

3609-3687 Arbutus Street - Shadow Studies

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

SPRING EQUINOX



MARCH 20 - 10AM



MARCH 20 - 12PM



MARCH 20 - 2PM

SUMMER SOLSTICE



JUNE 21 - 10AM



JUNE 21 - 12PM



JUNE 21 - 2PM

FALL EQUINOX



SEPTEMBER 23 - 10AM



SEPTEMBER 23 - 12PM



SEPTEMBER 23 - 2PM



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BHA Architecture Inc.
Suite 205 - 1628 West 1st Avenue, Vancouver B.C.
Telephone: (604) 730-8100 | Web: www.bha.ca

project:
SECURED RENTAL HOUSING
RESIDENTIAL DEVELOPMENT
3600 Arbutus Street
Vancouver BC.



consultant:

seal:

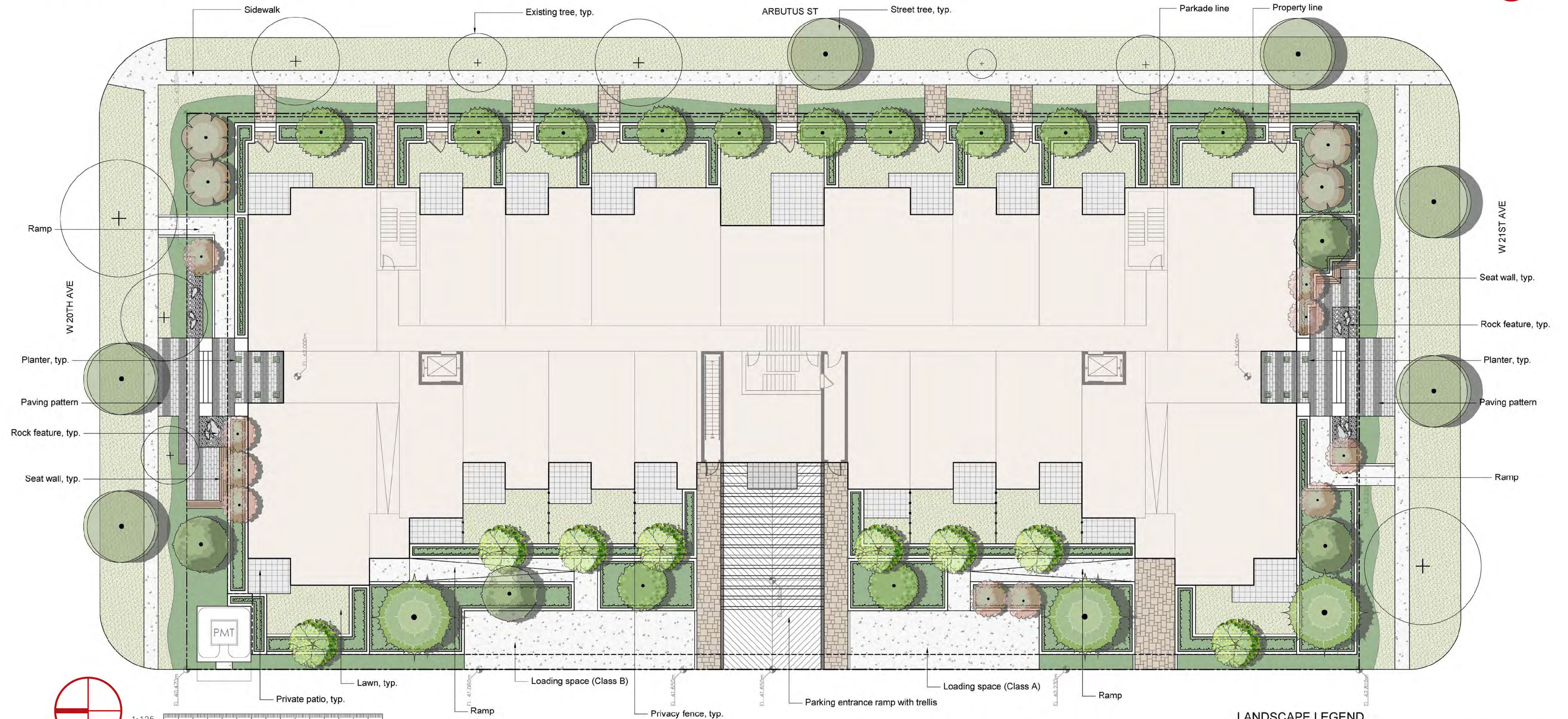
drawn: DM	date: June 2019
checked	
scale: NTS	project no.: P-468

sheet title:
Shadow Studies
3609 - 3687 Arbutus Street

sheet no.: A8.10	rev.: 
P468 Elevations.vwx	

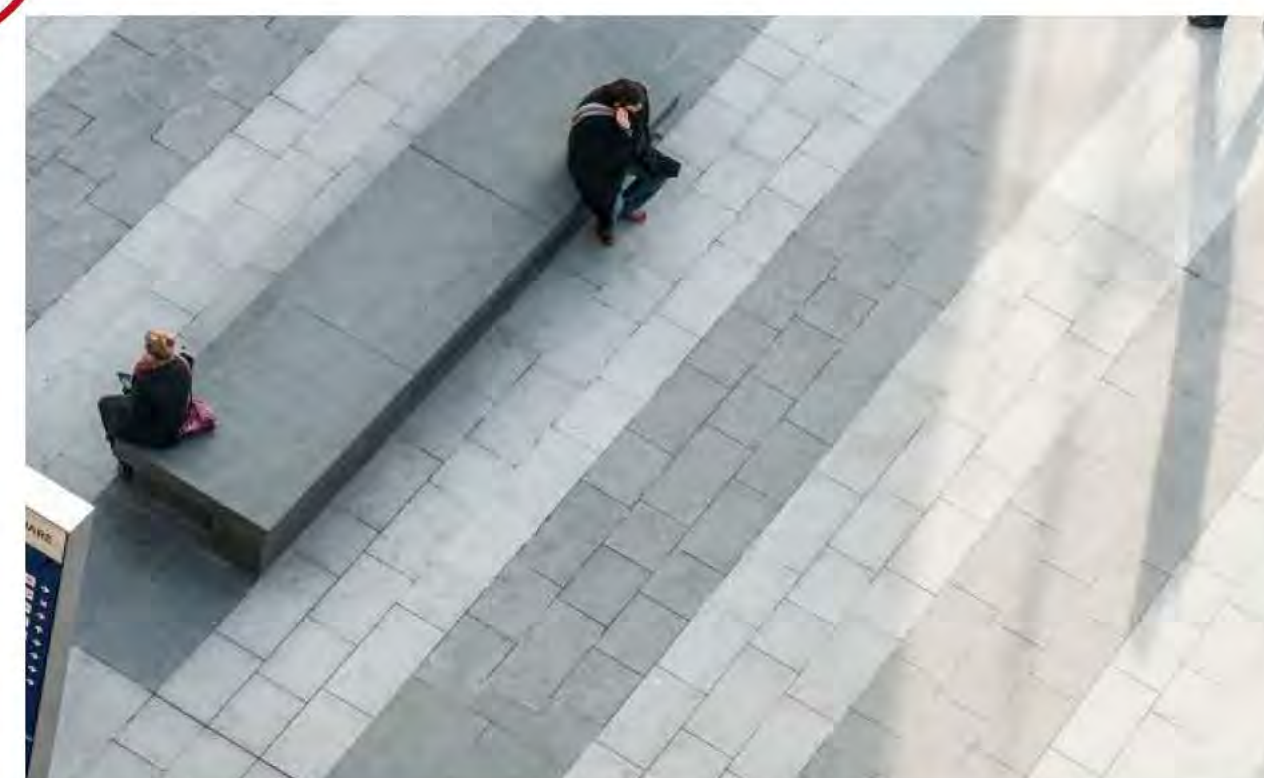
3600 ARBUTUS STREET

VANCOUVER, BRITISH COLUMBIA



LANDSCAPE LEGEND

	DECORATIVE ROCK		LAWN
	CONCRETE UNIT PAVING		SHRUB PLANTING
	CONCRETE UNIT PAVING		SEAT WALL
	HYDRAPRESSED SLAB		TREES IN PLANTERS
	CONCRETE PAVING		PLANTER POT
	PRIVACY FENCE		BOULDER



Paving pattern



Rock feature

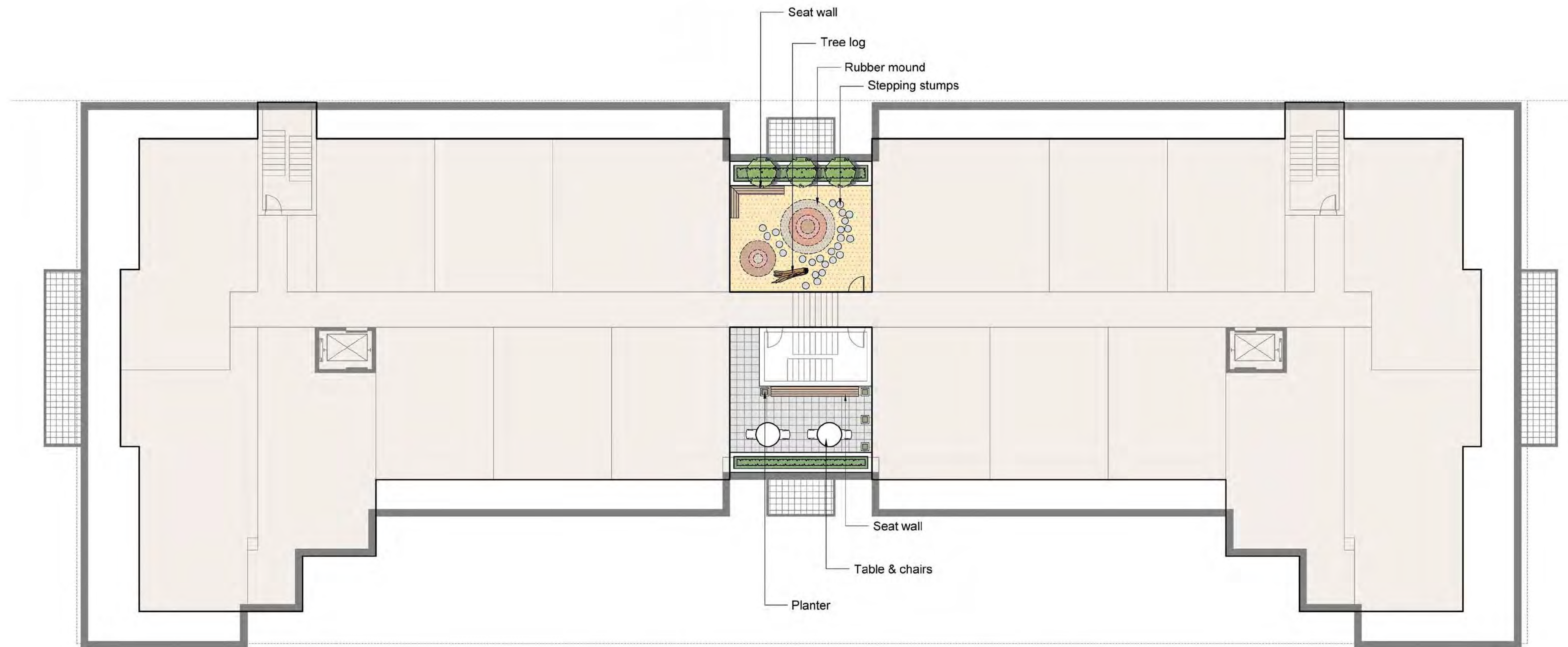


Seat wall

LEVEL 1 LANDSCAPE PLAN & PRECEDENT IMAGES

3600 ARBUTUS STREET

VANCOUVER, BRITISH COLUMBIA



LANDSCAPE LEGEND

	HYDRAPRESSED SLAB
	RUBBER SURFACE
	SHRUB PLANTING
	SEAT WALL
	TABLE & CHAIRS
	STEPPING STUMPS
	TREE LOG



1:125 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15



Rubber mound



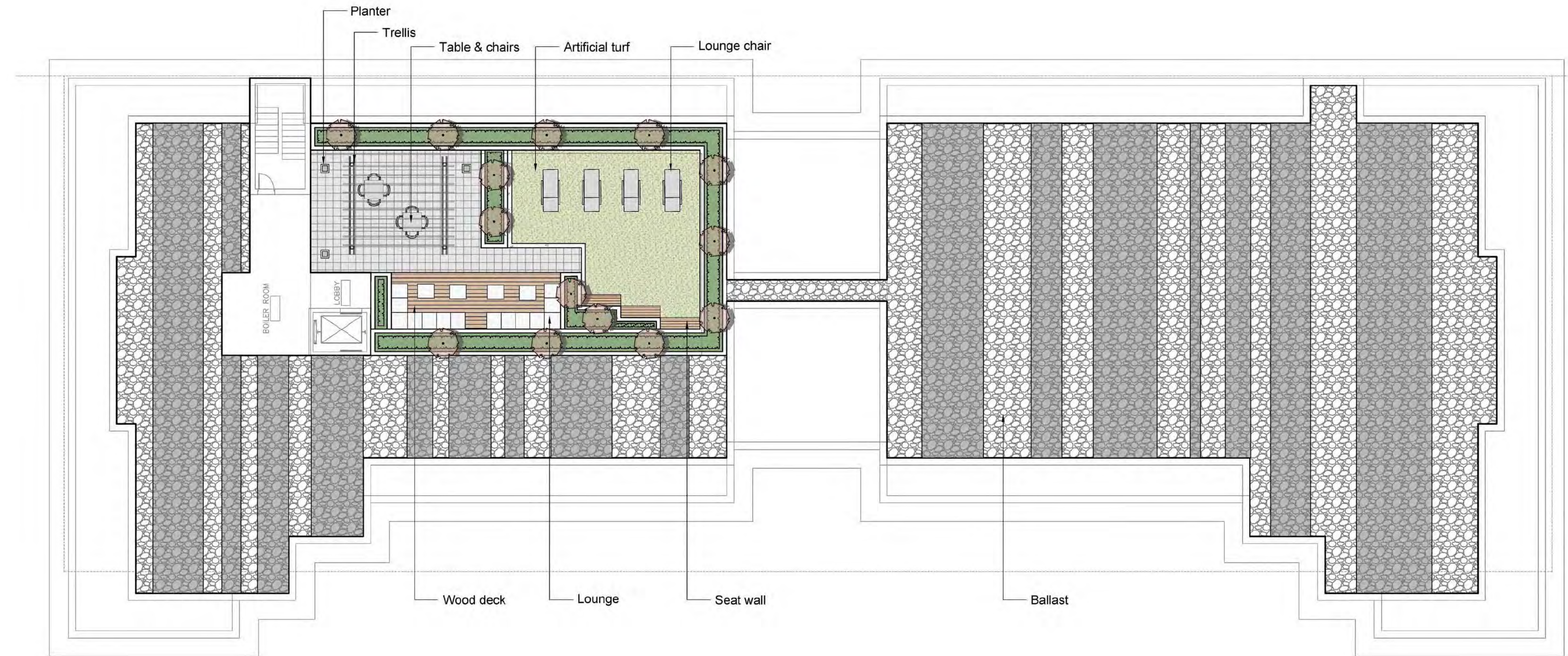
Tree log





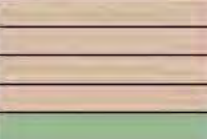

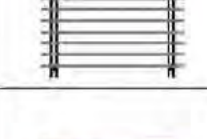
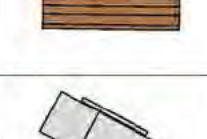

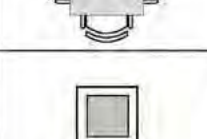
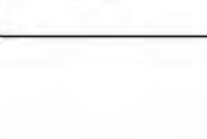
Seat wall

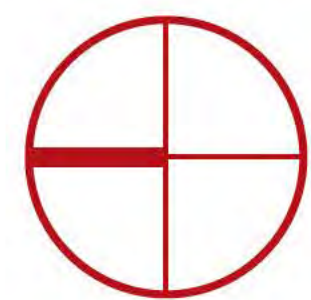
3600 ARBUTUS STREET

VANCOUVER, BRITISH COLUMBIA



LANDSCAPE LEGEND

	HYDRAPRESSED SLAB
	ARTIFICIAL TURF
	WOOD DECK
	SHRUB PLANTING
	TRELLIS
	SEAT WALL
	LOUNGE CHAIR
	TABLE & CHAIRS
	PLANTER



1:125 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15



Outdoor lounge



Lounge chairs



□ □ □ □ □ □ □



Outdoor trellis

ROOF LEVEL LANDSCAPE PLAN & PRECEDENT IMAGES

June 21, 2019

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

Attention: Ms. Yardley McNeil

RE: 3609-3687 ARBUTUS STREET – APPLICATION FOR REZONING ADVICE

PCI Developments is pleased to submit the enclosed Application for Rezoning Advice under the Affordable Housing Choices Interim Rezoning Policy. Our application is proposing to develop a 6-storey mid-rise rental building on the 3600 Arbutus block with **121 secured rental units, including 24 dedicated units for moderate income households (outlined below)**, in close proximity to the Arbutus Greenway.

The properties, 3609-3687 Arbutus Street, are located on Arbutus between W 20th Avenue & W 21st Avenue, creating a unique opportunity to create high quality secured rental housing geared towards family housing fronting Arbutus. The properties are well-served by transit, with bus stops in all directions in the immediate vicinity and direct access to the Arbutus Greenway. The future Millennium Line Extension along Broadway is only a few blocks to the north and will be easily accessible by foot, bike or bus. The properties benefit from a variety of parks, community centres and schools in the area. The subject properties are currently occupied by five single family homes, and as such do not require any residential tenant relocation for redevelopment.

Our rezoning application proposes to develop a 6-storey secured rental residential building that will provide a variety of housing types for both secured market rental and units dedicated for moderate income households, including studios, 1-bedroom apartments and over 43% 2 & 3-bedroom homes, exceeding minimum requirements for families. The building includes desirable indoor & outdoor amenities and 1 level of underground car and bicycle parking. We are proposing that 20% of residential units be designated for individuals or families with moderate incomes aligning with rents outlined in the Moderate Income Rental Housing Pilot Program (MIRHPP) increased annually from time of submission to completion by the amount outlined by the Residential Tenancy Office. The market rental units would abide by applicable DCL waiver rental rates supporting affordability throughout the buildings.

In support of the City's Greenest City initiatives, we would build to a high standard of sustainable design. As provided for under the Rental Incentive Guidelines we are seeking a DCL waiver. We are also seeking to apply with a concurrent Rezoning & Development Permit to expedite the permitting process.

We believe our proposal is well aligned with the Affordable Housing Choices Interim Rezoning Policy objectives and we are committed to proceeding expeditiously. We are excited about our proposal and believe it would provide high quality rental housing in a desirable neighborhood well served by a variety of community, park and transit amenities.

Please let us know if we can provide anything further in support of our proposal.

Yours truly,

PCI DEVELOPMENTS

A handwritten signature in black ink, appearing to read 'J. Stern', written over a horizontal line.

Jared Stern
Manager, Investments

A handwritten signature in black ink, appearing to read 'Tim Grant', written over a horizontal line.

Tim Grant
Vice President, Development

cc: Marcel Gelein, Planner, Housing Policy

Address for each parcel in project	Question 1: Has ownership of the parcel transferred to the applicant/developer? (If yes, please list the date of ownership transfer, in yyyy/mm/dd)	Question 2: Does the property currently have rental tenants on site? (yes/no)	Question 3: If YES to question 2, how many units were being rented on the date of rezoning enquiry? (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)
3609 Arbutus St	No	Yes	1	- 2017/02/01	No
3629 Arbutus St	No	No	n/a	n/a	n/a
3649 Arbutus St	No	Yes	1	- 2013/06/13	No
3669 Arbutus St	No	Yes	2	- 2018/10/01 - 2018/12/05	No
3687 Arbutus St	No	No	n/a	n/a	n/a

November 5, 2019

Jared Stern
PCI Developments
300-1030 West Georgia Street
Vancouver, BC, V6B 6B1

Dear Jared Stern:

RE: Rezoning Enquiry – 3609-3687 Arbutus Street

Thank you for your letter of enquiry for 3609-3687 Arbutus Street, received on June 24, 2019, and thank you for your patience. The review of your enquiry was delayed due to a high volume of proposals under review. Staff have completed the review and are supportive in principle of a purpose-built rental housing development at this location. The advice contained in this letter is provided to help you advance your project through the rezoning process.

Proposal

The enquiry proposes to rezone 3609-3687 Arbutus Street from RS-1 to CD-1 under the *Affordable Housing Choices Interim Rezoning Policy* to permit the development of a six-storey residential building with 121 secured rental units, including 20% of units as moderate income rental (MIR) units. It proposes a total floor area of approximately 8,509.6 sq. m (91,597 sq. ft.), a floor space ratio of 2.78 FSR, and a height of approximately 19.8 m (65 ft.). The 3,065.8 sq. m (33,000 sq. ft.) site is a full block comprised of five lots on the west side of Arbutus Street between West 20th Avenue and West 21st Avenue. The site has a frontage of approximately 264 ft. along Arbutus Street and is approximately 125 ft. deep. It is currently developed with five single-family houses. The proposed unit mix consists of approximately 43% family units: 8 studio, 61 one-bedroom, 42 two-bedroom, and 10 three-bedroom units. The proposal also includes 77 vehicle parking spaces and 204 Class A bicycle spaces on three levels of underground parking, accessed from the lane.

Applicable Policy and Guidelines

Staff reviewed your enquiry based on a number of policies, including:

- *Affordable Housing Choices Interim Rezoning Policy* (2012, last amended 2018)
- *Rental Incentive Guidelines* (2012, last amended 2019)
- *RS-1 District Schedule* (last amended 2018)
- *Housing Vancouver Strategy* (2017)
- *High-Density Housing for Families with Children* (1992)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *Green Buildings Policy for Rezoning Projects* (2010, last amended 2017)
- *Development Cost Levy By-law* (2008, last amended 2019)
- *Tenant Relocation and Protection Policy* (2015, last amended 2019)



Staff Advice

The *Affordable Rental Housing Interim Rezoning Policy* (the “Policy”) supports consideration of a moderate increase in height and density for projects meeting the criteria of the Policy, including location, affordability, urban design performance, and other such criteria. Please note the policy was suspended on June 30, 2019 and staff will be reporting back to Council in late November 2019 on the approach moving forward.

s.17(1)(d)

s.17(1)(d)

Please thoroughly review Appendix A for detailed advice and submission requirements. While the advice found in Appendix A of this letter will result in a reduction in density, staff will work with you explore solutions to maximize the floor area wherever appropriate.

Rezoning Application Fees

The 2019 rezoning application fee to create a new CD-1 District on a site of this size at this location is \$68,508 per Schedule 2, Section 3(c) of the Zoning and Development Fee By-law.

Next Steps

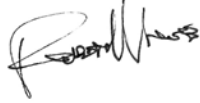
In summary, staff are supportive in principle of a purpose-built rental housing development at this location, subject to the advice outlined above and in Appendix A. To proceed with this project, please submit revised concepts/sketches in compliance with staff advice contained herein, prior to producing detailed plans. We will work with you to quickly determine the best approach for the site.

When the revised proposal has been reviewed and supported, please submit a draft Tenant Relocation Plan and schedule a meeting for existing tenants and City staff. Following this meeting, you will be required to conduct a “pre-application” open house, to consider commentary from the local community. Following this, staff will provide you with further information on the rezoning application submission requirements. Note, we no longer consider concurrent processing of rezoning and development applications for standard rental proposals.

Please note that City policies are subject to change over time. This letter does not guarantee that the advice contained within will not change. If you respond after six to eight months from the date of this letter, please contact your rezoning planner to confirm your project, or conditions related to your project, have not changed.

Lastly, thank you again for your patience. We recognize this letter was delayed well beyond our standard 12 week response target. We're looking forward to continuing to work with you on this project. Please do not hesitate to contact me if you have questions regarding the staff advice.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert White', with a stylized flourish at the end.

Robert White
Rezoning Planner

tel: 604-873-7484

email: robert.white@vancouver.ca

cc: Karen Hoese, Assistant Director, Rezoning Centre
Yardley McNeill, Senior Planner, Rezoning Centre

APPENDIX A – Detailed Staff Advice

Note: The advice found below will result in a reduction in height, unit count and commensurate density. The staff advice found below is ordered chronologically to clarify requirements which are to be met prior to a rezoning application, which are to be included with a rezoning application submission, and which are required at a later stage in the permitting process.

Part 1: To be addressed prior to Tenant Meeting and Pre-application Open House

Form of Development:

- Massing:

- s.17(1)(d)

- Height:

- s.17(1)(d)

-

- Setbacks:

- s.17(1)(d)

-

-

-

- Public realm interface and open space:

- s.17(1)(d)

-

-

-

- Amenity Area:

- s.17(1)(d)

- s.17(1)(d)

Housing:

- It is not a requirement for AHCIRP to include moderate income rental (MIR) units, however staff support the inclusion of 24 MIR units, as secured rental units geared to moderate incomes are a critically needed housing option in Vancouver. Staff will work with you to explore the viability of this further.
- This proposal does not include a summary of average maximum unit sizes. To be eligible for the DCL waiver, the applicant will need to demonstrate that the average maximum unit size meets or is below the guidelines.
- The applicant will need to demonstrate that the proposed rents meet or fall below the average maximum rents by unit type.
- s.17(1)(d)
-
-
- The applicant will be required to comply with the requirements of the *Tenant Relocation and Protection Policy*, amended June 11, 2019. Please refer to assigned Housing Planner.

Landscape:

- Staff requested the applicant/arborist to further review and comment on the Tenaza tree #16:
 - Explore the rooting footprint and required tree protection zone
 - Explore the possibilities of retention without re-design
 - Explore possibilities of retention with re-design
- Additional notes related to relocation indicated poor likelihood of transplant success. Staff will work with you to further explore the opportunities here.

Public Consultation

In addition to the public consultation the City will undertake once a rezoning application is received, a pre-application open house for early community engagement and to gauge community concern is required.

Following the submission of a final, revised proposal, the City can provide you with mailing labels of surrounding property owners, for your invitations to the pre-application open house. Please discuss a date for a pre-application open house with me in advance to ensure that staff are available to attend the event for observation. We will provide you with a 'How-to' guide for the pre-application open house.

Part 2: To be included with Rezoning Application Submission

Engineering:

- A 17 ft. dedication (the building line area) is required along Arbutus Street.
- Vehicle parking, bicycle parking, and loading is to be provided as per bylaw requirements. Please refer to the following links for additional design requirements:
 - Bicycle Parking: <http://vancouver.ca/files/cov/parking-bicycles-design-supplement.pdf>
 - Parking Space Guidelines: <http://vancouver.ca/files/cov/parking-loading-design-guidelines-stall-appendix-A.pdf>
 - Parking and Loading Guidelines: <http://vancouver.ca/files/cov/parking-loading-design-guidelines-supplement.pdf>
- The applicant will be asked to provide a Transportation Assessment and Management Study. For additional information, refer to: <https://vancouver.ca/files/cov/transportation-assessment-and-management-study-guidelines-for-consultants.pdf>
- TDM Schedule A worksheets are required with the rezoning application. At minimum, Worksheet A and Worksheet E must be provided. For additional information: <https://vancouver.ca/files/cov/transportation-demand-management-schedule-a.pdf>

Sustainability

The *Green Buildings Policy for Rezonings* (amended in 2018) requires that rezonings satisfy either the near-zero emission buildings or low emissions green buildings conditions within the policy. The amended *Green Buildings Policy for Rezonings* can be found here at <http://guidelines.vancouver.ca/G015.pdf> and submission requirements can be found at http://bylaws.vancouver.ca/Bulletin/G002_2017April28.pdf.

For submission requirements for near-zero emissions buildings, refer to page 4. For submission requirements for low emission green buildings, refer to page 17. More information and resources on this policy may be found at: <http://vancouver.ca/home-property-development/zero-emissions-buildings.aspx>.

Utility Servicing

Utility Upgrades

At this time, the following information is known relative to your site sewer servicing and upgrading requirements:

- Site is serviced by a 200 mm combined sewer along L/W Arbutus Street. The available capacity of the sewer is unknown, and would require modelling exercise.
- Further analysis is required to determine if sewer capacity is sufficient to service development. A sewer upgrade will be required. This will be evaluated in more detail during the rezoning application process and is subject to change.

Staff strongly encourage retaining a civil consultant early on in the process to help estimate any potential off-site sewer upgrades. Consultant guidelines are available to aid in this assessment: <https://vancouver.ca/docs/rezoning/Enquiry-Guidance-for-Sewers.pdf>. The City will only assess and confirm the required upgrades after submission of a rezoning application.

Local service upgrade, i.e. along the site frontage, may be required if the proposed water service connections are larger than the water main servicing the site. Further, local and/or off-site water upgrades may be required depending on site specific water demands (see “Domestic Water Demands and Fire Flows” section below).

Off-site upgrades, beyond local servicing, may be eligible for Utilities DCL funding and included on the City-Wide Utilities DCL project list. Once an upgrade is on the DCL project list, it may be eligible for reimbursement from the DCL program through a Front-End Agreement, subject to the City’s review.

Groundwater Management

The applicant is advised that prior to construction dewatering, the Province of British Columbia requires an authorization for groundwater use. The Province reports application processing times of at least 140 days so early application is recommended. Applications can be completed online at <http://www.frontcounterbc.gov.bc.ca/Start/ground-water/>, and questions should be directed through FrontCounterBC. The City has also prepared an informational bulletin pertaining to the Provincial requirements which can be obtained by contacting Utilities.Servicing@vancouver.ca.

Rainwater Management

All developments will need to meet rainwater management requirements for retention, rate control, cleaning and safe conveyance. At time of rezoning application, submissions will need to include the following:

- A preliminary Rainwater Management Plan (RWMP), outlining the rainwater management approach to be taken on site and how the project will meet the requirements for volume reduction, rate control, and quality; and
- A preliminary geotechnical study supporting assumptions made in the preliminary RWMP.

The Rainwater Management Bulletin can be found on the City’s website at:

<https://vancouver.ca/docs/bulletins/Rainwater-Management-Bulletin.pdf>.

Domestic Water Demands and Fire Flows

All rezoning application submissions must now provide water demand calculations (average day and peak hour domestic water demands), fire flow calculations (based on the Fire Underwriter’s Survey document, Water Supply for Public Fire Protection), and building sprinkler demands (based on the NFPA 13/14).

A civil or mechanical engineer typically provides these calculations, which will enable the City to determine the adequacy of the water system to supply flows for the development. The applicant is to provide a summary of the assumptions and calculations made to determine the water demands, required fire flow, and building sprinkler demands, to be sealed by a qualified Engineer.

Part 3: Notes related to Rezoning Approval and Future Development Stages

Housing

- All new rental residential units shall be secured for a term of 60 years or the life of the building, whichever is greater, via a Housing Agreement.

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.

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
REVISION 1	Sept 4, 2019 – K.K



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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

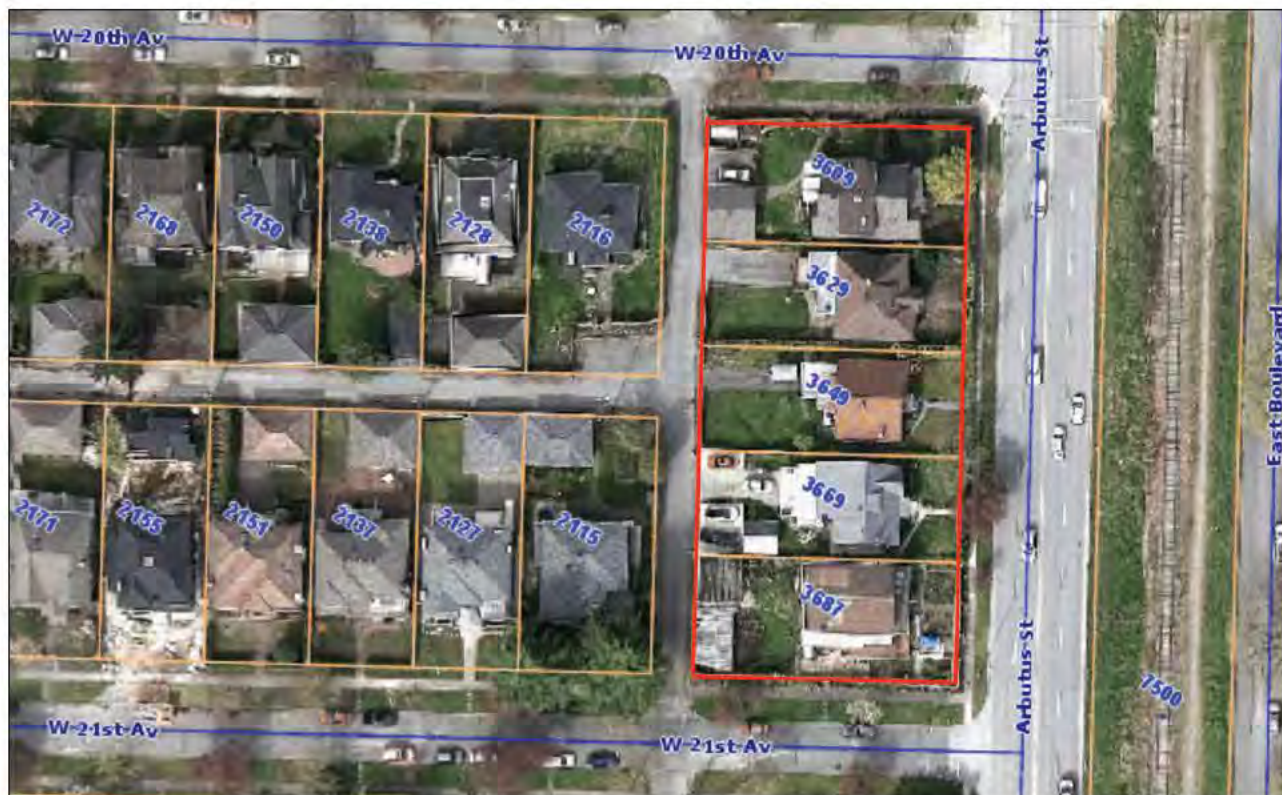


Fig. 1 – Aerial view of property (VanMap, 2019)

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>Havardia 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 RELOCATION WAS CONSIDERED BUT THE LIKLIHOOD OF TRANSPLANT SUCCESS (tree is thriving following construction impacts) IS UNLIKLEY BASED ON CURRENT LITERATURE.	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.

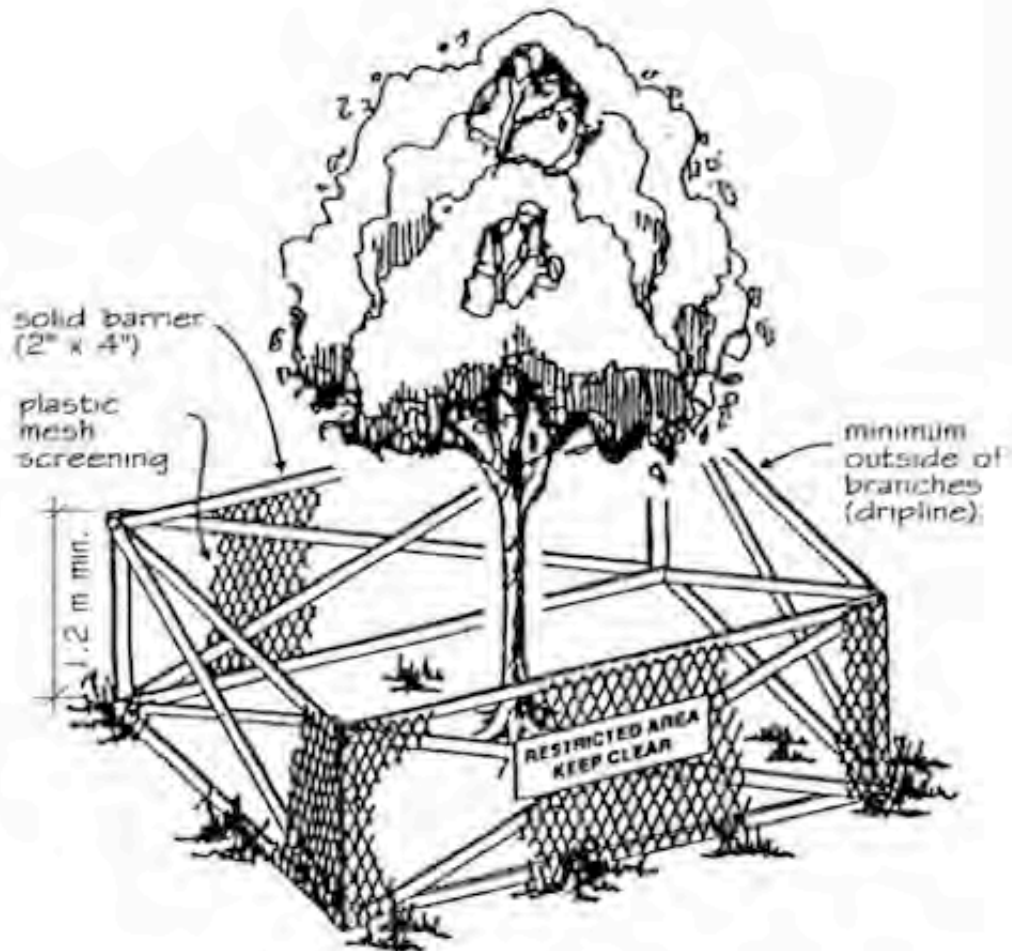
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Owner City	State
Checklist RD	
Approved MWSZ	Original Street Sheet 24"x36"
Scale: 1"=50'	Don't forget to call 311 to report any changes on the street and report any changes to the city. If you are a contractor, you will be required to provide a copy of the plan to the city. If you are a property owner, you will be required to provide a copy of the plan to the city. If you are a contractor, you will be required to provide a copy of the plan to the city. If you are a property owner, you will be required to provide a copy of the plan to the city.



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.

REFERENCES

Bond, Jerry & Buchanan, Beth (2006) Best Management Practices: Tree Inventories, International Society of Arboriculture, Champaign, IL.

Dunster, Dr. Julian (2003) *Preliminary Species Profiles for Tree Failure Assessment*. ISA Pacific Northwest Chapter, Silverton, OR, USA

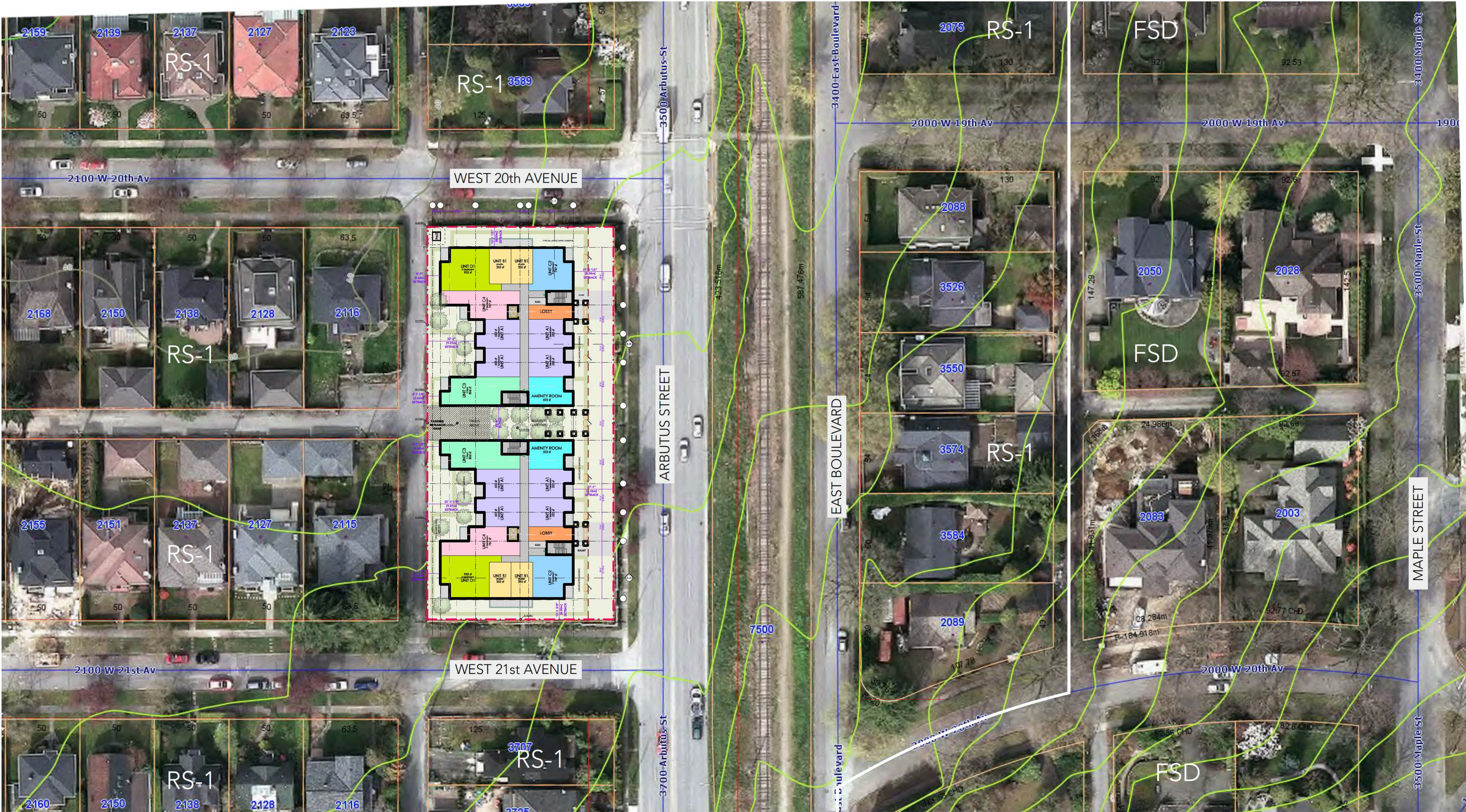
Dunster, Dr. Julian & Edmonds, Dr. R. (2014) Common Fungi Affecting Pacific Northwest Trees, ISA Pacific Northwest Chapter, Silverton, OR, USA

Fite, Kelby & Smiley, E. Thomas (2016) Best Management Practices: Managing Trees During Construction, International Society of Arboriculture, Champaign, IL.

Sibley, David Allen (2009) *The Sibley Guide to Trees*. Alfred A. Knopf, New York, NY

Smiley, E.T., Matheny, N., Lilly, S. (2011) Best Management Practises: Tree Risk Assessment. International Society of Arboriculture, Champaign, IL.

3609-3687 Arbutus Street - Site Plan



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2019-06-21	Issued for Rezoning Enquiry
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Vancouver B.C.



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seal:

drawn: DM/MCH	date: May 2019
checked	
scale: as noted	project no.: P-468

sheet title:
Site Plan



Site Plan
Scale: 1:400



NORTH

sheet no.:
A1.03

rev.:



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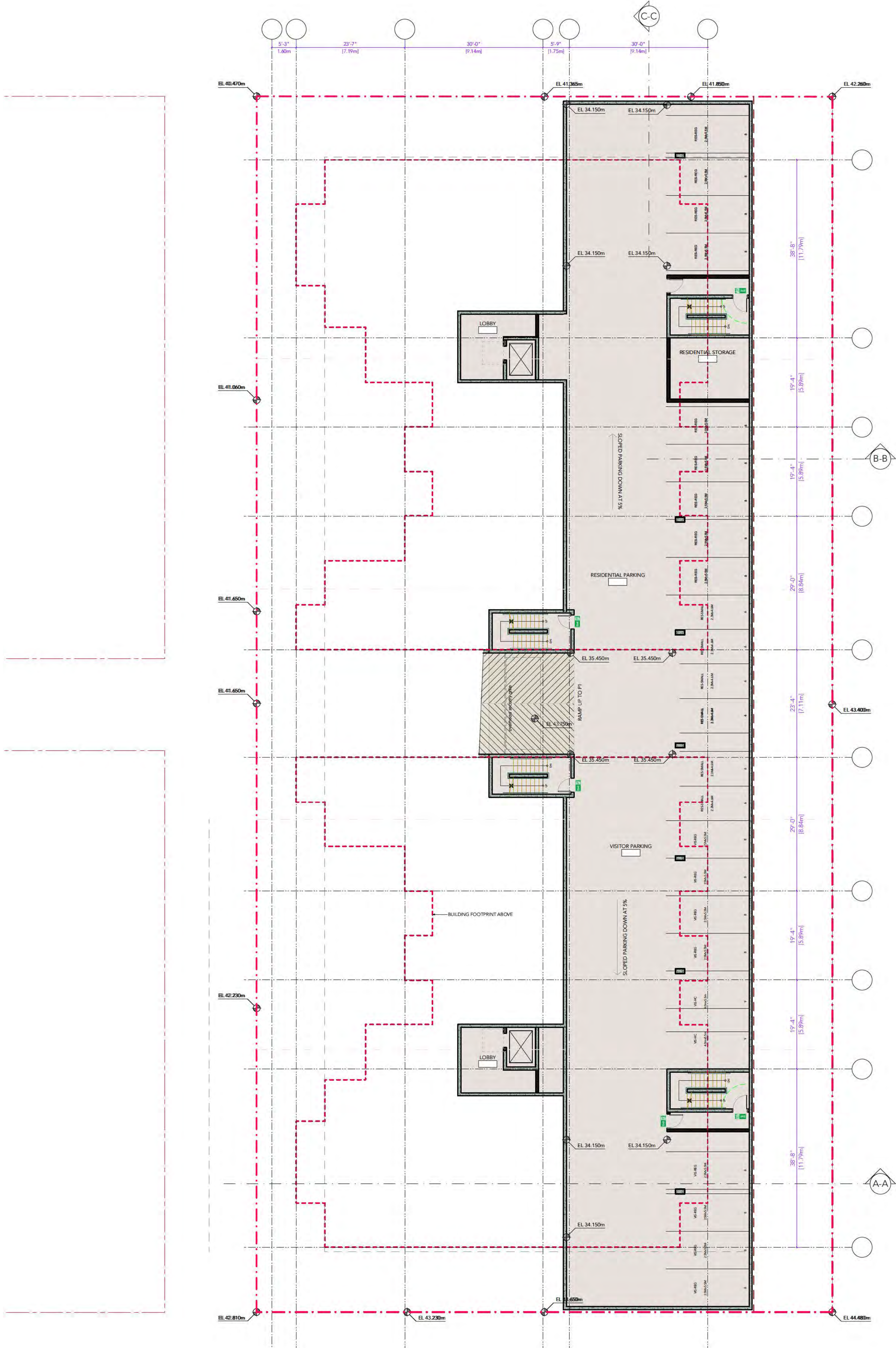
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sheet title:
Level P1 Floor Plan

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Level P2 Floor Plan
Scale: 1:150



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seal:

drawn: MCH	date: December 2019
checked	
scale: 1/8" = 1'-0"	project no.: P-468

sheet title:
Level P2 Floor Plan

sheet no.:
A2.02

rev.:



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Level 1 Floor Plan
Scale: 1:150



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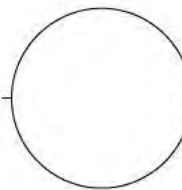
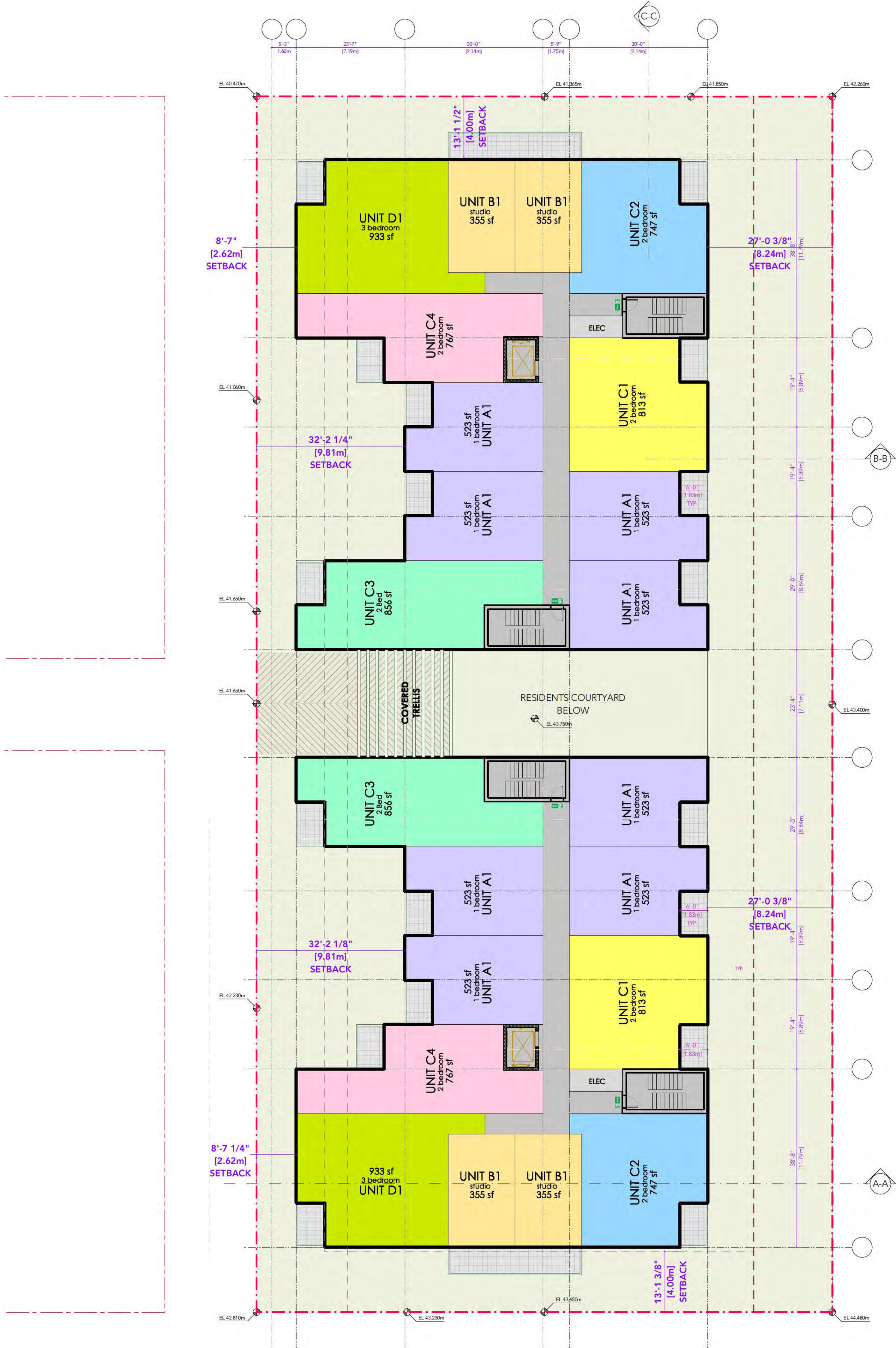
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City of Vancouver - For 2021-042 - Page 126 of 228
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Level 2 Floor Plan

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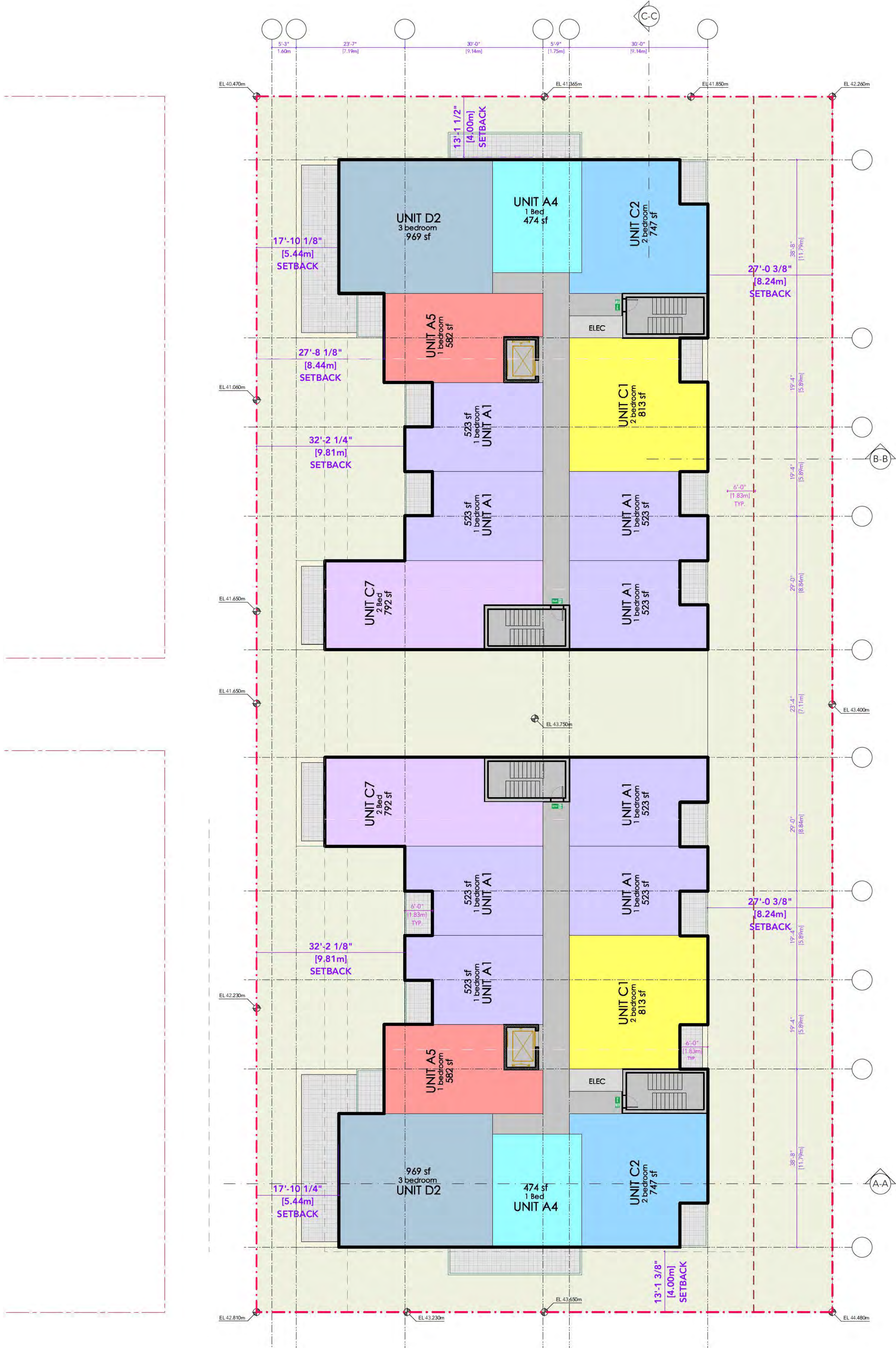
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sheet title:
Level 2 Floor Plan

sheet no.:
A3.02





Level 3 Floor Plan
Scale: 1:150



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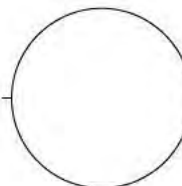
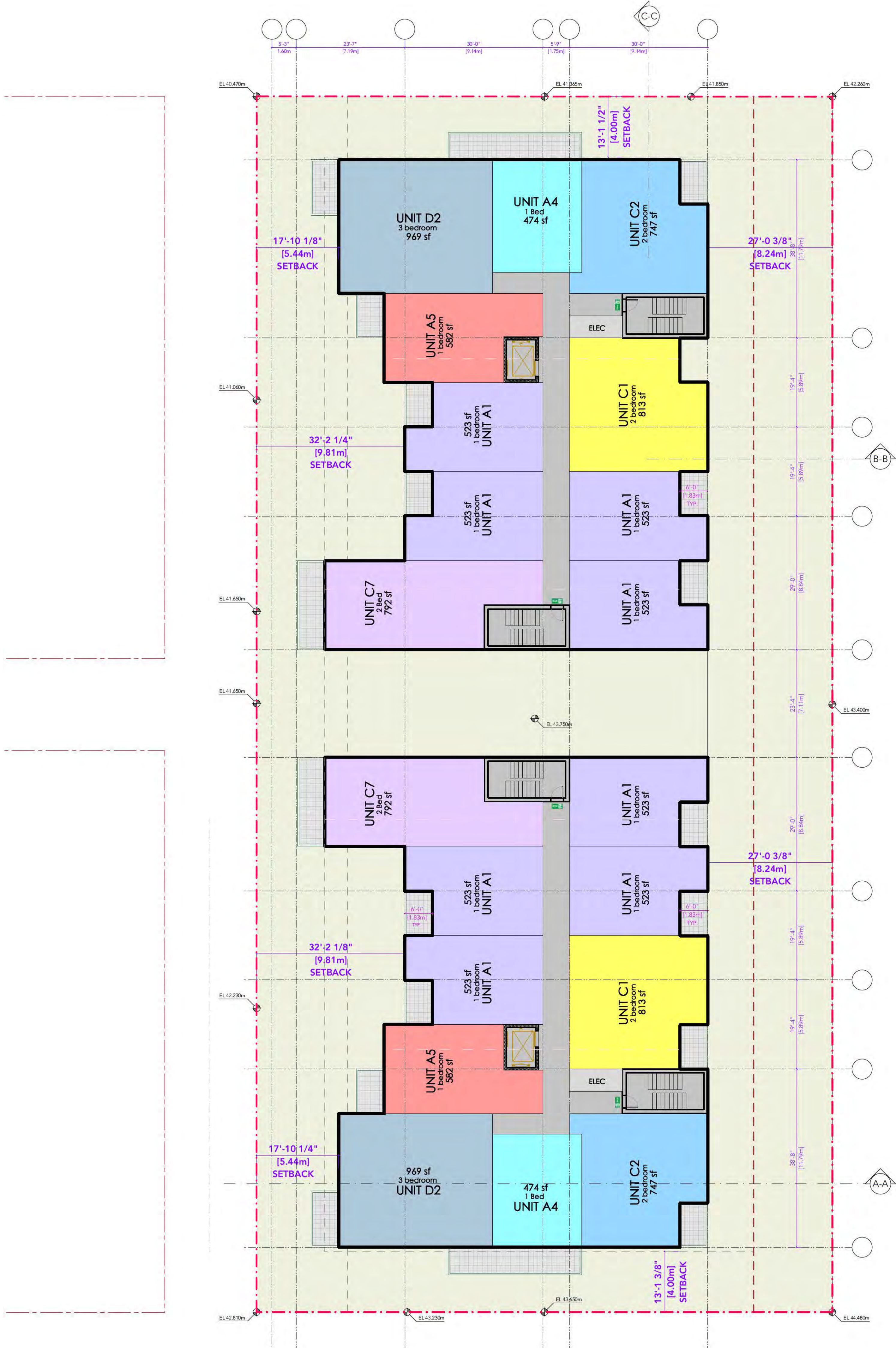
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Level 3 Floor Plan

sheet no.: A3.03	rev.:

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Level 4 Floor Plan

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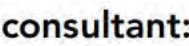
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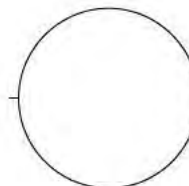
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seal

sheet title:
Level 5 Floor Plan

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Level 6 Floor Plan
Scale: 1:150



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sheet title:
Level 6 Floor Plan

sheet no.:
A3.06

rev.:

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12-12-19 11:19:13 AM



Level 7 (Roof) Floor Plan
Scale: 1/8" = 1'-0"



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consultant:

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checked	
scale: 1/8" = 1'-0"	project no.: P-468

sheet title:
Level 7 (Roof) Floor Plan

sheet no.:
A3.07

rev.:



P468 Plans.vwx

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

To: "Planning Info" <planninginfo@vancouver.ca>

Date: 6/21/2019 2:41:00 PM

Subject: FW: 3609-3687 Arbutus Street - Rezoning Advice Submission - Affordable Housing Choices Interim Rezoning Policy

Attachments: 3600 Arbutus - Rezoning Advice Cheque - June 21, 2019.pdf

Hello,

Please see my email below as it was sent to the wrong email account.

Thanks,

Jared

From: Jared Stern

Sent: June 21, 2019 2:40 PM

To: McNeill, Yardley <yardley.mcneill@vancouver.ca>; planning@vancouver.ca

Cc: Gelein, Marcel <Marcel.Gelein@vancouver.ca>; Tim Grant <Tgrant@pci-group.com>; Duff Marrs <duffm@bha.ca>; Michael Huggins <mikeh@bha.ca>; Antony Sulentic <ASulentic@pci-group.com>

Subject: 3609-3687 Arbutus Street - Rezoning Advice Submission - Affordable Housing Choices Interim Rezoning Policy

Hi Yardley,

Further to my initial discussions with Marcel on 3609-3687 Arbutus Street, please see the link below with our Rezoning Advice Submission for the properties. Hard copies and submission cheque are being delivered this afternoon to your attention. For record keeping purposes, I've attached a copy of the Rezoning Advice cheque.

<https://bha.sharefile.com/d-s41a03437e0a4f6ea>

Documents include:

- Rezoning Advice Application
- Arborist Report
- Rezoning Advice Proposal Letter
- Architecture and Landscape drawing booklet

Could you please confirm that you have received all required documents? We're exciting about this proposal and look forward to your response. In the meantime, please let us know if you have any questions.

Regards,

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

PCI DEVELOPMENTS LP

2004

VENDOR NO: CITVAN

NAME: CITY OF VANCOUVER

CHECK DATE: 06/19/2019

REFERENCE	INVOICE DATE	GROSS AMOUNT	DISCOUNT TAKEN	NET AMOUNT PAID
3600 ARBUTUS-REZONE	06/19/2019	5,394.00	0.00	5,394.00
TOTAL >		5,394.00	0.00	5,394.00

THIS DOCUMENT CONTAINS SECURITY FEATURES

SEE DETAILS ON REVERSE

PCI DEVELOPMENTS LP
300 - 1030 West Georgia Street
Vancouver, B.C. V6E 2Y3


HSBC BANK CANADA
885 West Georgia St
Vancouver, B.C. V6C 3G1

2004

DATE 0 6 1 9 2 0 1 9
M M D D Y Y Y Y

PAY **Five Thousand Three Hundred Ninety-Four and 00/100 Dollars \$ ***5,394.00

TO THE
ORDER
OF CITY OF VANCOUVER
453 WEST 12 AVE.
VANCOUVER, BC V5Y 1V4



⑈00 2004⑈ ⑆100 20⑈016⑆ 808 208⑈001⑈ ⑈0000 539400⑈

From: ["White, Robert" <robert.white@vancouver.ca>](mailto:robert.white@vancouver.ca)
To: ["Jared Stern" <JStern@pci-group.com>](mailto:JStern@pci-group.com)
Date: 10/24/2019 3:34:45 PM
Subject: RE: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Jared,

I anticipate receiving the further direction I'm awaiting by end of day next Wednesday, October 30.

Thank you,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Thursday, October 24, 2019 9:26 AM
To: White, Robert
Cc: Antony Sulentic
Subject: RE: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Robert,

Just following up on our Enquiry for Arbutus Street. I appreciate you doing all you can to move this along, but hoping you're able to provide us with an updated timeline.

Thanks,

Jared

From: White, Robert <Robert.White@vancouver.ca>
Sent: October 17, 2019 11:51 AM
To: Jared Stern <JStern@pci-group.com>
Cc: Antony Sulentic <ASulentic@pci-group.com>
Subject: RE: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi again Jared,

Friday came and went and the letter remains with senior staff while their direction is confirmed. Everyone is aware we're beyond our standard timeframe for a response, and I'm doing all I can to provide it to you as soon as possible. Please stay tuned.

Thank you,

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

From: White, Robert
Sent: Wednesday, October 9, 2019 12:24 PM
To: 'Jared Stern'
Cc: Antony Sulentic
Subject: RE: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Jared,

Yes, I expect to have a letter coming your way via email on Friday.

Thanks for checking in,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Wednesday, October 9, 2019 12:16 PM
To: White, Robert
Cc: Antony Sulentic
Subject: RE: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Robert,

Sorry to bug you again, but just wondering if we can expect feedback this week?

Thanks,

Jared

From: White, Robert <Robert.White@vancouver.ca>
Sent: October 2, 2019 4:27 PM
To: Jared Stern <JStern@pci-group.com>
Cc: Antony Sulentic <ASulentic@pci-group.com>
Subject: RE: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Jared,

My apologies for the delay. We're aware we're beyond our standard timeframe for a response to your enquiry. I expect to have final comments and final senior staff direction early next week, to then provide you with a response letter no later than the end of next week. I recognize these sorts of delays create challenges on your end, so I do appreciate your patience.

Thank you,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Friday, September 27, 2019 2:43 PM
To: White, Robert
Cc: Antony Sulentic
Subject: RE: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Robert,

Hope all is well and you had a good summer. As it's now been 12 weeks since initial submission, I'm just following up to see when we should be expecting a formal response on our Arbutus Enquiry?

Thanks,

Jared

Jared Stern
MANAGER, INVESTMENTS



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778 788 8672 cell
jstern@pci-group.com
www.pci-group.com

From: White, Robert <Robert.White@vancouver.ca>
Sent: June 24, 2019 4:58 PM
To: Jared Stern <JStern@pci-group.com>
Cc: Antony Sulentic <ASulentic@pci-group.com>; McNeill, Yardley <yardley.mcneill@vancouver.ca>
Subject: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Jared,

I confirm I have received the printed and digital copies of your application for rezoning advice/enquiry regarding a site at 3609-3687 Arbutus St, and we have received and processed payment. Please find attached the payment receipt for your records.

I will be in contact again should any questions arise during the course of review, or once I have a letter of response to provide. Per the application form, our standard turnaround is approximately 12 weeks.

Thank you,

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

From: ["White, Robert" <robert.white@vancouver.ca>](mailto:robert.white@vancouver.ca)
To: ["John Abraham" <jabraham@pci-group.com>](mailto:jabraham@pci-group.com)
Date: 7/19/2019 11:56:25 AM
Subject: RE: 3609-3687 Arbutus St - Rezoning Enquiry

Hi John,

Thank you for this additional information. I'll let you know should staff have any further requests.

And thanks again to you, Jared and team for the tour of the Kaslo site yesterday,

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

From: John Abraham [mailto:jabraham@pci-group.com]
Sent: Friday, July 19, 2019 10:31 AM
To: White, Robert
Cc: Jared Stern
Subject: 3609-3687 Arbutus St - Rezoning Enquiry

Hi Robert,

See attached table with regards to the tenancies at 3609-3687 Arbutus St.

Please let me know if there is additional information required at this time with regards to the rezoning enquiry.

Best,

John Abraham
DEVELOPMENT ASSISTANT



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jabraham@pci-group.com
www.pci-group.com

From: ["O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>](mailto:Theresa.O'Donnell@vancouver.ca)
To: ["Tim Grant" <Tgrant@pci-group.com>](mailto:Tgrant@pci-group.com)
Date: 1/15/2020 5:29:27 PM
Subject: RE: 3609-87 Arbutus - 191125 Issued for PCI Review

Hi Tim

I talked to Robert about your application last Friday. At that time, he thought he was very close to finishing up a response to you. He did need to get feedback from Engineering and I'm not sure if that has occurred yet. I'll ask Robert to give you a status as soon as he can.

theresa

From: Tim Grant [mailto:Tgrant@pci-group.com]
Sent: Wednesday, January 15, 2020 4:25 PM
To: O'Donnell, Theresa
Cc: Andrew Grant; Jared Stern
Subject: [EXTERNAL] RE: 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,

Further to my emails below, we remain in urgent need of guidance from City Planning to be able to proceed with our property purchases & development proposal.

Your feedback to our proposed accommodations would be greatly appreciated.

Thank you.

Tim

From: Tim Grant
Sent: Tuesday, January 7, 2020 11:13 AM
To: O'Donnell, Theresa
Cc: Andrew Grant ; Jared Stern
Subject: FW: 3609-87 Arbutus - 191125 Issued for PCI Review

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 \(JStern@pci-group.com\)](mailto: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 DEVELOPMENTS
300 – 1030 West Georgia Street, Vancouver, BC Canada V6E 2Y3

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 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
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: ["Jared Stern" <JStern@pci-group.com>](mailto:JStern@pci-group.com)

To: ["White, Robert" <robert.white@vancouver.ca>](mailto:robert.white@vancouver.ca)

Date: 1/22/2020 2:49:46 PM

Subject: RE: 3609-3687 Arbutus St

Attachments: P468 Plans 200121.pdf

Hi Robert,

Thank you for all your time this morning and appreciate you confirming with your email below. We will proceed to the next step based on the plans presented today and attached for reference. Please note that the parking levels have not been updated in these plans and are still being refined.

Regards,

Jared

From: White, Robert

Sent: 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

Parking

Residential Rental Summary			Average Unit Size Analysis	
Total Rental Units		118 Units	Avg. Unit Size	
Studio	8 Units	(7%)	Studio	
1-Bedroom	64 Units	(54%)	1-Bedroom	
2-Bedroom	38 Units	(32%)	2-Bedroom	
2-Bedroom Towns	8 Units	(7%)	3-Bedroom	
Total Family Units		46 Units (39%)		

Bicycle Parking

SUMMARY OF BICYCLE PARKING PROVIDED					
	% OF TOTAL	RESIDENTIAL	CLASS B	COMMERCIAL	CLASS B
		CLASS A		CLASS A	
Floor Mounted	44%	104 stalls		0 stalls	0 stalls
Wall Mounted	0%	0 stalls		0 stalls	
Overhead	0%	14 stalls		0 stalls	
Stacked	30%	92 stalls		0 stalls	
Lockers	11%	26 stalls		0 stalls	
TOTAL	100%	236 stalls		0 stalls	

issues:

2019-06-21	Issued for Rezoning Enquiry
2019-12-19	Reissued for Rezoning Enquiry

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project:

**SECURED RENTAL HOUSING
RESIDENTIAL DEVELOPMENT**
3600 Arbutus Street
Vancouver BC.

DOT

POI

TDI
DEVELOPMENTS

consultant:

sheet title:
Project Statistics

P468 Plans.vwx

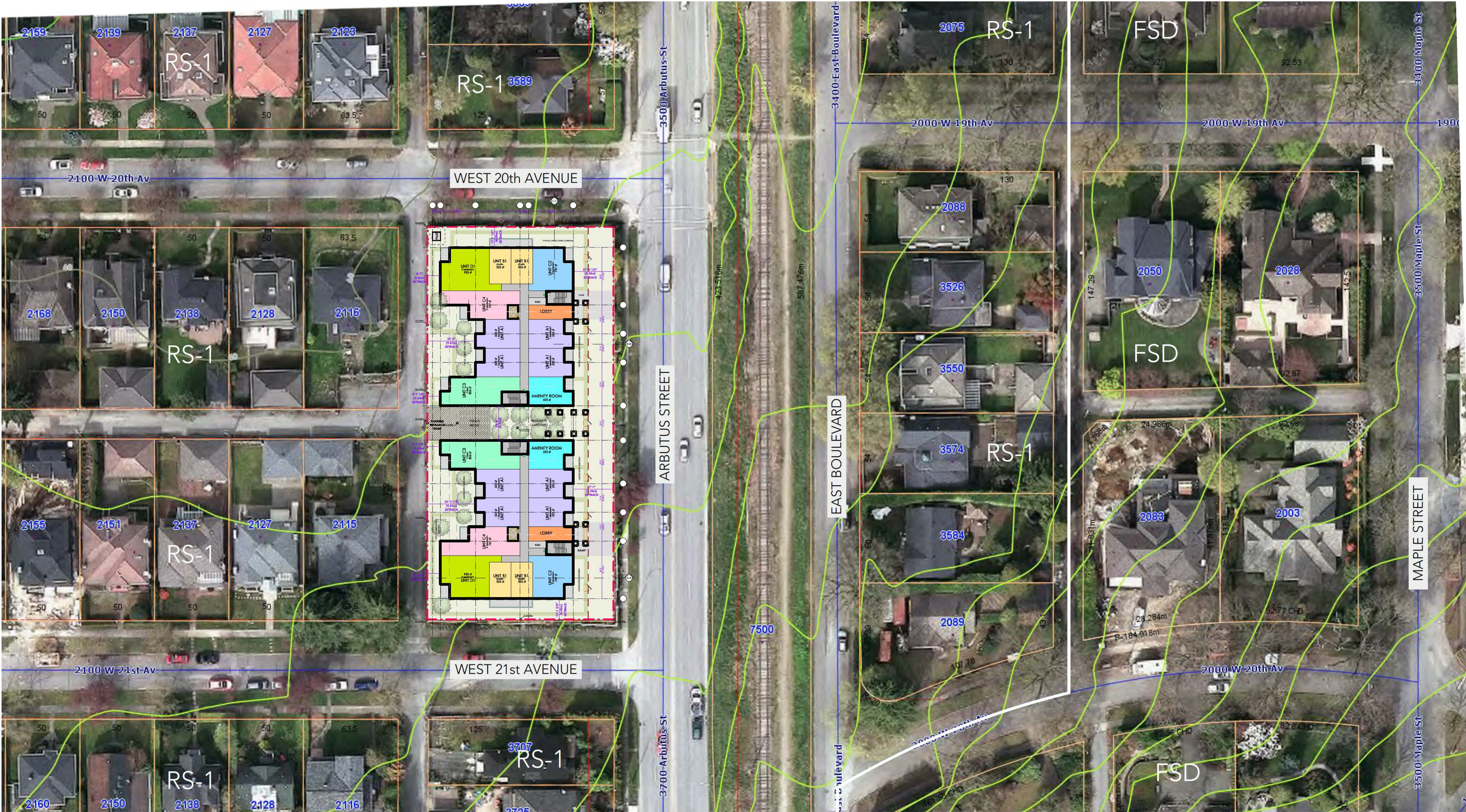
sheet no.:

A1.01

rev.:



3609-3687 Arbutus Street - Site Plan



revisions:		
no.	date	description

issues:	
2019-06-21	Issued for Rezoning Enquiry
2019-12-19	Reissued for Rezoning Enquiry

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Suite 205 - 1628 West 1st Avenue, Vancouver, B.C.
Telephone: (604) 730-8100 | Web: www.bha.ca

project:

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Vancouver B.C.



consultant:

seal:

drawn: DM/MCH	date: May 2019
checked	
scale: as noted	project no.: P-468

sheet title:
Site Plan



Site Plan
Scale: 1:400



NORTH

sheet no.:
A1.03

rev.:



P468 Plans.vwx

Issues:

2019-06-21	Issued for Rezoning Enquiry
2019-12-19	Reissued for Rezoning Enquiry

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project:

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Vancouver BC.



consultant:

deal

drawn: MCH	date: May 2019
checked:	
scale: 1/8" = 1'-0"	project no.: P-468

sheet title:
Level P1 Floor Plan

Sheet no.:

A2.01

rev.:





Level 1 Floor Plan
Scale: 1:150



revisions:		
no.	date	description

issues:
2019-06-21 Issued for Rezoning Enquiry
2019-12-19 Reissued for Rezoning Enquiry

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project:

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consultant:

seal:

drawn: MCH/PDH	date: May 2019
checked	
scale: as noted	project no.: P-468

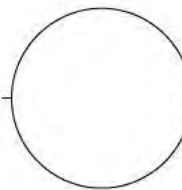
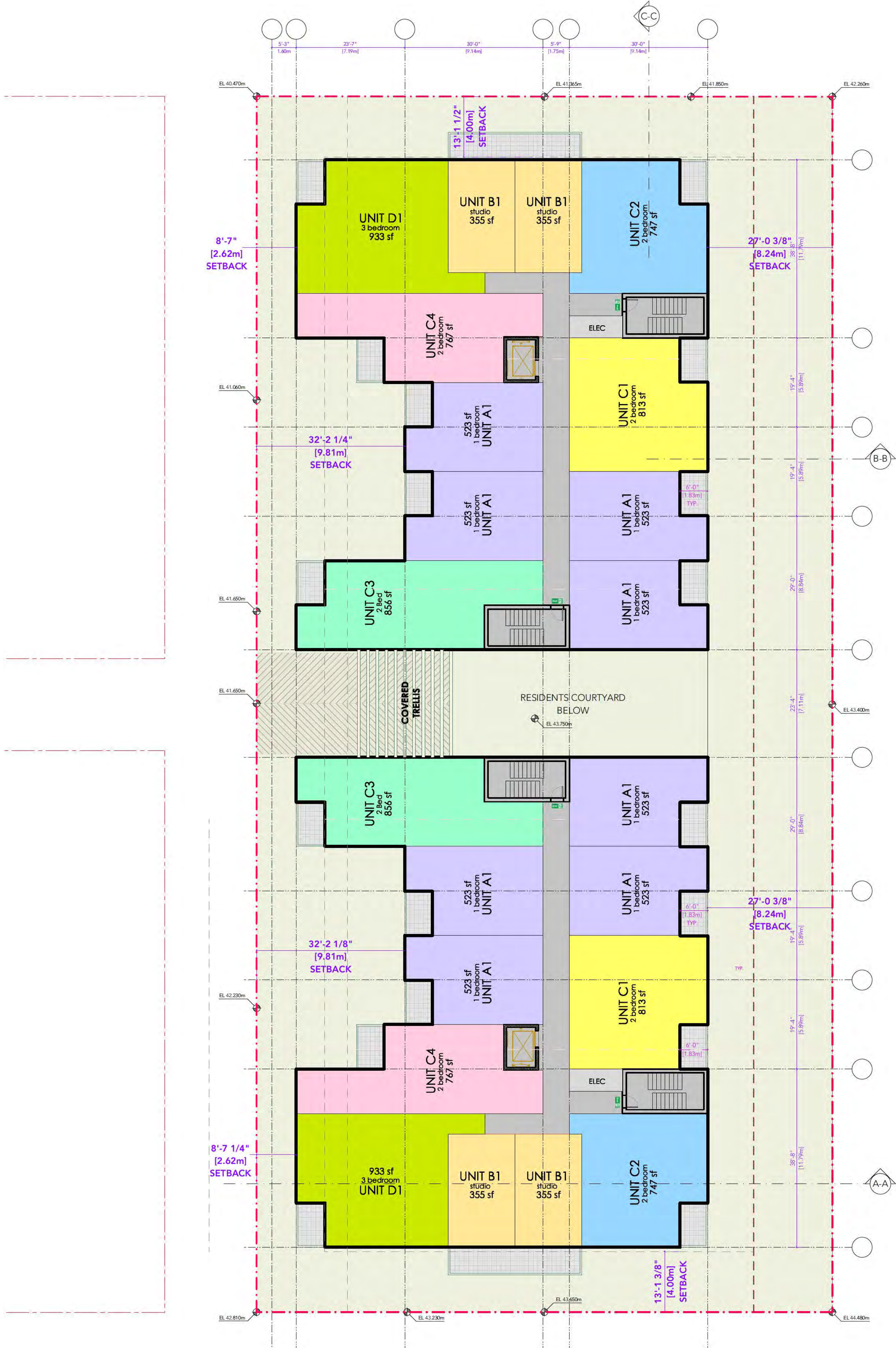
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Level 1 Floor Plan

sheet no.:
A3.01

rev.:


P468 Plans.vwx

City of Vancouver - For 2021-042 - Page 151 of 228
plotted: 19-12-19 11:16:26 AM



Level 2 Floor Plan

Scale: 1:150



revisions:		
no.	date	description

issues:		
2019-06-21	Issued for Rezoning Enquiry	
2019-12-19	Reissued for Rezoning Enquiry	

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project:

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consultant:

seal:

drawn: MCH/PDH	date: May 2019
checked	
scale: as noted	project no.: P-468

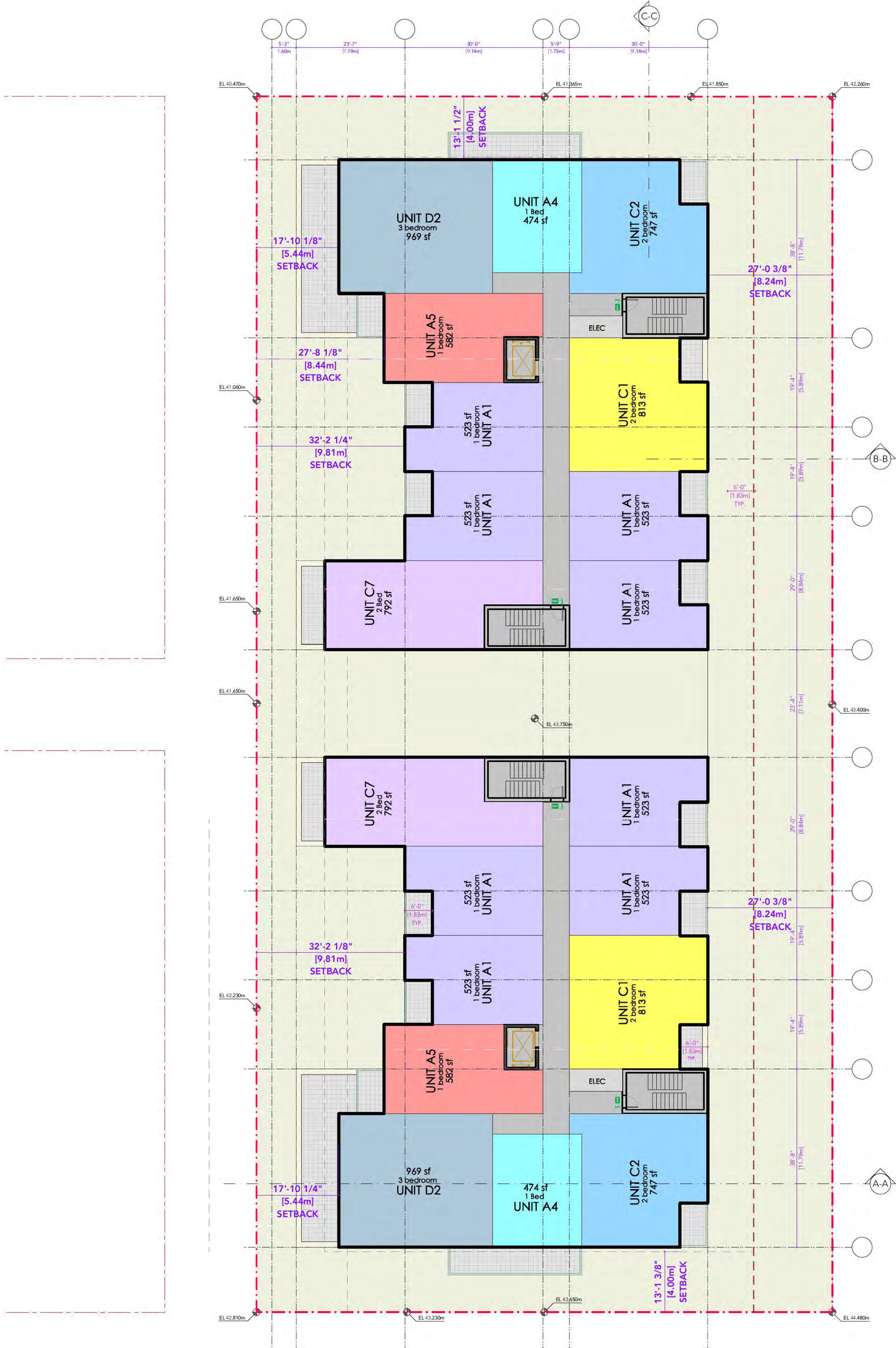
sheet title:
Level 2 Floor Plan

sheet no.:
A3.02

rev.:

P468 Plans.vwx





Level 3 Floor Plan
Scale: 1:150



revisions:		
no.	date	description

issues:
2019-06-21 Issued for Rezoning Enquiry
2019-12-19 Reissued for Rezoning Enquiry

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consultant:

seal:

drawn: MCH/PDH	date: May 2019
checked	
scale: as noted	project no.: P-468

sheet title:
Level 3 Floor Plan

sheet no.: A3.03	rev.:

P468 Plans.vwx





sheet no.: **A3.04**

rev.: 



Level 5 Floor Plan
Scale: 1:150



revisions:		
no.	date	description

issues:
2019-06-21 Issued for Rezoning Enquiry
2019-12-19 Reissued for Rezoning Enquiry

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project:
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Vancouver B.C.

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consultant:

seal:

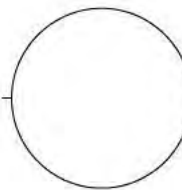
drawn: MCH/PDH	date: May 2019
checked	
scale: as noted	project no.: P-468

sheet title:
Level 5 Floor Plan

sheet no.:
A3.05

rev.:

P468 Plans.vwx



Level 6 Floor Plan

Scale: 1:150



revisions:		
no.	date	description

issues:		
2019-06-21	Issued for Rezoning Enquiry	
2019-12-19	Reissued for Rezoning Enquiry	

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Telephone: (604) 730-8100 | Web: www.bha.ca

project:
SECURED RENTAL HOUSING
RESIDENTIAL DEVELOPMENT
3600 Arbutus Street
Vancouver B.C.



consultant:

seal:

drawn: MCH/PDH	date: May 2019
checked	
scale: as noted	project no.: P-468

sheet title:
Level 6 Floor Plan

sheet no.:
A3.06





Level 7 (Roof) Floor Plan
Scale: 1/8" = 1'-0"



revisions:		
no.	date	description

issues:
2019-06-21 Issued for Rezoning Enquiry
2019-12-19 Reissued for Rezoning Enquiry

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BHA
Architecture

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Vancouver B.C.

PCI
DEVELOPMENTS

consultant:

seal:

drawn: MCH/PDH	date: June 2019
checked	
scale: 1/8" = 1'-0"	project no.: P-468

sheet title:
Level 7 (Roof) Floor Plan

sheet no.:
A3.07

rev.:



P468 Plans.vwx

From: ["Jared Stern" <JStern@pci-group.com>](mailto:JStern@pci-group.com)
To: ["White, Robert" <robert.white@vancouver.ca>](mailto:robert.white@vancouver.ca)
Date: 10/2/2019 4:42:05 PM
Subject: RE: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Robert,

Thanks for getting back to me. Appreciate the summer is a tough time of the year for these applications. I look forward to receiving your response, please let me know if there is anything else I can provide in the meantime.

Thanks,

Jared

From: White, Robert <Robert.White@vancouver.ca>
Sent: October 2, 2019 4:27 PM
To: Jared Stern <JStern@pci-group.com>
Cc: Antony Sulentic <ASulentic@pci-group.com>
Subject: RE: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Jared,

My apologies for the delay. We're aware we're beyond our standard timeframe for a response to your enquiry. I expect to have final comments and final senior staff direction early next week, to then provide you with a response letter no later than the end of next week. I recognize these sorts of delays create challenges on your end, so I do appreciate your patience.

Thank you,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Friday, September 27, 2019 2:43 PM
To: White, Robert
Cc: Antony Sulentic
Subject: RE: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Robert,

Hope all is well and you had a good summer. As it's now been 12 weeks since initial submission, I'm just following up to see when we should be expecting a formal response on our Arbutus Enquiry?

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: White, Robert <Robert.White@vancouver.ca>

Sent: June 24, 2019 4:58 PM

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

Cc: Antony Sulentic <ASulentic@pci-group.com>; McNeill, Yardley <yardley.mcneill@vancouver.ca>

Subject: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Jared,

I confirm I have received the printed and digital copies of your application for rezoning advice/enquiry regarding a site at 3609-3687 Arbutus St, and we have received and processed payment. Please find attached the payment receipt for your records.

I will be in contact again should any questions arise during the course of review, or once I have a letter of response to provide. Per the application form, our standard turnaround is approximately 12 weeks.

Thank you,

Robert White | Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

604-873-7484 | robert.white@vancouver.ca

From: ["Jared Stern" <JStern@pci-group.com>](mailto:JStern@pci-group.com)
To: ["White, Robert" <robert.white@vancouver.ca>](mailto:robert.white@vancouver.ca)
Date: 9/9/2019 8:06:12 AM
Subject: RE: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt
Attachments: 20190904_AR_PCI_ARBUTUS.pdf

Hi Robert,

Please see attached report, including information regarding the tree you've noted.

Thanks,

Jared

From: White, Robert <Robert.White@vancouver.ca>
Sent: August 30, 2019 2:50 PM
To: Jared Stern <JStern@pci-group.com>
Subject: RE: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Jared,

Thanks for checking in. We would like to learn more about the Tenaza tree, #16 in the arborist report, primarily regarding the root footprint and a tree protection zone that would be required if there's an opportunity to explore retention. Our full review has not yet concluded, so we don't yet have a conclusion regarding this tree – this information would help better inform our landscape planning staff, and our ultimate response.

Thank you,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Tuesday, August 20, 2019 1:49 PM
To: White, Robert
Subject: RE: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Robert,

Hope all is well and just wanted to follow up to see if you could provide any update at this time or if any other information is needed at this time. I understand it's only been about 8 weeks of the 12 week timeline, but just wanted to check in!

Thanks,

Jared

Jared Stern
MANAGER, INVESTMENTS



PCI DEVELOPMENTS
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From: White, Robert <Robert.White@vancouver.ca>
Sent: June 24, 2019 4:58 PM
To: Jared Stern <JStern@pci-group.com>
Cc: Antony Sulentic <ASulentic@pci-group.com>; McNeill, Yardley <yardley.mcneill@vancouver.ca>
Subject: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Jared,

I confirm I have received the printed and digital copies of your application for rezoning advice/enquiry regarding a site at 3609-3687 Arbutus St, and we have received and processed payment. Please find attached the payment receipt for your records.

I will be in contact again should any questions arise during the course of review, or once I have a letter of response to provide. Per the application form, our standard turnaround is approximately 12 weeks.

Thank you,

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

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
REVISION 1	Sept 4, 2019 – K.K



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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

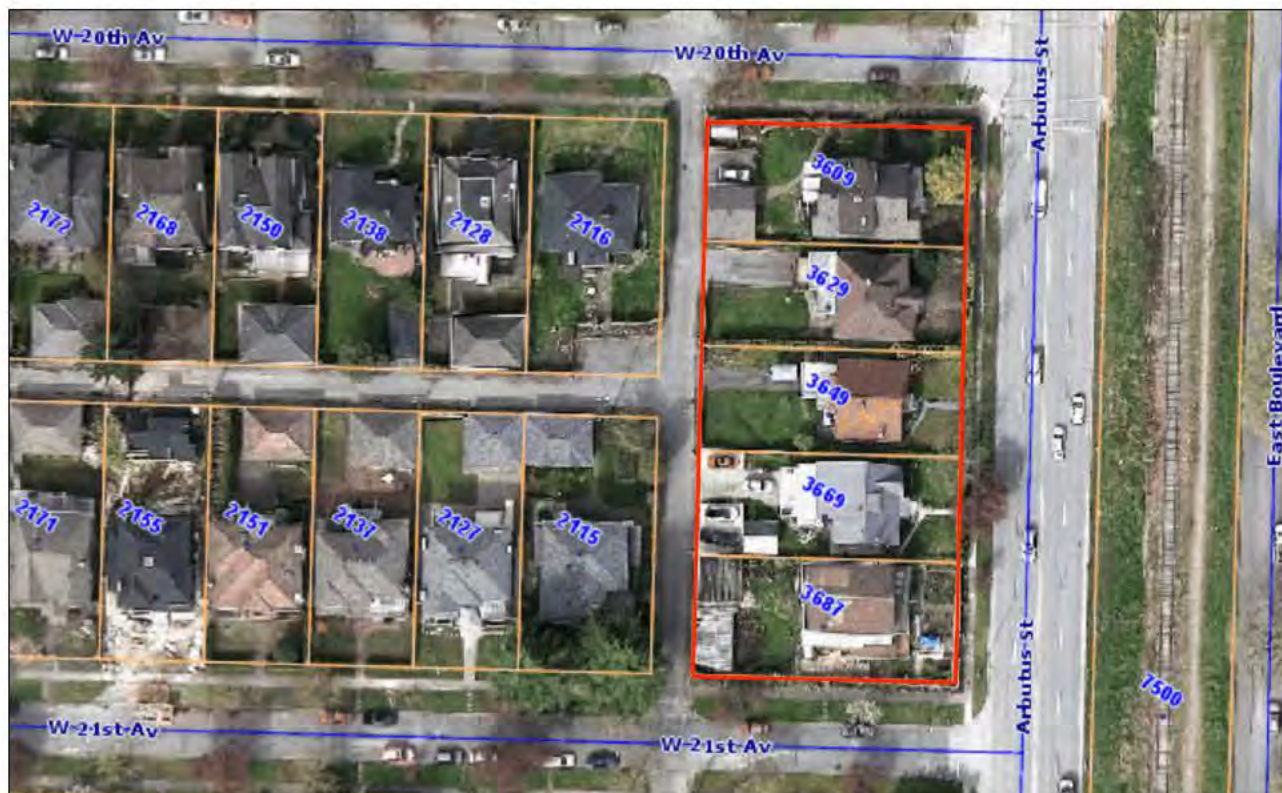


Fig. 1 – Aerial view of property (VanMap, 2019)

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	HANDPLOTED – 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	HANDPLOTED – LOCATION IS APPROXIMATE WITHIN PROPOSED LOADING SPACE	REMOVE
13	369	Fruiting cherry <i>Prunus</i> spp.	0.21	2.5	75	TRUNK – Upright form. HANDPLOTED – LOCATION IS APPROXIMATE WITHIN PROPOSED PARKING SPACE	REMOVE
14	-	Fig <i>Ficus carica</i>	0.14	2.0	60	HANDPLOTED – LOCATION IS APPROXIMATE WITHIN LIKELY EXCAVATION ZONE	REMOVE
15	-	Pear <i>Pyrus</i> spp.	0.12 0.12	3.0	75	HANDPLOTED – LOCATION IS APPROXIMATE WITHIN PROPOSED BUILDING FOOTPRINT	REMOVE
16	-	Tenaza <i>Havardia pallens</i>	0.15 0.10 0.10 0.09	4.0	80	TRUNK – Multi-stem at base. CROWN – Some dieback present. HANDPLOTED – LOCATION IS APPROXIMATE WITHIN PROPOSED WALKWAY RELOCATION WAS CONSIDERED BUT THE LIKLIHOOD OF TRANSPLANT SUCCESS (tree is thriving following construction impacts) IS UNLIKLEY BASED ON CURRENT LITERATURE.	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. HANDPLOTED – 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. HANDPLOTED – 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.

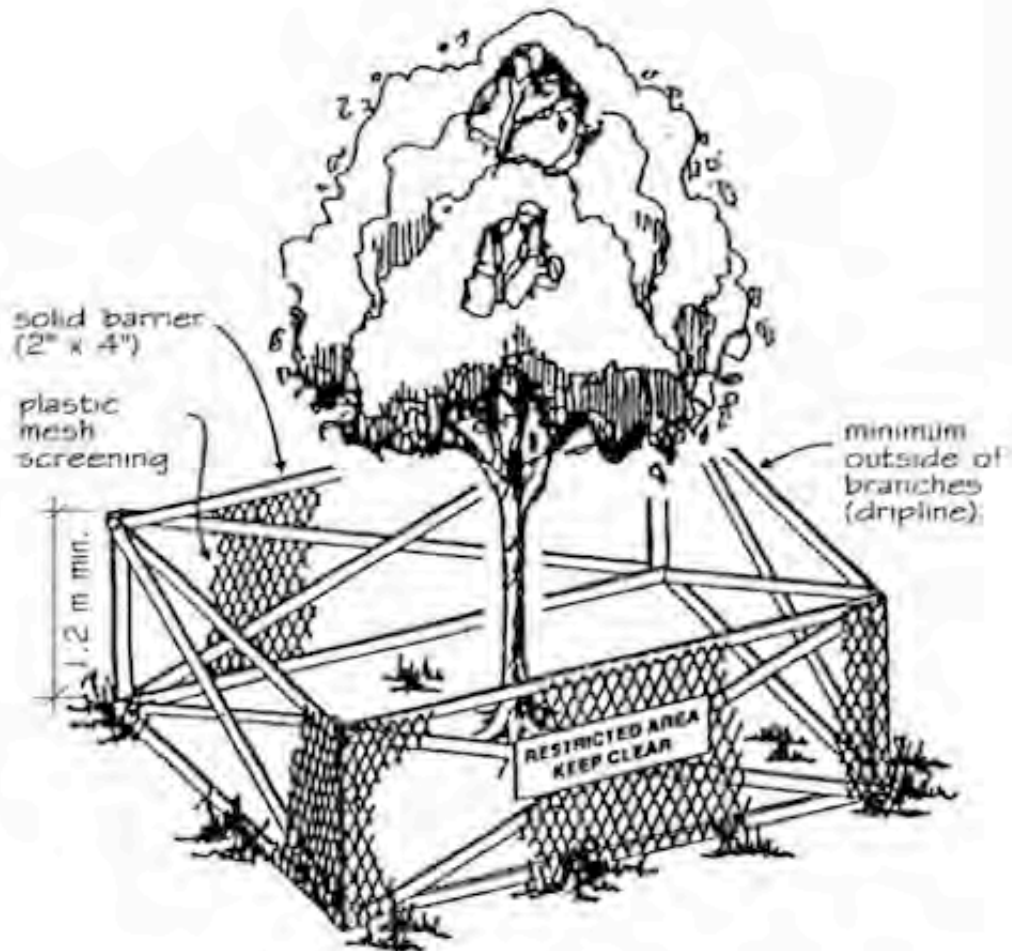
[illegible]

<p>Chassis CPU</p> <p>Chassis KIO</p> <p>Approved Model</p> <p>Serial</p> <p>1200</p>	<p>Serial</p> <p>Original Serial Sheet</p> <p>24x36"</p>
---	--



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.

REFERENCES

Bond, Jerry & Buchanan, Beth (2006) *Best Management Practices: Tree Inventories*, International Society of Arboriculture, Champaign, IL.

Dunster, Dr. Julian (2003) *Preliminary Species Profiles for Tree Failure Assessment*. ISA Pacific Northwest Chapter, Silverton, OR, USA

Dunster, Dr. Julian & Edmonds, Dr. R. (2014) *Common Fungi Affecting Pacific Northwest Trees*, ISA Pacific Northwest Chapter, Silverton, OR, USA

Fite, Kelby & Smiley, E. Thomas (2016) *Best Management Practices: Managing Trees During Construction*, International Society of Arboriculture, Champaign, IL.

Sibley, David Allen (2009) *The Sibley Guide to Trees*. Alfred A. Knopf, New York, NY

Smiley, E.T., Matheny, N., Lilly, S. (2011) *Best Management Practises: Tree Risk Assessment*. International Society of Arboriculture, Champaign, IL.

From: ["Jared Stern" <JStern@pci-group.com>](mailto:JStern@pci-group.com)
To: ["White, Robert" <robert.white@vancouver.ca>](mailto:robert.white@vancouver.ca)
Date: 9/3/2019 8:57:42 AM
Subject: RE: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Robert,

I've looped in our arborist and will be back to you.

Thanks,

Jared

From: White, Robert <Robert.White@vancouver.ca>
Sent: August 30, 2019 2:50 PM
To: Jared Stern <JStern@pci-group.com>
Subject: RE: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Jared,

Thanks for checking in. We would like to learn more about the Tenaza tree, #16 in the arborist report, primarily regarding the root footprint and a tree protection zone that would be required if there's an opportunity to explore retention. Our full review has not yet concluded, so we don't yet have a conclusion regarding this tree – this information would help better inform our landscape planning staff, and our ultimate response.

Thank you,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Tuesday, August 20, 2019 1:49 PM
To: White, Robert
Subject: RE: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Robert,

Hope all is well and just wanted to follow up to see if you could provide any update at this time or if any other information is needed at this time. I understand it's only been about 8 weeks of the 12 week timeline, but just wanted to check in!

Thanks,

Jared

Jared Stern
MANAGER, INVESTMENTS



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

From: White, Robert <Robert.White@vancouver.ca>
Sent: June 24, 2019 4:58 PM
To: Jared Stern <JStern@pci-group.com>
Cc: Antony Sulentic <ASulentic@pci-group.com>; McNeill, Yardley <yardley.mcneill@vancouver.ca>
Subject: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Jared,

I confirm I have received the printed and digital copies of your application for rezoning advice/enquiry regarding a site at 3609-3687 Arbutus St, and we have received and processed payment. Please find attached the payment receipt for your records.

I will be in contact again should any questions arise during the course of review, or once I have a letter of response to provide. Per the application form, our standard turnaround is approximately 12 weeks.

Thank you,

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

From: ["Jared Stern" <JStern@pci-group.com>](mailto:JStern@pci-group.com)
To: ["White, Robert" <Robert.White@vancouver.ca>](mailto:Robert.White@vancouver.ca)
Date: 6/25/2019 9:01:00 AM
Subject: RE: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Robert,

Thanks for confirming receipt. We would be happy to set up a meeting to introduce ourselves and walk through the plans, if that is of interest to you.

Please let me know.

Thanks,

Jared

From: White, Robert <Robert.White@vancouver.ca>
Sent: June 24, 2019 4:58 PM
To: Jared Stern <JStern@pci-group.com>
Cc: Antony Sulentic <ASulentic@pci-group.com>; McNeill, Yardley <yardley.mcneill@vancouver.ca>
Subject: 3609-3687 Arbutus St - Rezoning Advice/Enquiry - Payment Receipt

Hi Jared,

I confirm I have received the printed and digital copies of your application for rezoning advice/enquiry regarding a site at 3609-3687 Arbutus St, and we have received and processed payment. Please find attached the payment receipt for your records.

I will be in contact again should any questions arise during the course of review, or once I have a letter of response to provide. Per the application form, our standard turnaround is approximately 12 weeks.

Thank you,

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

From: "McNeill, Yardley" <yardley.mcneill@vancouver.ca>
To: "Jared Stern" <JStern@pci-group.com>
Date: 6/21/2019 4:56:16 PM
Subject: RE: 3609-3687 Arbutus Street - Rezoning Advice Submission - Affordable Housing Choices Interim Rezoning Policy

Thanks Jared,
Robert White has been assigned as the rezoning manager and will follow-up with you once the material is received.

Yardley

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Friday, June 21, 2019 4:39 PM
To: McNeill, Yardley
Cc: Antony Sulentic
Subject: RE: 3609-3687 Arbutus Street - Rezoning Advice Submission - Affordable Housing Choices Interim Rezoning Policy

Thanks Yardley. The paper copies were dropped off at the desk at around 3pm today and we were advised to hold on to the cheque I will have that delivered to you first thing Monday morning.

Have a good weekend.

Regards,

Jared

From: McNeill, Yardley <yardley.mcneill@vancouver.ca>
Sent: June 21, 2019 4:31 PM
To: Jared Stern <JStern@pci-group.com>
Subject: RE: 3609-3687 Arbutus Street - Rezoning Advice Submission - Affordable Housing Choices Interim Rezoning Policy

Hi Jared,
I received your emails, but not the paper copies and cheque. When everything is received, we'll advise you of the contact information for the rezoning planner assigned to your proposal.
Regards,
Yardley

Yardley McNeill
Senior Planner- Rezoning Centre
Planning, Urban Design and Sustainability- City of Vancouver
yardley.mcneill@vancouver.ca
604.873.7582

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Friday, June 21, 2019 2:40 PM
To: McNeill, Yardley; Planning
Cc: Gelein, Marcel; Tim Grant; Duff Marrs; Michael Huggins; Antony Sulentic
Subject: 3609-3687 Arbutus Street - Rezoning Advice Submission - Affordable Housing Choices Interim Rezoning Policy

Hi Yardley,

Further to my initial discussions with Marcel on 3609-3687 Arbutus Street, please see the link below with our Rezoning Advice Submission for the properties. Hard copies and submission cheque are being delivered this afternoon to your attention. For record keeping purposes, I've attached a copy of the Rezoning Advice cheque.

<https://bha.sharefile.com/d-s41a03437e0a4f6ea>

Documents include:

- Rezoning Advice Application
- Arborist Report
- Rezoning Advice Proposal Letter
- Architecture and Landscape drawing booklet

Could you please confirm that you have received all required documents? We're excited about this proposal and look forward to your response. In the meantime, please let us know if you have any questions.

Regards,

Jared

Jared Stern
MANAGER, INVESTMENTS



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604 684 1151 tel | 604 331 5258 direct
778 788 8672 cell
jstern@pci-group.com
www.pci-group.com

From: ["Jared Stern" <JStern@pci-group.com>](mailto:JStern@pci-group.com)
To: ["White, Robert" <Robert.White@vancouver.ca>](mailto:Robert.White@vancouver.ca)
Date: 12/11/2019 11:51:07 AM
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,

Thanks for getting back to me. We do not agree with Real Estates suggestion that 5-storey market is the most viable option and as reflected in the analysis we provided. As you are basing your decision on this please provide us with the Real Estate departments analysis.

We also do not understand the decision to forego the opportunity introduce 20% moderate income units in this location when it is supported in policy.

We're unclear on the 'off the shelf' rezoning if it would be for 5-storey and not 6-storey density.

Can you please provide more information and clarify how an 'off the shelf' rezoning process will work? Our understanding is all rezonings are presented to council and require their approval and as a result have approval risk. We believe that without moderate income units the approval of a project in this location would have such risk. If this is not the case with an 'off the shelf' rezoning please advise.

With all the time that has lapsed and given our condensed timeframe, we also need more clarity on the timing that 'early next year' entails.

We appreciate your continued work on this.

Regards,

Jared

Jared Stern
MANAGER, INVESTMENTS



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From: White, Robert
Sent: December 10, 2019 3:37 PM
To: Jared Stern
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

Thanks again for the additional drawings and pro formas. I've had discussions with Real Estate staff who reviewed the pro formas and ran their numbers, and indicated the 5-storey market rental option would be the most viable of all the options you presented.

Following Council's direction on the low density transition areas, I'm continuing to work with staff on the housing/policy teams who are exploring in detail what those changes may mean for your specific site. For example, if they definitively determine your site will be eligible for the 'off-the-shelf' rezoning once that further work has been completed early next year, I expect you may be interested in pursuing that process (similar to the streamlined Cambie Corridor townhouse rezoning process) rather than entering into a full, site-specific CD-1 rezoning process.

I'm seeking absolute clarity on this before I can provide you with further information, but wanted to express my appreciation for continuing to work with us to explore new rental housing on the westside.

Thank you,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Monday, December 9, 2019 9:03 AM
To: White, Robert
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter
Hi Robert,

Hope you had a good weekend. Just following up on our email chain below to see if there is any feedback or if you'd like to set up another meeting to discuss these documents in more detail.

Thanks,

Jared

From: White, Robert <Robert.White@vancouver.ca>
Sent: December 2, 2019 3:05 PM
To: Jared Stern <JStern@pci-group.com>
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

Thank you for putting these together in such a short timeframe. I have retrieved the files off your FTP. We're reviewing, and I'm hopeful we'll have further direction to share from senior staff as soon as possible.

Thank you,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Monday, December 2, 2019 12:02 PM
To: White, Robert
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hello Robert,

Hope you had a good weekend. Further to your request last week, I have attached preliminary proformas for your review to fully understand the impact of the proposed changes & dedications. The three proformas attached are as follows:

1. Based upon June 24th Rezoning Enquiry with 6-storey residential rental with 20% dedicated units to moderate incomes above 1-level of underground parking built to the property line. As per our proposal, the 121 residential units (24 moderate income units) are housed within a single building.
2. Two 5-storey, market rental residential buildings with a total of 106 units. This proforma & the plans they are based upon respect the 17' dedication both above and below grade. Due to the loss of area below grade we are unable to meet the parking requirements on one level of parking and are forced to build an inefficient partial 2nd level to accommodate the parking requirements.
3. Two 5-storey rental residential buildings with a total of 106 units and 20% (21 units) dedicated to moderate incomes. Similar to the market scenario above, the 17' dedication has been included, forcing an additional partial level of parking to be constructed.

As the files plan files are too large, I have uploaded to our FTP with the link below:

<http://qnap.pci-group.com:8080/share.cgi?ssid=0eFEpzn>

For simplicity I've put a table below summarizing the three scenarios:

	1. 6-storey w/ moderate income	2. 5-storey market	3. 5-storey w/ moderate income
FSR	2.78x FSR	2.35x FSR	2.35x FSR
Total Units	121	106	106
Moderate Income Units	24	0	21
Family Units	52	40 (No 3-Bedroom)	40 (No 3-Bedroom)
Profitability Metrics	12.62% Profit/Cost 4.25% Income/Cost	6.58% Profit/Cost 4.02% Income/Cost	-0.85% Profit/Cost 3.74% Income/Cost

On rental, we look for an income on cost of 4.30%+. Scenario 1, 6-storeys with moderate income, does not meet this target, but as a west side Vancouver site it is close enough that we would accept this reduced return. In addition it provides much needed family units and moderate income units into the westside of Vancouver. Scenario 2, 5-storey market residential, at 4.02% is too low and we believe is at risk of not being approved without moderate income units included. Scenario 3, 5-storey with moderate income, is quite clearly not financially viable. While we do not plan on selling the property on completion, I also note that all 3 scenarios create a profit margin that is too low for traditional development margin expectation.

As mentioned previously, we're quickly running out of time on our option to acquire the properties.

Please let me know if you'd like to discuss further.

Regards,

Jared

From: Jared Stern

Sent: November 29, 2019 9:28 AM

To: White, Robert <Robert.White@vancouver.ca>

Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,

Thanks your continued work on this proposal. At this point, we need your help to go any further with this application. As you know our initial enquiry letter submitted in June was for a 6-storey, 121 unit rental building with 24 dedicated moderate income units. We believed that our proposal was well received, as we've heard and received comments for the need of moderate income units on the west side of the city. The response letter that reduced the proposal to 5-stories along with the additional 17 foot dedication along Arbutus on the front of the site had the following impacts:

- reduction in total number of units from 121 to 106, a loss of at least 15 (and possibly more if we do not receive relaxations on setbacks)
- reduction in building area of 13,000 s.f. (from 91,581 s.f. to 78,598 s.f. and possibly more) with a reduction of FSR from 2.78 to 2.38
- loss of all 24 proposed affordable moderate income units.
- loss of ten 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 original submission of 121 units, with moderate income units.

To our surprise & frustration, the housing policy document approved at Council this week supports our proposal and identifies arterials as appropriate for such projects up to 6-stories with moderate income. The comments we received are not consistent with the policy's direction. Our option to acquire has already been extended & will expire soon. The project as it stands with comments from response letter is not feasible. Please let us know if there is anyway we can save this project.

Thanks,

Jared

Jared Stern
MANAGER, INVESTMENTS



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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: White, Robert <Robert.White@vancouver.ca>
Sent: November 20, 2019 5:41 PM
To: Jared Stern <JStern@pci-group.com>
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

I had similar questions myself recognizing the width of Arbutus, the Greenway, and East Boulevard. Engineering has been seeking an expanded right of way along Arbutus generally from Broadway to 37th, and confirmed for me they are not looking to relax the building lines at this location, and are continuing to seek the dedications. Prior to my response I asked if there was any flexibility for the parking, similar to what you described, and they confirmed there is no flexibility to consider the underground parking as-proposed within this dedication.

The Arbutus Village site is adhering to the same building line, resulting in an approximately 100 ft. width for Arbutus St (sought in a consistent alignment from 16th to 37th). Please see our Property viewer at <https://maps.vancouver.ca>

[/property/](#) and activate the Building Lines layer.

The Ridge building at 3185 Arbutus St is indeed a fairly long building, and was a redevelopment a full commercial block under existing commercial zoning at the intersection of two arterial streets adjacent to other commercial zones. This 3609-3687 Arbutus Street site is RS-1 in a fully RS context, and has been received for consideration in response to a rezoning policy which clearly indicates any proposal will be subject to urban design performance. I understand your concern, however please recognize these factors contribute to how redevelopment of these two very different sites is /was considered.

While the advice contained within the letter is the direction received from senior staff/directors, I will be discussing these concerns you've raised with the team tomorrow, including senior urban design staff, to see if there are any further considerations. I know you expressed you're on a rigid timeline to determine the viability of this project, and I'll reach out to you again with the results of that discussion as soon as I can.

Lastly, I wanted to let you know the Rental Incentives Review Report I'd referenced in our meeting became available online late this afternoon on the Council agenda for November 26, as Presentations item 1: <https://council.vancouver.ca/20191126/regu20191126ag.htm>.

Thank you Jared,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Wednesday, November 20, 2019 4:12 PM
To: White, Robert
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter
Hi Robert,

We've reviewed the dedication mentioned below & other points mentioned in the response letter. The dedication seems very onerous & will not only impact our site, but will impact the ability to develop all sites along Arbutus. With the emphasis on alternative forms of transit it seems counter-intuitive to expect that Arbutus will be expanded from it's current 4-lane arterial. The Arbutus Greenway Vision document strengthens this argument as this section of Arbutus does not include a provision of road expansion & still captures all forms of transit within the boundary between Arbutus & East Boulevard. With regards to the impact on our site, the inability to construct underground parking in the dedication is a huge hinderance to parking efficiency forcing us to building additional levels of parking, driving costs up & affordability down. We're working on a separate project on E Hastings and have been told by Engineering this week that there used to be a similar building requirement affecting the front of the property sought as a road dedication. However, due to the lessening priority of this particular building line, other arrangements have been made for recent developments in the area including the City acquiring a small 1.2 metre dedication and a further 1.2 metre surface right of way inside the new Hastings Street property line, with the underground parking allowed under the right of way. This seems like a more reasonable solution, especially when considering the traffic volume on Hastings compared to Arbutus.

In addition to the above we're under the belief that this dedication has not been applied to the Arbutus Village development at 4255 Arbutus Street. Based on the attached plan, they're able to build up to the property line abutting Arbutus Street. So if it's not applied to these sites only a few blocks away, why has our block been targeted? I also note that we are already providing a 16' setback from the property line with our underground parking extending to the property line.

We also question the advice regarding the length of the building. The Response Letter notes that the building is significantly longer than anticipated & will require splitting the building into two distinct forms. However, there are examples of recent

developments in the City that exceed the length that we are proposing. The most relevant example is the Arbutus Ridge building on the corner of 16th & Arbutus. While not a rezoning, we believe the building length is in excess of 250' exceed our proposal. So again, why has this proposal been targeted? As you know, there are ways architecturally to break up the building and a single building form enables us to more efficiently deliver highly needed rental unit with an emphasis on family units.

As we said in our meeting last week, we want to work with the City to be in a place where we're able to move forward with a formal rezoning application. We're trying to put our best foot forward, but these stringent restrictions are forcing us to reconsider this project's feasibility.

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

Regards,

Jared

Jared Stern
MANAGER, INVESTMENTS



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jstern@pci-group.com
www.pci-group.com

From: White, Robert <Robert.White@vancouver.ca>
Sent: November 19, 2019 12:29 PM
To: Jared Stern <JStern@pci-group.com>
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

The 17 ft. is from the property line, per the building line (Somewhere in the range of 32 ft. from back of existing curb). Please see below.



Thank you,

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

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

Sent: Tuesday, November 19, 2019 10:16 AM

To: White, Robert

Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Thanks Robert. I look forward to remaining direction. Just to confirm, the 17 ft. dedication is from back of curb on Arbutus street correct?

From: White, Robert <Robert.White@vancouver.ca>

Sent: November 19, 2019 10:00 AM

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

Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

I still have a couple outstanding questions staff are exploring, however I can provide confirmation of the question related to the Engineering dedication:

- It is indeed a dedication (for future road widening) and not an SRW. As such, and per the response letter, that 17

- ft. dedication cannot have any structures within it, either above or below grade. This includes any landscape features such as new trees or trellis'.

This contributed to our response to encourage exploration of commercial at grade, where if you pursue a 100% residential project, both buildings must be further set back beyond that building line/dedication area to ensure there's adequate front yard space when that dedication is used for road widening in the future. However, if commercial is pursued at grade, that additional front yard setback isn't required.

I hope to follow up later today/tomorrow with more direction for you based on the revised drawings you/BHA provided.

Thanks again,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Monday, November 18, 2019 3:17 PM
To: White, Robert
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter
Hi Robert,

Thanks for meeting with us last week and hope you had a good weekend. Just wanted to follow up to see if you've received any quick additional feedback on our scheme presented in our meeting?

Thanks,

Jared

From: White, Robert <Robert.White@vancouver.ca>
Sent: November 14, 2019 9:06 AM
To: Jared Stern <JStern@pci-group.com>
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Good morning Jared,

Thanks for the heads up. Looking forward to it.

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Thursday, November 14, 2019 7:12 AM
To: White, Robert
Subject: Re: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter
Hi Robert,

Just a heads up, there will be 4 of us joining for today's meeting.

Thanks!

Jared

Sent from my iPhone

On Nov 8, 2019, at 1:30 PM, White, Robert <Robert.White@vancouver.ca> wrote:

Hi Jared,

That's great to hear, thanks for the confirmation. I'll send a meeting invitation for your calendars following this email.

Thank you,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Friday, November 8, 2019 1:20 PM
To: White, Robert
Cc: Antony Sulentic
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,

Thanks for setting that up. That date and time works for us. We're working on questions/response that I hope to provide you mid-next week prior to our meeting.

Would you like me to send out a meeting invitation?

Have a good weekend.

Thanks,

Jared

From: White, Robert <Robert.White@vancouver.ca>
Sent: November 7, 2019 1:53 PM
To: Jared Stern <JStern@pci-group.com>
Cc: Antony Sulentic <ASulentic@pci-group.com>
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi again Jared,

Next Thursday, Nov. 14 from 9:30-10:30 works best for my team (the Development and Housing planners and myself). Please let me know if this time works for you, and if so, if you have any questions you're able to provide in advance to help us prepare for a productive discussion.

Thank you,

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

From: White, Robert
Sent: Tuesday, November 5, 2019 5:20 PM
To: 'Jared Stern'; Antony Sulentic
Cc: Hoese, Karen; McNeill, Yardley
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

I'm discussing possible times with key project staff, and will provide a few date/time options for your consideration as soon as I have some confirmed availabilities.

Thank you,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Tuesday, November 5, 2019 4:30 PM
To: White, Robert; Antony Sulentic
Cc: Hoese, Karen; McNeill, Yardley
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,

Thank you for your response. We'd appreciate it if we could set up a meeting to discuss the application and the response. Could you please provide me with some of your availability over the next week or so? We can make ourselves available.

Thanks,

Jared

Jared Stern
MANAGER, INVESTMENTS

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778 788 8672 cell
jstern@pci-group.com

From: White, Robert <Robert.White@vancouver.ca>
Sent: November 5, 2019 3:06 PM
To: Jared Stern <JStern@pci-group.com>; Antony Sulentic <ASulentic@pci-group.com>
Cc: Hoese, Karen <karen.hoese@vancouver.ca>; McNeill, Yardley <yardley.mcneill@vancouver.ca>
Subject: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hello Jared and Antony,

Please find attached the City's response letter to your rezoning enquiry / application for rezoning advice for the site located at 3609-3687 Arbutus Street. Thank you for your patience, and please do not hesitate to contact me if you have any questions.

Thank you,

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

From: ["Jared Stern" <JStern@pci-group.com>](mailto:JStern@pci-group.com)
To: ["White, Robert" <robert.white@vancouver.ca>](mailto:robert.white@vancouver.ca)
Date: 11/21/2019 11:01:24 AM
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,

Thanks for getting back to me so quickly and I appreciate you bringing up these points to senior staff. Understood on the building length rationale. Please let us know the outcome of those discussions.

Further to the question about the dedication I spoke to our traffic consultant and I've copied his response below for your reference:

Jared

Hi Jared,

It is our understanding that:

- Arbutus Street is classified as a Primary Arterial and a Truck Route but is not part of the Major Road Network;
- In the City of Vancouver, the typical rights-of-way are 66 ft. (20 m), 80 ft. (24 m) and 99 ft. (30 m) operating as 4 and 6-lane arterial streets. VanMap indicates that the current right-of-way for this 4-lane section is already 66 ft;



- The only programmed improvement along this section of Arbutus Street of which we are aware is the Arbutus Corridor, which involves the Arbutus Greenway and a new streetcar. Both would be located on the east side of Arbutus within the former CPR Rail right-of-way and should not require property on the west side of Arbutus; and
- Front Boulevard (from back of curb), Sidewalk and Back Boulevard already appear to be in place on the west side of Arbutus but may not meet the City's preferred widths (1.5m, 2.4m, 1.5m). However, this should not result in the need for an additional 17 ft. dedication.

As I said before – puzzling?

Regards,

Floris van Weelderen, P.Eng., PE, PTOE | Associate | Senior Transportation Engineer

Bunt & Associates Engineering Ltd.

From: White, Robert <Robert.White@vancouver.ca>
Sent: November 20, 2019 5:41 PM
To: Jared Stern <JStern@pci-group.com>
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

I had similar questions myself recognizing the width of Arbutus, the Greenway, and East Boulevard. Engineering has been seeking an expanded right of way along Arbutus generally from Broadway to 37th, and confirmed for me they are not looking to relax the building lines at this location, and are continuing to seek the dedications. Prior to my response I asked if there was any flexibility for the parking, similar to what you described, and they confirmed there is no flexibility to consider the underground parking as-proposed within this dedication.

The Arbutus Village site is adhering to the same building line, resulting in an approximately 100 ft. width for Arbutus St (sought in a consistent alignment from 16th to 37th). Please see our Property viewer at <https://maps.vancouver.ca/property/> and activate the Building Lines layer.

The Ridge building at 3185 Arbutus St is indeed a fairly long building, and was a redevelopment a full commercial block under existing commercial zoning at the intersection of two arterial streets adjacent to other commercial zones. This 3609-3687 Arbutus Street site is RS-1 in a fully RS context, and has been received for consideration in response to a rezoning policy which clearly indicates any proposal will be subject to urban design performance. I understand your concern, however please recognize these factors contribute to how redevelopment of these two very different sites is /was considered.

While the advice contained within the letter is the direction received from senior staff/directors, I will be discussing these concerns you've raised with the team tomorrow, including senior urban design staff, to see if there are any further considerations. I know you expressed you're on a rigid timeline to determine the viability of this project, and I'll reach out to you again with the results of that discussion as soon as I can.

Lastly, I wanted to let you know the Rental Incentives Review Report I'd referenced in our meeting became available online late this afternoon on the Council agenda for November 26, as Presentations item 1: <https://council.vancouver.ca/20191126/regu20191126ag.htm>.

Thank you Jared,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Wednesday, November 20, 2019 4:12 PM

To: White, Robert

Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,

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In addition to the above we're under the belief that this dedication has not been applied to the Arbutus Village development at 4255 Arbutus Street. Based on the attached plan, they're able to build up to the property line abutting Arbutus Street. So if it's not applied to these sites only a few blocks away, why has our block been targeted? I also note that we are already providing a 16' setback from the property line with our underground parking extending to the property line.

We also question the advice regarding the length of the building. The Response Letter notes that the building is significantly longer than anticipated & will require splitting the building into two distinct forms. However, there are examples of recent developments in the City that exceed the length that we are proposing. The most relevant example is the Arbutus Ridge building on the corner of 16th & Arbutus. While not a rezoning, we believe the building length is in excess of 250' exceed our proposal. So again, why has this proposal been targeted? As you know, there are ways architecturally to break up the building and a single building form enables us to more efficiently deliver highly needed rental unit with an emphasis on family units.

As we said in our meeting last week, we want to work with the City to be in a place where we're able to move forward with a formal rezoning application. We're trying to put our best foot forward, but these stringent restrictions are forcing us to reconsider this project's feasibility.

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

Regards,

Jared

Jared Stern
MANAGER, INVESTMENTS



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778 788 8672 cell
jstern@pci-group.com
www.pci-group.com

From: White, Robert <Robert.White@vancouver.ca>
Sent: November 19, 2019 12:29 PM
To: Jared Stern <JStern@pci-group.com>
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

The 17 ft. is from the property line, per the building line (Somewhere in the range of 32 ft. from back of existing curb). Please see below.



Thank you,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Tuesday, November 19, 2019 10:16 AM
To: White, Robert
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Thanks Robert. I look forward to remaining direction. Just to confirm, the 17 ft. dedication is from back of curb on Arbutus street correct?

From: White, Robert <Robert.White@vancouver.ca>
Sent: November 19, 2019 10:00 AM
To: Jared Stern <JStern@pci-group.com>
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

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- It is indeed a dedication (for future road widening) and not an SRW. As such, and per the response letter, that 17 ft. dedication cannot have any structures within it, either above or below grade. This includes any landscape features such as new trees or trellis .

This contributed to our response to encourage exploration of commercial at grade, where if you pursue a 100% residential project, both buildings must be further set back beyond that building line/dedication area to ensure there s adequate front yard space when that dedication is used for road widening in the future. However, if commercial is pursued at grade, that additional front yard setback isn t required.

I hope to follow up later today/tomorrow with more direction for you based on the revised drawings you/BHA provided.

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Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,

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Thanks!

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Sent from my iPhone

On Nov 8, 2019, at 1:30 PM, White, Robert <Robert.White@vancouver.ca> wrote:

\u-257 ?
Hi Jared,

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To: White, Robert
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Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

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Would you like me to send out a meeting invitation?

Have a good weekend.

Thanks,

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Sent: November 7, 2019 1:53 PM
To: Jared Stern <JStern@pci-group.com>
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Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi again Jared,

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Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

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<image001.jpg>

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Date: 11/20/2019 4:12:16 PM

Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Attachments: arbutus-greenway-design-vision-july-2018.pdf
Arbutus Ridge.pdf

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<image001.jpg>

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DESIGN THEME: THE RIDGE

The Ridge is the most expansive section of the greenway with panoramic views to English Bay and the distant mountains. The eastern half of the zone sits considerably higher than Arbutus Street and is defined by a series of bold, angular landforms and retaining walls that create promontories for people to sit, relax, and enjoy the views, as well as accomodate public art. Native plants are used extensively, including pollinator-friendly plants, to provide habitat for birds and bees, and to enhance the zone’s ecology.



DESIGN HIGHLIGHTS

Public realm improvements:

- Angular promontories for seating and public art
- Benches, a public washroom and other landscape furniture
- Wildlife habitat and raingardens
- Small grassy knoll at West King Edward Ave.

Transportation Improvements

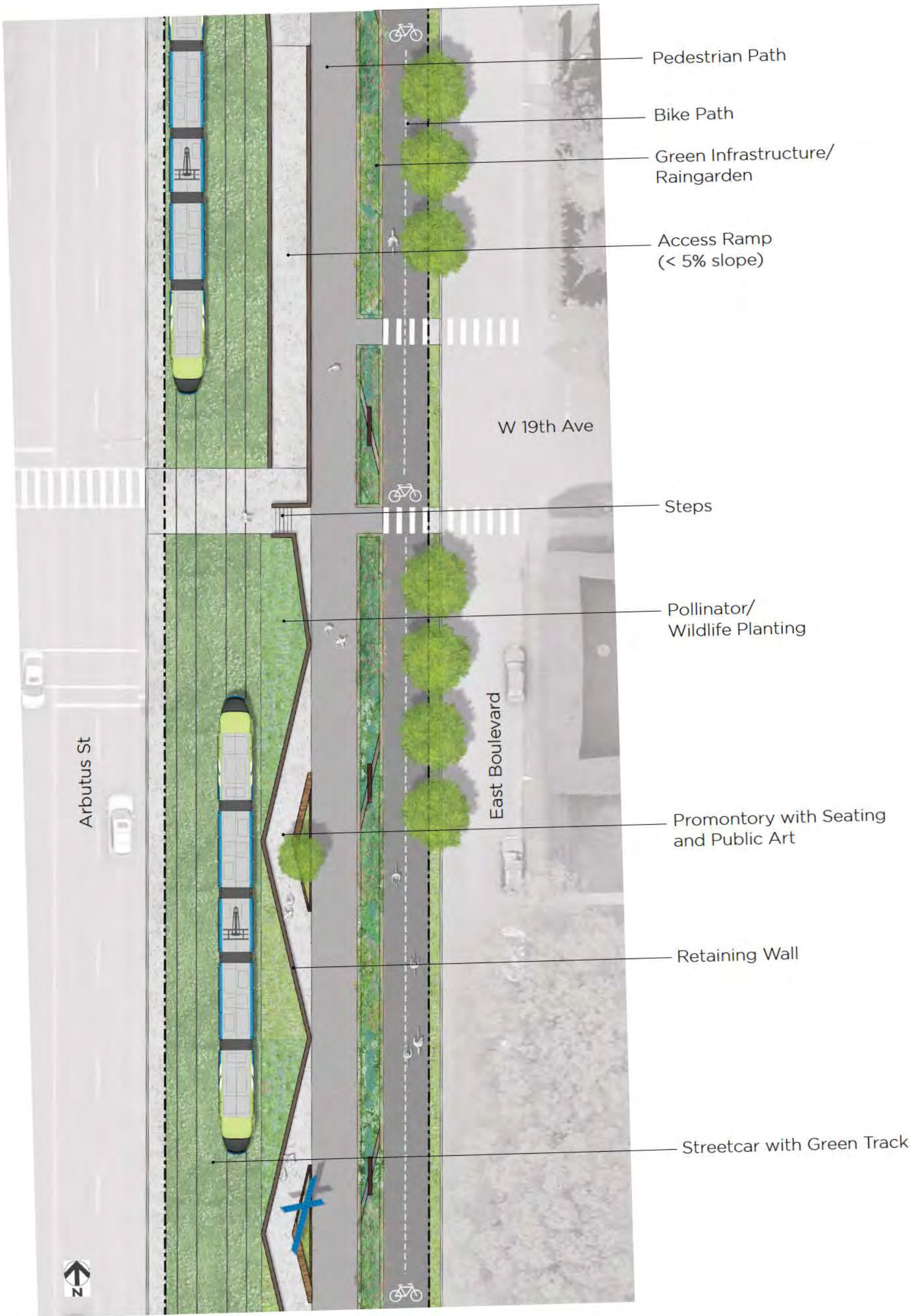
- 3.5 metre walking and cycling paths
- Fully-accessible connection to Arbutus St at W 20th Ave
- Physical separation between pedestrians and cyclists
- Dark Sky compliant pathway lighting to ensure there is no lighting pollution into adjacent residences
- Enhanced connections from adjacent neighbourhoods

PUBLIC FEEDBACK

- Ensure “accessibility both on the greenway and getting to/from the greenway”
- Support biodiversity: “Create pollinator hotels”
- Showcase views: “Frame views and vistas”
- Incorporate public art: “Permanent and temporary art installations from 16th to 25th”



PRE-STREETCAR PLAN VIEW



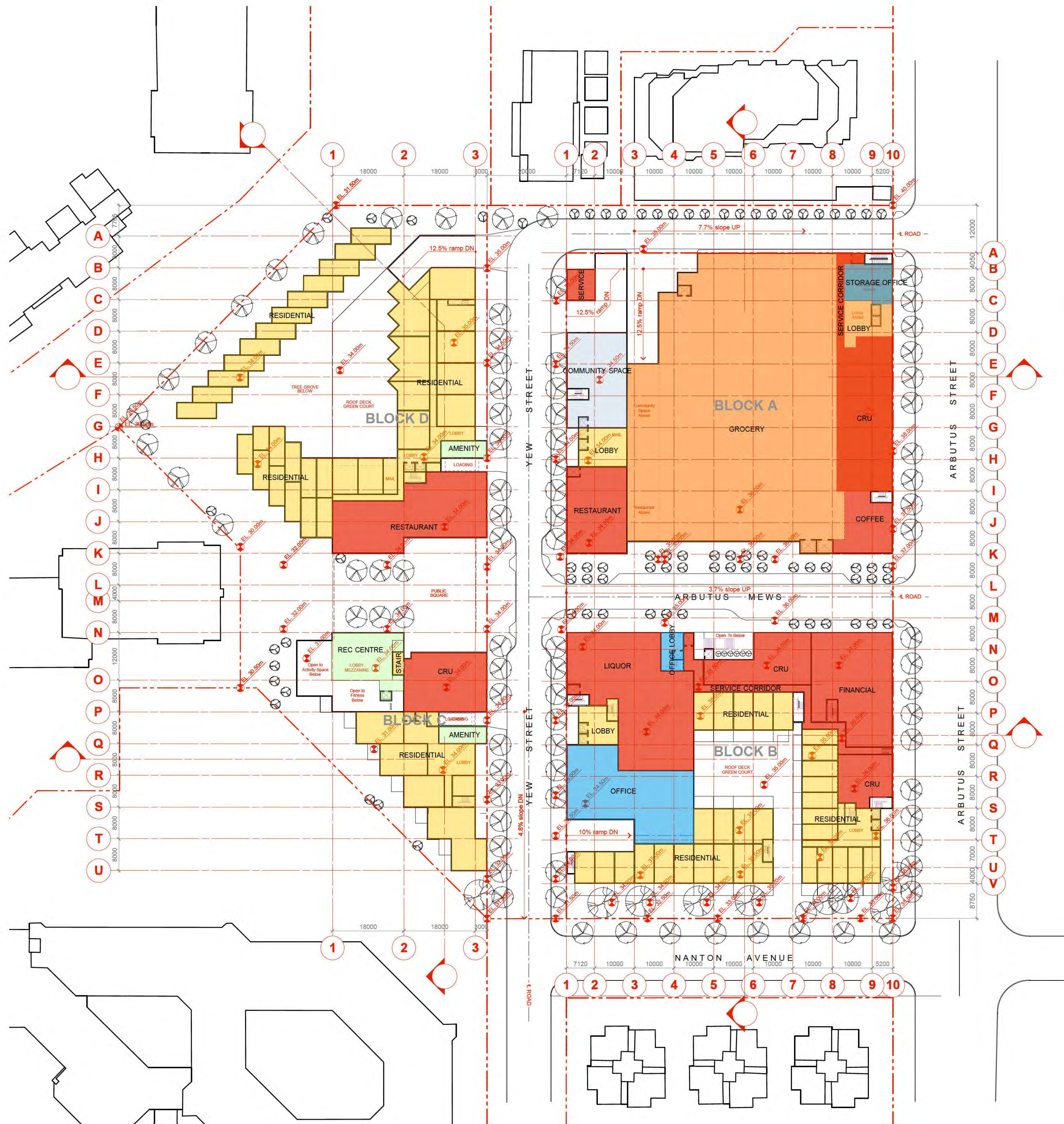
POST-STREETCAR PLAN VIEW



PRE-STREETCAR 3D MODEL



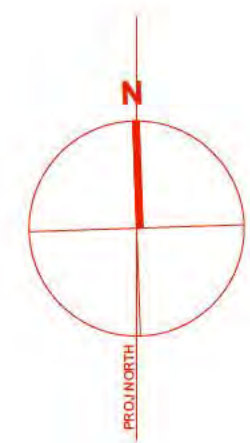
POST-STREETCAR 3D MODEL



ARBUTUS

0627

SITE PLAN



1:500 OCT 2010

LEVEL

G

DIALOG™

406 - 611 Alexander Street
Vancouver, BC Canada V6A 1E1
T 604.255.1169
F 604.255.1790
E design@designdialog.ca

FORMERLY
HOTSON
BAKKER
BONIFACE
HADEN

architects • urbanists

From: "Jared Stern" <JStern@pci-group.com>
To: "White, Robert" <robert.white@vanancouver.ca>
Date: 11/13/2019 3:30:05 PM
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,


We've reviewed the City's November 5th response letter and believe we can generally accommodate the City's guidance from design perspective.

However, we need to confirm City's support for either: i) 5-storey fully market rental residential; or ii) 6-storey rental residential with 80% market rental and 20% moderate income rental. We are not able to feasibly proceed further if City requires maximum 5-storey building and inclusion of moderate income units.

We look forward to sitting down with you tomorrow.

Thanks,

Jared

Jared Stern
MANAGER, INVESTMENTS


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From: White, Robert <Robert.White@vancouver.ca>
Sent: November 7, 2019 1:53 PM
To: Jared Stern <JStern@pci-group.com>
Cc: Antony Sulentic <ASulentic@pci-group.com>
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi again Jared,

Next Thursday, Nov. 14 from 9:30-10:30 works best for my team (the Development and Housing planners and myself). Please let me know if this time works for you, and if so, if you have any questions you re able to provide in advance to help us prepare for a productive discussion.

Thank you,

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

From: White, Robert
Sent: Tuesday, November 5, 2019 5:20 PM
To: 'Jared Stern'; Antony Sulentic
Cc: Hoese, Karen; McNeill, Yardley
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

I m discussing possible times with key project staff, and will provide a few date/time options for your consideration as soon as I have some confirmed availabilities.

Thank you,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Tuesday, November 5, 2019 4:30 PM
To: White, Robert; Antony Sulentic
Cc: Hoese, Karen; McNeill, Yardley
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,

Thank you for your response. We d appreciate it if we could set up a meeting to discuss the application and the response. Could you please provide me with some of your availability over the next week or so? We can make ourselves available.

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: White, Robert <Robert.White@vancouver.ca>
Sent: November 5, 2019 3:06 PM
To: Jared Stern <JStern@pci-group.com>; Antony Sulentic <ASulentic@pci-group.com>
Cc: Hoese, Karen <karen.hoese@vancouver.ca>; McNeill, Yardley <yardley.mcneill@vancouver.ca>
Subject: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hello Jared and Antony,

Please find attached the City s response letter to your rezoning enquiry / application for rezoning advice for the site located at 3609-3687 Arbutus Street. Thank you for your patience, and please do not hesitate to contact me if you have any questions.

Thank you,

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

From: ["Jared Stern" <JStern@pci-group.com>](mailto:JStern@pci-group.com)
To: ["White, Robert" <Robert.White@vancouver.ca>](mailto:Robert.White@vancouver.ca)
Date: 1/20/2020 3:46:56 PM
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,

That's great. Could we have it from 10-10:30? Our architects will join as well.

Thanks,

Jared

From: White, Robert
Sent: January 20, 2020 3:07 PM
To: Jared Stern
Cc: Boldt, James
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

James, Ji-Taek and I are available Wed. Jan. 22 from 9:30-10:30 am if you're available.

Thank you,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Monday, January 20, 2020 8:43 AM
To: White, Robert
Cc: Boldt, James
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter
Hi Robert,

Thanks for getting back to me with your response below and thank you for your work on this project. All the best in your new role. James – nice to meet you and I look forward to working with you to make this project a reality.

Are both of you available tomorrow or Wednesday to meet to specifically discuss #1 below?

Thanks,

Jared

From: White, Robert <Robert.White@vancouver.ca>
Sent: January 17, 2020 5:02 PM
To: Jared Stern <JStern@pci-group.com>
Cc: Boldt, James <james.boldt@vancouver.ca>

Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

I have an update for you regarding the three items you wished to consider further.

1. Setback at lane at corners of buildings.
 - a. We can accept some reduced setbacks to the corners of the buildings beyond the recommendations provided in the response letter, however the relaxations cannot be to the degree you proposed in your email dated Dec. 18, 2019. Please provide an option or two showing improved setbacks at the rear of the site for the proposed six-storey, two-building form.
2. Setback at Arbutus
 - a. Thank you for respecting the required 17 ft. dedication along Arbutus. We can consider the 10 ft. front yard you're proposing.
3. Parking Ramp Location
 - a. We strongly encourage you to continue exploring embedding the parking ramp into one of the buildings either north or south of the lane intersection, however we can consider the location mid-site as proposed.

Lastly, two weeks from today will be my final day with the Rezoning team as I transition into a role within our City-wide and Regional Planning group to improve and modernize our land use framework. James Boldt, included here, will be taking over as Rezoning Planner on your file at that time, and I've briefed him on the project background. I will be available should James have questions. It's been a pleasure working with you, and I continue to look forward to seeing this project progress to the next stages.

Thank you,

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

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

Sent: Friday, January 10, 2020 6:42 PM

To: White, Robert

Subject: [EXTERNAL] Re: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

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 Robert,

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

Thanks for getting back to me. As you know, 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 to be able to move forward with our westside Vancouver rental housing proposal with moderate income units.

Please let me know if we can provide anything further.

Thank you and have a good weekend.

Jared

Sent from my iPhone

On Jan 10, 2020, at 4:30 PM, White, Robert <Robert.White@vancouver.ca> wrote:

Hi Jared and Happy New Year,

Thanks again for this update on Dec. 18. I'm continuing to work with my colleagues in Planning and Engineering regarding your proposed accommodations, and I expect to have a response for you within the next week.

Thank you,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Wednesday, December 18, 2019 1:51 PM
To: White, Robert
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,

Hope all is well. I wanted to provide you with an update on the Arbutus project. PCI's senior management team reached out to senior staff about the viability of our proposal. On the guidance of senior staff we understand there is willingness to revisit supporting 6-storey forms with 20% moderate income units. We have reviewed and could proceed with 6-storey, separate buildings including 20% moderate income rental units 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 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.

Thank you for your continued support and I appreciate the work you have put in on this proposal. I look forward to continuing to work with you to make this a successful project.

Regards,

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: White, Robert <Robert.White@vancouver.ca>
Sent: December 10, 2019 3:37 PM
To: Jared Stern <JStern@pci-group.com>
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

Thanks again for the additional drawings and pro formas. I've had discussions with Real Estate staff who reviewed the pro formas and ran their numbers, and indicated the 5-storey market rental option would be the most viable of all the options you presented.

Following Council's direction on the low density transition areas, I'm continuing to work with staff on the housing/policy teams who are exploring in detail what those changes may mean for your specific site. For example, if they definitively determine your site will be eligible for the off-the-shelf rezoning once that further work has been completed early next year, I expect you may be interested in pursuing that process (similar to the streamlined Cambie Corridor townhouse rezoning process) rather than entering into a full, site-specific CD-1 rezoning process.

I'm seeking absolute clarity on this before I can provide you with further information, but wanted to express my appreciation for continuing to work with us to explore new rental housing on the westside.

Thank you,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Monday, December 9, 2019 9:03 AM
To: White, Robert
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,

Hope you had a good weekend. Just following up on our email chain below to see if there is any feedback or if

you d like to set up another meeting to discuss these documents in more detail.

Thanks,

Jared

From: White, Robert <Robert.White@vancouver.ca>
Sent: December 2, 2019 3:05 PM
To: Jared Stern <JStern@pci-group.com>
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

Thank you for putting these together in such a short timeframe. I have retrieved the files off your FTP. We re reviewing, and I m hopeful we ll have further direction to share from senior staff as soon as possible.

Thank you,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Monday, December 2, 2019 12:02 PM
To: White, Robert
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hello Robert,

Hope you had a good weekend. Further to your request last week, I have attached preliminary proformas for your review to fully understand the impact of the proposed changes & dedications. The three proformas attached are as follows:

1. Based upon June 24th Rezoning Enquiry with 6-storey residential rental with 20% dedicated units to moderate incomes above 1-level of underground parking built to the property line. As per our proposal, the 121 residential units (24 moderate income units) are housed within a single building.
2. Two 5-storey, market rental residential buildings with a total of 106 units. This proforma & the plans they are based upon respect the 17 dedication both above and below grade. Due to the loss of area below grade we are unable to meet the parking requirements on one level of parking and are forced to build an inefficient partial 2nd level to accommodate the parking requirements.
3. Two 5-storey rental residential buildings with a total of 106 units and 20% (21 units) dedicated to moderate incomes. Similar to the market scenario above, the 17 dedication has been included, forcing an additional partial level of parking to be constructed.

As the files plan files are too large, I have uploaded to our FTP with the link below:

<http://qnap.pci-group.com:8080/share.cgi?ssid=0eFEpzn>

For simplicity I ve put a table below summarizing the three scenarios:

	1. 6-storey w/ moderate income	2. 5-storey market	3. 5-storey w/ moderate income
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FSR	2.78x FSR	2.35x FSR	2.35x FSR
Total Units	121	106	106
Moderate Income Units	24	0	21
Family Units	52	40 (No 3-Bedroom)	40 (No 3-Bedroom)
Profitability Metrics	12.62% Profit/Cost 4.25% Income/Cost	6.58% Profit/Cost 4.02% Income/Cost	-0.85% Profit/Cost 3.74% Income/Cost

On rental, we look for an income on cost of 4.30%+. Scenario 1, 6-storeys with moderate income, does not meet this target, but as a west side Vancouver site it is close enough that we would accept this reduced return. In addition it provides much needed family units and moderate income units into the westside of Vancouver. Scenario 2, 5-storey market residential, at 4.02% is too low and we believe is at risk of not being approved without moderate income units included. Scenario 3, 5-storey with moderate income, is quite clearly not financially viable. While we do not plan on selling the property on completion, I also note that all 3 scenarios create a profit margin that is too low for traditional development margin expectation.

As mentioned previously, we re quickly running out of time on our option to acquire the properties.

Please let me know if you d like to discuss further.

Regards,

Jared

From: Jared Stern

Sent: November 29, 2019 9:28 AM

To: White, Robert <Robert.White@vancouver.ca>

Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,

Thanks your continued work on this proposal. At this point, we need your help to go any further with this application. As you know our initial enquiry letter submitted in June was for a 6-storey, 121 unit rental building with 24 dedicated moderate income units. We believed that our proposal was well received, as we ve heard and received comments for the need of moderate income units on the west side of the city. The response letter that reduced the proposal to 5-stories along with the additional 17 foot dedication along Arbutus on the front of the site had the following impacts:

- reduction in total number of units from 121 to 106, a loss of at least 15 (and possibly more if we do not receive relaxations on setbacks)
- reduction in building area of 13,000 s.f. (from 91,581 s.f. to 78,598 s.f. and possibly more) with a reduction of FSR from 2.78 to 2.38
- loss of all 24 proposed affordable moderate income units.
- loss of ten 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 original submission of 121 units, with moderate income units.

To our surprise & frustration, the housing policy document approved at Council this week supports our proposal and identifies arterials as appropriate for such projects up to 6-stories with moderate income. The comments we received are not consistent with the policy s direction. Our option to acquire has already been extended & will expire soon. The project as it stands with comments from response letter is not feasible.

Please let us know if there is anyway we can save this project.

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: White, Robert <Robert.White@vancouver.ca>
Sent: November 20, 2019 5:41 PM
To: Jared Stern <JStern@pci-group.com>
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

I had similar questions myself recognizing the width of Arbutus, the Greenway, and East Boulevard. Engineering has been seeking an expanded right of way along Arbutus generally from Broadway to 37th, and confirmed for me they are not looking to relax the building lines at this location, and are continuing to seek the dedications. Prior to my response I asked if there was any flexibility for the parking, similar to what you described, and they confirmed there is no flexibility to consider the underground parking as-proposed within this dedication.

The Arbutus Village site is adhering to the same building line, resulting in an approximately 100 ft. width for Arbutus St (sought in a consistent alignment from 16th to 37th). Please see our Property viewer at <https://maps.vancouver.ca/property/> and activate the Building Lines layer.

The Ridge building at 3185 Arbutus St is indeed a fairly long building, and was a redevelopment a full commercial block under existing commercial zoning at the intersection of two arterial streets adjacent to other commercial zones. This 3609-3687 Arbutus Street site is RS-1 in a fully RS context, and has been received for consideration in response to a rezoning policy which clearly indicates any proposal will be subject to urban design performance. I understand your concern, however please recognize these factors contribute to how redevelopment of these two very different sites is/was considered.

While the advice contained within the letter is the direction received from senior staff/directors, I will be discussing these concerns you've raised with the team tomorrow, including senior urban design staff, to see if there are any further considerations. I know you expressed you're on a rigid timeline to determine the viability of this project, and I'll reach out to you again with the results of that discussion as soon as I can.

Lastly, I wanted to let you know the Rental Incentives Review Report I'd referenced in our meeting became available online late this afternoon on the Council agenda for November 26, as Presentations item 1: <https://council.vancouver.ca/20191126/regu20191126ag.htm>.

Thank you Jared,

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Wednesday, November 20, 2019 4:12 PM
To: White, Robert
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,

We've reviewed the dedication mentioned below & other points mentioned in the response letter. The dedication seems very onerous & will not only impact our site, but will impact the ability to develop all sites along Arbutus. With the emphasis on alternative forms of transit it seems counter-intuitive to expect that Arbutus will be expanded from its current 4-lane arterial. The Arbutus Greenway Vision document strengthens this argument as this section of Arbutus does not include a provision of road expansion & still captures all forms of transit within the boundary between Arbutus & East Boulevard. With regards to the impact on our site, the inability to construct underground parking in the dedication is a huge hinderance to parking efficiency forcing us to building additional levels of parking, driving costs up & affordability down. We're working on a separate project on E Hastings and have been told by Engineering this week that there used to be a similar building requirement affecting the front of the property sought as a road dedication. However, due to the lessening priority of this particular building line, other arrangements have been made for recent developments in the area including the City acquiring a small 1.2 metre dedication and a further 1.2 metre surface right of way inside the new Hastings Street property line, with the underground parking allowed under the right of way. This seems like a more reasonable solution, especially when considering the traffic volume on Hastings compared to Arbutus.

In addition to the above we're under the belief that this dedication has not been applied to the Arbutus Village development at 4255 Arbutus Street. Based on the attached plan, they're able to build up to the property line abutting Arbutus Street. So if it's not applied to these sites only a few blocks away, why has our block been targeted? I also note that we are already providing a 16' setback from the property line with our underground parking extending to the property line.

We also question the advice regarding the length of the building. The Response Letter notes that the building is significantly longer than anticipated & will require splitting the building into two distinct forms. However, there are examples of recent developments in the City that exceed the length that we are proposing. The most relevant example is the Arbutus Ridge building on the corner of 16th & Arbutus. While not a rezoning, we believe the building length is in excess of 250' exceed our proposal. So again, why has this proposal been targeted? As you know, there are ways architecturally to break up the building and a single building form enables us to more efficiently deliver highly needed rental unit with an emphasis on family units.

As we said in our meeting last week, we want to work with the City to be in a place where we're able to move forward with a formal rezoning application. We're trying to put our best foot forward, but these stringent restrictions are forcing us to reconsider this project's feasibility.

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

Regards,

Jared

Jared Stern

MANAGER, INVESTMENTS

PCI DEVELOPMENTS

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

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778 788 8672 cell

jstern@pci-group.com

www.pci-group.com

From: White, Robert <Robert.White@vancouver.ca>

Sent: November 19, 2019 12:29 PM

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

Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

The 17 ft. is from the property line, per the building line (Somewhere in the range of 32 ft. from back of existing curb). Please see below.

Thank you,

Robert White | Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

604-873-7484 | robert.white@vancouver.ca

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

Sent: Tuesday, November 19, 2019 10:16 AM

To: White, Robert

Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Thanks Robert. I look forward to remaining direction. Just to confirm, the 17 ft. dedication is from back of curb on Arbutus street correct?

From: White, Robert <Robert.White@vancouver.ca>

Sent: November 19, 2019 10:00 AM

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

Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

I still have a couple outstanding questions staff are exploring, however I can provide confirmation of the question related to the Engineering dedication:

- It is indeed a dedication (for future road widening) and not an SRW. As such, and per the response letter, that 17 ft. dedication cannot have any structures within it, either above or below grade. This includes any landscape features such as new trees or trellis .

This contributed to our response to encourage exploration of commercial at grade, where if you pursue a 100% residential project, both buildings must be further set back beyond that building line/dedication area

to ensure there s adequate front yard space when that dedication is used for road widening in the future. However, if commercial is pursued at grade, that additional front yard setback isn t required.

I hope to follow up later today/tomorrow with more direction for you based on the revised drawings you /BHA provided.

Thanks again,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Monday, November 18, 2019 3:17 PM
To: White, Robert
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,

Thanks for meeting with us last week and hope you had a good weekend. Just wanted to follow up to see if you ve received any quick additional feedback on our scheme presented in our meeting?

Thanks,

Jared

From: White, Robert <Robert.White@vancouver.ca>
Sent: November 14, 2019 9:06 AM
To: Jared Stern <JStern@pci-group.com>
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Good morning Jared,

Thanks for the heads up. Looking forward to it.

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Thursday, November 14, 2019 7:12 AM
To: White, Robert
Subject: Re: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,
Just a heads up, there will be 4 of us joining for today s meeting.
Thanks!

Jared

Sent from my iPhone

On Nov 8, 2019, at 1:30 PM, White, Robert <Robert.White@vancouver.ca> wrote:

Hi Jared,

That's great to hear, thanks for the confirmation. I'll send a meeting invitation for your calendars following this email.

Thank you,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Friday, November 8, 2019 1:20 PM
To: White, Robert
Cc: Antony Sulentic
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,

Thanks for setting that up. That date and time works for us. We're working on questions /response that I hope to provide you mid-next week prior to our meeting.

Would you like me to send out a meeting invitation?

Have a good weekend.

Thanks,

Jared

From: White, Robert <Robert.White@vancouver.ca>
Sent: November 7, 2019 1:53 PM
To: Jared Stern <JStern@pci-group.com>
Cc: Antony Sulentic <ASulentic@pci-group.com>
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi again Jared,

Next Thursday, Nov. 14 from 9:30-10:30 works best for my team (the Development and Housing planners and myself). Please let me know if this time works for you, and if so, if you have any questions you're able to provide in advance to help us prepare for a productive discussion.

Thank you,

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

From: White, Robert
Sent: Tuesday, November 5, 2019 5:20 PM
To: 'Jared Stern'; Antony Sulentic
Cc: Hoese, Karen; McNeill, Yardley
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Jared,

I m discussing possible times with key project staff, and will provide a few date/time options for your consideration as soon as I have some confirmed availabilities.

Thank you,

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

From: Jared Stern [<mailto:JStern@pci-group.com>]
Sent: Tuesday, November 5, 2019 4:30 PM
To: White, Robert; Antony Sulentic
Cc: Hoese, Karen; McNeill, Yardley
Subject: RE: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hi Robert,

Thank you for your response. We d appreciate it if we could set up a meeting to discuss the application and the response. Could you please provide me with some of your availability over the next week or so? We can make ourselves available.

Thanks,

Jared

Jared Stern
MANAGER, INVESTMENTS

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778 788 8672 cell
jstern@pci-group.com
www.pci-group.com

From: White, Robert <Robert.White@vancouver.ca>
Sent: November 5, 2019 3:06 PM
To: Jared Stern <JStern@pci-group.com>; Antony Sulentic <ASulentic@pci-group.com>
Cc: Hoese, Karen <karen.hoese@vancouver.ca>; McNeill, Yardley
<yardley.mcneill@vancouver.ca>
Subject: 3609-3687 Arbutus Street - Rezoning Enquiry Response Letter

Hello Jared and Antony,

Please find attached the City's response letter to your rezoning enquiry / application for rezoning advice for the site located at 3609-3687 Arbutus Street. Thank you for your patience, and please do not hesitate to contact me if you have any questions.

Thank you,

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

From: ["White, Robert" <robert.white@vancouver.ca>](mailto:robert.white@vancouver.ca)
To: ["Jared Stern" <JStern@pci-group.com>](mailto:JStern@pci-group.com)
["Antony Sulentic" <ASulentic@pci-group.com>](mailto:ASulentic@pci-group.com)
Date: 11/8/2019 1:31:32 PM
Subject: Rezoning Enquiry - 3609-3687 Arbutus St

Hi Jared/Antony,

Please check in with the ground-floor concierge when you arrive.

Thank you,

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