January 20, 2020 3:53 PM
To: White, Robert; Jared Stern
Cc: Tim Grant
Subject: 3609-3687 Arbutus St
When: Wednesday, January 22, 2020 10:00 AM-10:30 AM (UTC-08:00) Pacific Time (US & Canada).
Where: 515 W 10th Ave

Hi Jared,

Please check in with the concierge on the ground floor so I know you've arrived.

Thank you,

Robert White | Rezoning Planner
Planning, Urban Design & Sustainability | City of Vancouver
604-873-7484 | robert.white@vancouver.ca

From: "Boldt, James" <james.boldt@vancouver.ca>
To: "John Abraham" <jabraham@pci-group.com>
CC: "Lasocha, Allison" <Allison.Lasocha@vancouver.ca>
"Clarke, Angele" <angele.clarke@vancouver.ca>
Date: 4/2/2020 1:43:48 PM
Subject: RE: 3609-3687 Arbutus - Tenant Relocation Policy

Hi John,

s.13(1)



I've cc'd this to the assigned housing folks who could probably provide more clarity.

From: John Abraham [mailto:jabraham@pci-group.com]
Sent: Thursday, April 02, 2020 12:58 PM
To: Boldt, James
Subject: [EXT] RE: 3609-3687 Arbutus - Tenant Relocation Policy

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi James,

We've got 1 tenant who has been there for 2 years, 2 that have been there for just over a year and 1 that has been there for 7 years.

John

From: Boldt, James <james.boldt@vancouver.ca>
Sent: April 2, 2020 12:16 PM
To: John Abraham <jabraham@pci-group.com>
Subject: RE: 3609-3687 Arbutus - Tenant Relocation Policy

Thanks John – do you know the longest of the tenancies in the secondary suites – there is a criteria I believe based on the length of tenure.

And yes, the TRP would not apply to any lease backs to previous owners...

From: John Abraham [mailto:jabraham@pci-group.com]
Sent: Thursday, April 02, 2020 10:31 AM
To: Boldt, James
Subject: [EXT] 3609-3687 Arbutus - Tenant Relocation Policy

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi James,

Thank you for your continued support with our rezoning application through these unprecedented times. We continue to press ahead and anticipate being ready to submit our rezoning application later this month.

A question with regards to the checklist - I noticed that you put a question mark in the REQ'D column of the Tenant Relocation Plan and wanted to clarify whether or not it is a requirement for our application. Please note that each of these 5 properties is only improved with 1 single family 2 houses.

Our purchase of the 5 properties in February 2020 included a delayed possession agreement whereby the five homes are required to be vacated by August 26, 2021. As per section 2.1.(C) of the TRP, the policy on secondary rental stock does not apply to: 1 instances where a previous owner of a house, strata, or equity co-op unit has sold the property to a developer and is now occupying the unit as a tenant. 2

Aside from the sellers of the properties, there are 4 rental tenants living in secondary suites on fixed term residential tenancy agreements where we have mutual agreement with them to vacate by August 26, 2021.

Is there anything further you require for purposes of our application?

Best,

John

John Abraham
DEVELOPMENT ASSOCIATE

PCI

PCI DEVELOPMENTS

300 1030 West Georgia Street, Vancouver, BC Canada V6E 2Y3

604 684 1151 tel | 604 331 5278 direct

jabraham@pci-group.com

www.pci-group.com

From: "Boldt, James" <james.boldt@vancouver.ca>
To: "John Abraham (jabraham@pci-group.com)" <jabraham@pci-group.com>
CC: "Clarke, Angele" <angele.clarke@vancouver.ca>
 "Jeliazkova, Diana" <Diana.Jeliazkova@vancouver.ca>
Date: 4/3/2020 10:31:13 AM
Subject: FW: 3609-3687 Arbutus - Tenant Relocation Policy

Hi John, could you fill out the below for each rental unit (secondary suite as per your previous e-mail), or if the whole house is rented, and send back.

JFYI Diana (cc'd) will be the housing planner dealing with tenancy issues (not Allison anymore as stated in a previous e-mail)

Thanks,
james

Address for each unit in project (please list secondary suites and main units separately)	Question 1: Has ownership of the parcel transferred to the applicant/developer? If yes, please list the date of ownership transfer (yyyy/mm/dd)	Question 2: Did the property have rental tenants on site on the date of rezoning application? (yes/no)	Question 3: If YES to question 2, how many units were being rented on the date of rezoning application* ? (including any basement / secondary suites / laneway)	Question 4: For each unit you listed as being rented in Question 3 - when did the tenancies begin? (date for each unit being rented, in yyyy /mm/dd)	Question 5: Were any of the rented units currently occupied by former homeowners? (If yes, indicate which unit)

Thanks,
Diana

Diana Jeliazkova
 Affordable Housing Programs | City of Vancouver
 diana.jeliazkova@vancouver.ca
 604-829-9279

From: "Boldt, James" <james.boldt@vancouver.ca>
To: "John Abraham" <jabraham@pci-group.com>
Date: 4/9/2020 9:07:52 AM
Subject: RE: 3609 Arbutus St - TAMS - offsite improvements

No it's ok. We won't know what Engineering is seeking until we get their comments in the application – then we can all hash it out if necessary. We had an application where Engineering came back with a requirement for a street signal upgrade and the developer freaked, even though their LOR mentioned the possibility (and it is a larger project)– so we just wanted to make sure the LOR "put us all on notice" that for larger projects off-site improvements of this nature could be sought and projects should have a reasonable contingency built in for these kinds of things.

From: John Abraham [mailto:jabraham@pci-group.com]
Sent: Wednesday, April 08, 2020 3:43 PM
To: Boldt, James
Subject: [EXT] RE: 3609 Arbutus St - TAMS - offsite improvements

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

No problem, would it be worth connecting briefly over the phone either tomorrow or Tuesday?

John

From: Boldt, James <james.boldt@vancouver.ca>
Sent: April 8, 2020 8:54 AM
To: John Abraham <jabraham@pci-group.com>
Subject: RE: 3609 Arbutus St - TAMS - offsite improvements

Thanks – just wanted to make sure the possibility or requirements were flagged in the LOR

From: John Abraham [mailto:jabraham@pci-group.com]
Sent: Tuesday, April 07, 2020 3:34 PM
To: Boldt, James
Subject: [EXT] RE: 3609 Arbutu St - TAMS - offsite improvements

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi James,

See attached the Letter of Response.

There was a request for a TAMs as well as the attached screenshot with regards to off-site improvements.

Let me know if there s anything else we should be aware of.

Thanks,

John

Engineering:

- The following site improvements may be required as Conditions of Approval for a rezoning application:
 - Public realm improvements along the site frontages such as, but not necessarily limited to: sidewalks, lighting, curb ramps, lane crossings, and street trees.
 - Provision of the relocation of the existing utility kiosk from the back boulevard of W 20th Avenue adjacent the site (at the lane) to allow for a widened sidewalk.
- There are no Public Bike Share requirements for this site.

From: Boldt, James <james.boldt@vancouver.ca>

Sent: April 7, 2020 10:39 AM

To: John Abraham <jabraham@pci-group.com>

Subject: 3609 Arbutu St - TAMS - offsite improvements

Hi John,

We (staff) were just discussing some rezoning requirements and I just wanted to double check. In your Letter of response were there any Engineering comments regarding a traffic management study and/ or comments on off-site improvements (like traffic signals, lighting etc.)? I can look up the LOR but just wanted to check.

Thanks,

James

paaaaa

From: "Boldt, James" <james.boldt@vancouver.ca>
To: "John Abraham (jabraham@pci-group.com)" <jabraham@pci-group.com>
Date: 4/24/2020 9:34:25 AM
Subject: 3609 Arbutus St

Hi John – we were sent this generic e-mail this morning to send out to applicants etc. I've only glanced through but may be of some use:

I am writing to provide you with an update on efforts within the Rezoning Centre in the Planning, Urban Design and Sustainability (PDS) department during these unprecedented times related to COVID-19. You may be aware of the City's news release that [Vancouver is still open for business](#) and we in the Rezoning Centre strive to provide uninterrupted service to the development and construction industry during this public health crisis. The City and the Rezoning Centre understand the development and construction industries are essential to Vancouver's economy and will be critical to the recovery effort as we begin to transition out of these uncertain times. We also realize all businesses and segments of the economy are experiencing significant stress right now. As partners with the development and construction industry, we are working hard to ensure our service to you continues with minimal disruption. Please know we are working to process rezoning enquires and applications, along with development applications to progress this work within normal and expected timeframes.

We also want to acknowledge that we have experienced minor delays as we transitioned to a remote/virtual work environment and operation over the initial transitional period, however we have worked through most of the early technology challenges and believe that many of our new virtual business processes will provide enhanced service to the development community.

To this end, staff is actively undertaking -

Online submission for enquiries and applications

We are initiating an electronic intake, distribution and review procedure to ensure enquiry and application intake can continue. This will include some temporary measures until the City is able to more formally launch electronic plan software technology. We anticipate being able to share the detailed interim submission procedures with you in the very near future.

Notification procedures

The standard rezoning notification process requires a number of provisions, including the posting of a site sign on the subject property. We recognize that there may be scheduling challenges associated with posting of site signs due to trades availability. It is important that adequate and appropriate public notification be maintained and Staff will work closely with proponents to ensure the integrity of the public notification process. This may include expanding other notification requirements to a larger area. Staff will also be providing enhanced information and notification on the rezoning application web page to ensure the public is aware of upcoming public engagement opportunities and up-to-date content.

Online public engagement process

In-person Open Houses have been paused given the Provincial Health Office directives to stay home. We are exploring various engagement approaches to move applications forward, including enhanced project web pages, recorded presentations, and readily available "virtual" open house systems. Staff will work closely with applicants to ensure a smooth transition to these new platforms and procedures.

Boards and commissions

We are coordinating with the various boards and commissions, such as UDP, Heritage Commission and Development Permit Board, to develop virtual meeting venues to convene those bodies through various technology and software alternatives. We expect to implement preferred solutions in the coming weeks and will communicate new procedures as soon as possible.

Council meetings including public hearings

Council meetings are still taking place and information regarding a revised public hearing process is

available on the City website. The first virtual public hearing is tentatively scheduled for early May pending the successful testing of new technology. I will also keep you updated on any scheduling of upcoming meetings pertaining to your proposal. Please note staff and applicant presentations will be virtual only and staff will work with applicants to understand and prepare for this new process.

We would like to reiterate to our partners in the industry that we are working hard to design, manage and implement these new procedures and processes as smoothly and quickly as possible. Thank you for your patience and understanding as we transition into this new virtual environment. We look forward to continuing our work together. Should you have any questions, please don't hesitate to contact me.

From: "Boldt, James" <james.boldt@vancouver.ca>

To: "John Abraham (jabraham@pci-group.com)" <jabraham@pci-group.com>

Date: 4/29/2020 3:06:03 PM

Subject: 3609 Arbutus St - receipt

Attachments: 20200429140607372.pdf

Hi John,

Receipt attached - no problems.

Next step is as discussed to get the pdfs etc. which I will then upload. After that I send a memo to staff who are on the review list informing them of the application and their reviews.

Thanks,

James

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

From: no-reply@vancouver.ca [mailto:no-reply@vancouver.ca]

Sent: Wednesday, April 29, 2020 2:06 PM

To: Boldt, James

Subject: Message from "HN154"

This E-mail was sent from "HN154" (MP C4503).

Scan Date: 04.29.2020 14:06:07 (-0700)

Queries to: no-reply@vancouver.ca



RZ-2020-00013

Printed: Mar 31, 2020

Payment Notice

*Current Fees for: Rezoning RZ-2020-00013

For Applicant

Location

PCI Developments LP
300-1030 W Georgia Street
Vancouver, BC V6E 2Y3

3609 ARBUTUS STREET
Vancouver, BC V6J 3Z7

Date	Description	Fee Amount	Tax	Fee Total	Fee Adjs	Pmts & Adjs	Balance
Mar 31, 2020	New/Amend CD1, Outside Downtown <8,000 m2	70,510.00		70,510.00	0.00	0.00	70,510.00
	Total:	70,510.00		70,510.00	0.00	0.00	70,510.00



RZ-2020-00013

This is not a Permit or a License and does not provide authorization for work to proceed or business related activities to occur.

*Fees may have changed or additional charges applied since receiving this notice.

Received at:
City of Vancouver - West Arm
Receipt: 1472876
Dated: Apr 29, 2020
Station: C501/LEW71
per 29, 2020
02:03:34 PM
PPMT RZ-2020-00013 70,510.00
Total 70,510.00
CHARGE PCI ARBUTUS ST 3609 -70,510.00

From: "Boldt, James" <james.boldt@vancouver.ca>

To: "John Abraham (jabraham@pci-group.com)" <jabraham@pci-group.com>

Date: 3/25/2020 3:03:34 PM

Subject: Emailing: DCL Waiver Request Form - Template - June 2019

Attachments: DCL Waiver Request Form - Template - June 2019.XLTX

Here is the most recent DCL waiver form. I'll check with housing as to whether there is a new form given the change with the Utilities DCL.

Your message is ready to be sent with the following file or link attachments:

DCL Waiver Request Form - Template - June 2019

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

DCL Waiver Request Form

(Projects Proposing 100% Rental - Market & Moderate Income Rental Housing)

Instructions

This form is for 100% rental projects that include below-market Moderate Income Rental Units requesting a DCL waiver.

Applicants are required to provide a rent roll for the residential rental portion of the development. Staff will evaluate the rent roll to ensure the proposed project meets the requirements under the DCL By-laws and the Moderate Income Rental Housing Pilot Program Bulletin. This information will be summarized in the Council Report or Development Permit Prior-to Letter and included in the Housing Agreement.

Applicants are asked to update and confirm their rent roll prior to issuance of a Building Permit (when DCLs are waived) and prior to issuance of an Occupancy Permit. Once a project is approved (e.g. at public hearing for rezonings) the proposed starting rents for the market rental units can be increased during the period of construction by the allowable increases under the Residential Tenancy Act until occupancy. However, rents for the Moderate Income Rental Units cannot be increased ahead of occupancy, and rent increases in these units are permanently capped at the annually published RTA maximum allowable increase.

In addition, to qualify for a waiver all units must comply with the maximum average unit size as prescribed the DCL By-law. To assist staff in checking for compliance, the Architect of record must verify the average unit size and a signed Letter of Confirmation must be submitted along with this waiver request form.

Applicants should complete the white (non-greyed) areas of the form; staff will complete the greyed areas.

For more information regarding rent increases, please refer to:

<https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/during-a-tenancy/rent-increases>

SUBMISSION

Project Address:

Date: YYYY/MM/DD

Submitted by:

PROJECT TYPE

(Check applicable box)

☐ Rezoning

☐ No Rezoning

STAGE IN PROCESS

(Check applicable box)

☐ Rezoning Application

☐ Public Hearing

☐ Housing Agreement

☐ Development Permit Application

☐ Prior-to Approval

☐ Building Permit Application

☐ Occupancy Permit Application

A. RENT ROLL - Market Rental Units

Unit #	Bedroom Type (select from drop-down menu)	Starting Monthly Rental Rate (\$)	Unit Size (Net area) <input type="checkbox"/> m ² <input type="checkbox"/> ft ²

B. RENT ROLL - Moderate Income Rental Units

Unit #	Bedroom Type (select from drop-down menu)	Starting Monthly Rental Rate (\$)	Unit Size (Net area) <input type="checkbox"/> m ² <input type="checkbox"/> ft ²

Project Summary

C. SUMMARY - All Units

	Total #	Average Starting Monthly Rent (\$)	Average Unit Size (Net area) <input type="checkbox"/> m ² <input type="checkbox"/> ft ²
Studio ¹			
1-bed			
2-bed			
3-bed			
Project Total	0	N/A	N/A

¹Include any moderate income micro dwelling units larger than 29 square meters (312 square feet); smaller units are exempt from DCLs

D. SUMMARY - Market Rental Units

	Total #	Average Starting Monthly Rent (\$)	Average Unit Size (Net area) <input type="checkbox"/> m ² <input type="checkbox"/> ft ²
Studio			
1-bed			
2-bed			
3-bed			
Project Total	0	N/A	N/A

E. SUMMARY - Moderate Income Rental Units

	Total #	Average Starting Monthly Rent ² (\$)	Average Unit Size (Net area) <input type="checkbox"/> m ² <input type="checkbox"/> ft ²
Micro			
Studio			
1-bed			
2-bed			
3-bed ¹			
Project Total	0	N/A	N/A

¹Include any 3-bed units with an inboard bedroom

²At occupancy, moderate income rental unit rents may not exceed the maximums set out in S. 2a in the Program Bulletin: www.vancouver.ca/files/cov/moderate-income-rental-housing-pilot-program-bulletin.pdf

Internal Use ONLY

I) RENT QUALIFIER & ALLOWABLE INCREASE - All Units

	RENT QUALIFIER ¹		ALLOWABLE RENT INCREASE ²		
	AVG RENT AT PH/PT	RENT COMPLIES? (Y/N)	MAX AVG RENT AT BP	MAX AVG RENT AT OP	CURRENT RENT COMPLIES? (Y/N)
DATE:	YYYY/MM/DD	YYYY/MM/DD	YYYY/MM/DD	YYYY/MM/DD	YYYY/MM/DD
Studio					
1-bed					
2-bed					
3-bed					

¹Calculate the average for each unit type based on the maximum rents confirmed by the applicant at Public Hearing or Prior-to Approval; verify that rents comply by checking against the DCL maximum average rents for the applicable year.

²Calculate the maximum allowed rent (at Building Permit or Occupancy Permit) by escalating the maximum average rent confirmed at Public Hearing or Prior-to Approval using the RTA Standard Allowable Increase for each FULL year (partial years not counted) between the original confirmation and BP or OP application; verify that rents comply (do not exceed the maximum average amount allowable) by checking against the provided rent roll

Recent RTA Maximum Allowable Rent Increases are: 2019 (2.5%); 2018 (4%); 2017 (3.7%); 2016 (2.9%); 2015 (2.5%); 2014 (2.2%).

NB: Because of the Moderate Income Rental Units, actual increases to average rents will be LESS than the RTA allowable increase

II) RENT VERIFICATION

At BP or occupancy, Moderate Income Rental Unit rents may not exceed the rental rate maximums set out in S. 2a in the Program Bulletin, and are not eligible for increase between application and occupancy. Market rate unit rents may not be increased beyond the RTA maximum allowable rates.

	MODERATE INCOME UNITS ¹		MARKET RENTAL UNITS		
	AVG RENT AT PH/PT	CURRENT RENT COMPLIES? (Y/N)	AVG RENT AT PH/PT ²	MAX AVG RENT AT BP/OP ³	CURRENT RENT COMPLIES? (Y/N)
DATE:	YYYY/MM/DD	YYYY/MM/DD	YYYY/MM/DD	YYYY/MM/DD	YYYY/MM/DD
Studio					
1-bed					
2-bed					
3-bed					

¹Calculate the average for each Moderate Income Rental Unit by unit type based on the rents confirmed by the applicant at Public Hearing or Prior-to Approval; using the rent roll provided at the current stage, verify that the rents have not been increased (Moderate Income Rental Unit rents cannot be inflated ahead of occupancy).

²Calculate the average for each Market Rental unit by type based on the maximum rents confirmed by the applicant at Public Hearing or Prior-to Approval

³Calculate the maximum allowed rent (at Building Permit or Occupancy Permit) by escalating the maximum average rent confirmed at Public Hearing or Prior-to Approval using the RTA Standard Allowable Increase for each FULL year (partial years not counted) between the original confirmation and BP or OP application; verify that rents comply by checking against the provided rent roll

Recent RTA Maximum Allowable Rent Increases are: 2019 (2.5%); 2018 (4%); 2017 (3.7%); 2016 (2.9%); 2015 (2.5%); 2014 (2.2%).

II) CHECKLIST

<input type="checkbox"/>	A) Housing Agreement and rental covenant signed and registered, comply with DCL By-law
<input type="checkbox"/>	B) All dwelling units in the building are rental units
<input type="checkbox"/>	C) No dwelling units are strata units
<input type="checkbox"/>	D) Average rents per unit type comply with the DCL By-law
<input type="checkbox"/>	E) Unit Size Confirmation Letter provided, verifying average unit sizes comply with the DCL By-law
<input type="checkbox"/>	F) Moderate Income Unit average rents per unit type comply with the MIRHPP Policy and match those approved at public hearing (including rents for any micro dwelling units and/or 3 bedroom units with an inboard bedroom, which must be lower)
Reviewed By: _____	

III) APPROVAL

ASSISTANT DIRECTOR OF PLANNING, HOUSING POLICY & REGULATION

Name:	_____
Signature:	_____
Date:	YYYY/MM/DD

ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES

Name:	_____
Signature:	_____
Date:	YYYY/MM/DD

From: "White, Robert" <Robert.White@vancouver.ca>
To: "Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>
CC: "Boldt, James" <james.boldt@vancouver.ca>
Date: 1/28/2020 3:19:01 PM
Subject: RE: 3609-87 Arbutus - 191125 Issued for PCI Review
Attachments: RE: 3609-3687 Arbutus St.msg

Yes! Thanks for checking in.

We responded and had a follow-up meeting with them on Jan. 22 where we agreed to move into the pre-application process as we consider their proposal further.

If you have questions on the file moving forward, James Boldt is the rezoning planner on the file now – I'll still be around to help provide background/etc.

Thanks Templar,
Robert

From: Tsang-Trinaistich, Templar
Sent: Tuesday, January 28, 2020 3:15 PM
To: White, Robert
Subject: FW: 3609-87 Arbutus - 191125 Issued for PCI Review

Hi

Just checking to see if this one got responded to? Looking to clear for further follow up. Let me know. Tlk soon

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: O'Donnell, Theresa
Sent: Friday, January 10, 2020 2:06 PM
To: White, Robert; McNeill, Yardley
Cc: Tsang-Trinaistich, Templar
Subject: RE: 3609-87 Arbutus - 191125 Issued for PCI Review

Please don't feel like you have to rush to meet their schedule. If you don't have answers for them today, perhaps you could shoot off a quick email to let them know we're working to get their questions resolved and expect to have something by next week, two weeks? Give yourself a cushion, these things always take longer than we anticipate.

theresa

From: White, Robert
Sent: Friday, January 10, 2020 12:18 PM
To: O'Donnell, Theresa; McNeill, Yardley
Cc: Tsang-Trinaistich, Templar
Subject: RE: 3609-87 Arbutus - 191125 Issued for PCI Review

Hi Theresa,

Thanks for keeping this moving. I've received some of the clarification I'd been waiting on from Engineering, which I've discussed with Yardley. Pending a chat with the development planner, I hope to be able to get back to PCI later today with the information they're seeking, along with a few more clarification questions for them.

Thank you,
Robert

From: O'Donnell, Theresa
Sent: Friday, January 10, 2020 12:13 PM
To: McNeill, Yardley; White, Robert
Cc: Tsang-Trinaistich, Templar
Subject: RE: 3609-87 Arbutus - 191125 Issued for PCI Review

Hi folks

Realizing everybody's still catching up from the holidays, but wondering if you all have had a chance to think about when we might get around to this one. Not looking for a firm commitment, just a ballpark.

theresa

From: O'Donnell, Theresa
Sent: Tuesday, January 7, 2020 4:27 PM
To: White, Robert; McNeill, Yardley
Cc: Tsang-Trinaistich, Templar
Subject: FW: 3609-87 Arbutus - 191125 Issued for PCI Review

Good Afternoon folks

PCI is looking for feedback **THIS WEEK** on some very precise form of development considerations. Given the level of specificity, that timeframe seems unreasonable to me. But maybe I'm wrong and this is easier than it looks.

Would you please give me a brief but comprehensive response I can send back to Tim? I'd like to let him know when we could actually get him some feedback on these items and what is involved in preparing that response [for example- Engineering needs to weigh in on the parking garage entrance and it normally takes them 2 weeks+/- to get back to us. Something like that. I'd also encourage him to work directly with you, Robert.

Thanks,
theresa

From: Tim Grant [mailto:Tgrant@pci-group.com]
Sent: Tuesday, January 7, 2020 11:13 AM
To: O'Donnell, Theresa
Cc: Andrew Grant; Jared Stern
Subject: [EXTERNAL] FW: 3609-87 Arbutus - 191125 Issued for PCI Review

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Theresa,

Happy New Year and hope you had a good holiday season.

As we understand Gil is away for a few weeks, I am following up on my note below. We are under a tight timeline with

our purchase contracts and need to have support from City Planning this week to items we've noted below to be able to move forward with our westside Vancouver rental housing proposal with moderate income units as below.

Please let us know if we can provide anything further.

Thank you.

Tim Grant

From: [Tim Grant](#)

Sent: December 18, 2019 12:11 PM

To: Gil.Kelley@vancouver.ca

Cc: O'Donnell, Theresa; yardley.mcneill@vancouver.ca; Andrew Grant; Jared Stern (JStern@pci-group.com)

Subject: RE: 3609-87 Arbutus - 191125 Issued for PCI Review

Gil,

Further to your guidance below, we have reviewed and could proceed with 6-storey, separate buildings including 20% moderate income rental units as you suggest and generally accommodate staff's prior guidance, including setbacks on north and south sides of the development. However, we would need the following accommodations:

Setback at lane at corners of buildings: 2.62m (8'-7") at grade and Level 2; 4.50m (14'-9") at Levels 3 and 4; 7.21m (23'-8") at Levels 5 and 6. Please note each building steps in from corner and satisfies staff's guidance on setback beyond the corners and increases to 9.8m setback at Levels 1 – 4 at center of buildings.

Note: staff previously suggested cumulative minimum rear yard setbacks of 2.4m (8') at grade, 6.1m (20') above Level 1 and 10.7m (35') above Level 4.

Setback at Arbutus: 8.26m (27'-1") from the property line to the building face along Arbutus Street. This respects the requested 17' dedication and allows approximately 10' for front terraces measured from the outermost building face.

Note: staff previously suggested 4.8m (16') from building face to building line, along with 17' dedication on Arbutus.

Parking Ramp Location: at centre of property between the two buildings off rear lane.

Note: staff previously suggested integrated with one of the buildings off rear lane.

Staff's support of the above noted items would enable us to achieve 98 market rental units and 24 moderate income rental units (122 secured rental units total), which subject to pending land purchase contract revisions, would enable us to proceed with proposed rezoning.

We have also sent the same summary to Robert White and appreciate his and staff's continued efforts to work with us. We are hopeful that staff can confirm support as soon as possible so we can proceed on this basis. Please let me know if we can provide anything further.

Thanks for your continued support of an always elusive west side market & below market rental housing proposal.

Regards,

Tim

Tim Grant CPA, CA
VICE PRESIDENT, DEVELOPMENT

PCI

PCI DEVELOPMENTS

From: Kelley, Gil <Gil.Kelley@vancouver.ca>
Sent: December 11, 2019 4:34 PM
To: Andrew Grant <agrant@pci-group.com>
Cc: O'Donnell, Theresa ; McNeill, Yardley <yardley.mcneill@vancouver.ca>; Jared Stern <JStern@pci-group.com>
Subject: Re: 3609-87 Arbutus - 191125 Issued for PCI Review

Ok. Good.

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

Please excuse any typos
Sent from my iPhone

On Dec 11, 2019, at 4:33 PM, Andrew Grant <agrant@pci-group.com> wrote:

Gil:

Thanks for this! We have asked the architect to confirm how the building will work and I know they need to challenge some of the proposed setbacks. So we will have a definitive answer shortly.

Thanks for your help- we think this is a project worth fighting for!

ANDREW

Andrew Grant
PRESIDENT
PCI Developments
300 - 1030 West Georgia Street, Vancouver, BC Canada V6E 2Y3
604 684 1151 tel | 604 331 5212 direct
604 290 1262 cell | 604 688 2328 fax
agrant@pci-group.com
www.pci-group.com

From: Kelley, Gil <Gil.Kelley@vancouver.ca>
Sent: December 11, 2019 3:37 PM
To: Andrew Grant <agrant@pci-group.com>
Cc: O'Donnell, Theresa <Theresa.O'Donnell@vancouver.ca>; McNeill, Yardley <yardley.mcneill@vancouver.ca>
Subject: RE: 3609-87 Arbutus - 191125 Issued for PCI Review

Andrew,

I have had the opportunity to review your email and proposal with staff. In speaking with staff, I understand that the road dedication and additional front yard setbacks are required for this site, which is having an impact on your desired density and project financial viability, though you are agreeable with the requirement to break up the building into two blocks to reduce the massing / building frontage on the street. I further understand you've had some recent conversations and meetings to discuss the contents of the Letter of Response and that progress is being made on formulating some options to address your concerns. In light of the need to break up the massing of the building, together with the road dedication and building setback requirements, staff are willing to revisit supporting two 6-storey forms with 20% MIRH units as this mirrors the recommendations from the Rental Incentives Review Report from late November. Subject to meeting these requirements, Staff will continue to work with you to achieve a viable project on

this site through our policy options. As part of this process, staff will also seek to have you submit a pro forma on this option to confirm project viability. I would encourage you to continue to work through staff involved in this project, and my Deputy Director of Current Planning, Theresa O'Donnell, copied hereto.

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: Andrew Grant [<mailto:agrant@pci-group.com>]

Sent: Wednesday, December 04, 2019 11:31 AM

To: Kelley, Gil

Subject: RE: 3609-87 Arbutus - 191125 Issued for PCI Review

Gil:

I know it's a busy time for you!

Any progress you can share with us on resolving this opportunity?

Regards

ANDREW

Andrew Grant

PRESIDENT

PCI Developments

300 - 1030 West Georgia Street, Vancouver, BC Canada V6E 2Y3

604 684 1151 tel | 604 331 5212 direct

604 290 1262 cell | 604 688 2328 fax

agrant@pci-group.com

www.pci-group.com

From: Kelley, Gil <Gil.Kelley@vancouver.ca>

Sent: November 27, 2019 12:28 PM

To: Andrew Grant <agrant@pci-group.com>

Cc: O'Donnell, Theresa <Theresa.O'Donnell@vancouver.ca>

Subject: Re: 3609-87 Arbutus - 191125 Issued for PCI Review

We'll look into this, Andrew, and get back to you very soon.

Gil

Gil Kelley, FAICP

General Manager, Planning, Urban Design and Sustainability

City of Vancouver, British Columbia, Canada

Please excuse any typos

Sent from my iPhone

On Nov 27, 2019, at 10:10 AM, Andrew Grant <agrant@pci-group.com> wrote:

Gil:

We need to appeal for your help with a Rental including Moderate Income project of 121 units we proposed on Arbutus St. at 20th to 21st Ave. The project was 6 stories fronting Arbutus which is an arterial with bus service and near commercial nodes at Arbutus Village and the Ridge. The site fronts the Arbutus Greenway and is proximate to the new Broadway subway. We proposed 121 units with 24 units dedicated to Moderate income. The existing zoning is RS-1.

On June 24/19 we made the zoning enquiry for the project. A 12 week response was promised however we received no response until November 5th , which was approx.. 18 weeks. We believed our proposal was well received at senior levels of planning. As we received comments of the need for moderate income units on the west side of the City.

To our surprise the belated response from the Planning Department mandated that we reduce to 5 stories and split the building in two and we were subsequently told that Engineering requires a 17 foot (5 M) dedication along Arbutus on the front of the site. These comments would :

- reduce the number of suites from 121 to 106, a loss of 15 (and possibly more if we do not receive relaxations on setbacks).
- a reduction in building area of 13,000 s.f. (from 91,581 s.f. to 78,598 s.f.) with a reduction of FSR from 2.78 to 2.38
- a loss of all (24 proposed) affordable moderate income units.
- a loss of loss of 10 - 3 bedroom family appropriate units, and an overall increase in smaller units to mitigate lost units.

As a result the project would only have market rental units and is less financially viable than our submitted project of 121 units.

To our dismay the housing policy approved at Council yesterday, supports our proposal and identifies arterials as appropriate for such projects up to 6 stories. How are the comments we have received from Planning and Engineering consistent with this policy direction?

The direction to 5 stories in the context of a recently adopted City rental housing policy makes no sense. And as well our engineers can find no policy in support of a significant road widening of Arbutus and the resultant loss of land.

Our option to acquire the land , was extended already due to the delayed City response and will expire shortly.

Please let us know if there is any avenue of appeal to save this project.

ANDREW

Andrew Grant

PRESIDENT

PCI Developments

300 - 1030 West Georgia Street, Vancouver, BC Canada V6E 2Y3

604 684 1151 tel | 604 331 5212 direct

604 290 1262 cell | 604 688 2328 fax

agrant@pci-group.com

www.pci-group.com

\ri1440

From: "White, Robert" <Robert.White@vancouver.ca>
To: "Jared Stern" <JStern@pci-group.com>
CC: "Boldt, James" <james.boldt@vancouver.ca>
"Park, Ji-Taek" <Ji-Taek.Park@vancouver.ca>
Date: 1/22/2020 12:01:17 PM
Subject: RE: 3609-3687 Arbutus St

Hi Jared,

Thanks for bringing your team and revised drawings in to discuss the rear setbacks for your 3609-3687 Arbutus St proposal.

We agreed based on the plans you presented, we're comfortable to explore the next stage, looking towards a pre-application open house. Please also let James know any concerns/questions you have regarding the calculation of the moderate income units. Please continue to coordinate with James Boldt for the timing/location/and other details from here on.

Thanks again,

Robert White | Rezoning Planner
Planning, Urban Design & Sustainability | City of Vancouver
604-873-7484 | robert.white@vancouver.ca

-----Original Appointment-----

From: White, Robert
Sent: Monday, January 20, 2020 3:53 PM
To: White, Robert; Jared Stern
Cc: Tim Grant
Subject: 3609-3687 Arbutus St
When: Wednesday, January 22, 2020 10:00 AM-10:30 AM (UTC-08:00) Pacific Time (US & Canada).
Where: 515 W 10th Ave

Hi Jared,

Please check in with the concierge on the ground floor so I know you've arrived.

Thank you,

Robert White | Rezoning Planner
Planning, Urban Design & Sustainability | City of Vancouver
604-873-7484 | robert.white@vancouver.ca

From: "O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>
To: "Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>
Date: 12/12/2019 11:21:44 AM
Subject: RE: 3609-87 Arbutus - 191125 Issued for PCI Review

Just now catching up on emails. I think I saw this go out, yes?

From: Tsang-Trinaistich, Templar
Sent: Wednesday, December 11, 2019 9:44 AM
To: O'Donnell, Theresa
Cc: McNeill, Yardley; White, Robert
Subject: RE: 3609-87 Arbutus - 191125 Issued for PCI Review

Hi

Draft email for Gil to send to PCI, per below. I spoke with Robert on this topic this morning, and it would still be appropriate to issue this brief response back to PCI. Short and sweet.

Andrew

s.13(1)



Gil

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: O'Donnell, Theresa
Sent: Thursday, December 5, 2019 11:18 AM
To: Kelley, Gil
Cc: Tsang-Trinaistich, Templar; McNeill, Yardley
Subject: RE: 3609-87 Arbutus - 191125 Issued for PCI Review

Gil

On this one, PCI submitted a rezoning enquiry under the AHC policy in July that contains a portion of MIRH units. However, the site *is not* part of the MIRH Pilot Program.

Project Description:

- ☐ 6-storey building occupying the full block face on Arbutus. The site is currently zoned RS-1 and within walking distance of a small commercial node. The submission package was received just prior to the closing of the *Affordable Housing Choices Interim Rezoning Policy* (AHC), on June 24, 2019.
- ☐ 80% market rental units and 20% at MIRH units.
- ☐ The Letter of Response requires the building to be divided in two and the height reduced to no more than 4 storeys (if mixed use), or 5 storeys (if 100% residential). The resultant height was to be limited to approximately 55 feet
- ☐ The LOR noted a 17 ft. Road Dedication requirement on top of the existing building line condition. Further, it was made clear that should the building contain residential uses at grade, a further 16 ft. front yard setback would be required.

Staff met with the applicant team to review the LOR. The applicant is okay breaking the form up but the road dedication and additional front yard setbacks are reducing the overall density to a level they say is not viable.

Recommendation moving forward: Since the road dedication and building line are non-negotiable, staff are willing to revisit supporting two 6-storey forms with 20% MIRH units as this mirrors the recommendations from the Rental Incentives Review Report from last week. We will also need to have the applicant to submit a pro forma to confirm the viability issue and will regroup with senior staff to confirm the direction.

Would you like Templar to prepare an email response from you back to Andrew?

From: Kelley, Gil
Sent: Wednesday, December 4, 2019 11:48 AM
To: O'Donnell, Theresa
Subject: Fwd: 3609-87 Arbutus - 191125 Issued for PCI Review

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

Please excuse any typos
Sent from my iPhone

Begin forwarded message:

From: Andrew Grant <agrant@pci-group.com>
Date: December 4, 2019 at 11:31:16 AM PST
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Subject: RE: 3609-87 Arbutus - 191125 Issued for PCI Review

Gil:

I know it's a busy time for you!

Any progress you can share with us on resolving this opportunity?

Regards

ANDREW

PCI Developments

300 - 1030 West Georgia Street, Vancouver, BC Canada V6E 2Y3

604 684 1151 tel | 604 331 5212 direct

604 290 1262 cell | 604 688 2328 fax

agrant@pci-group.com

www.pci-group.com

From: Kelley, Gil <Gil.Kelley@vancouver.ca>
Sent: November 27, 2019 12:28 PM
To: Andrew Grant <agrant@pci-group.com>
Cc: O'Donnell, Theresa <Theresa.O'Donnell@vancouver.ca>
Subject: Re: 3609-87 Arbutus - 191125 Issued for PCI Review

We'll look into this, Andrew, and get back to you very soon.
Gil

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

Please excuse any typos
Sent from my iPhone

On Nov 27, 2019, at 10:10 AM, Andrew Grant <agrant@pci-group.com> wrote:

Gil:

We need to appeal for your help with a Rental including Moderate Income project of 121 units we proposed on Arbutus St. at 20th to 21 st Ave. The project was 6 stories fronting Arbutus which is an arterial with bus service and near commercial nodes at Arbutus Village and the Ridge . The site fronts the Arbutus Greenway and is proximate to the new Broadway subway . We proposed 121 units with 24 units dedicated to Moderate income. The existing zoning is RS-1.

On June 24/19 we made the zoning enquiry for the project. A 12 week response was promised however we received no response until November 5th , which was approx.. 18 weeks. We believed our proposal was well received at senior levels of planning. As we received comments of the need for moderate income units on the west side of the City.

To our surprise the belated response from the Planning Department mandated that we reduce to 5 stories and split the building in two and we were subsequently told that Engineering requires a 17 foot (5 M) dedication along Arbutus on the front of the site.

These comments would :

- reduce the number of suites from 121 to 106, a loss of 15 (and possibly more if we do not receive relaxations on setbacks).
- a reduction in building area of 13,000 s.f. (from 91,581 s.f. to 78,598 s.f.) with a reduction of FSR from 2.78 to 2.38
- a loss of all (24 proposed) affordable moderate income units.
- a loss of loss of 10 - 3 bedroom family appropriate units, and an overall increase in smaller units to mitigate lost units.

As a result the project would only have market rental units and is less financially viable than our submitted project of 121 units.

To our dismay the housing policy approved at Council yesterday, supports our proposal and identifies arterials as appropriate for such projects up to 6 stories. How are the comments we have received from Planning and Engineering consistent with this policy direction? The direction to 5 stories in the context of a recently adopted City rental housing policy makes no sense. And as well our engineers can find no policy in support of a significant road widening of Arbutus and the resultant loss of land.

Our option to acquire the land , was extended already due to the delayed City response and will expire shortly.

Please let us know if there is any avenue of appeal to save this project.

ANDREW

Andrew Grant

PRESIDENT

PCI Developments

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604 684 1151 tel | 604 331 5212 direct

604 290 1262 cell | 604 688 2328 fax

agrant@pci-group.com

www.pci-group.com

From: "Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>
To: "O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>
CC: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Date: 12/17/2019 12:02:12 PM
Subject: RE: 3609-87 Arbutus - 191125 Issued for PCI Review
Attachments: RE: 3609-87 Arbutus - 191125 Issued for PCI Review.msg

Hi Theresa

Yes, we coordinated this response in a reply from Gil. Here you go for your records.

Gil, did they follow up with you since this email? Hopefully, they are back working with staff.

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: O'Donnell, Theresa
Sent: Tuesday, December 17, 2019 11:55 AM
To: Tsang-Trinaistich, Templar
Cc: Kelley, Gil
Subject: RE: 3609-87 Arbutus - 191125 Issued for PCI Review

Templar

Would you please use Yardley info below and turn it into a response for Gil back to Andrew at PCI?

s.13(1)



Regards,
Yardley

From: Kelley, Gil
Sent: Wednesday, November 27, 2019 10:37 AM
To: O'Donnell, Theresa
Subject: Fwd: 3609-87 Arbutus - 191125 Issued for PCI Review

Can you handle this?

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

Please excuse any typos
 Sent from my iPhone

Begin forwarded message:

From: Andrew Grant <agrant@pci-group.com>
Date: November 27, 2019 at 10:10:54 AM PST
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Cc: "theresa.o'Donnell@vancouver.ca" <theresa.o'Donnell@vancouver.ca>
Subject: 3609-87 Arbutus - 191125 Issued for PCI Review

Gil:

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Please let us know if there is any avenue of appeal to save this project.

ANDREW

Andrew Grant
PRESIDENT

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604 684 1151 tel | 604 331 5212 direct

604 290 1262 cell | 604 688 2328 fax

agrant@pci-group.com

www.pci-group.com

From: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
To: "Andrew Grant" <agrant@pci-group.com>
CC: "O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>
"McNeill, Yardley" <yardley.mcneill@vancouver.ca>
Date: 12/11/2019 3:37:03 PM
Subject: RE: 3609-87 Arbutus - 191125 Issued for PCI Review

Andrew,

I have had the opportunity to review your email and proposal with staff. In speaking with staff, I understand that the road dedication and additional front yard setbacks are required for this site, which is having an impact on your desired density and project financial viability, though you are agreeable with the requirement to break up the building into two blocks to reduce the massing / building frontage on the street. I further understand you've had some recent conversations and meetings to discuss the contents of the Letter of Response and that progress is being made on formulating some options to address your concerns. In light of the need to break up the massing of the building, together with the road dedication and building setback requirements, staff are willing to revisit supporting two 6-storey forms with 20% MIRH units as this mirrors the recommendations from the Rental Incentives Review Report from late November. Subject to meeting these requirements, Staff will continue to work with you to achieve a viable project on this site through our policy options. As part of this process, staff will also seek to have you submit a pro forma on this option to confirm project viability. I would encourage you to continue to work through staff involved in this project, and my Deputy Director of Current Planning, Theresa O'Donnell, copied hereto.

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: Andrew Grant [<mailto:agrant@pci-group.com>]
Sent: Wednesday, December 04, 2019 11:31 AM
To: Kelley, Gil
Subject: RE: 3609-87 Arbutus - 191125 Issued for PCI Review

Gil:

I know it's a busy time for you!
Any progress you can share with us on resolving this opportunity?
Regards
ANDREW

Andrew Grant
PRESIDENT



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From: Kelley, Gil <Gil.Kelley@vancouver.ca>
Sent: November 27, 2019 12:28 PM
To: Andrew Grant <agrant@pci-group.com>
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City of Vancouver, British Columbia, Canada

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Sent from my iPhone

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ANDREW

Andrew Grant
PRESIDENT
<[image001.jpg](#)>

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300 - 1030 West Georgia Street, Vancouver, BC Canada V6E 2Y3
604 684 1151 tel | 604 331 5212 direct

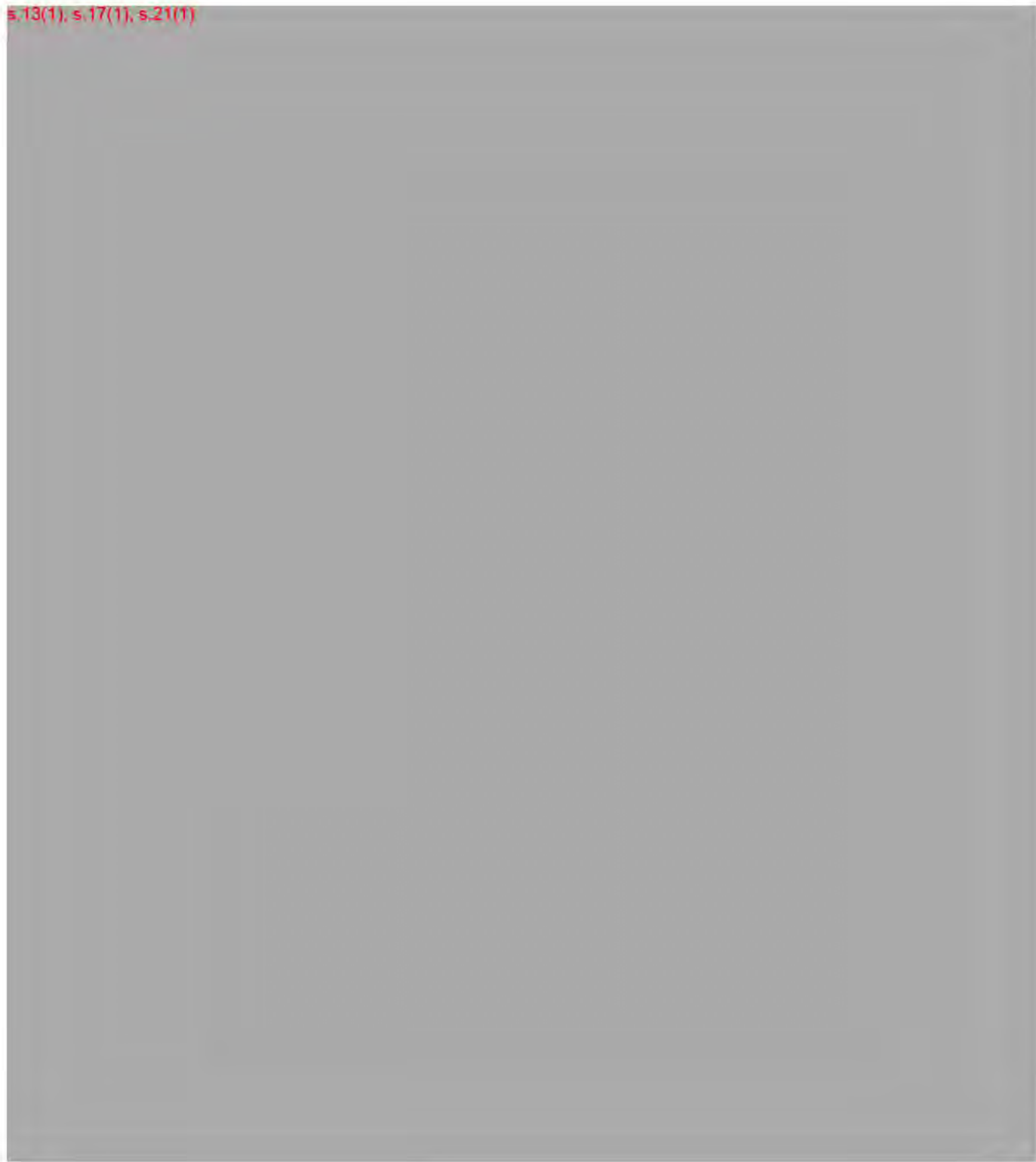


s.13(1), s.17(1), s.21(1)



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





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





APPLICATION FOR REZONING ADVICE

Known as a "rezoning enquiry", this application is for preliminary advice for development projects proposing to rezone a site, prior to submission of a formal rezoning application.

- Rezoning Centre staff will endeavor to respond to a formal written rezoning enquiry within **12 weeks** from receipt of the enquiry submission.
- Any questions should be directed to the Rezoning Info Line at 604-873-7038 or planninginfo@vancouver.ca.

PROPERTY INFORMATION	
PROPERTY ADDRESS(ES)	3609, 3629, 3649, 3669, 3687 Arbutus Street, Vancouver, BC
PROPERTY ID NUMBER(S)	010-172-254, 011-259-361, 011-259-388, 011-259-400, 011-259-418
LEGAL DESCRIPTION(S)	LOTS 9, 10, 11, 12 & 13 BLOCK 532 DISTRICT LOT 526 PLAN 4998
EXISTING ZONE / CD-1	RS-1

PRE-ENQUIRY INFORMATION	
<input checked="" type="checkbox"/> Site and proposal has been discussed with staff at pre-enquiry meetings	
STAFF CONTACT(S)	Marcel Gelein - Rezoning Planner

ENQUIRER INFORMATION		
	CONTACT INFORMATION	FOR PAYMENT NOTICE (IF DIFFERENT)
CONTACT NAME	Jared Stern	
FIRM / AFFILIATION	PCI Developments	
ADDRESS	300-1030 W Georgia St, Vancouver	
PHONE	604-684-1151	
EMAIL	jstern@pci-group.com	

SUBMISSION PROCESS	
Hard copies , submit to: City of Vancouver PDS – Rezoning Centre 515 West 10th Avenue, 2nd Floor Vancouver, BC V5Y 1V4	To the attention of (one of the following): 1. Metro Core area: Michael Naylor 2. Rental/social housing: Yardley McNeill 3. Community plan policy/other: Yan Zeng
Digital copies , submit to: planninginfo@vancouver.ca	

STAFF USE ONLY:	PS-	DATE RECEIVED:
-----------------	-----	----------------

SUBMISSION REQUIREMENTS CHECKLIST

(Note: All documents are to be provided in a digital format (PDF) and the number of hard copies to be provided is indicated below.)

DOCUMENT	DETAILS & INFORMATION	COPIES
APPLICATION FORM & FEE		
<input type="checkbox"/> Application form	Completed application form, including "Existing Rental Housing & Tenants on Site" section below.	1
<input type="checkbox"/> Enquiry fee	See 2019 Z&D Fee By-law , Schedule 2, 8(a), 8(b), or 8(c)	1
DESIGN PACKAGE		
<input type="checkbox"/> Rezoning booklet	<p>11x17 sized booklets that contain information regarding the proposal. The booklets are to include, but not limited to, the following:</p> <p>Site Context</p> <ul style="list-style-type: none"> Context map and photos of site and nearby properties (frontages) Brief description of current use/development on site and surrounding context <p>Proposal</p> <ul style="list-style-type: none"> Brief description of rezoning purpose and proposed development (rezoning intent) Development statistics (proposed uses, FSR, floor area, height, storeys, parking/loading, number and type of residential units, etc.) If applicable: <ul style="list-style-type: none"> Brief description of community benefits (e.g. parks, heritage preservation, social/affordable housing, childcare, etc.) Identify which rental incentives are being applied <p>Applicable Policies & Guidelines</p> <ul style="list-style-type: none"> Identify applicable rezoning policy and provide brief description of how the proposal meets policy; provide a rationale for all proposed variances Applicable policies: <ul style="list-style-type: none"> Green Buildings Policy for Rezonings: Indicate pathway: <u>Near zero emissions</u> If applicable, indicate how proposal meets the following: <ul style="list-style-type: none"> Rezoning Policy for Sustainable Large Developments Higher Buildings Policy <p>Form of Development & Urban Design Analysis</p> <ul style="list-style-type: none"> Provide architectural drawings: <ul style="list-style-type: none"> Dimensioned plans, sections and elevations (include overall dimension) Site plan (include property lines, existing City curb lines, adjacent footprints) Elevations (include adjacent developments) Sections (show context throughout building and include sidewalks, roadways, etc.; fully dimensioned with floor-to-floor heights) Current and proposed setbacks, building envelopes, etc. If applicable: <ul style="list-style-type: none"> View cones: Drawings showing locations and elevations If requested by rezoning planner: <ul style="list-style-type: none"> 3-D renderings/perspective drawings Shadow diagrams (standard times and adjacent properties in plan view) Conceptual landscape design Alternate options for siting and massing 	3

SUBMISSION REQUIREMENTS CHECKLIST		
(Note: All documents are to be provided in a digital format (PDF) and the number of hard copies to be provided is indicated below.)		
DOCUMENT	DETAILS & INFORMATION	COPIES
ADDITIONAL REPORTS AND FORMS		
<input type="checkbox"/> Community-serving spaces information form	The Assessment of Community Serving Spaces form, which outlines the existing uses on site, is required with all enquiry submissions.	0
<input checked="" type="checkbox"/> Arborist report	If applicable: For "permit" trees on site or potential impacts to street/adjacent trees, include arborist report and detailed site plan (based on accurate survey information) showing existing trees and proposal for retention/removal.	1
<input type="checkbox"/> Heritage evaluation or Statement of Significance	If applicable: For sites with heritage value, include a report outlining the heritage value of the site and the surrounding area.	1

EXISTING RENTAL HOUSING & TENANTS ON SITE (fill out the numbers for all that apply)									
BUILDING TYPES	PRIMARY BUILDINGS		SECONDARY SUITES		LANEWAY HOUSES		TOTAL		TOTAL UNITS / HOMES CURRENTLY RENTED
	UNITS/ HOMES	TENANTS	UNITS	TENANTS	UNITS	TENANTS	UNITS/ HOMES	TENANTS	
Single-family house	5	1	3	3			8	4	4
Duplex or Townhouse									
Multiple Conversion Dwelling									
Apartment (rental), including units above commercial retail									
Strata condo									
TOTAL	5	1	3	3			8	4	4

PROJECT: **PCI_ARBUTUS STREET**
VDZ PROJECT# DP2019-10

SITE ADDRESS: 3609 – 3687 Arbutus Street
Vancouver, BC

PREPARED FOR: **PCI GROUP**
300 - 1030 West Georgia Street
Vancouver, BC

SITE REVIEW DATE(s): June 7, 2019

PROJECT ARBORIST: **Kelly Koome**
ISA Certified Arborist PN 5962A
ISA Tree Risk Assessment
Qualified

ORIGINAL REPORT June 17, 2019



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INTRODUCTION

BACKGROUND

VDZ + A Consulting Inc. was contracted by PCI Group to prepare an ISA Certified Arborist Tree Report for the properties at 3609 – 3687 Arbutus Street, Vancouver, BC.

ASSIGNMENT

VDZ + A Consulting Inc. have been retained by the client to prepare a report to assess the tree(s) located at 3609 – 3687 Arbutus Street, BC. The Project Arborist, Kelly Koome, performed a site review entailing identification and visual assessment of the tree(s) on site. A tree survey of all off-site trees was completed by the client or representative(s).

The Project Arborist will provide recommendations for the retention or removal of tree(s) on this site based on the existing site conditions and the proposed use of the site. Mitigation of development impact on the tree(s) has been considered as part of the tree assessment process.

LIMITS OF THE ASSIGNMENT

Kelly Koome's observations were limited to one site visit on June 7, 2019. No tissue or soil samples were sent to a lab for identification or analysis. VDZ + A Consulting Inc. located the trees using existing landmarks and onsite navigation.

TESTING AND ANALYSIS

Kelly Koome used visual tree assessment and mallet sounding to test the trees' health, condition and risk level.

PURPOSE AND USE OF REPORT

The purpose of this report is to assist the property owner in compliance with the City of Vancouver's Protection of Trees Bylaw 9958.

SITE DESCRIPTION

SITE REVIEW



Fig. 1 – Aerial view of property (VanMap, 2019)

PROPOSED SITE DEVELOPMENT

The development of an apartment building.

ENVIRONMENTAL DESCRIPTION

ISA Certified Arborist Kelly Koome of VDZ + A Consulting Inc. conducted a site review and evaluation of the trees located at the above referenced property on June 7, 2019.

The site consists of five residential lots, all of which have existing houses. All four lots have established landscapes composed of mature trees and shrubs. The site is bordered by West 20th Avenue to the north, West 21st Avenue to the south, Arbutus Street to the east and a laneway to the west.

There are no seasonal creeks that transect the property.



There is no evidence of raptors nests, osprey nests or heron colonies on the site. Removal of trees however between March 15 – August 15 (date subject to change depending on seasonal nesting behavior and therefore must be confirmed with City of Vancouver) will require a bird nesting survey. This is as prescribed by the federal Migratory Birds Convention Act (MBCA), 1994 and Section 34 of the BC Wildlife Act. It is the responsibility of the owner/developer to ensure they are in compliance with the city's regulations governing nesting birds on sites where development is occurring.

Off-site Trees – There are private off-site trees associated with this project.

Municipal Trees – There are City of Vancouver trees associated with this project.

Trees Straddling the Property Line – There are no trees straddling the property line associated with this project.

TREE PRESERVATION SUMMARY

All the Trees identified on the Tree Retention/Removal Plan and within the Tree Assessment Data Table have been given their Retention/Removal recommendation on a preliminary basis. Final recommendations will be based upon design/construction and grading details.

Long-term tree preservation success is dependent on minimizing the impact caused during pre-construction clearing operations, construction and post construction activities. Best efforts must be made to ensure the Tree Protection Zone remains undisturbed.

Ongoing monitoring of retained trees through the development process and implementation of mitigating works (watering, mulching, etc.) is essential for success.

**TABLE 1**

TREE #	TAG #	COMMON NAME BOTANICAL NAME	DBH (M.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE
The following trees are located onsite.							
01	380	Fig <i>Ficus carica</i>	0.12 0.11 0.10	3.0	90	HANDPLOTTED – LOCATION IS APPROXIMATE WITHIN PROPOSED WALKWAY	REMOVE
02	379	Holly <i>Ilex</i> spp.	0.26	2.5	50	CROWN – Pruned to 2 meters. HANDPLOTTED – LOCATION IS APPROXIMATE WITHIN LIKELY EXCAVATION ZONE	REMOVE
03	378	Holly <i>Ilex</i> spp.	0.25 0.15 0.13	2.5	60	TRUNK – Multi-stem at base. HANDPLOTTED – LOCATION IS APPROXIMATE WITHIN LIKELY EXCAVATION ZONE	REMOVE
04	377	Japanese maple <i>Acer palmatum</i>	0.15 0.15 0.15 0.11 0.11 0.10	4.0	90	TRUNK – Multi-stem at base. HANDPLOTTED – LOCATION IS APPROXIMATE WITHIN LIKELY EXCAVATION ZONE	REMOVE
05	376	Holly <i>Ilex</i> spp.	0.35	3.0	100	HANDPLOTTED – LOCATION IS APPROXIMATE WITHIN PROPOSED BUILDING FOOTPRINT	REMOVE
06	375	English walnut <i>Juglans regia</i>	0.28	5.0	60	WITHIN LIKELY EXCAVATION ZONE	REMOVE
07	372	English walnut <i>Juglans regia</i>	0.21	3.0	75	WITHIN LIKELY EXCAVATION ZONE	REMOVE
08	371	English walnut <i>Juglans regia</i>	0.15 0.11	4.0	75	HANDPLOTTED – LOCATION IS APPROXIMATE WITHIN LIKELY EXCAVATION ZONE	REMOVE
09	373	Fig <i>Ficus carica</i>	0.12 0.08 0.06 0.05 0.04 0.04	3.0	100	TRUNK – Multi-stem at base. HANDPLOTTED – LOCATION IS APPROXIMATE WITHIN PROPOSED LOADING SPACE	REMOVE



TREE #	TAG #	COMMON NAME BOTANICAL NAME	DBH (M.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE
10	374	Fig <i>Ficus carica</i>	0.12 0.11 0.10	3.0	100	HANDPLOTTED – LOCATION IS APPROXIMATE WITHIN PROPOSED LOADING SPACE	REMOVE
11	368	English walnut <i>Juglans regia</i>	0.38	6.0	75	WITHIN LIKELY EXCAVATION ZONE	REMOVE
12	370	Fig <i>Ficus carica</i>	0.09 0.08 0.06 0.06 0.06	4.0	60	HANDPLOTTED – LOCATION IS APPROXIMATE WITHIN PROPOSED LOADING SPACE	REMOVE
13	369	Fruiting cherry <i>Prunus</i> spp.	0.21	2.5	75	TRUNK – Upright form. HANDPLOTTED – LOCATION IS APPROXIMATE WITHIN PROPOSED PARKING SPACE	REMOVE
14	-	Fig <i>Ficus carica</i>	0.14	2.0	60	HANDPLOTTED – LOCATION IS APPROXIMATE WITHIN LIKELY EXCAVATION ZONE	REMOVE
15	-	Pear <i>Pyrus</i> spp.	0.12 0.12	3.0	75	HANDPLOTTED – LOCATION IS APPROXIMATE WITHIN PROPOSED BUILDING FOOTPRINT	REMOVE
16	-	Tenaza <i>Pithecellobium</i> <i>pallens</i>	0.15 0.10 0.10 0.09	4.0	80	TRUNK – Multi-stem at base. CROWN – Some dieback present. HANDPLOTTED – LOCATION IS APPROXIMATE WITHIN PROPOSED WALKWAY	REMOVE
The following trees are located offsite.							
OS 1	-	Holly <i>Ilex aquifolium</i>	0.26 0.16 0.16 0.16	3.0	80	TRUNK – Multi-stem at base. HANDPLOTTED – LOCATION IS APPROXIMATE WRAP WITH SNOW FENCING FOR PROTECTION	RETAIN
OS 2	-	Deodar cedar <i>Cedrus deodara</i>	1.04	8.0	80	TRUNK – Multi-stem at 2 meters. CROWN – May interfere with onsite construction work. HANDPLOTTED – LOCATION IS APPROXIMATE WRAP WITH SNOW FENCING FOR PROTECTION	RETAIN



TREE #	TAG #	COMMON NAME BOTANICAL NAME	DBH (M.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE
H1	-	English laurel <i>Prunus laurocerasus</i>	-	1.0	100	Length: 20 meters Height: 3 meters HANDPLOTED – LOCATION IS APPROXIMATE WRAP WITH SNOW FENCING FOR PROTECTION	RETAIN
The following trees belong to the City of Vancouver.							
C1	-	Raywood ash <i>Fraxinus oxycarpa</i>	0.28	6.0	75	CROWN – Weighted south. HANDPLOTED – LOCATION IS APPROXIMATE RETAIN WITH TREE PROTECTION FENCING	RETAIN
C2	-	Purple-leaf plum <i>Prunus cerasifera</i>	0.31	4.0	60	CROWN – Dieback present. TRUNK – Vertical crack from base to 1.5 meters on northwest side. RETAIN WITH TREE PROTECTION FENCING	RETAIN
C3	-	Purple-leaf plum <i>Prunus cerasifera</i>	0.10	2.0	75	RETAIN WITH TREE PROTECTION FENCING	RETAIN
C4	-	Persian ironwood <i>Parrotia persica</i>	0.06	1.0	60	RETAIN WITH TREE PROTECTION FENCING	RETAIN
C5	-	Mountain-ash <i>Sorbus aucuparia</i>	0.14	2.5	60	RETAIN WITH TREE PROTECTION FENCING	RETAIN
C6	-	Mountain-ash <i>Sorbus aucuparia</i>	0.18	3.0	70	RETAIN WITH TREE PROTECTION FENCING	RETAIN
C7	-	Cherry <i>Prunus serrulata</i>	0.08	3.0	80	ROOTS – Epicormic shoots at base. RETAIN WITH TREE PROTECTION FENCING	RETAIN
C8	-	Cherry <i>Prunus</i> spp.	0.75	4.0	70	RETAIN WITH TREE PROTECTION FENCING	RETAIN
C9	-	Hazelnut <i>Corylus</i> spp.	0.28	3.0	80	TRUNK – Multi-stem at base and trunks fuse together at 1 meter. RETAIN WITH TREE PROTECTION FENCING	RETAIN
C10	-	Mulberry <i>Morus</i> spp.	0.10 0.08 0.06	1.0	50	TRUNK – Multi-stem at 1 meter. RETAIN WITH TREE PROTECTION FENCING	RETAIN
C11	-	Cherry <i>Prunus</i> spp.	0.78	7.0	70	ROOTS – Girdling roots present. CROWN – Holly crowing in base of crown. RETAIN WITH TREE PROTECTION FENCING	RETAIN



GLOSSARY OF KEY TERMS

Abutment: A structure built to support the lateral pressure of an arch or span, e.g., at the ends of a bridge.

Adapted Trunk Diameter Method: This method uses the trees age and tolerance to construction damage to determine the factor that will be multiplied by the diameter to provide a sufficient tree protection zone given these factors.

Age: The relative age (young, intermediate, mature) within the particular stand of trees or forest.

Algae: Is a simple, nonflowering plant (includes seaweeds and many single-celled forms). They do contain chlorophyll (but lack true stems, roots, and vascular tissue)

ALR: The Agricultural Land Reserve in which agriculture is recognized as the priority.

Bole: The stem or trunk of a tree.

Chlorotic: Yellowing of plant tissues caused by nutrient deficiency &/or pathogen.

Co-dominant Leaders: Forked dominant stems nearly the same size in diameter, arising from a common junction.

Co-dominant Within Stand: Individual tree whose height is generally equal to trees (regardless of species) within the same stand.

Compaction: Compression of the soil that breaks down soil aggregates and reduces soil volume and total pore space, especially macropore space.

Conk: A fungal fruiting structure typically found on trunks and indicating internal decay.

Dead Standing: A tree that has died but is still standing erect.

DBH: The Diameter of the tree at 1.40 meters above the ground.

Dominant Within Stand: Individual tree whose height is significantly greater than adjacent trees (regardless of species) within the same stand.

C-rad: Crown radius, is the dripline measured from the edge of the trunk to the outermost branches of the crown.

CRT: Critical Root Zone

CRZ: Critical Root Zone - The area between the trunk and to the end of the Drip Line.

Fair: Healthy but has some defects such as co-dominant trunk, dead branches.

Feeder Roots: The smaller roots responsible for water and nutrient absorption and gas exchange. These roots can extend far beyond the Drip Line (or outer canopy) of the tree.

Fungus (singular) / Fungi (plural): Unicellular, multicellular or syncytial spore-producing organisms that feed on organic matter (including molds, yeast, mushrooms and toadstools)

Girdling Root: Root that encircles all or part of the trunk of a tree or other roots and constricts the vascular tissue and inhibits secondary growth and the movement of water.

Good: Good form and structure, healthy with no defects.

Hazardous: Significant hazard exists with a high risk of immediate failure; which could result in serious damage to property or person(s).

Height: Height of tree is approximate.

LCR: Live Crown Ratio – The ratio of crown length to total tree length.

Level 1 Limited Visual Assessment: Limited visual assessment looking for obvious defects such as, but not limited to dead trees, large cavity openings, large dead or broken branches, fungal fruiting structures, large cracks, and severe leans.



Level 2 Basic Visual Assessment: Detailed visual inspection (aboveground roots, trunk, canopy) of tree(s) may include the use of simple tools to perform assessment (i.e. sounding mallet, trowel, measuring tape, binoculars). The assessment does not include advanced resistance drilling of trunk.

Level 3 Advanced Assessment: To provide detailed information about specific tree parts, defects, targets, or side conditions. May included aerial inspection, resistance drilling of tree parts, laboratory diagnosis of fungal or plant tissue.

Mildew: Is a minute powdery or web-like fungi (of different colours) that is found on diseased or decaying substances.

Moss: A small, green, seedless plant that grows on stones, trees or ground.

No Disturbance Zone: $(\text{Trunk Diameter} \times 6) + \text{Trunk Radius} + (60 \text{ cm excavation zone})$. For example, a 50-cm diameter tree would have a No Disturbance Zone = 3.85 meters measured from the edge of the trunk.

Poor: multiple defects, disease, poor structure and or form, root and or canopy damage.

Phloem: Plant vascular tissue that transports sugar and growth regulators. Situated on the inside of the bark, just outside the cambium. Is bidirectional (transports up and down). Contrast with xylem.

Phototropic: Growth toward light source or stimulant.

Retain & Monitor: Monitor health and condition of tree every 12 months for signs of deterioration.

Root Crown: Also, called the root collar, it includes the flare at the base of the trunk and the initial roots that develop below the trunk. These roots generally taper and subdivide rapidly to form the root system of the tree.

SPEA: Streamside Protection and Enhancement Area

Spiral Decline: The health and condition of the tree is deteriorating.

Sub-dominant Within Stand: Individual tree whose height is significantly less than adjacent trees (regardless of species) within the same stand.

Suppressed: Individual tree whose growth, health and condition is negatively impacted by adjacent tree(s).

TPZ: Tree Protection Zone - The area between the trunk and the Tree Protection Barrier.

Wildlife Tree: A tree or a group of trees that are identified to be retained to provide future wildlife habitat. Wildlife habitat can exist in tree risks (cavities, dead snags, broken tops). Often times the tree risk to potential targets (people & property) is reduced by removing that part of the tree posing the risk of failure, but the tree (or portion of) is retained to provide future habitat.

Witches Broom: A dense mass of shoots growing from a single point, with the resulting structure resembling a broom or a bird's nest.

Xylem: Thin overlapping cells that helps provide support and that conducts water and nutrients upward from the roots all the way to the leaves.



PHOTOS



Fig. 2 – Tree 02 at 3609 Arbutus Street.



Fig. 3 – Tree 04 at 3609 Arbutus Street.



Fig. 4 – Tree 05 and 06 at 3629 Arbutus Street.



Fig. 5 – Tree 16 at 3687 Arbutus Street.



Fig. 6 – Tree C1 along 21st Avenue.



Fig. 7 – Tree C2 along 21st Avenue.



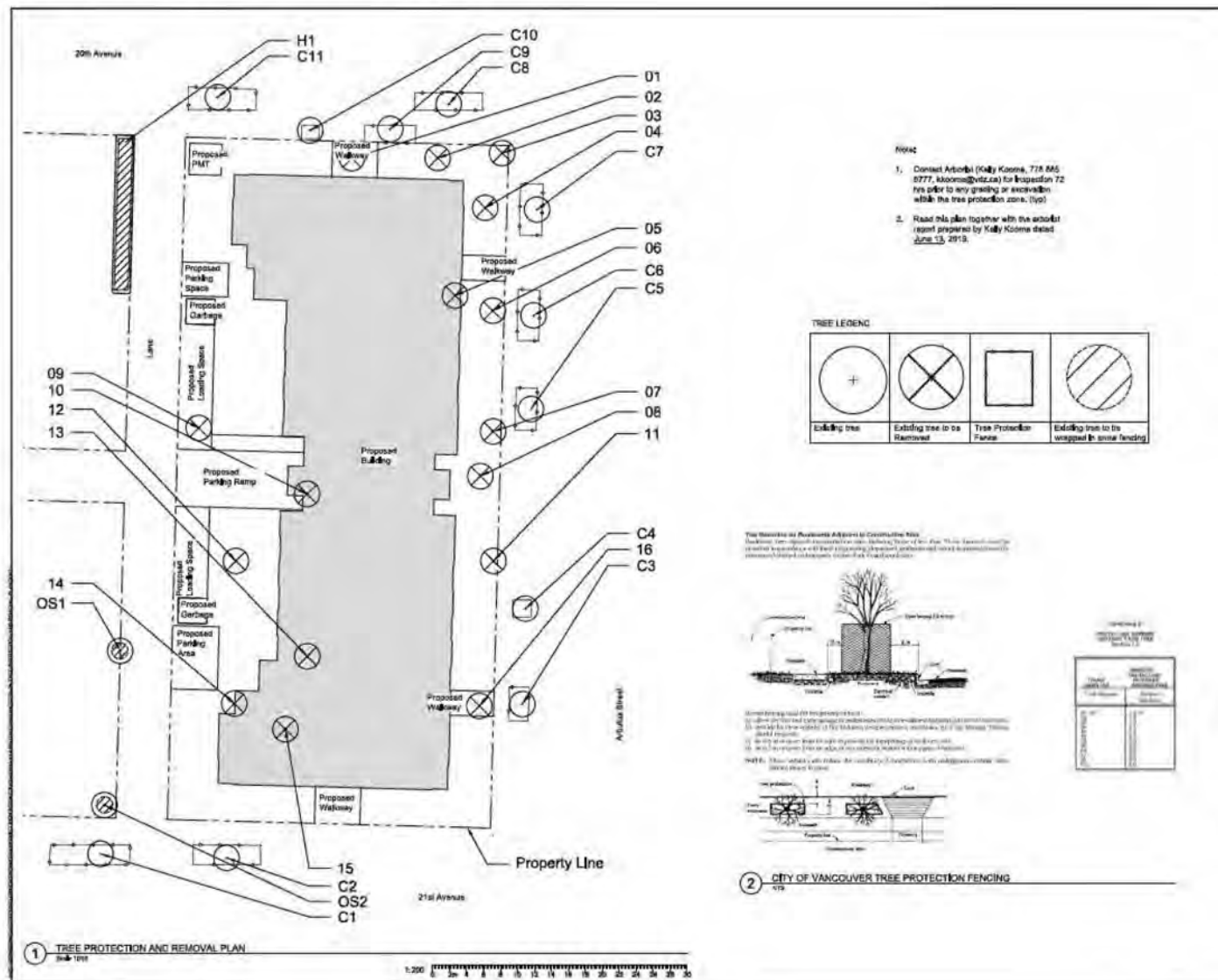
Fig. 8 – Trees C8 – C10 along 20th Avenue.



Fig. 9 – Tree OS 1 along laneway to the west of onsite properties.



TREE RETENTION AND REMOVAL PLAN



VDZ+A

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TREE PROTECTION AND REMOVAL PLAN



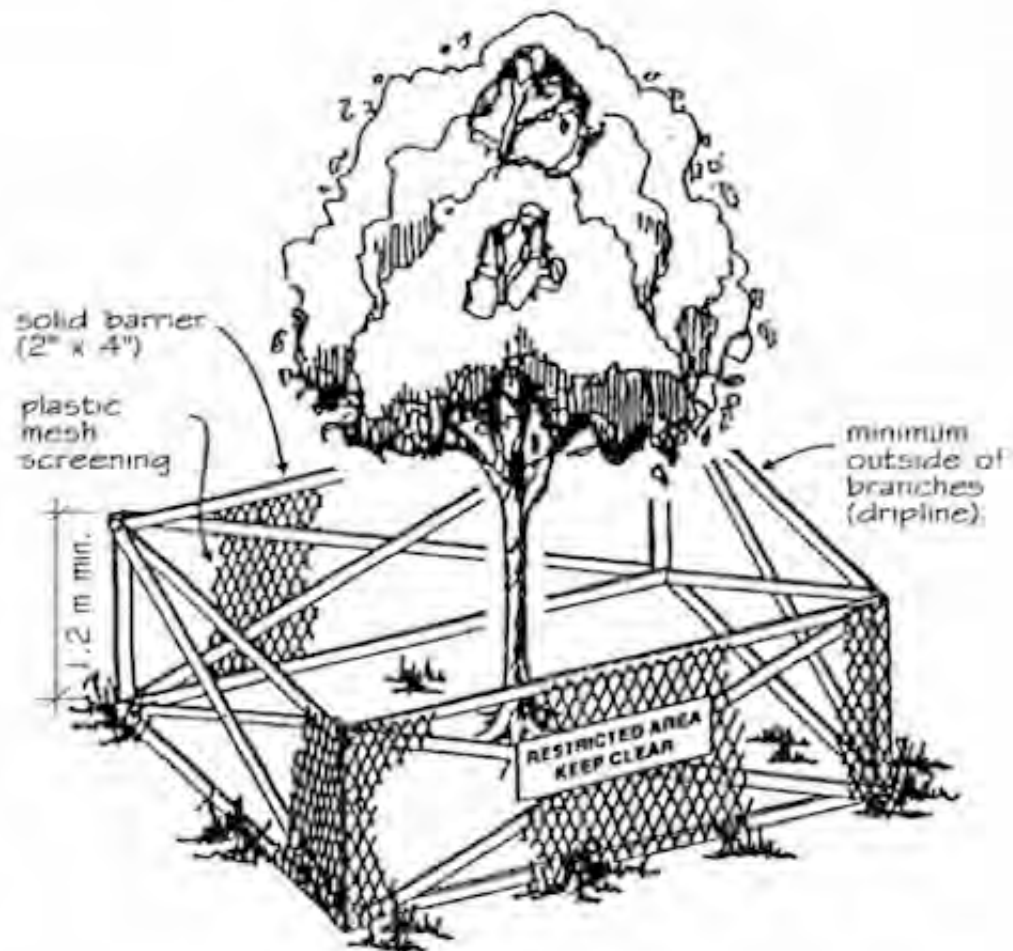
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CONSTRUCTION ACTIVITY AROUND TREE PROTECTION ZONE

TREE PROTECTION FENCING





GENERAL REQUIREMENTS AND LIMITATIONS FOR OPERATIONS WITHIN THE TREE PROTECTION ZONE

- The Contractor shall not engage in any construction activity within the Tree Protection Zone (TPZ) without the approval of the Project Arborist including: operating, moving or storing equipment; storing supplies or materials; locating temporary facilities including trailers or portable toilets and shall not permit employees to traverse the area to access adjacent areas of the project or use the area for lunch or any other work breaks. Permitted activity, if any, within the Tree Protection Zone maybe indicated on the drawings along with any required remedial activity as listed below.
- In the event that construction activity is unavoidable within the Tree Protection Zone, notify the Project Arborist and submit a detailed written plan of action for approval. The plan shall include: a statement detailing the reason for the activity including why other areas are not suited; a description of the proposed activity; the time period for the activity, and a list of remedial actions that will reduce the impact on the Tree Protection Zone from the activity. Remedial actions shall include but shall not be limited to the following:
- In general, demolition and excavation within the drip line of trees and shrubs shall proceed with extreme care either by the use of hand tools, directional boring and/or Air Spade. If any excavation work is required within the Tree Protection Zone (TPZ), the Project Arborist must be present during excavation, and a trench should be 'hand dug' to a depth of 60 cm outside the Drip Line, to uncover any potential roots. The Project Arborist should cleanly prune roots and recommend the appropriate treatment for any structural roots encountered.
- Knife excavation where indicated or with other low impact equipment that will not cause damage to the tree, roots soil.
- When encountered, exposed roots, 1 inches and larger in diameter shall be worked around in a manner that does not break the outer layer of the root surface (bark). These roots shall be covered in Wood Chips and shall be maintained above permanent wilt point at all times. Roots one inch and larger in diameter shall not be cut without the approval of the Project Arborist. Excavation shall be tunnelled under these roots without cutting them. In the areas where roots are encountered, work shall be performed and scheduled to close excavations as quickly as possible over exposed roots.
- Tree branches that interfere with the construction may be tied back or pruned to clear only to the point necessary to complete the work. Other branches shall only be RETAINED when specifically indicated by the Project Arborist. Tying back or trimming of all branches and the cutting of roots shall be in accordance with accepted arboriculture practices (ANSI A300, part 8) and be performed under supervision of the Project Arborist.
- Do not permit foot traffic, scaffolding or the storage of materials within the Tree Protection Zone.
- Protect the Tree Protection Zone at all times from compaction of the soil; damage of any kind to trunks, bark, branches, leaves and roots of all plants; and contamination of the soil, bark or leaves with construction materials, debris, silt, fuels, oils, and any chemicals substance. Notify the Project Arborist of any spills, compaction or damage and take corrective action immediately using methods approved by the Project Arborist



LIMITATIONS

This report is valid for the day the trees were reviewed. This report is not to be re-printed, copied, published or distributed without prior approval by VDZ + A Consulting Inc.

Sketches, diagrams and photographs contained in this report being intended as visual aids, should not be construed as engineering reports or legal surveys.

Only the subject tree(s) was inspected and no others. This report does not imply or in any other way infer that other trees on this site or near this site are sound and healthy.

The tendency of trees or parts of trees to fall due to environmental conditions and internal problems are unpredictable. Defects are often hidden within the tree or underground. The project arborist has endeavored to use his skill, education and judgment to assess the potential for failure, with reasonable methods and detail. It is the owner's responsibility to maintain the trees and inspect the trees to reasonable standards and to carry out recommendations for mitigation suggested in this report.

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PROPOSED SECURED RESIDENTIAL RENTAL DEVELOPMENT

3609-3687 Arbutus Street - Vancouver B.C.



PCI
DEVELOPMENTS

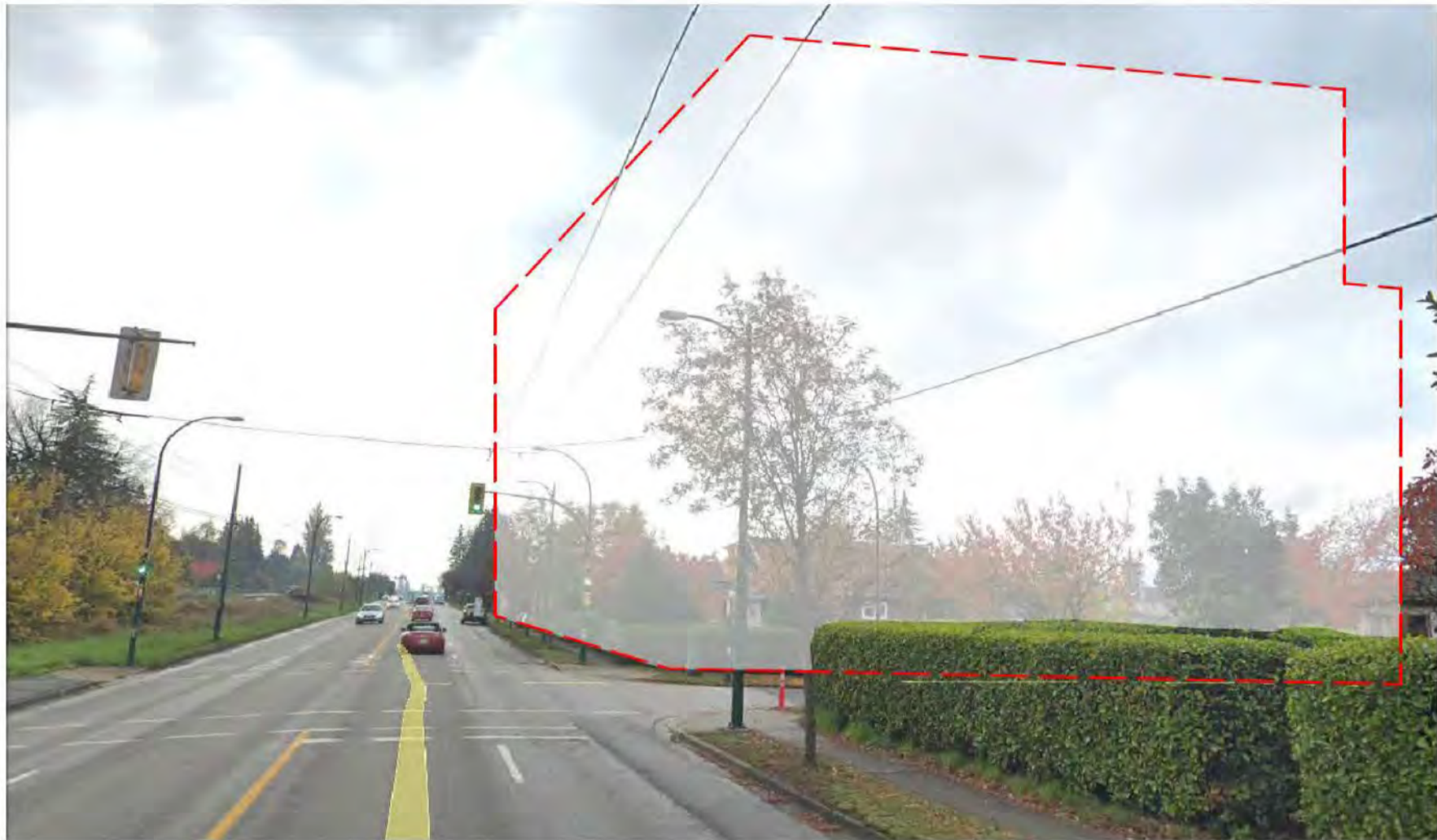
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Issued for Rezoning Enquiry - June 21st, 2019

3609-3687 Arbutus Street - Existing Site



4. View looking east from West 20th Avenue



3. View looking south from Arbutus Street and West 20th Avenue



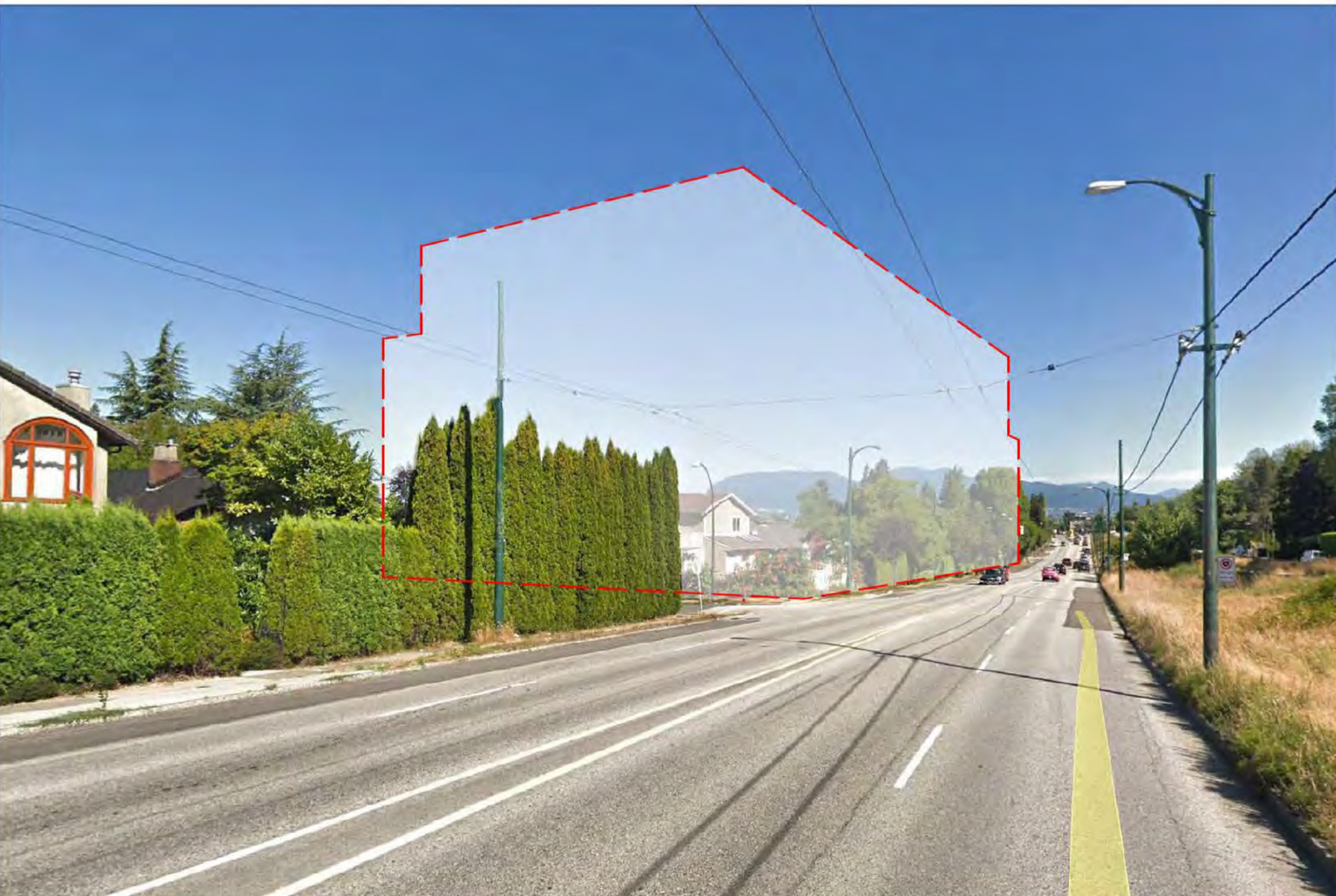
5. View looking east in lane between West 20th and 21st Avenue



6. View looking north from West 21st Avenue



2. View looking south from East Boulevard and West 20th Avenue



1. View looking north from Arbutus Street

revisions:		
no.	date	description
issues:		
2019 06 21		Issued for Rezoning Enquiry

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consultant:

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checked:	June 2019
scale:	project no.:
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3609 - 3687 Arbutus Street

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