

File No.: 2025-961

March 27, 2026

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of December 8, 2025 under the *Freedom of Information and Protection of Privacy Act* for:

Records regarding the shadow studies completed for CD-1 Rezoning: 215-229 East 13th Avenue presented during the Public Hearing on December 4, 2025. Specifically, records of emails, memos, letters, requests and other correspondence or discussions about the shadow studies. Date range: October 21, 2025 to December 7, 2025.

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

Under Part 5 of the Act, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2025-961); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

Siân Madsen, MA, MAS
Acting Director, Access to Information & Privacy

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response package)

:ma

From: "Jarrett, Hanna" <Hanna.Jarrett@vancouver.ca>
To: "James Tod" <james@jtadevco.com>
CC: "Helen Williams" <helen@jtadevco.com>
Date: 11/12/2025 4:30:00 PM
Subject: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi James,

The shadow studies for 215-229 E 13th Avenue include one study with the regular two-hour increments at the equinoxes and solstices ([p. 41](#)), as well as a study in 15-minute increments at the spring equinox to show the 45 minute shadow onto Main Street ([p. 42](#)).

Could your architect please provide the 15-minute increments for the summer solstice and fall equinox as well? This will be helpful in case questions on this come up at the Public Hearing.

Thank you,

Hanna Jarrett (she/her) | Rezoning Planner
Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609

215-229 E 13th Ave – Public Hearing Presentation – Speaking Notes

Slide 1 – CD-1 Rezoning

Good evening Mayor, Council, and members of the public. My name is Hanna Jarrett, rezoning planner for this application being considered under the Broadway Plan.

Slide 2 – Existing Site and Context

- The site, outlined in red, is located at the north-east corner of East 13th Avenue and Watson Street in Mount Pleasant.
- The surrounding context consists of low- to mid-rise apartment buildings, and commercial buildings in the Main Street Village area one block to the west.
- Currently, there is a single family house and a three-storey apartment building with 26 rental units on site.
- There are tenants eligible for protections under the Tenant Relocation and Protection Policy.

Slide 3 – Local Amenities and Services

- The area is well-served by public transit, childcare, schools, and amenities. It is located within 400 m of the future Mount Pleasant SkyTrain station.
- Half a dozen parks are within 800 m, and Mount Pleasant Community Centre and Library are within 500 metres.

Slide 4 – Policy Context

- This application is under the Broadway Plan, a 30 year plan that focuses on integrating new housing, jobs, and amenities around the new Broadway Subway line.
- The site is located in the Mount Pleasant South Apartment Area A, which allows for consideration of rezonings for 100% rental housing with 20% of the floor area secured as below-market rental units.
- Buildings up to 20 storeys and 6.5 FSR can be considered at this location, with minor increases in height and density considered for ground-level retail.

Slide 5 – Proposal

- The application proposes a 21-storey rental tower with commercial units on the ground floor.

- 193 rental units are proposed, with 20% of the residential floor area secured for below-market rates.
- A density of 6.8 FSR and height of 219 ft are proposed.
- Three levels of underground parking would be accessed from the lane.

Slide 6 – Form of Development

- The application proposes a tower on podium building form, with a rooftop amenity area for residents, and indoor/outdoor amenity space on level 5.
- Improvements to the public realm would include ground-level, local-serving retail, and outdoor seating along East 13th Avenue.

Slide 7 – Solar Access

- Per the Broadway Plan, development in this area should not create new shadows onto the western sidewalk of Main Street from 10 am-4 pm between the spring and fall equinoxes.
- This proposal results in shadowing from 10 to 10:45 am on the equinoxes, onto the western sidewalk of Main Street at 12th Avenue.
- During staff analysis, it was noted that the shadowed area is within a high-volume intersection with heavy vehicle traffic.
- Staff also went through a design exercise to explore form of development options that could lead to a viable project that didn't shadow Main Street.
- A viable building with no shadowing didn't meet the urban design expectations of the Plan.
- Through evaluation, staff carefully considered the balance between better urban design, and the characteristics of the shadowed area on Main Street, ultimately concluding that the 45-minute shadow at the equinoxes was the better outcome.

Slide 8 – Below Market vs. Market Rents

- The average starting rents are shown on this table as well as the average annual household incomes they serve.
- Starting rents for the below-market units are to be discounted at 20% below city-wide average market rents.
- Based on recent data, rents for below-market units, shown in the first column, would range from \$1300 dollars for a studio unit to \$2800 dollars for a 3-bedroom unit.

Slide 9 – Public Consultation

- A virtual Q&A period was held in April 2024, and 158 pieces of correspondence were received.
- Support was expressed for:
 - Proposed density close to transit
 - Contribution to the housing stock,
 - and the commercial spaces.
- Concerns related to:
 - Height, density, and scale out of character with the neighbourhood,
 - Displacement of existing tenants, and
 - Increased traffic and parking issues.

Slide 10 – Response to Feedback

In response to public feedback:

- The height, density, and scale of development is consistent with the Broadway Plan.
- Regarding displacement, qualifying tenants are protected by the Tenant Relocation and Protection Policy, including right of first refusal at original rent or 20% below market rent, whichever is less.
- Regarding parking, staff anticipate overall reduction in vehicle trips with the completion of the Broadway Subway line, located 400 metres from this site.
- There are no minimum parking requirements, except for accessible, visitor, loading, and bike parking. A Transportation Demand Management plan is required with the Development Permit application to help further reduce reliance on vehicle trips.
- Engineering conditions related to improved safety such as upgraded speed humps in the lane, street lighting and a new sidewalk are included in Appendix B.

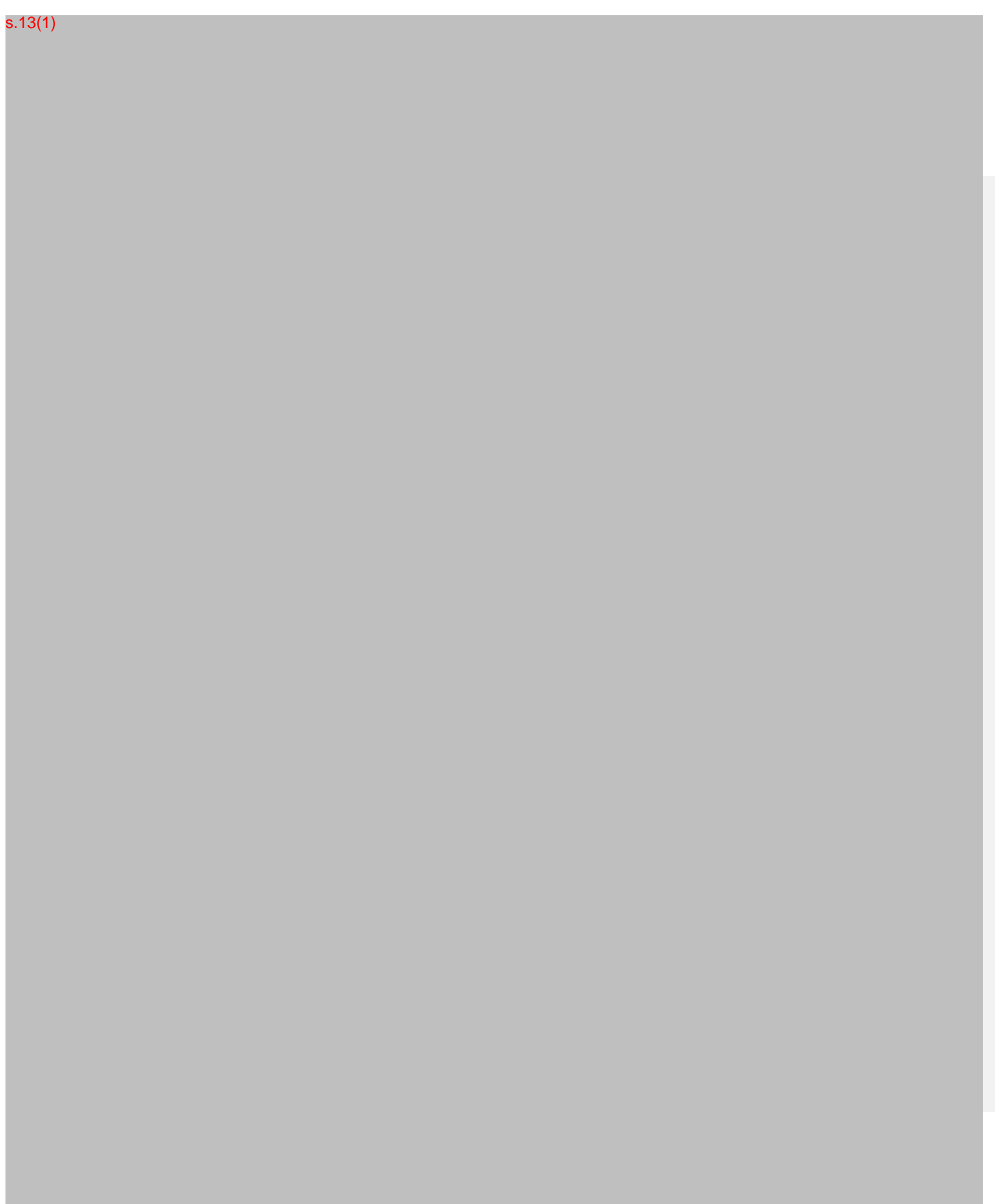
Slide 11 – Public Benefits

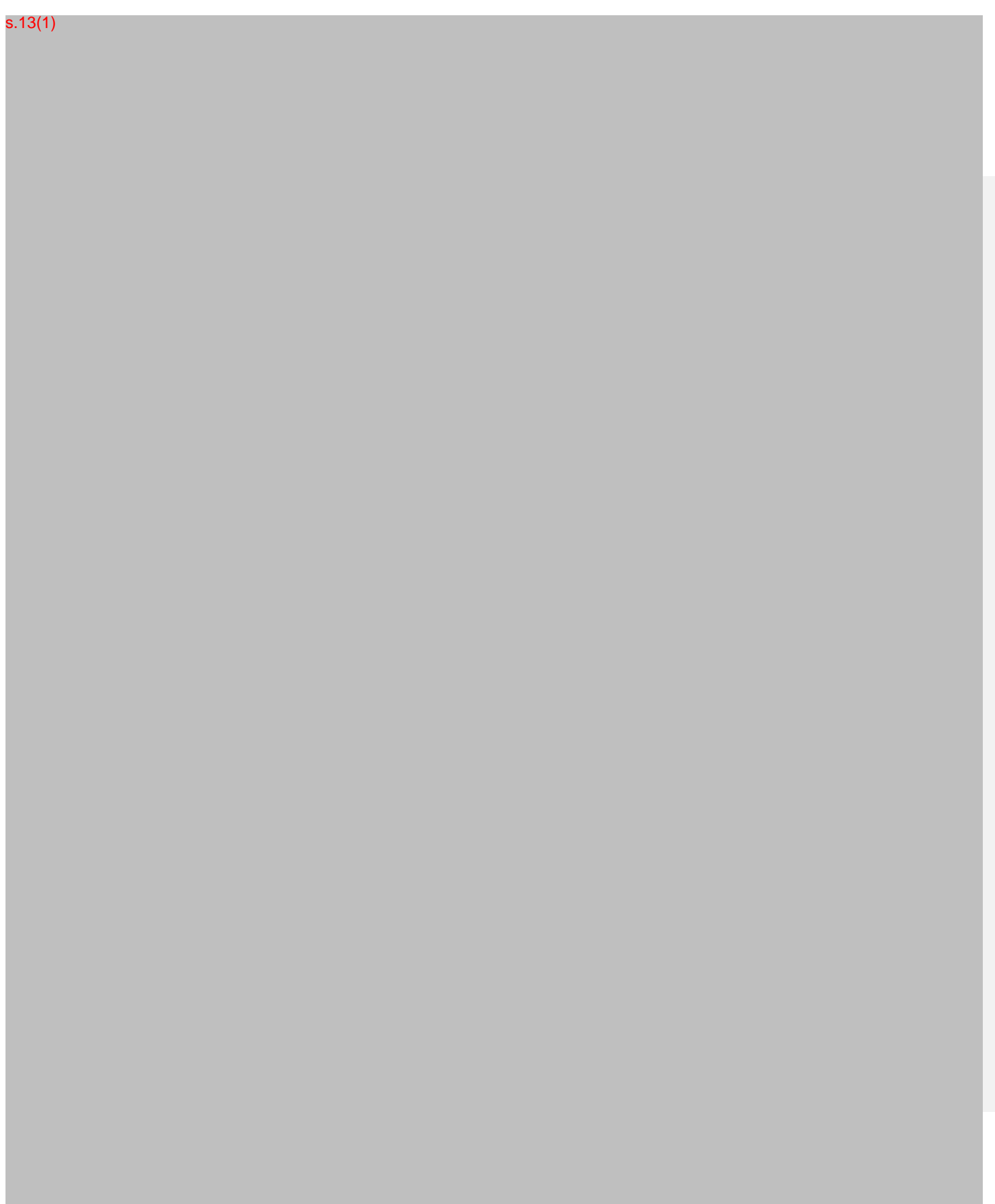
- In addition to the 193 rental units with 20% below-market rental units, the public benefits accruing from this application include the Development Cost Levy and public art contribution estimated to be approximately 2.5 million dollars in total.
- The applicant is seeking a city-wide Development Cost Levy waiver for the residential floor area which is valued at 3.3 million dollars.

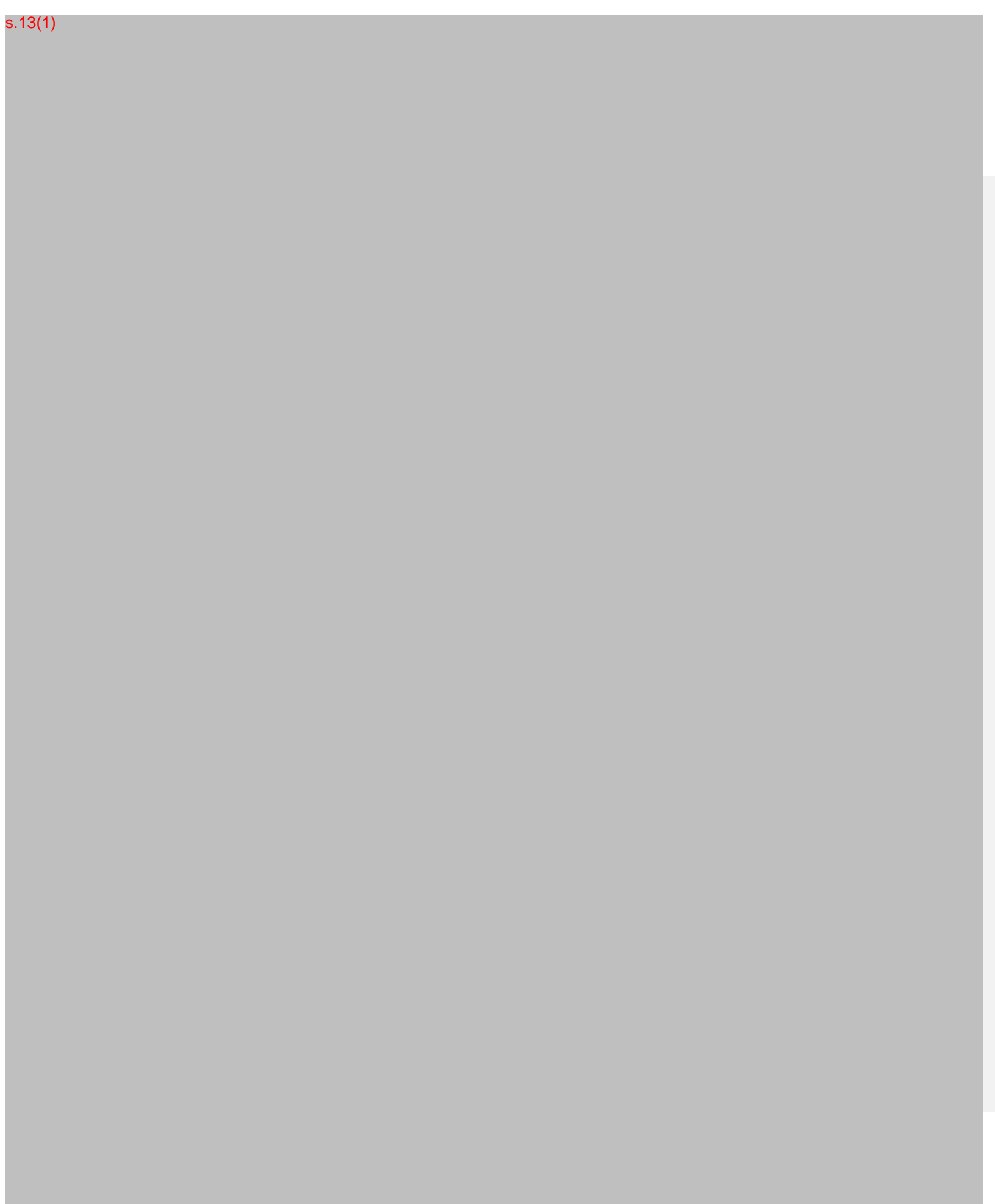
- Real Estate Services staff reviewed the application and the cost of securing the rental housing units including 20% at below-market rents and have determined no Community Amenity Contribution is expected.

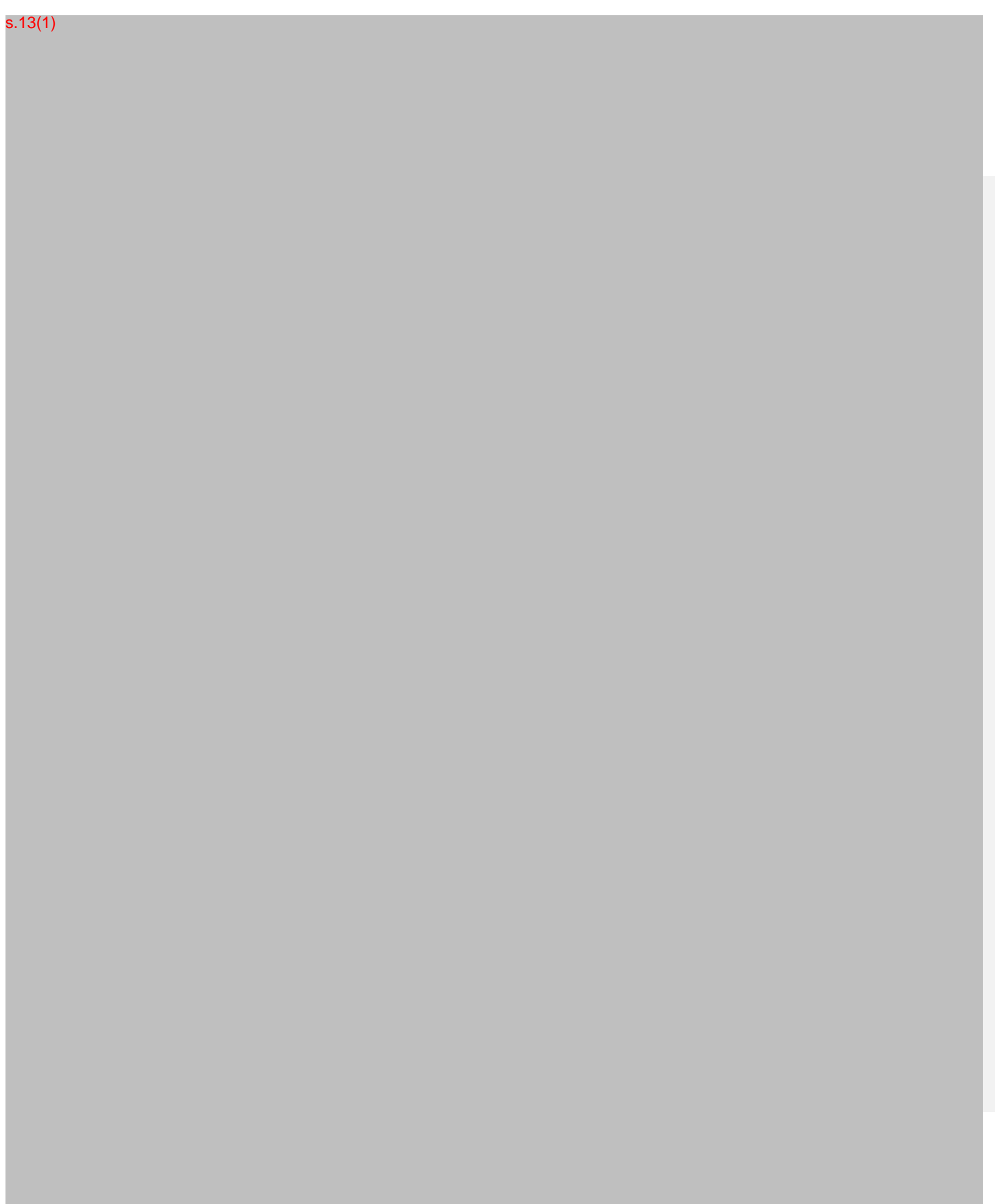
Slide 12 – Conclusion

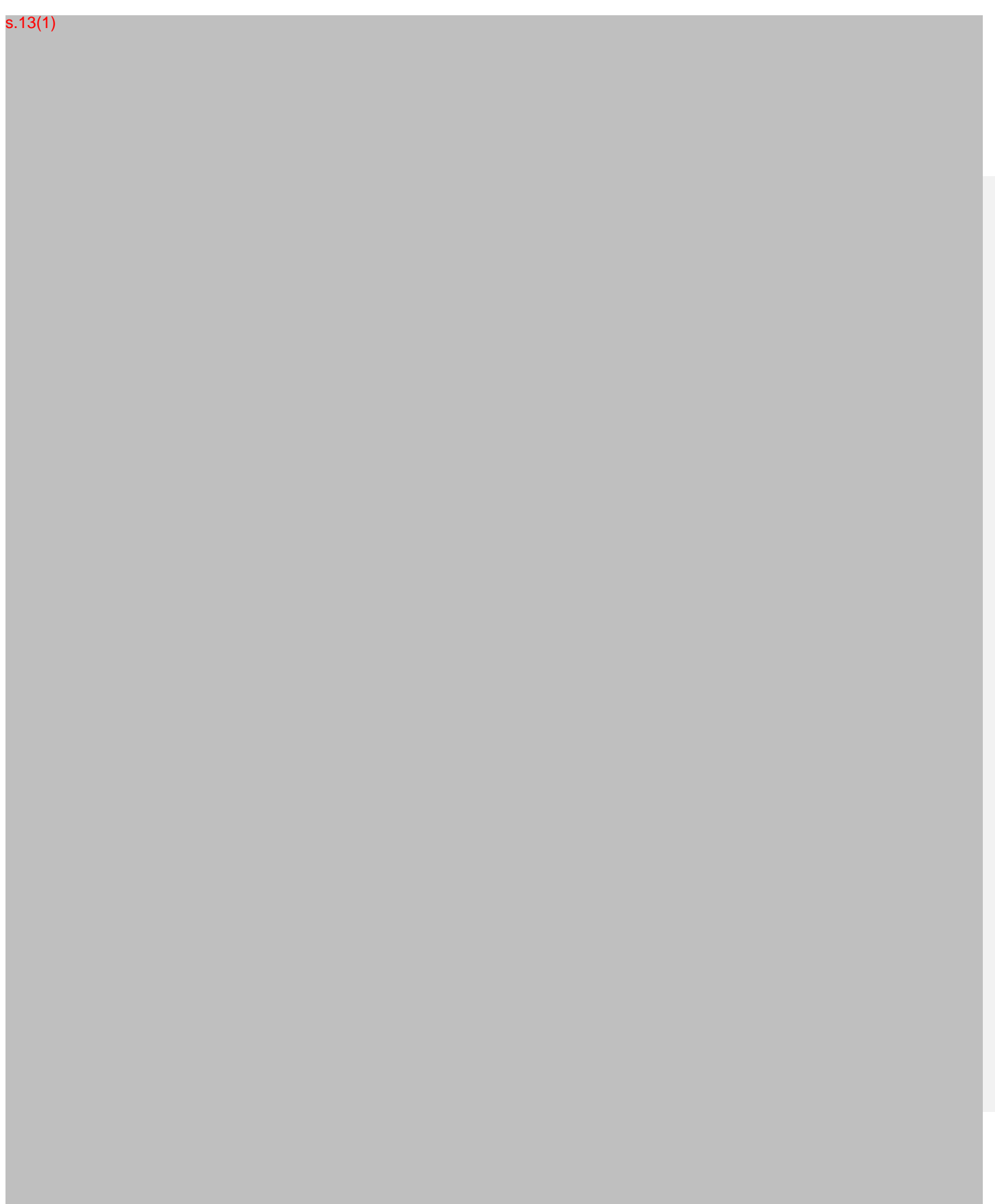
- In conclusion, this proposal aligns with the Broadway Plan and advances the City’s rental housing targets by delivering 193 rental units with 20% at below-market rates.
- Staff recommend approval, subject to conditions in Appendix B.
- Staff and the applicant team are available to answer questions.
- Thank you.

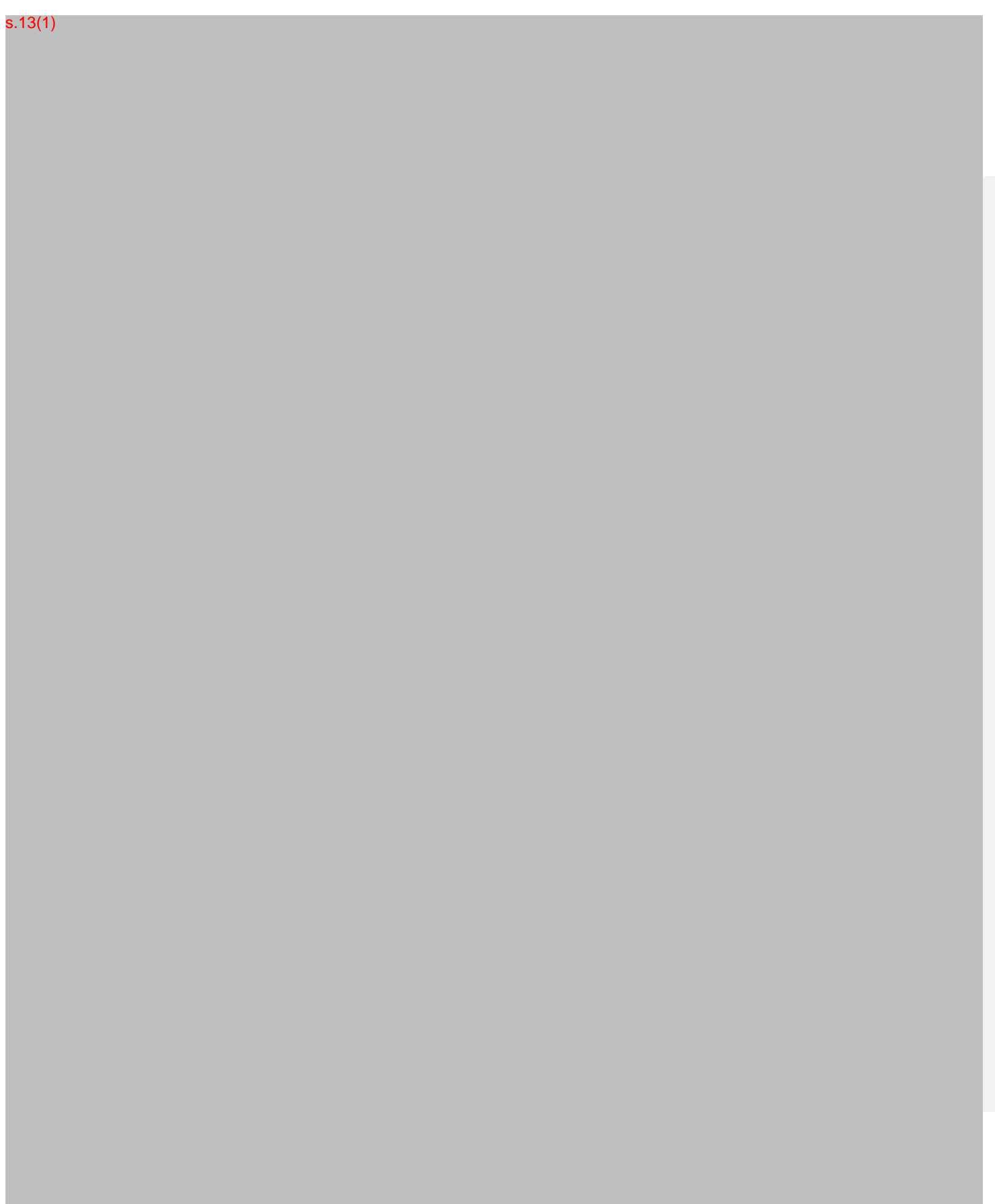


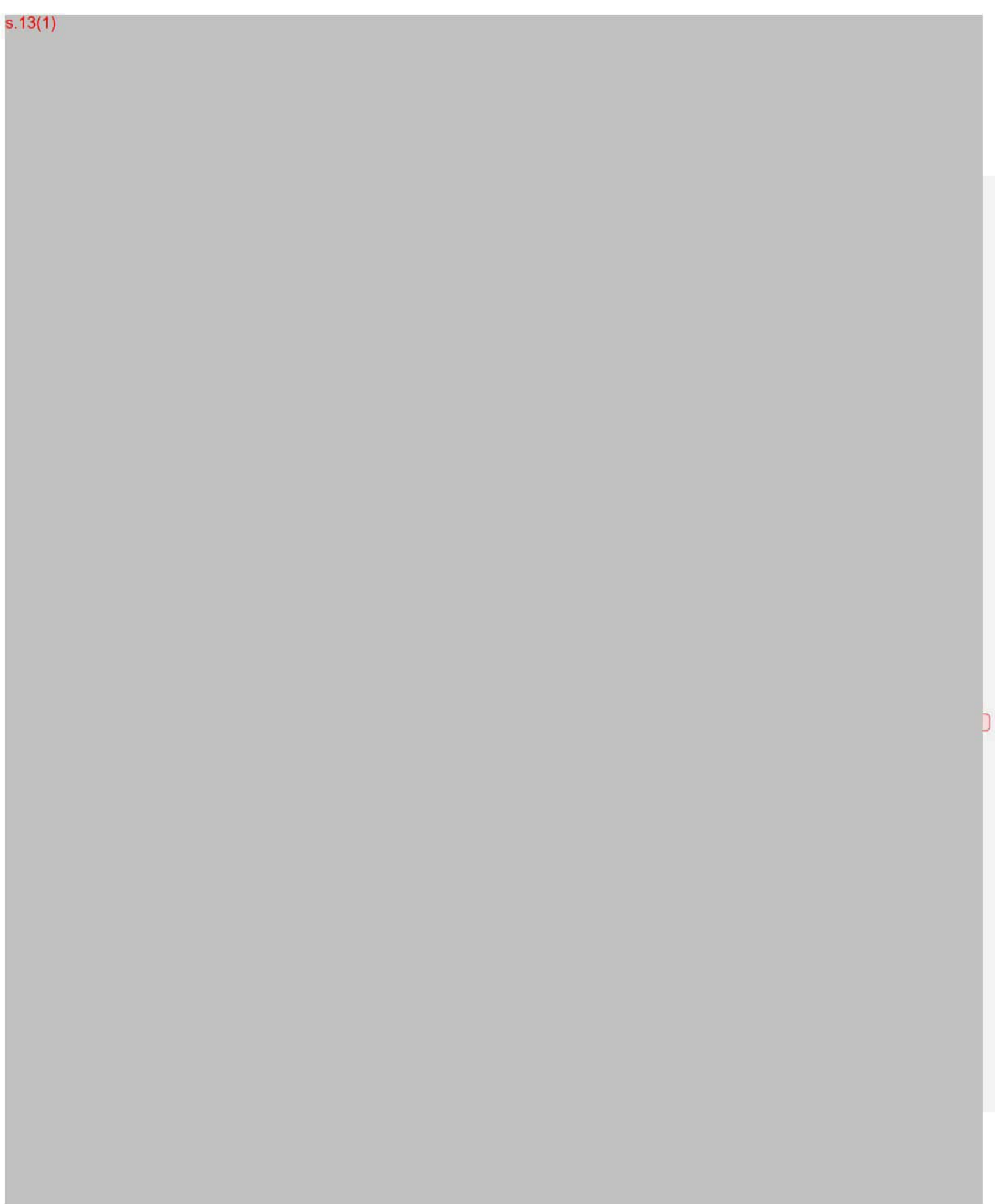


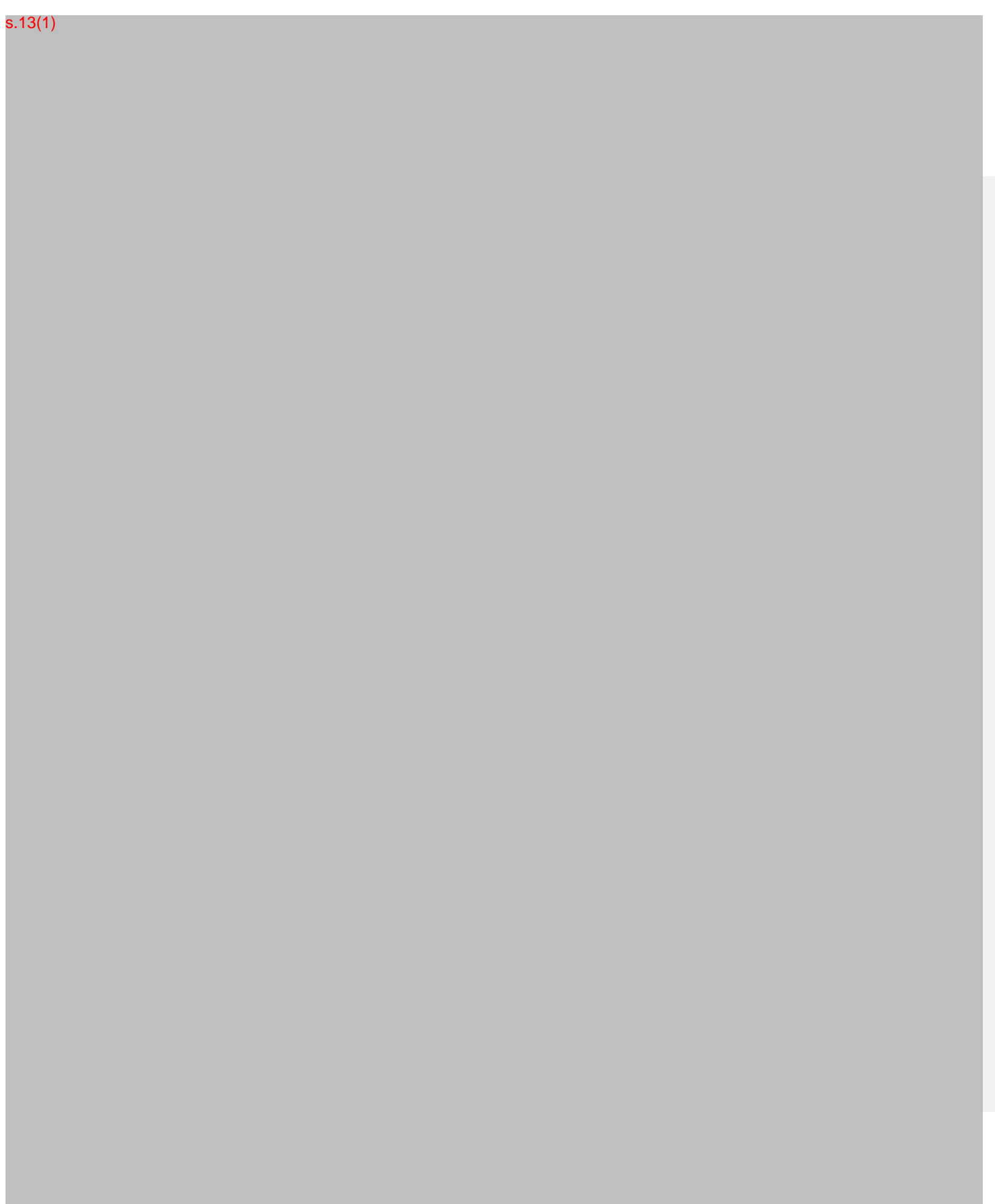


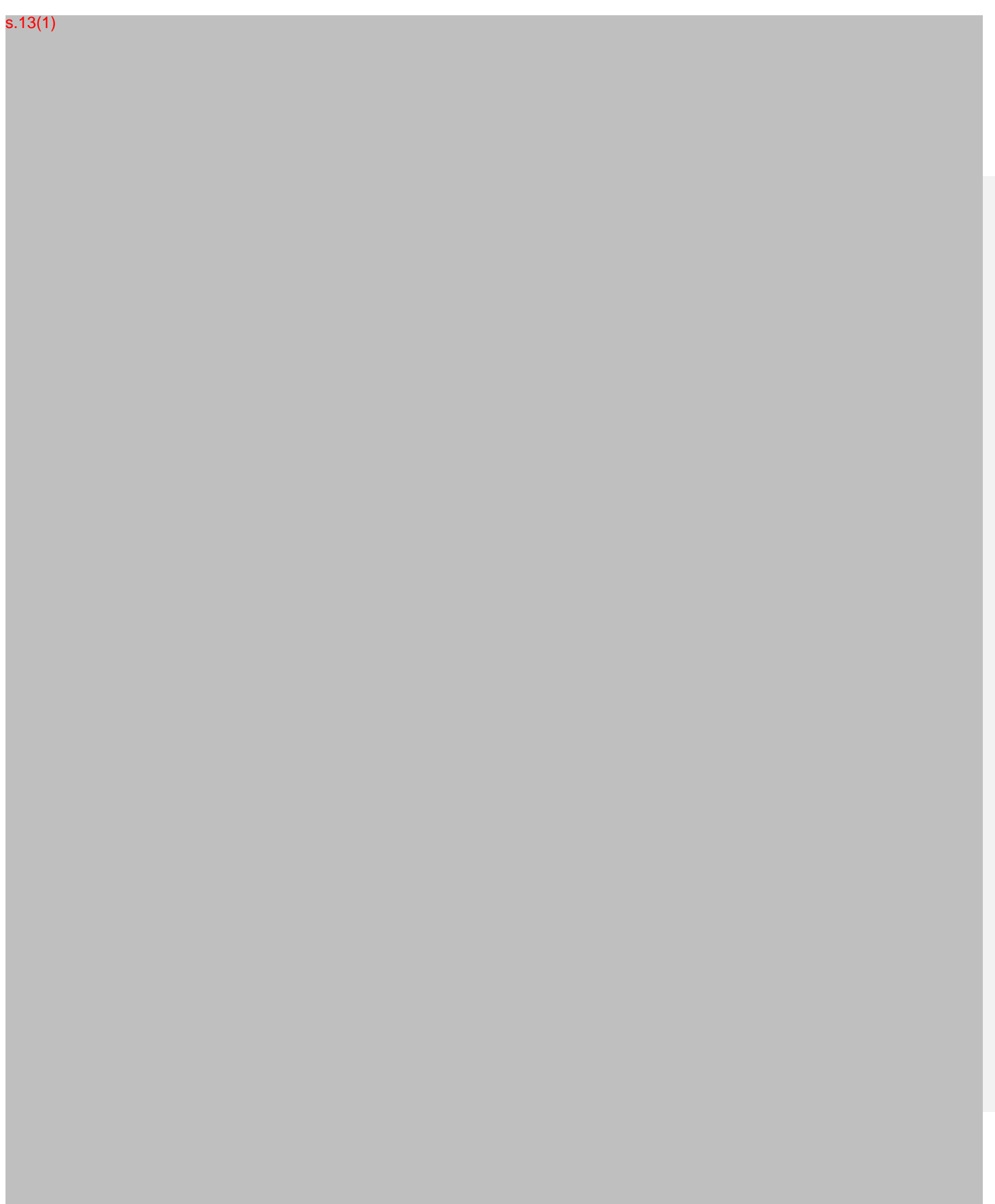


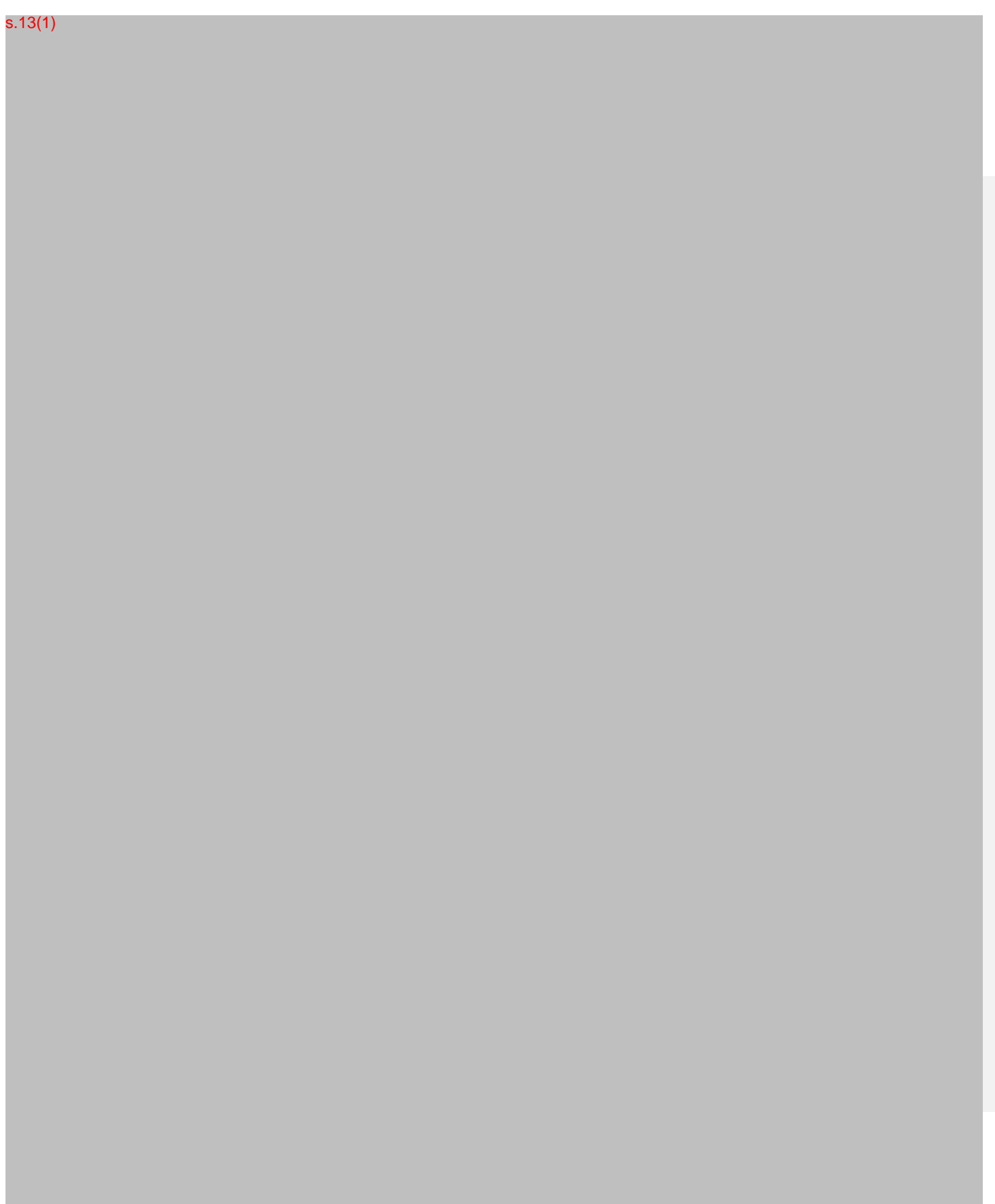


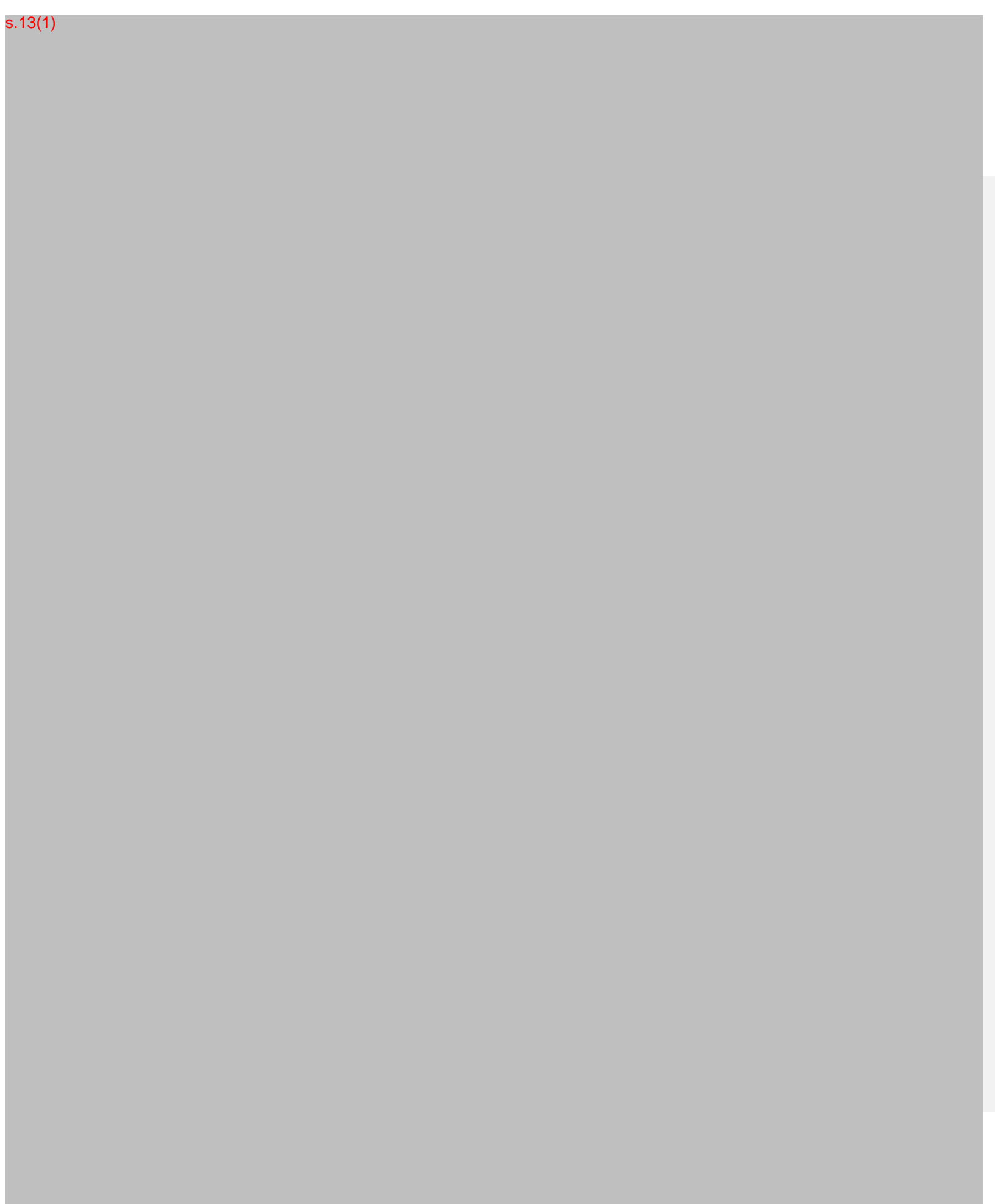


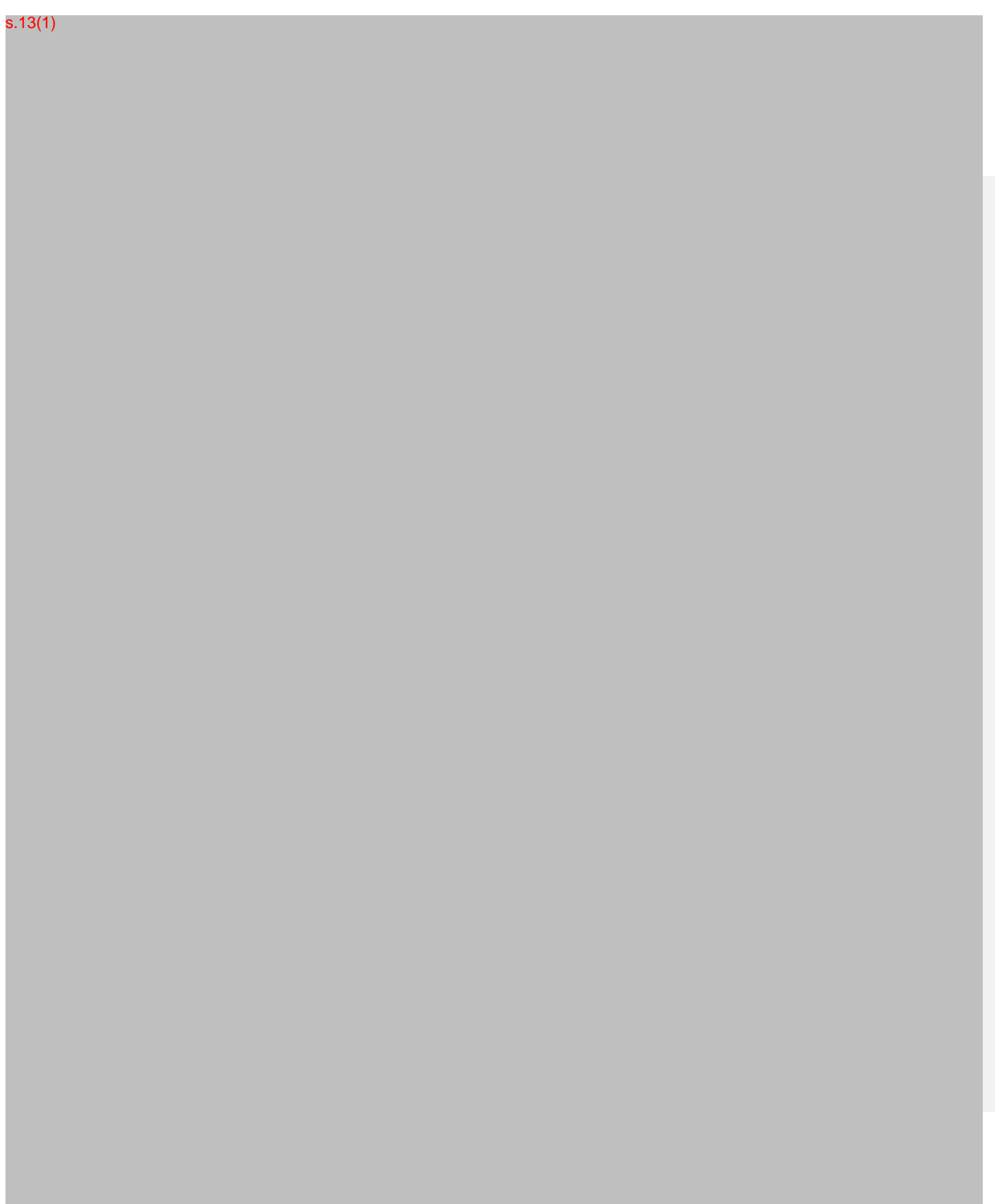


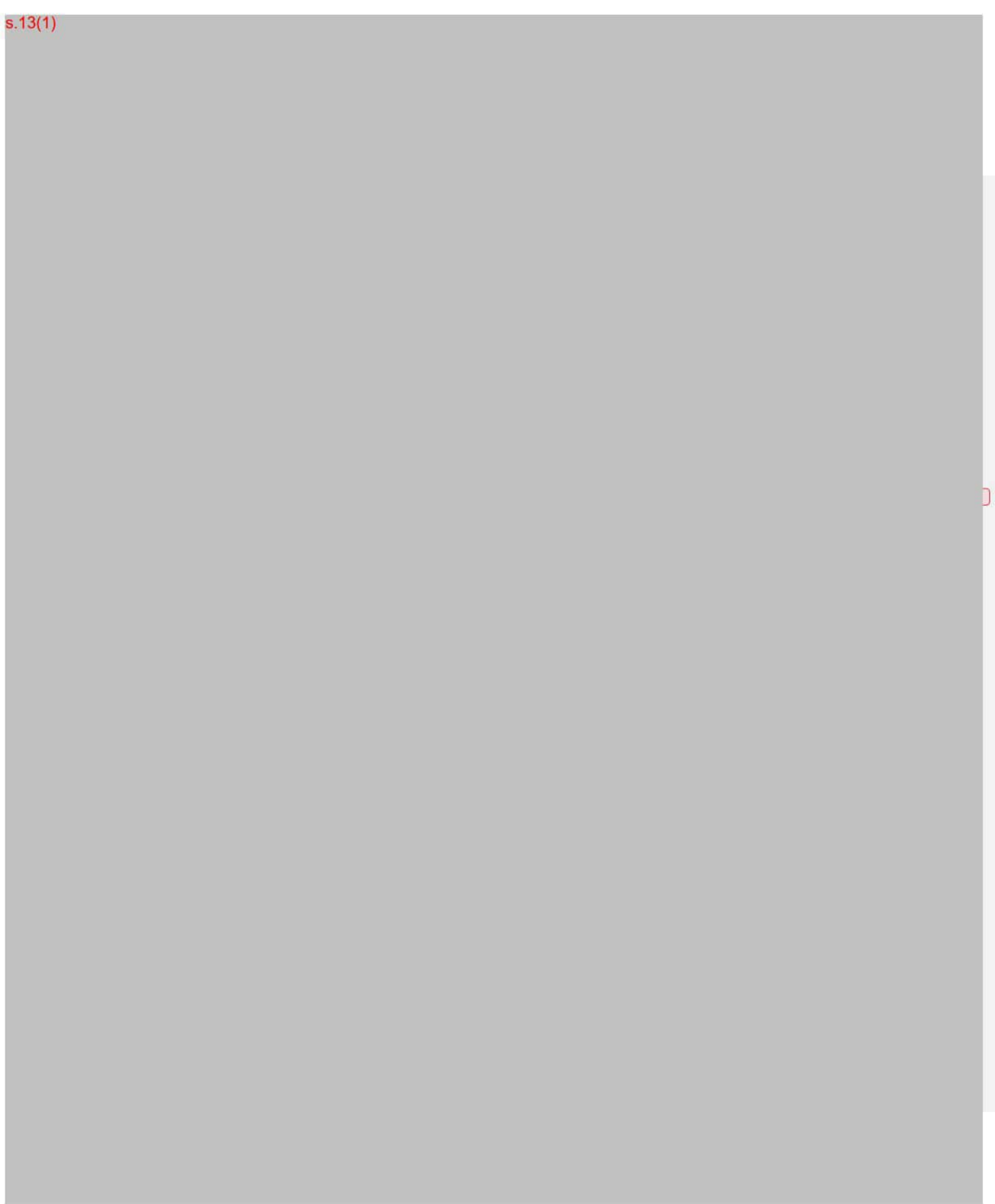


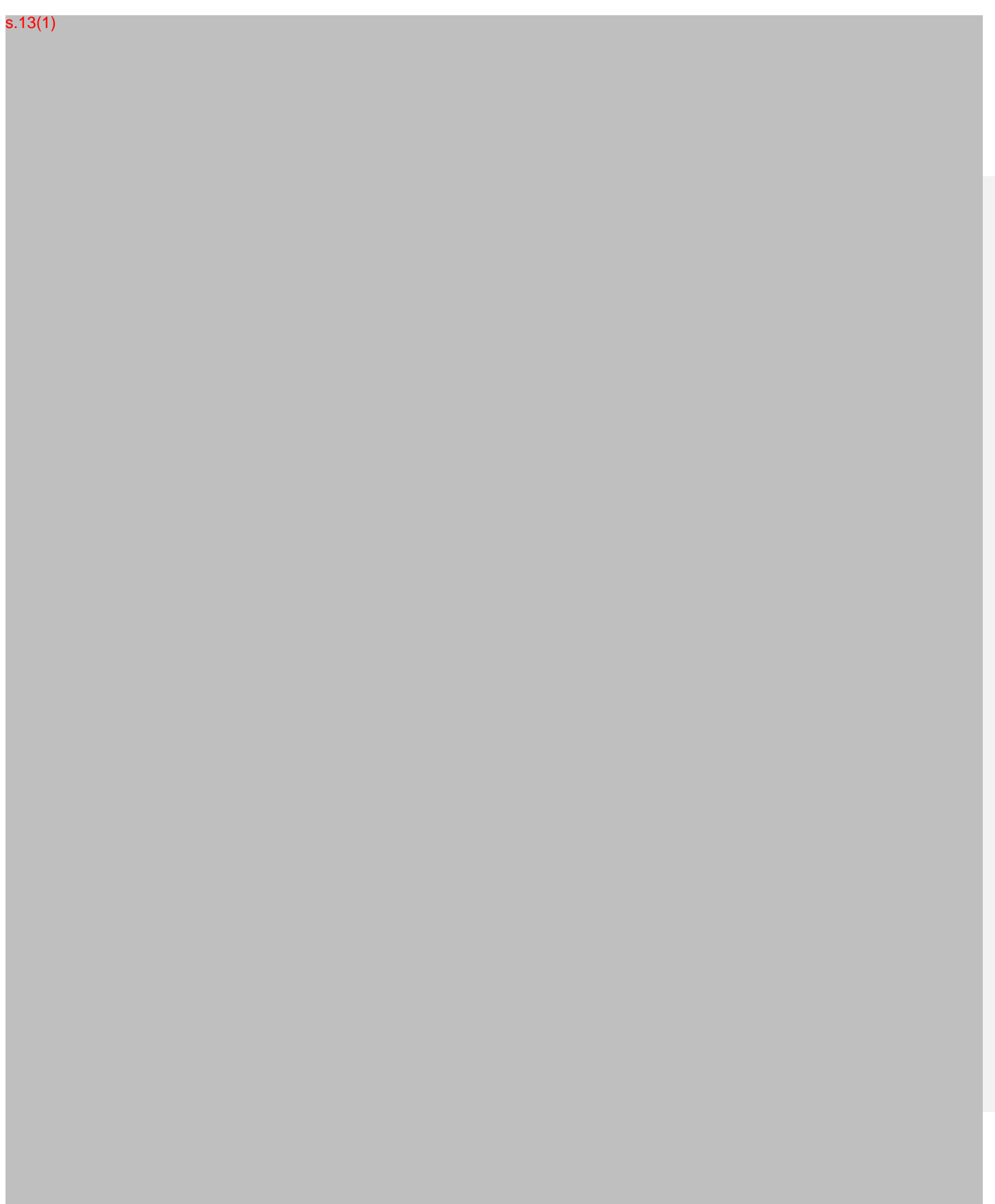


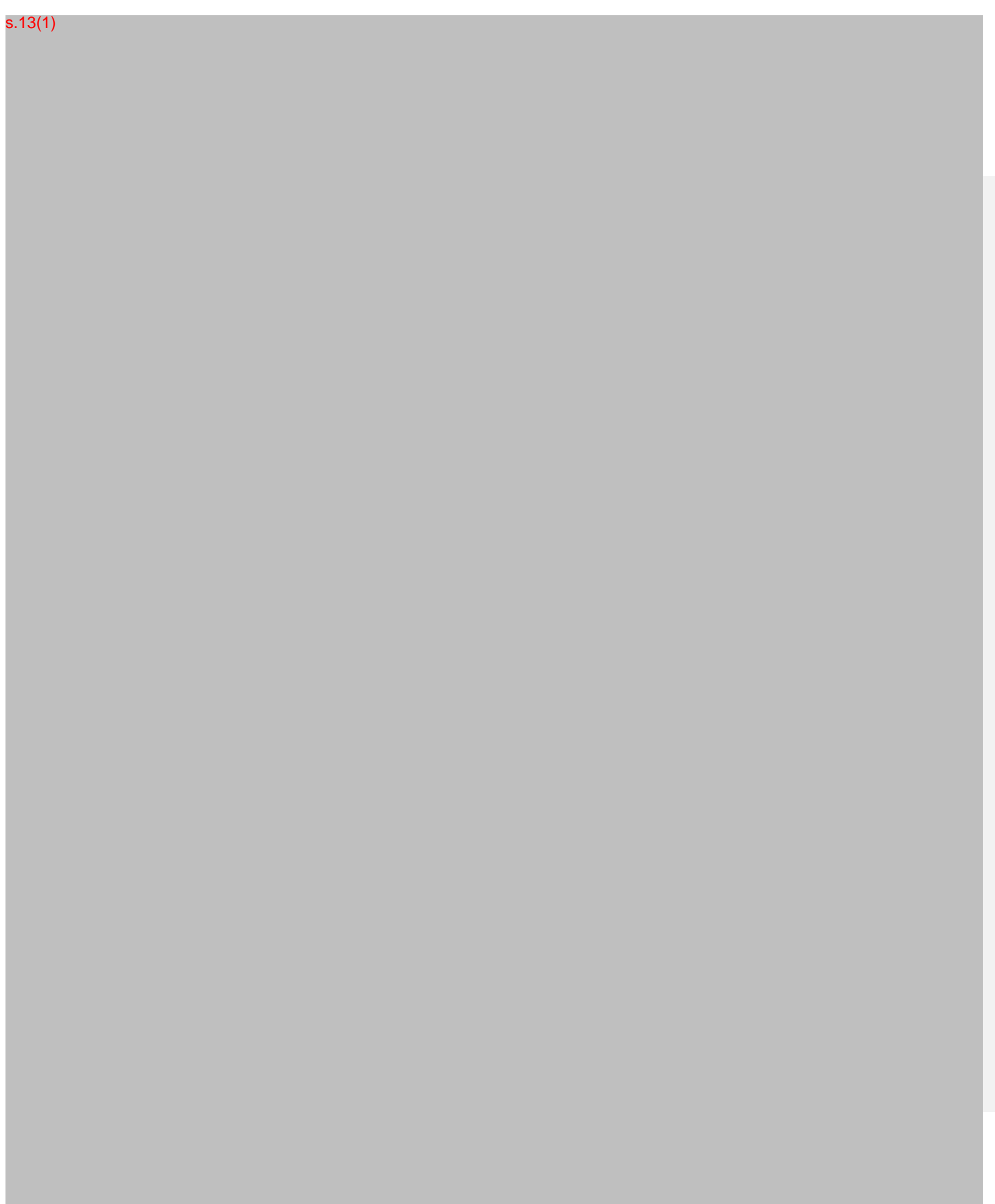


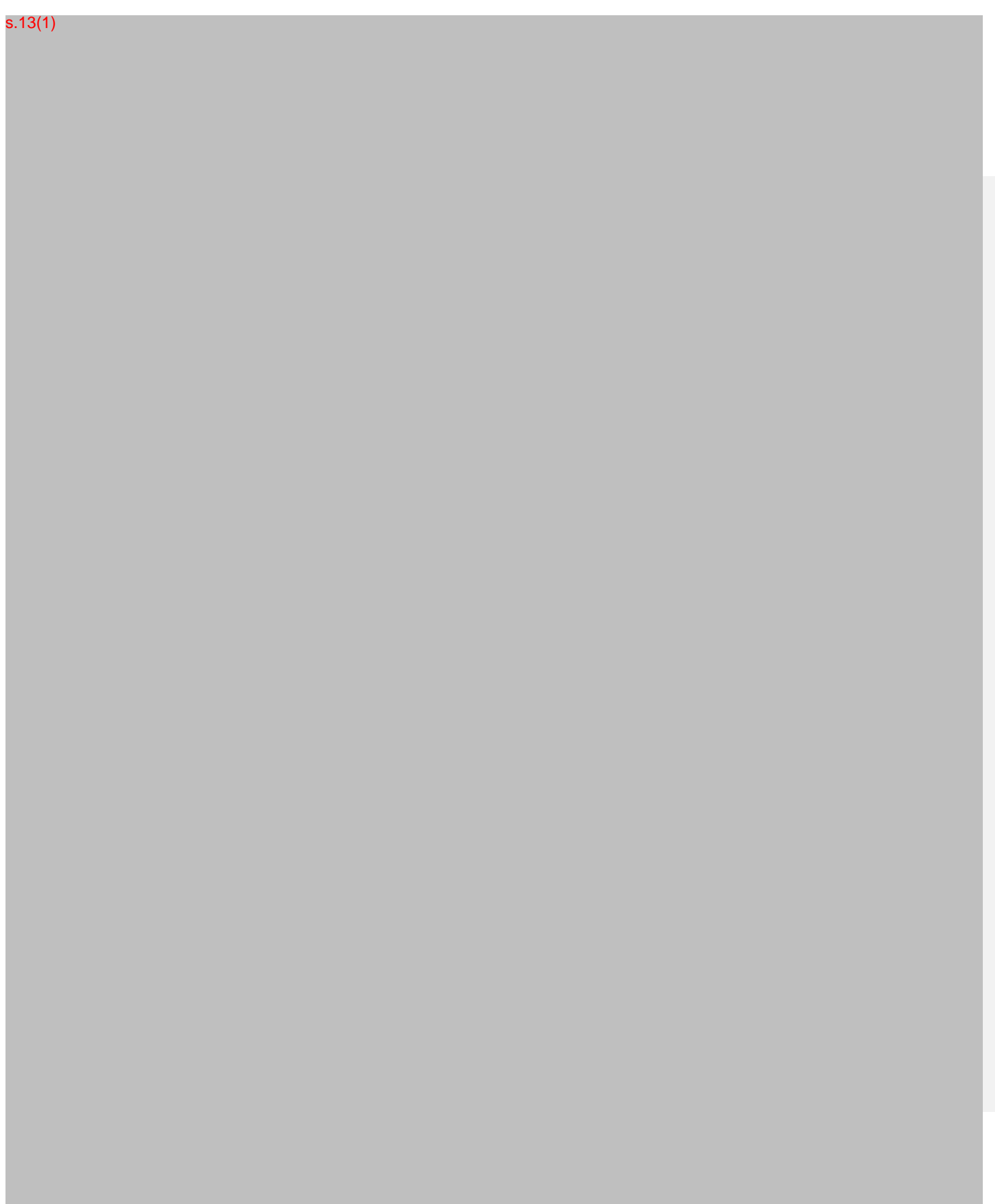


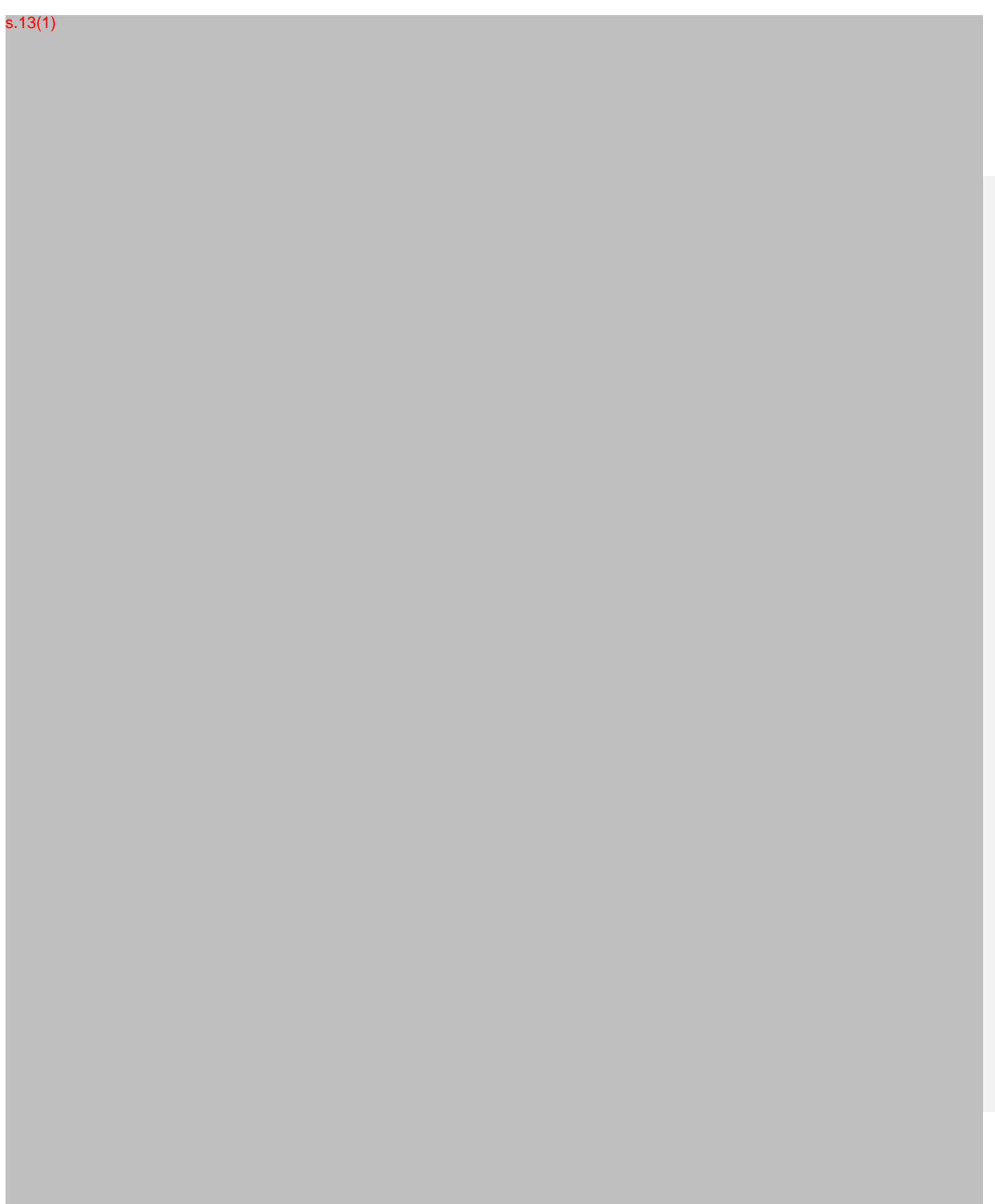


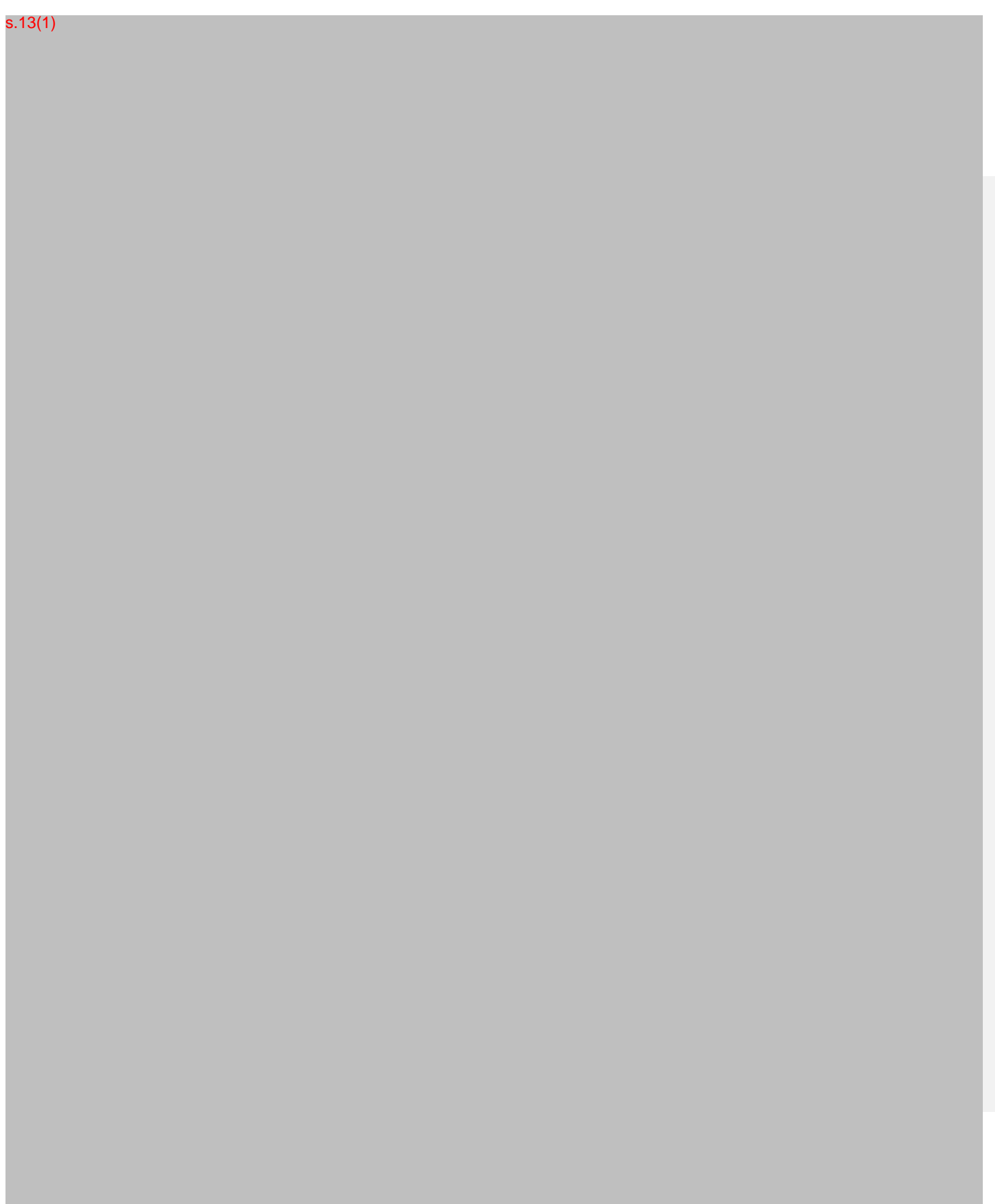


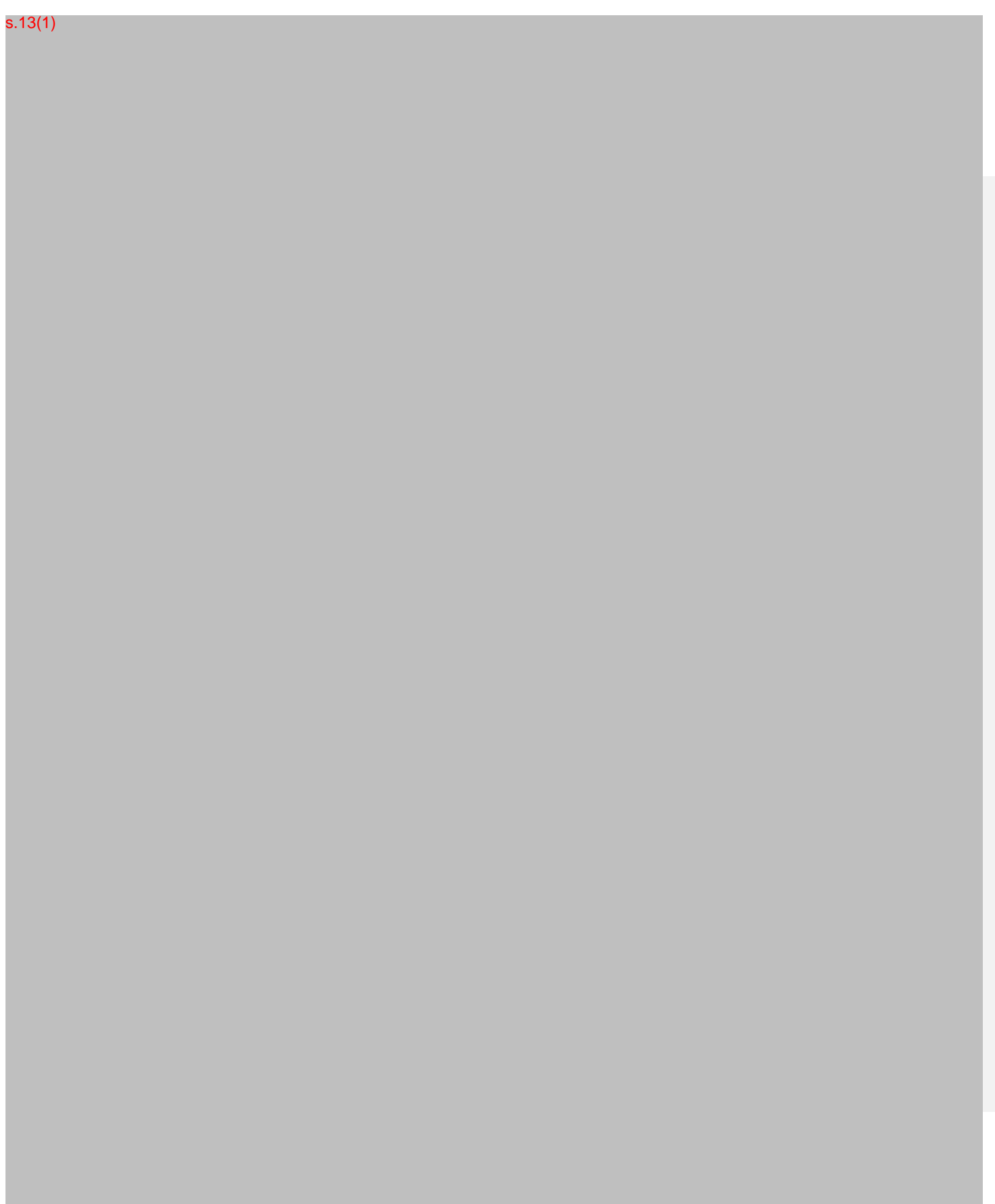












From: "Lucien Iribarne" <Lucien@studioonearchitecture.ca>
To: "Jarrett, Hanna" <Hanna.Jarrett@vancouver.ca>
CC: "Helen Williams" <helen@jtadevco.com>
"Andrew Hawryluk" <andrew@jtadevco.com>
"Jarrett, Hanna" <Hanna.Jarrett@vancouver.ca>
"Shoghig Tutunjian" <Shoghig@studioonearchitecture.ca>
"Jim Wong" <Jim@studioonearchitecture.ca>
"Beril Kalkan" <bkalkan@studioonearchitecture.ca>
"James Tod" <james@jtadevco.com>
Date: 12/2/2025 11:00:53 AM
Subject: 215-229 E 13th Ave - Shadow Study Rev w Mar 20
Attachments: 215-229 E 13th Ave_Additional Shadow Study_11x17.pdf
215-229 E 13th Ave_Additional Shadow Study_Arch D.pdf

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Report Suspicious

Hi Hanna,

Pls find the revised Shadow Study pgs [11x17 & 24x36] showing the Spring Equinox as Mar 20. Both the base Shadow Study [ie 10am, 12pm, 2pm & 4pm, A4.01] & the Quarter-Hour Study [A4.02] have been updated. Thank you for all your time navigating this issue with the public.

Thank you,

Lucien Iribarne
B. Arch



Studio One Architecture Inc.

240 - 388 W.8th Ave. Vancouver, BC, V5Y 3X2
Tel: 604.731.3966 Ext.106 / www.studioonearchitecture.ca



From: Lucien Iribarne

Sent: Friday, November 14, 2025 4:44 PM

To: 'James Tod' <james@jtadevco.com>

Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>; Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>; Shoghig Tutunjian <Shoghig@studioonearchitecture.ca>; Jim Wong <Jim@studioonearchitecture.ca>; Beril Kalkan <bkalkan@studioonearchitecture.ca>

Subject: RE: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi James,

Pls find attached the updated Shadow Study [11x17 & 24x36] for 215-229 E 13th Ave with expanded quarter-hour morning studies including for the Summer Solstice [Jun 21] & Fall Equinox [Sep22] & the No-Shadow-Period Study [Apr 27-Aug 6], as requested. The extra "No Shadow Period" Study is a good idea, helps.

Thank you,

Lucien Iribarne

B. Arch



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Tel: 604.731.3966 Ext.106 / www.studioonearchitecture.ca

From: James Tod <james@jtadevco.com>
Sent: Friday, November 14, 2025 2:47 PM
To: Lucien Iribarne <Lucien@studioonearchitecture.ca>; Jim Wong <Jim@studioonearchitecture.ca>; Shoghig Tutunjian <Shoghig@studioonearchitecture.ca>
Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>; Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Subject: Re: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi Lucien, Jim, Shoghig;

Please see below email request from the City requesting if we can show when there is no shadow on Main Street. Are you able to do a sensitivity to see at what date in the year there is no longer a shadow on Main Street? Please see comments from the City below.

Sincerely,
James



James Tod (He/him/his)
Principal
Phone 604-875-9798 **Direct** 604-875-6125 **Mobile** 604-831-3790
1206-1166 Alberni Street, Vancouver, BC V6E 3Z3
Web www.jtadevco.com **Email** james@jtadevco.com



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From: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Date: Friday, November 14, 2025 at 2:29\u008239 PM
To: James Tod <james@jtadevco.com>
Cc: Helen Williams <helen@jtadevco.com>, Andrew Hawryluk <andrew@jtadevco.com>
Subject: RE: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi James,

Could you please also ask the architect to show at which time of year the building no longer shadows the western sidewalk of Main Street? For example, there is a 45 minute shadow 10-10:45 am at the equinoxes, but I'm guessing at some point during the summer the sun is high enough that the shadow no longer touches the sidewalk.

Thank you,

Hanna Jarrett (she/her) | Rezoning Planner

Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609

From: Jarrett, Hanna
Sent: Thursday, November 13, 2025 1:40 PM
To: 'James Tod' <james@jtadevco.com>
Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>
Subject: RE: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi James,

Great, thanks very much.

Best,

Hanna Jarrett (she/her) | Rezoning Planner
Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609

From: James Tod <james@jtadevco.com>
Sent: Wednesday, November 12, 2025 4:40 PM
To: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>
Subject: Re: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi Hanna;
Thanks for this request, we have forwarded to the architect to provide asap. We will get back to you asap.
Sincerely,
James



James Tod (He/him/his)
Principal
Phone 604-875-9798 **Direct** 604-875-6125 **Mobile** 604-831-3790
1206-1166 Alberni Street, Vancouver, BC V6E 3Z3
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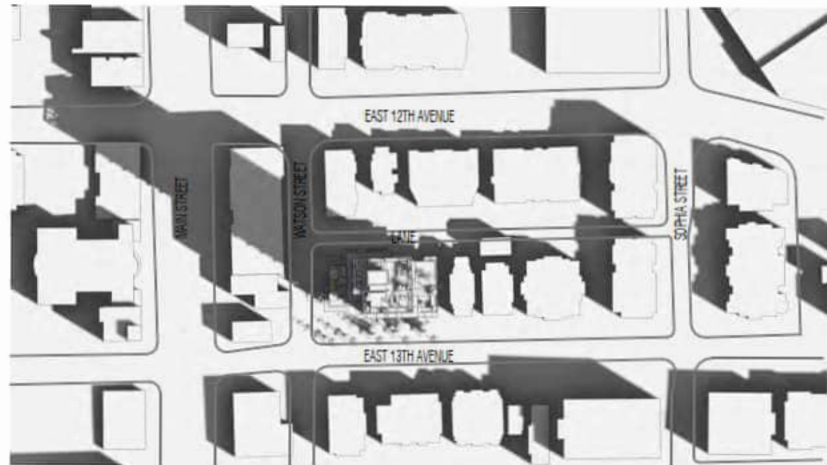
From: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Date: Wednesday, November 12, 2025 at 4:30\u8239 PM
To: James Tod <james@jtadevco.com>
Cc: Helen Williams <helen@jtadevco.com>

Subject: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox
Hi James,

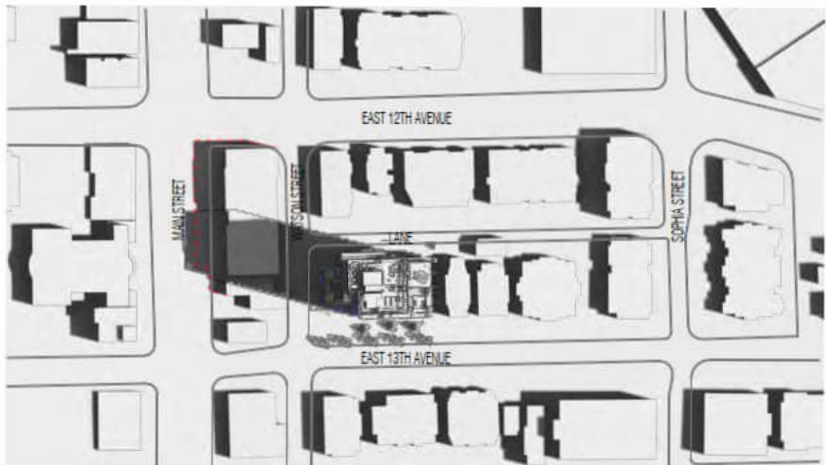
The shadow studies for 215-229 E 13th Avenue include one study with the regular two-hour increments at the equinoxes and solstices ([p. 41](#)), as well as a study in 15-minute increments at the spring equinox to show the 45 minute shadow onto Main Street ([p. 42](#)). Could your architect please provide the 15-minute increments for the summer solstice and fall equinox as well? This will be helpful in case questions on this come up at the Public Hearing.

Thank you,

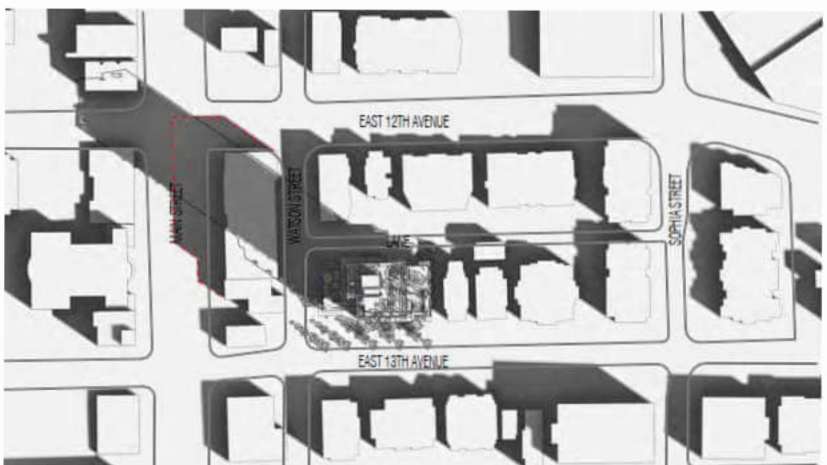
Hanna Jarrett (she/her) | Rezoning Planner
Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609



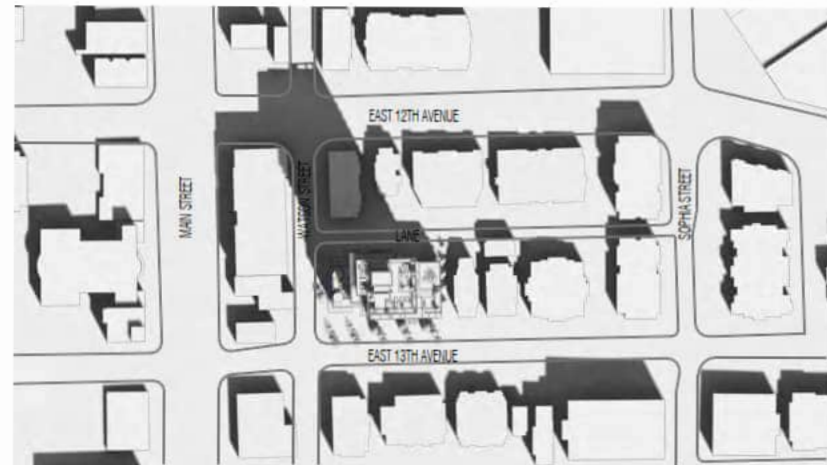
MAR 20, 10 AM



JUN 21, 10 AM



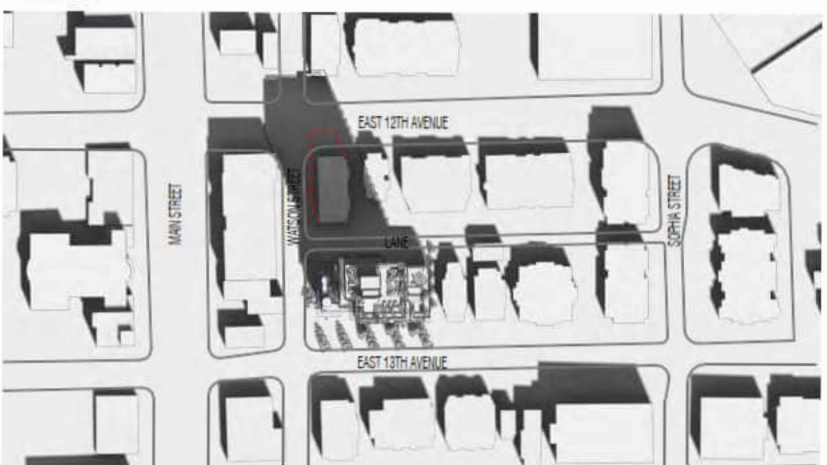
SEP 22, 10 AM



MAR 20, 12 PM



JUN 21, 12 PM



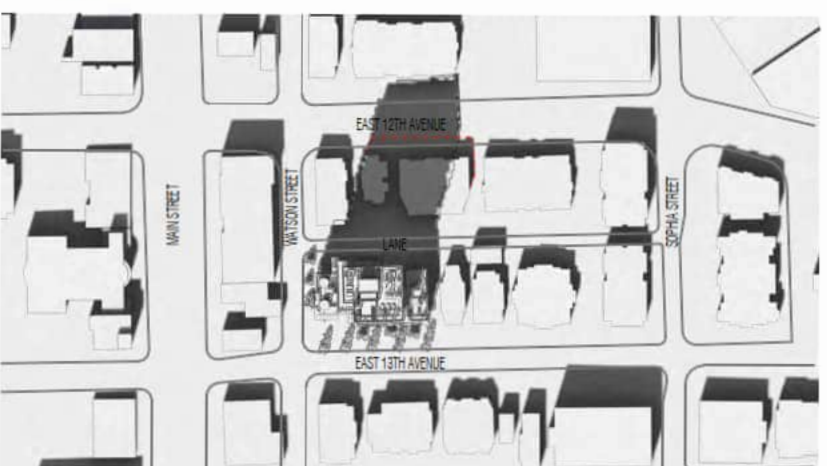
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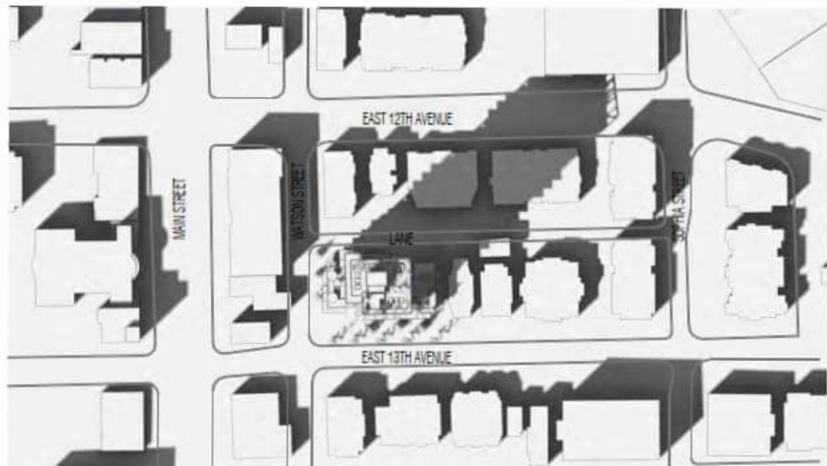
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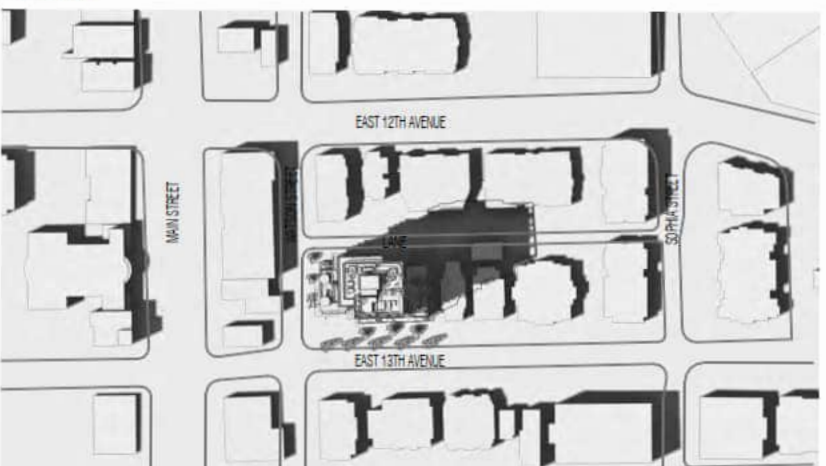
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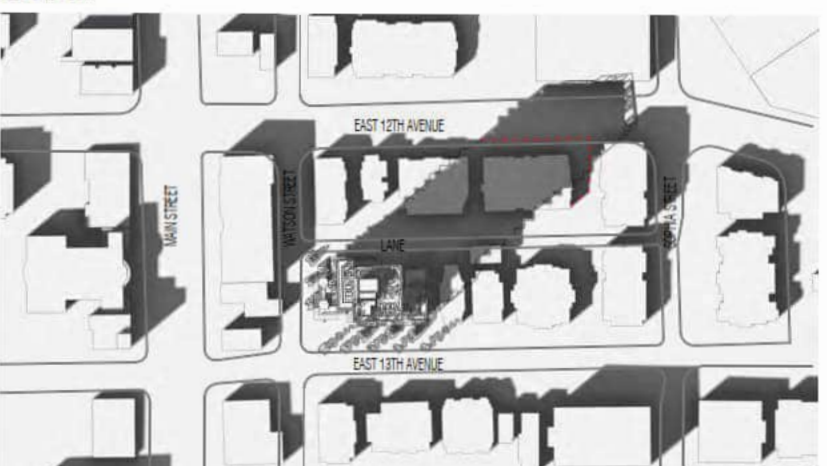
SEP 22, 02 PM



MAR 20, 04 PM



JUN 21, 04 PM



SEP 22, 04 PM

LEGEND: - - - - - EXISTING BUILDING'S SHADOW OUTLINE

— TOWER'S SHADOW OUTLINE

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Table with 2 columns: no., date, description. Contains revision information.

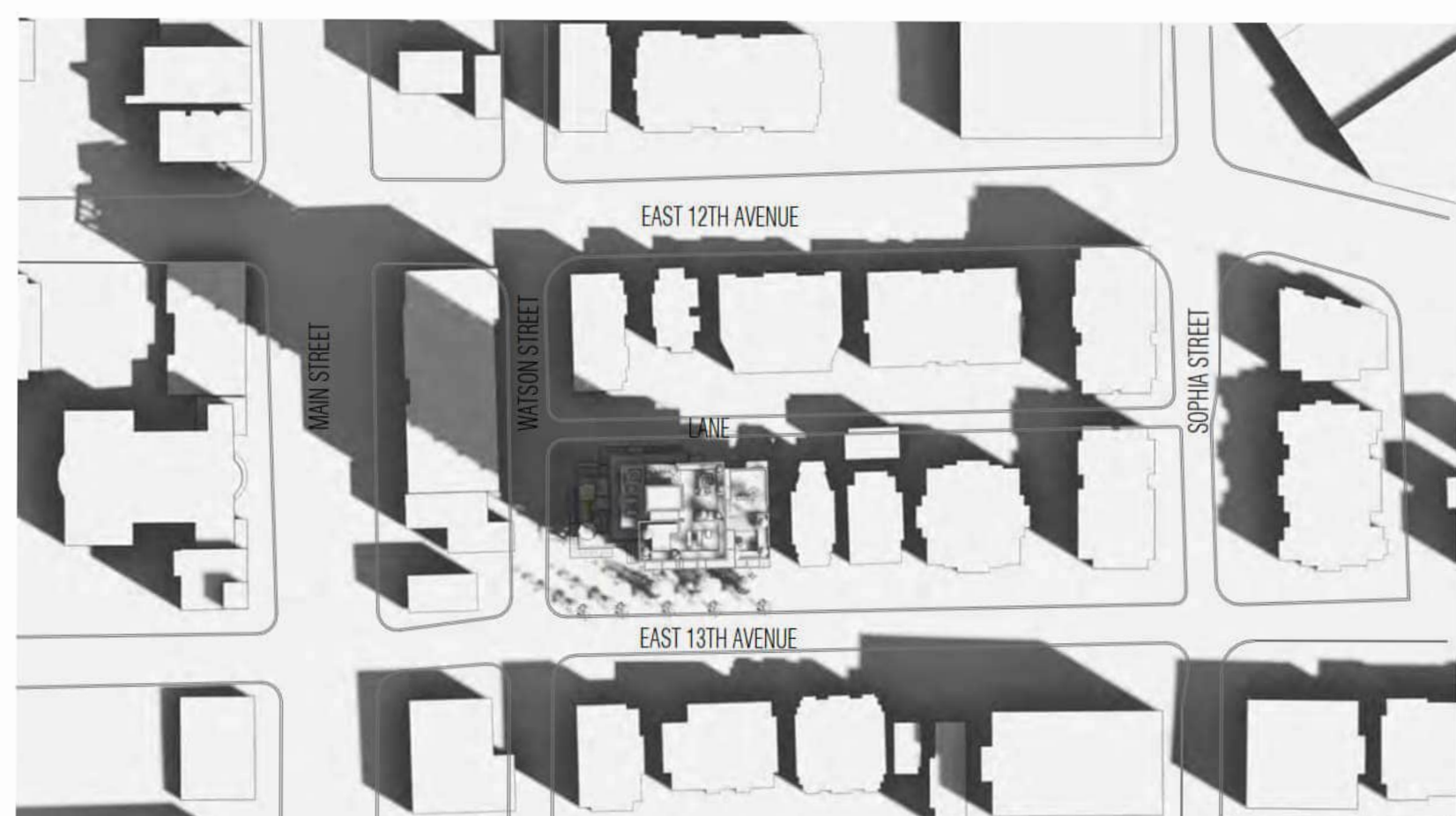
Table with 2 columns: no., date, description. Contains revision information.

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BROADWAY PLAN
DEVELOPMENT
215-229 EAST 13TH AVE,
VANCOUVER, BC
drawing title:
SHADOW ANALYSIS
(UTC -7)

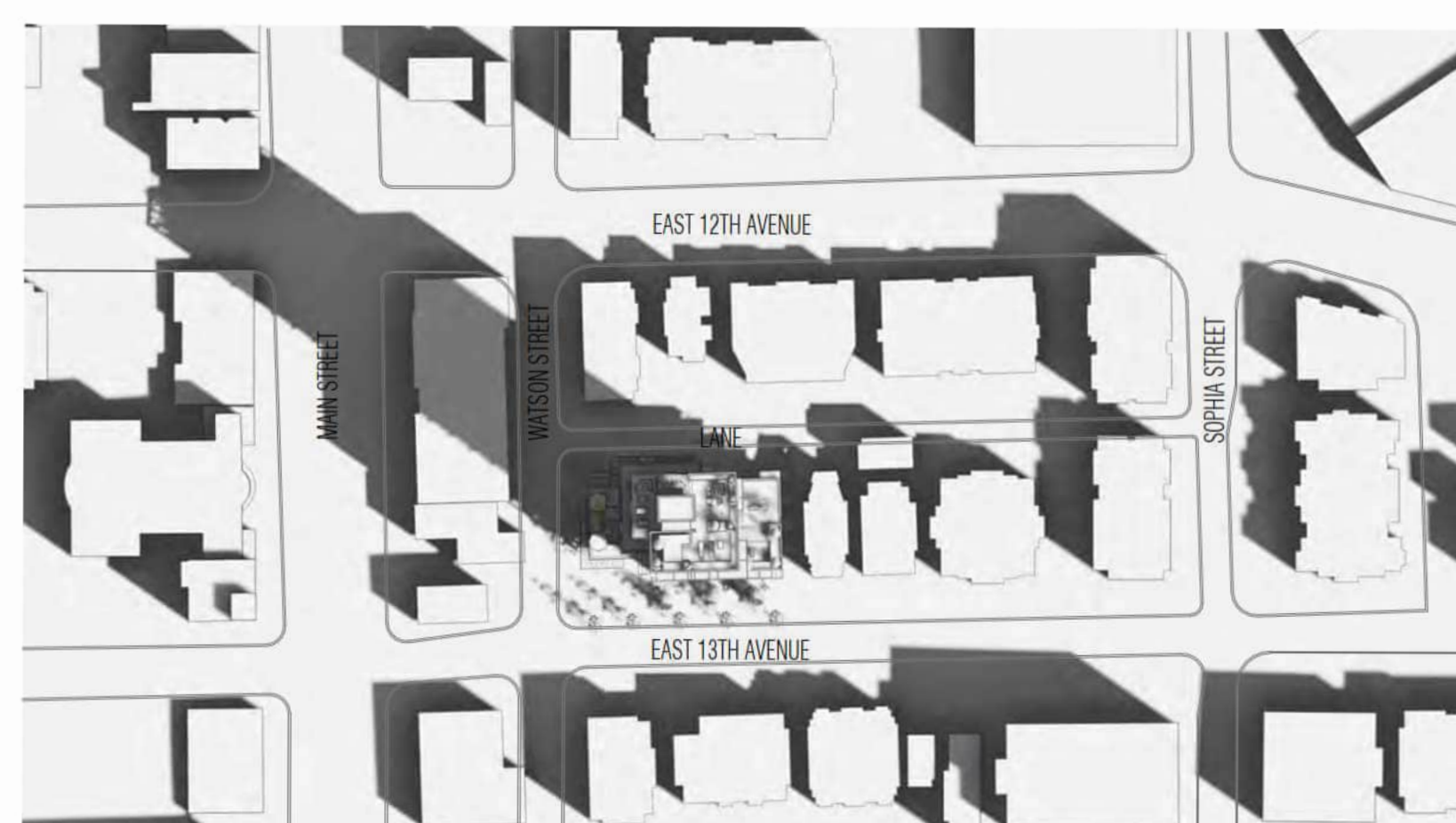
project no.: 22020
drawn by: BK
checked by: ST
date: DEC 02, 2025
scale:



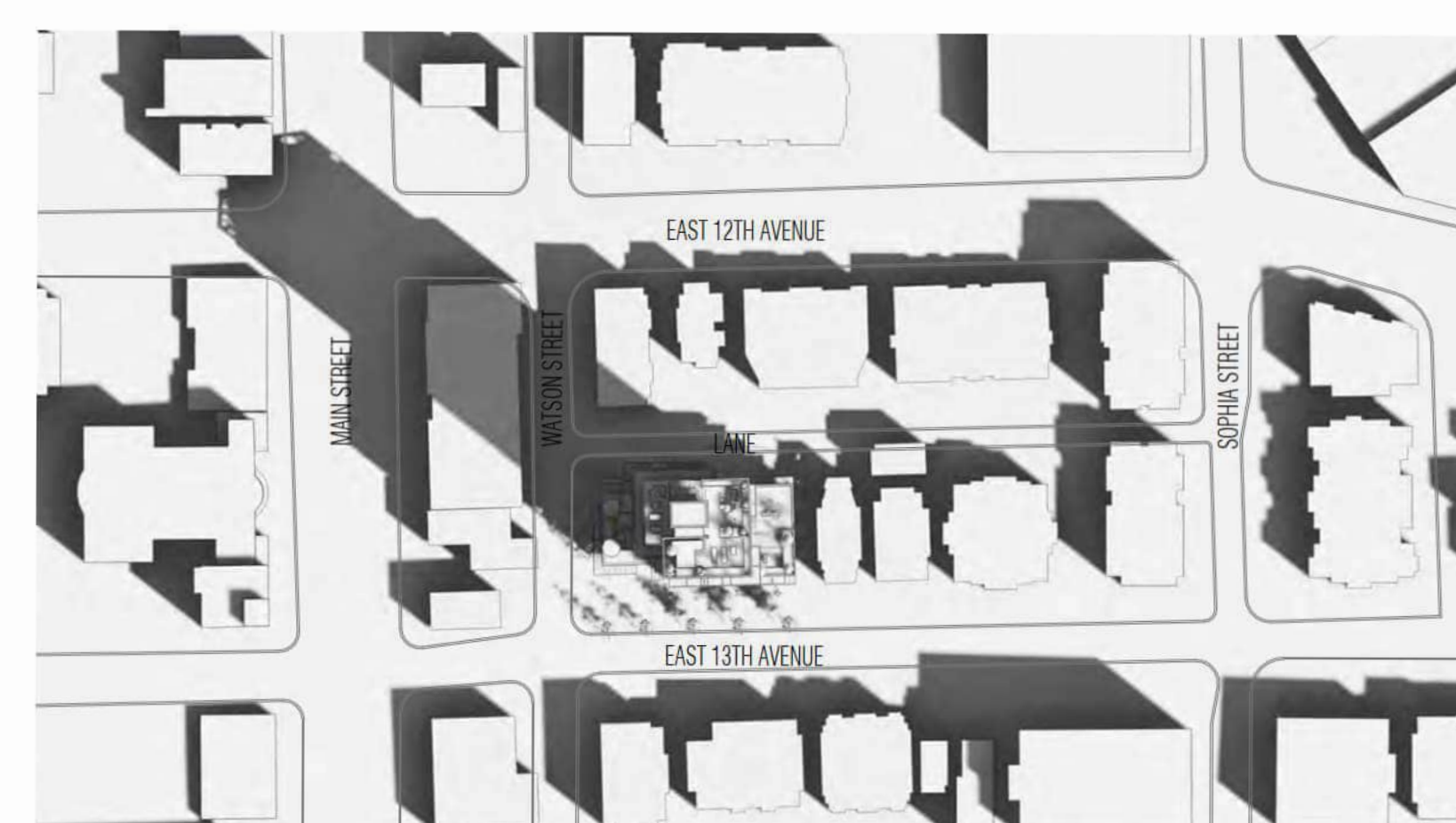
drawing no.:



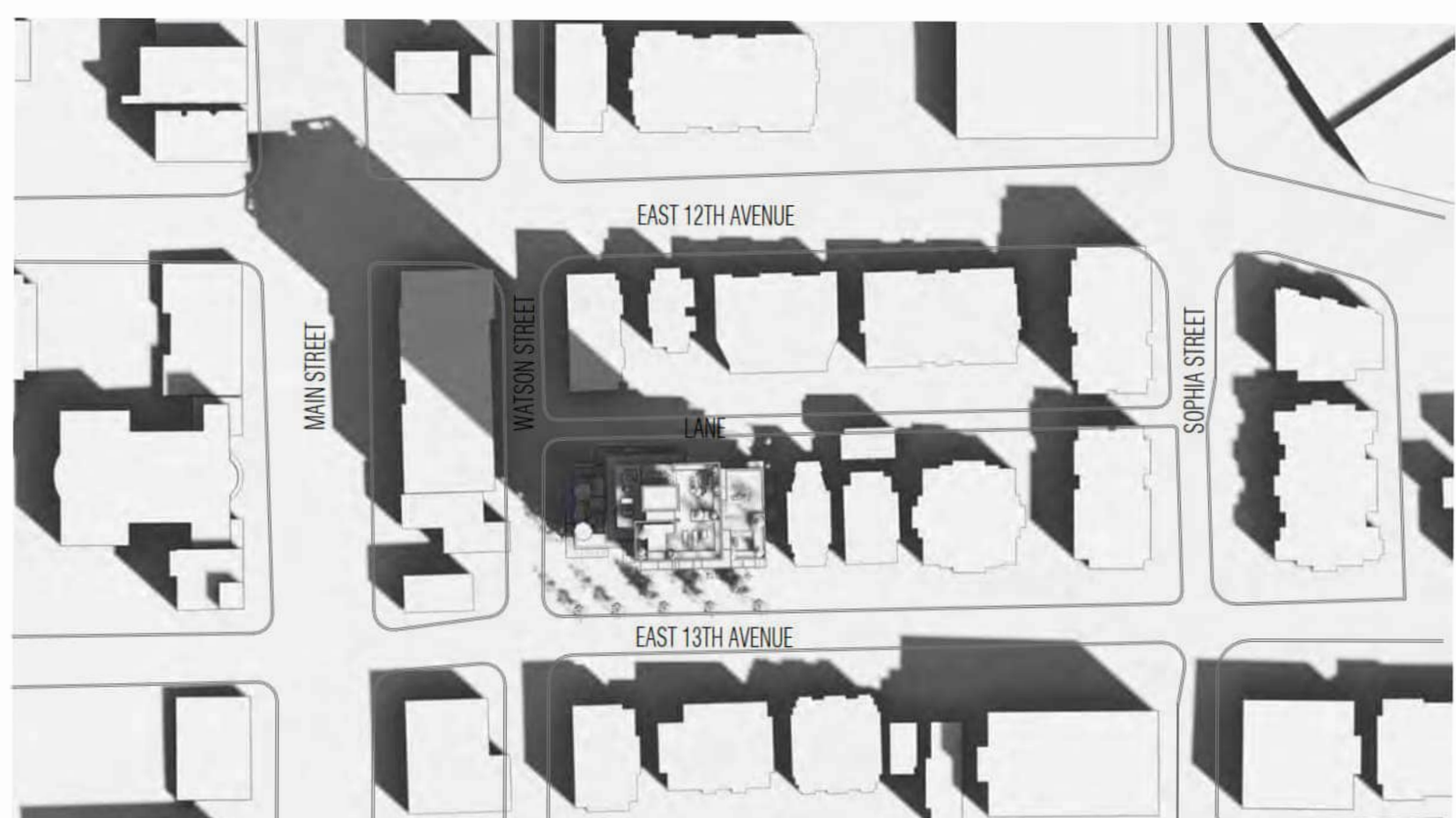
MAR 20, 10 AM



MAR 20, 10:15 AM



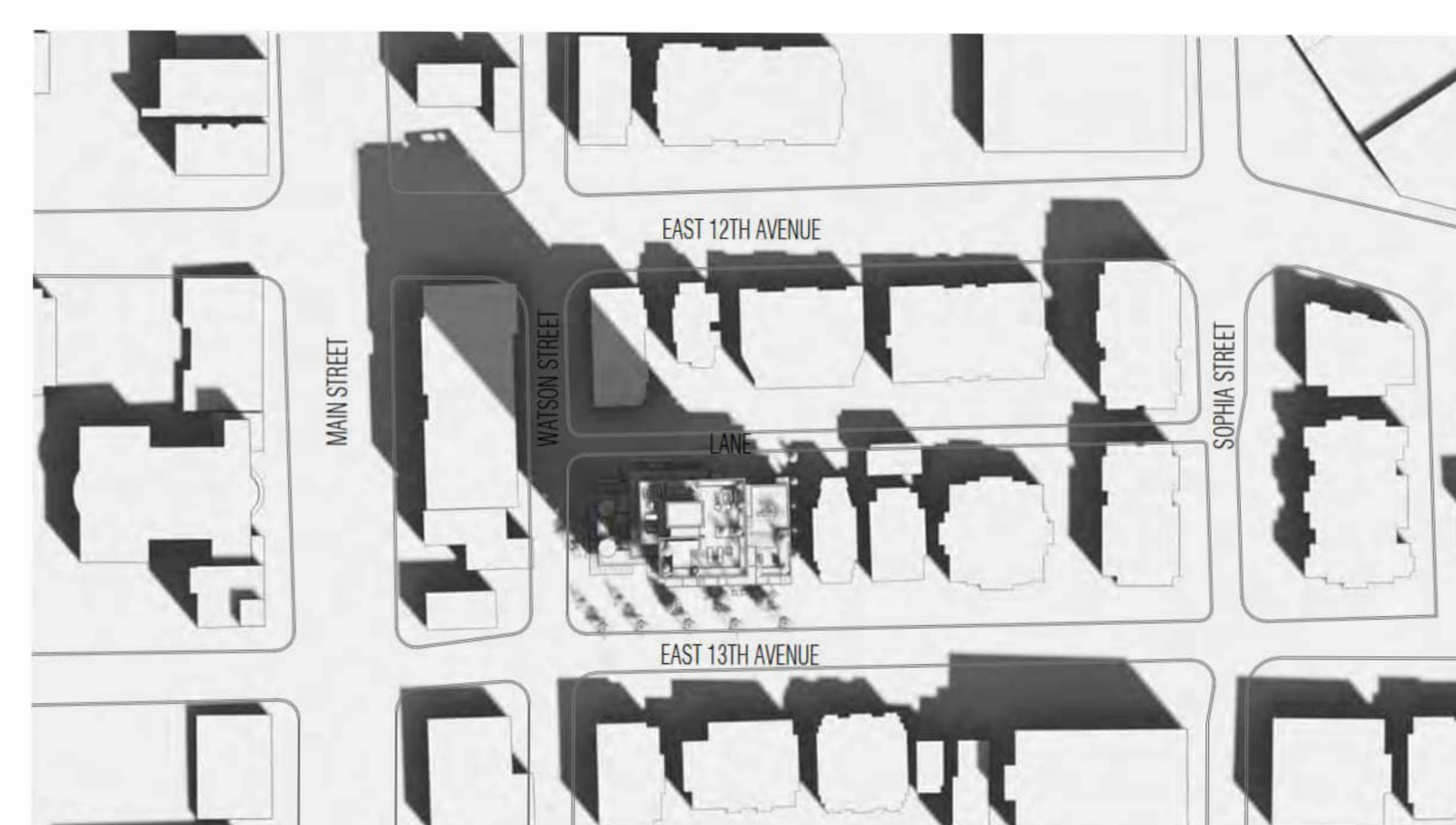
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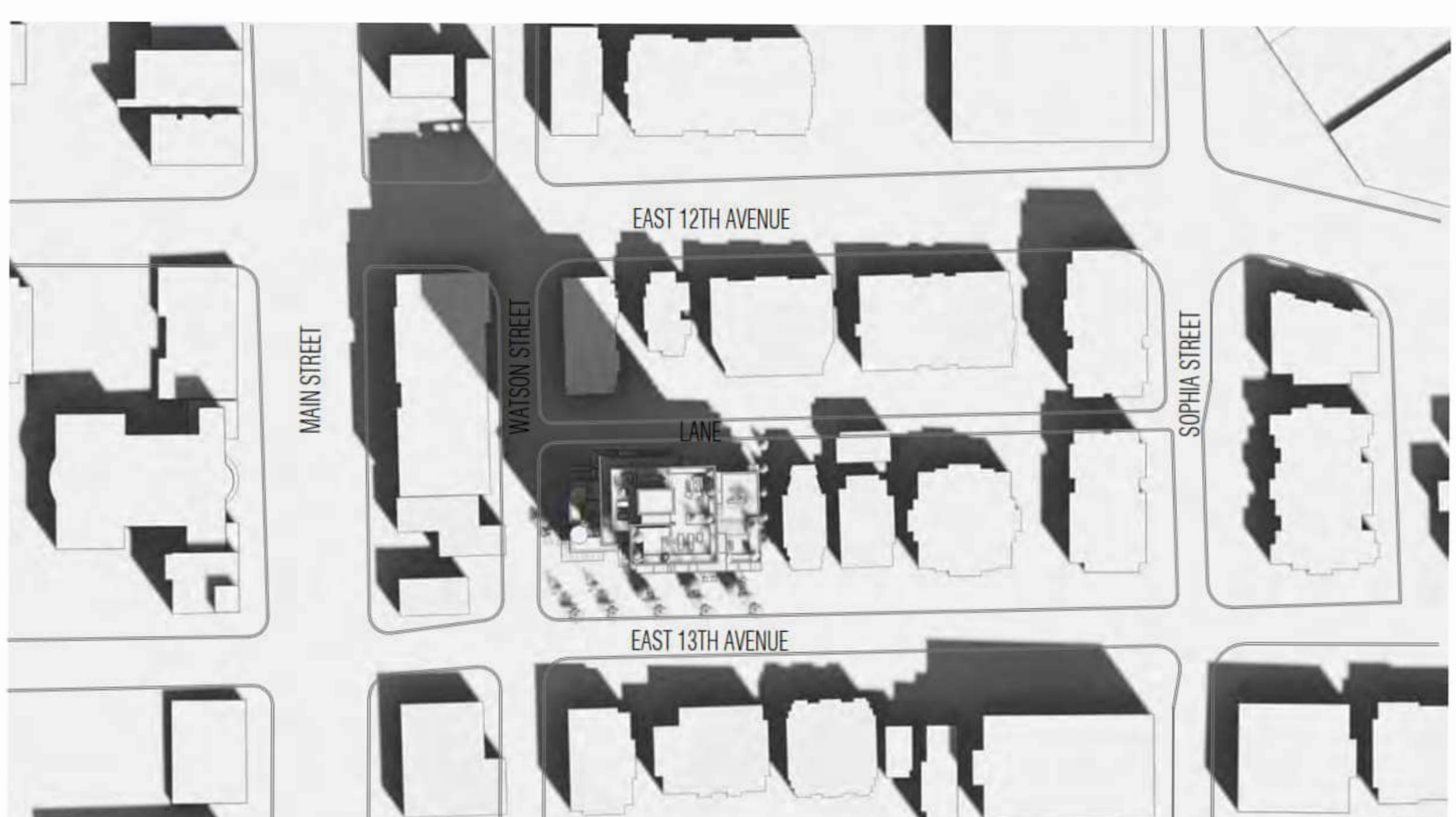
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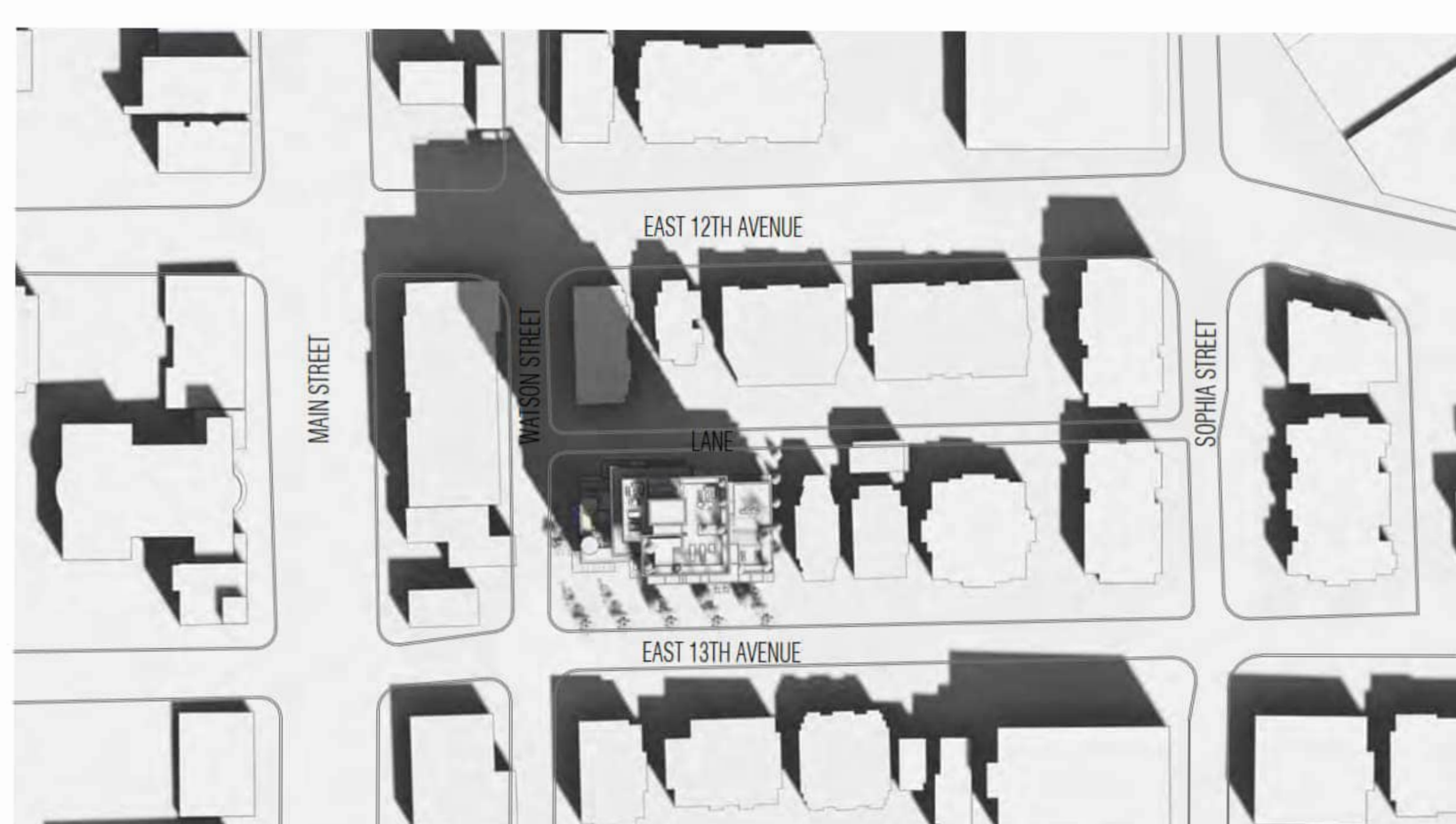
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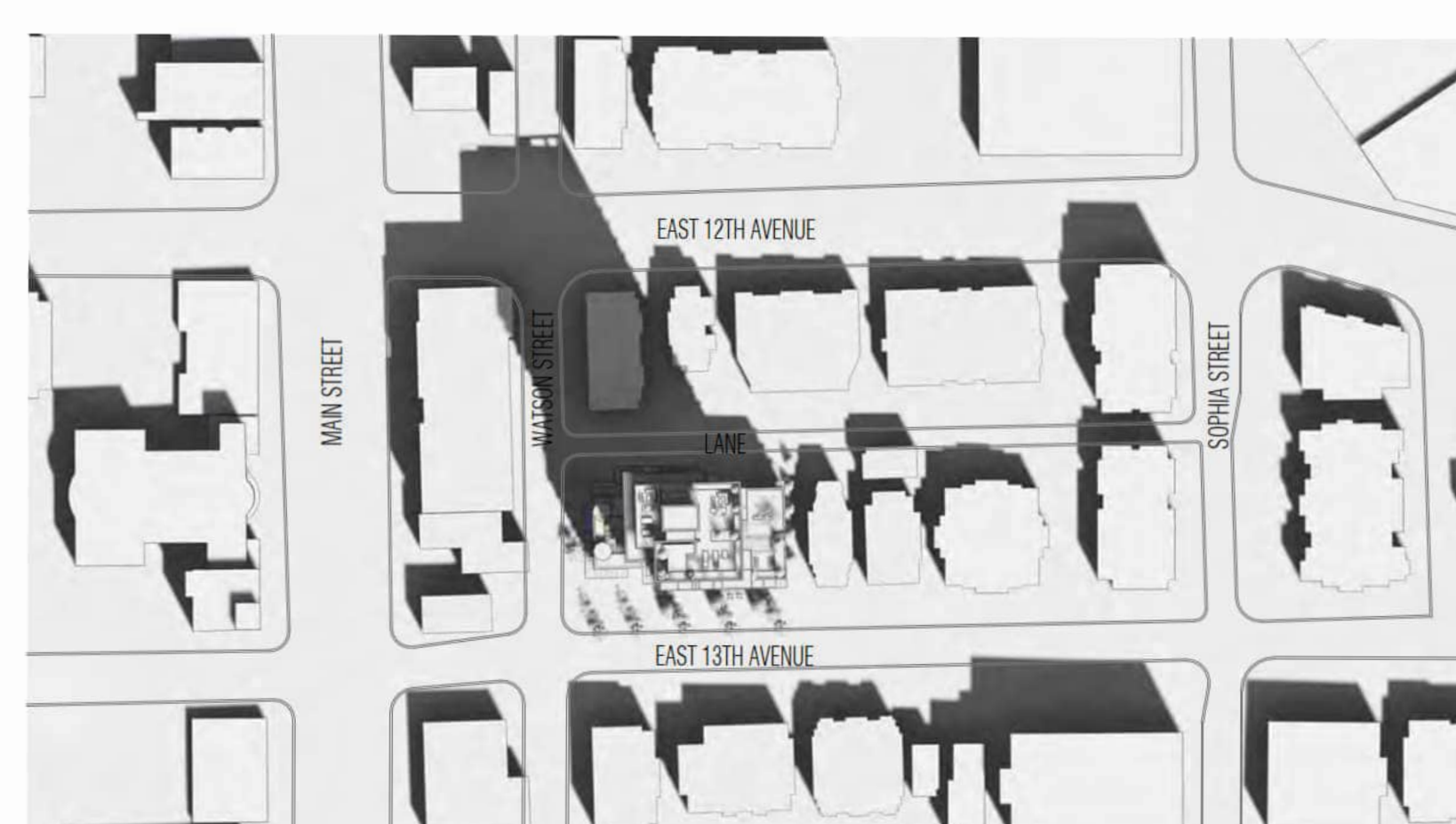
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MAR 20, 11:30 AM

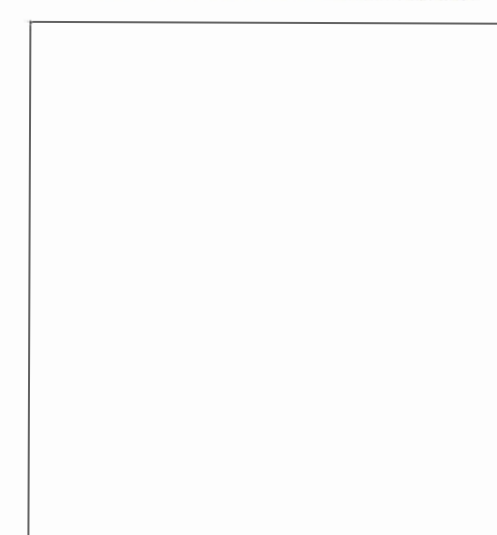


MAR 20, 11:45 AM



MAR 20, 12 PM

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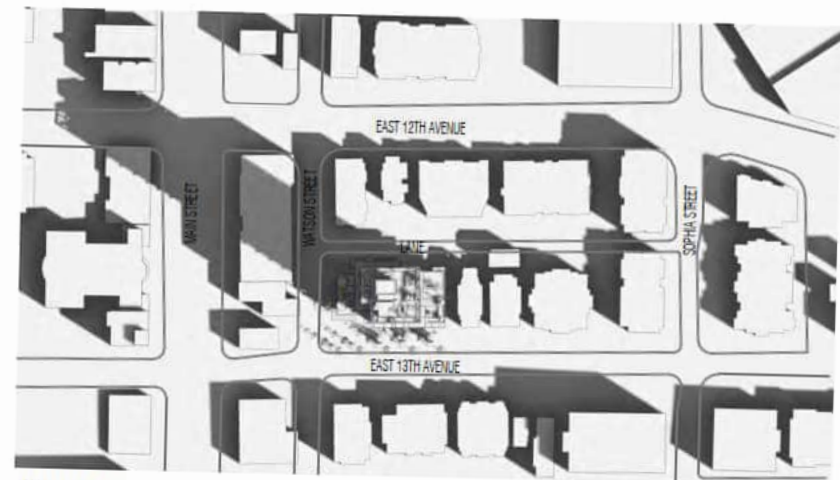
no.	date:	description:
5	DEC 02, 2025	Shadow Study Revision
4	NOV 14, 2025	Shadow Study
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning

project title:
**BRODWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC**
 drawing title:
**SHADOW ANALYSIS-
 (UTC-7)- QUARTERS-
 MARCH**

project no.:	22020	N.
drawn by:	BK	
checked by:	ST	
date:	DEC 02, 2025	
scale:		

drawing no.:

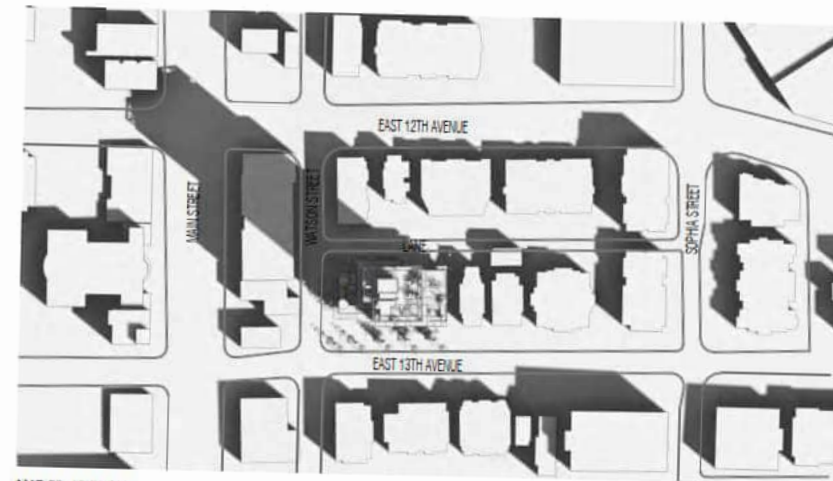
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MAR 20, 10 AM



MAR 20, 10:15 AM



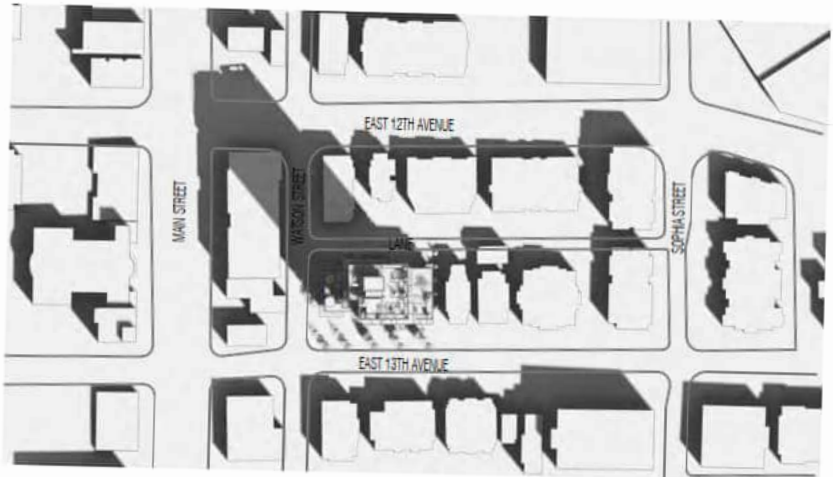
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MAR 20, 10:45 AM



MAR 20, 11 AM



MAR 20, 11:15 AM



MAR 20, 11:30 AM

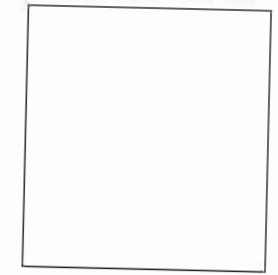


MAR 20, 11:45 AM



MAR 20, 12 PM

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5	DEC 02, 2025	Shadow Study Revision
4	NOV 14, 2025	Shadow Study
3	APR 18, 2024	Re-issued for Rezoning
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1	NOV 21, 2023	Issued for Rezoning
no.	date	description

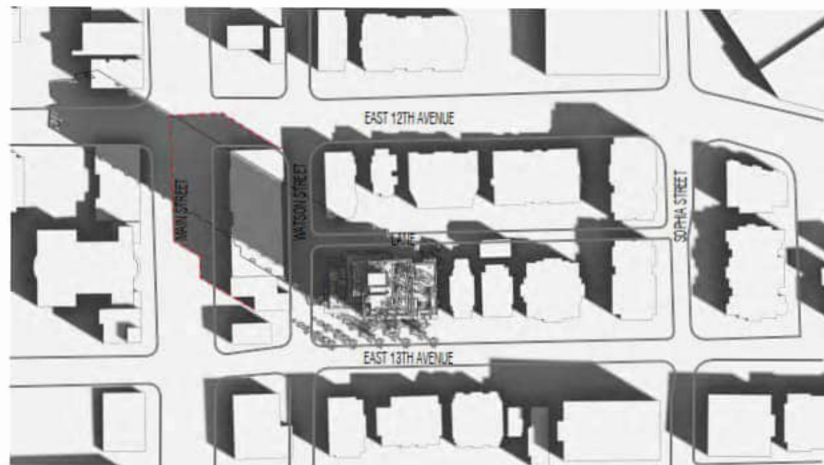
Revisions:

project title:
**BROADWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC**

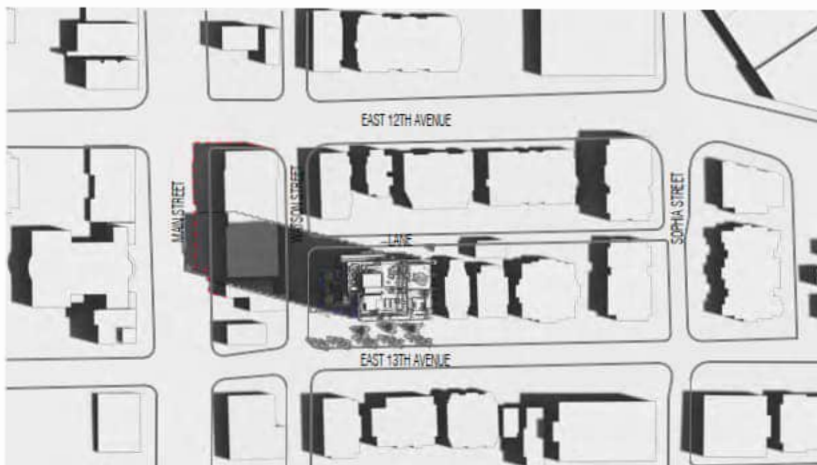
drawing title:
**SHADOW ANALYSIS-
 (UTC-7)- QUARTERS-
 MARCH**

project no.:	22020
drawn by:	BK
checked by:	ST
date:	DEC 02, 2025
scale:	

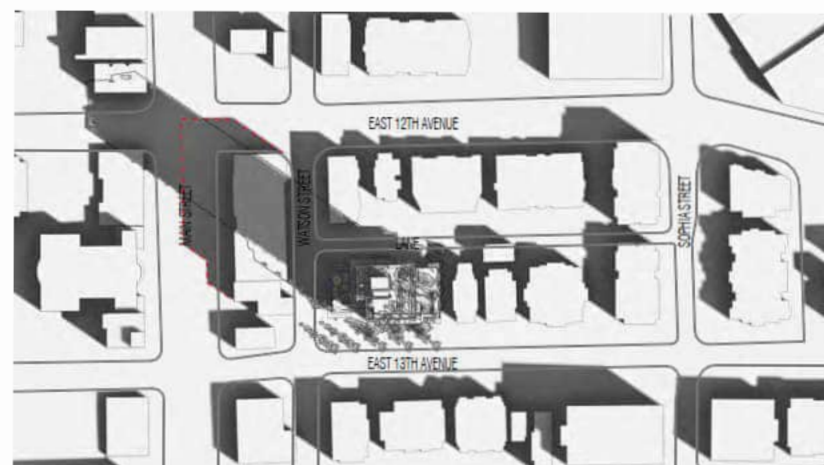




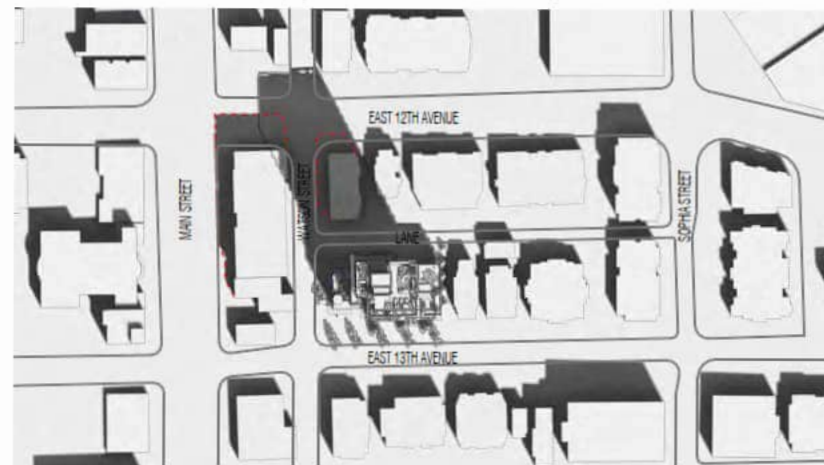
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JUN 21, 10 AM



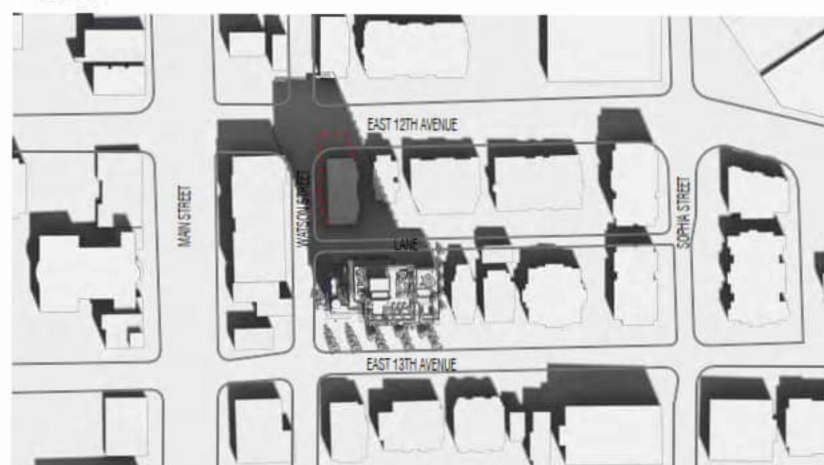
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MAR 21, 12 PM



JUN 21, 12 PM



SEP 22, 12 PM



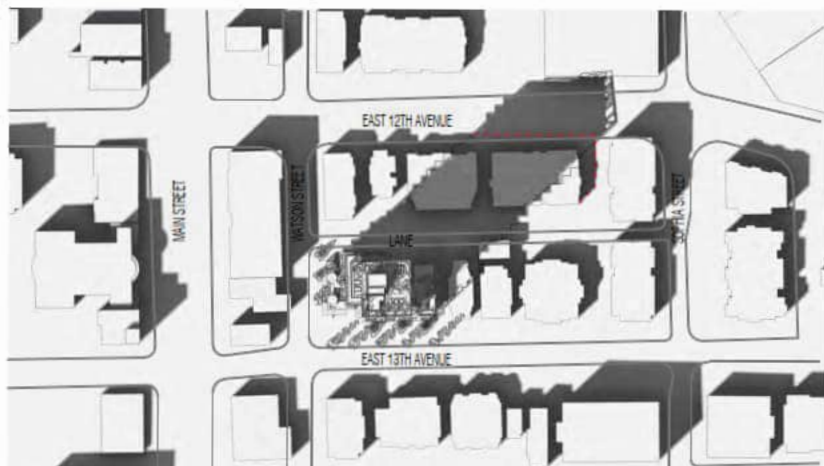
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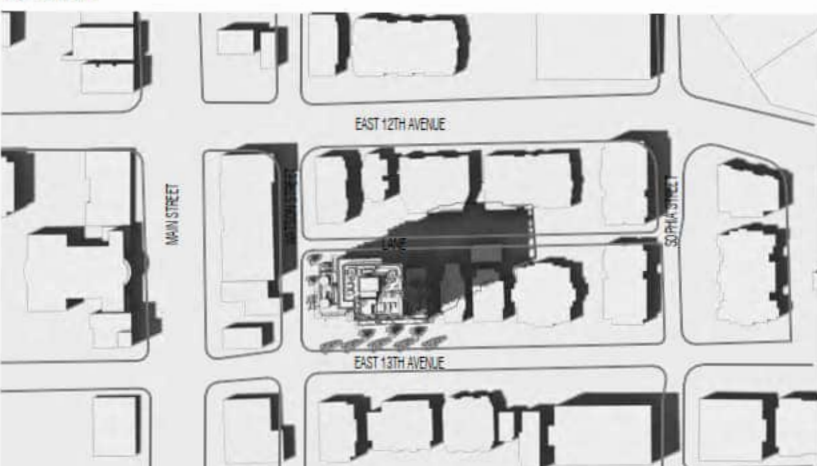
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SEP 22, 02 PM



MAR 21, 04 PM



JUN 21, 04 PM



SEP 22, 04 PM

LEGEND: - - - - - EXISTING BUILDING'S SHADOW OUTLINE

— TOWER'S SHADOW OUTLINE

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4	NOV 14, 2025	Shadow Study
3	APR 18, 2024	Re-issued for Rezoning
2	MAR 26, 2024	Re-issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no.	date:	description:

Revisions

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215-229 EAST 13TH AVE,
VANCOUVER, BC

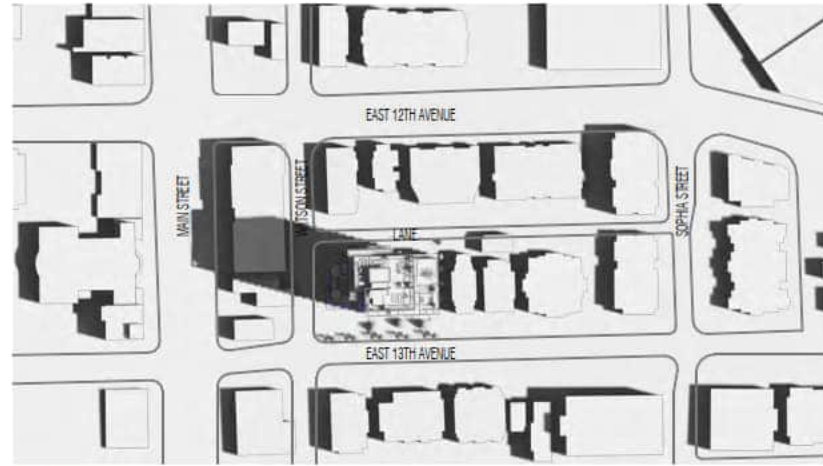
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(UTC -7)

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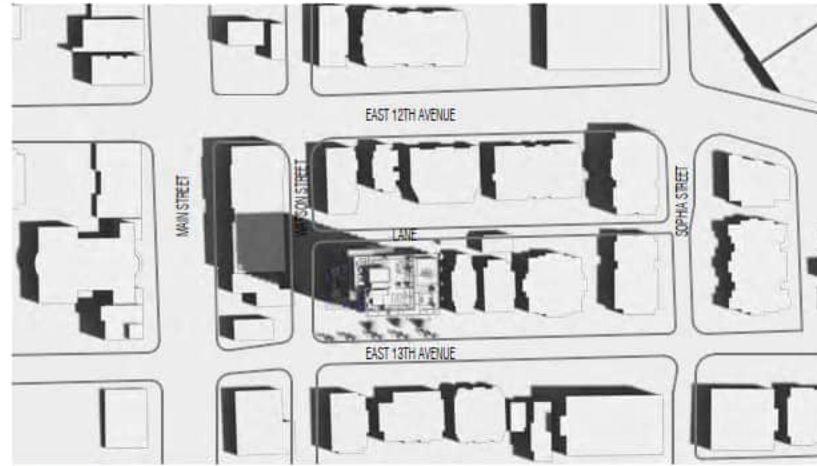


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A4.01



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JUN 21, 10:15 AM



JUN 21, 10:30 AM



JUN 21, 10:45 AM



JUN 21, 11 AM



JUN 21, 11:15 AM



JUN 21, 11:30 AM

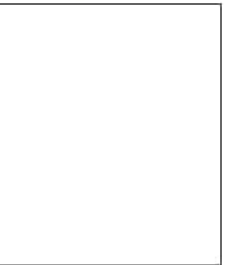


JUN 21, 11:45 AM



JUN 21, 12 PM

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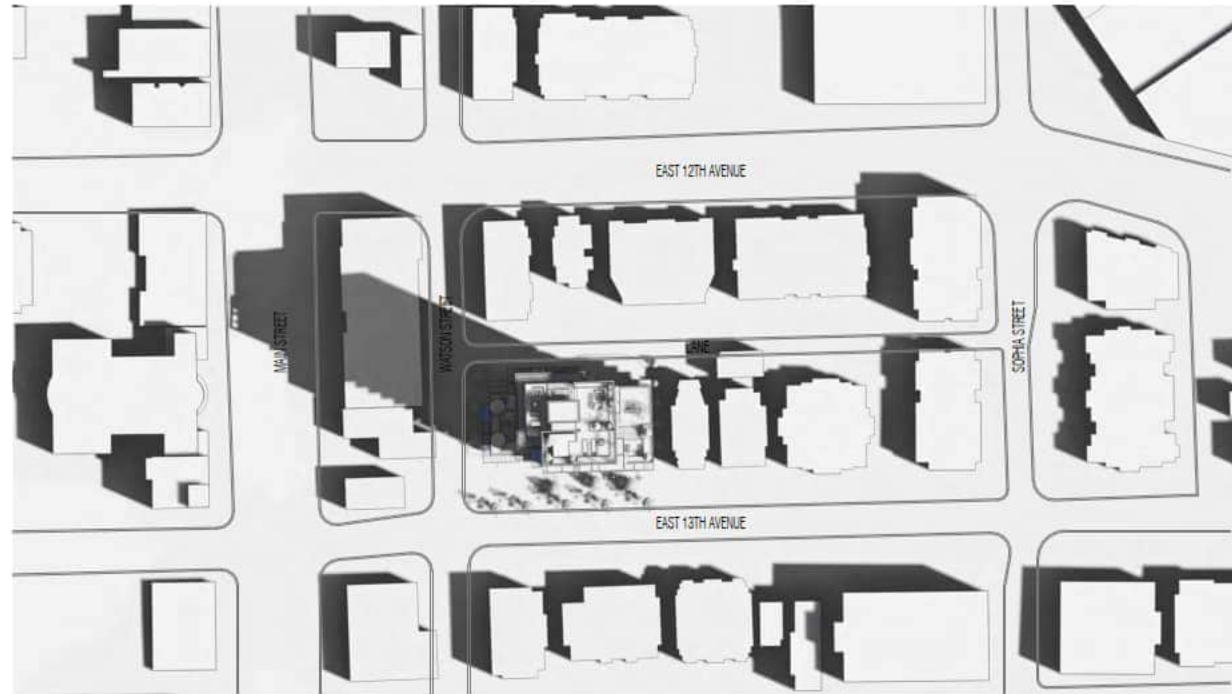
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 VANCOUVER, BC

drawing title:
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 (UTC-7)- QUARTERS-
 JUNE

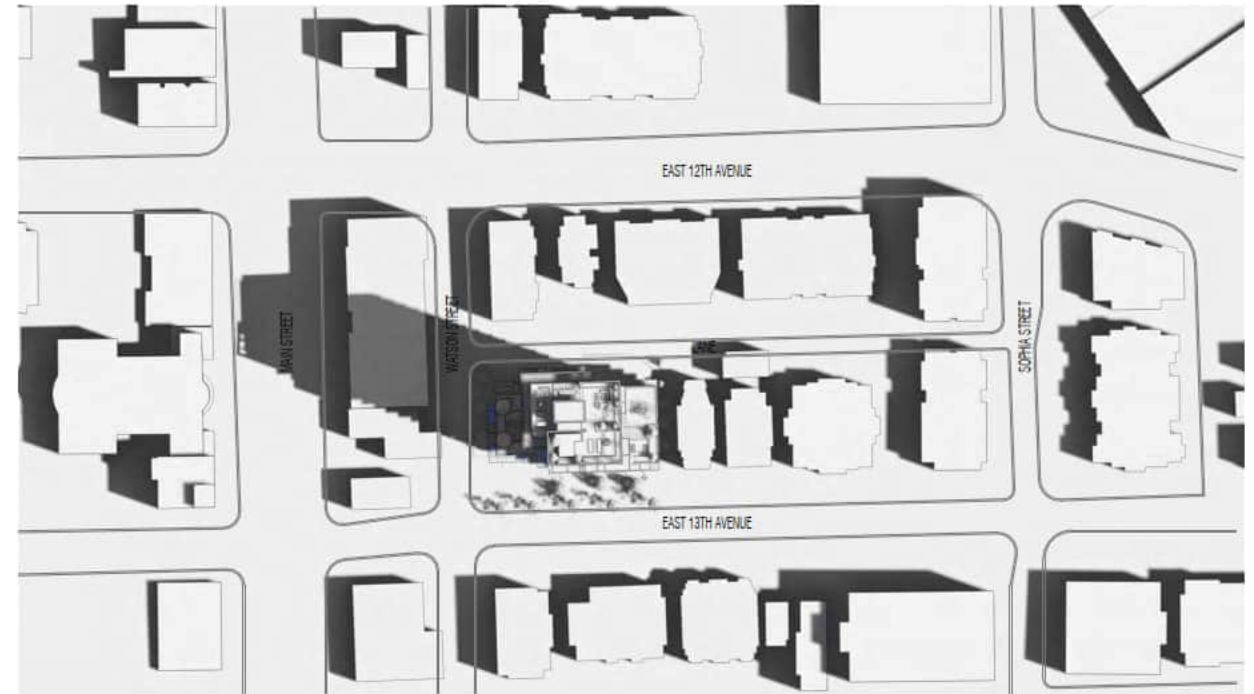
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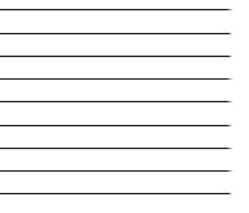
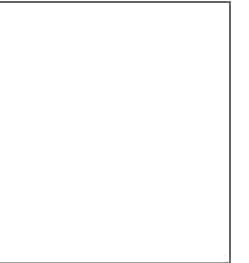


APR 27, 10:00 AM



AUG 06, 10:00 AM

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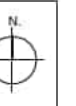


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3	APR 18, 2024	Re-issued for Rezoning
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DEVELOPMENT
215-229 EAST 13TH AVE,
VANCOUVER, BC

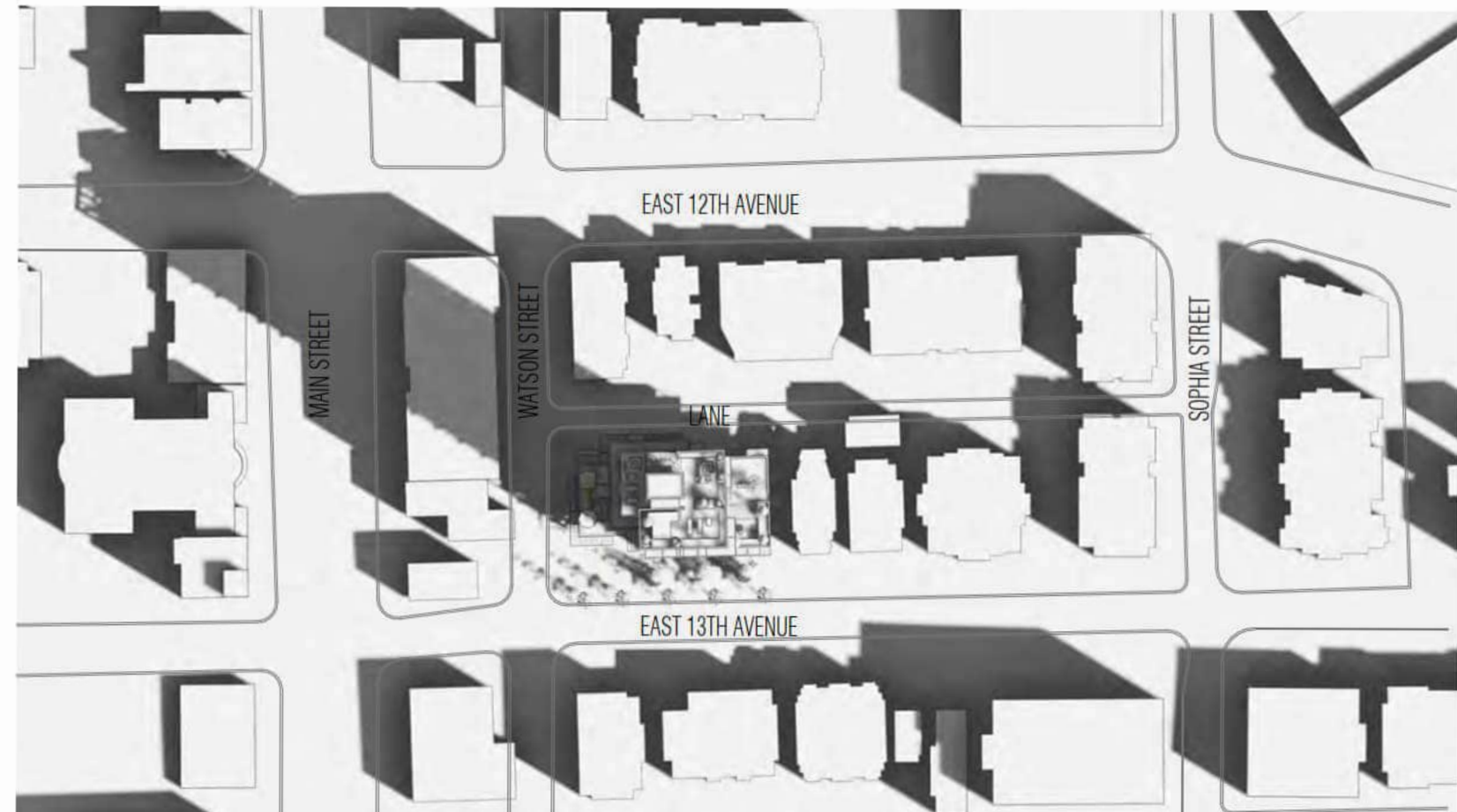
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(UTC-7)- NO SHADOW
PERIOD

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checked by:	ST
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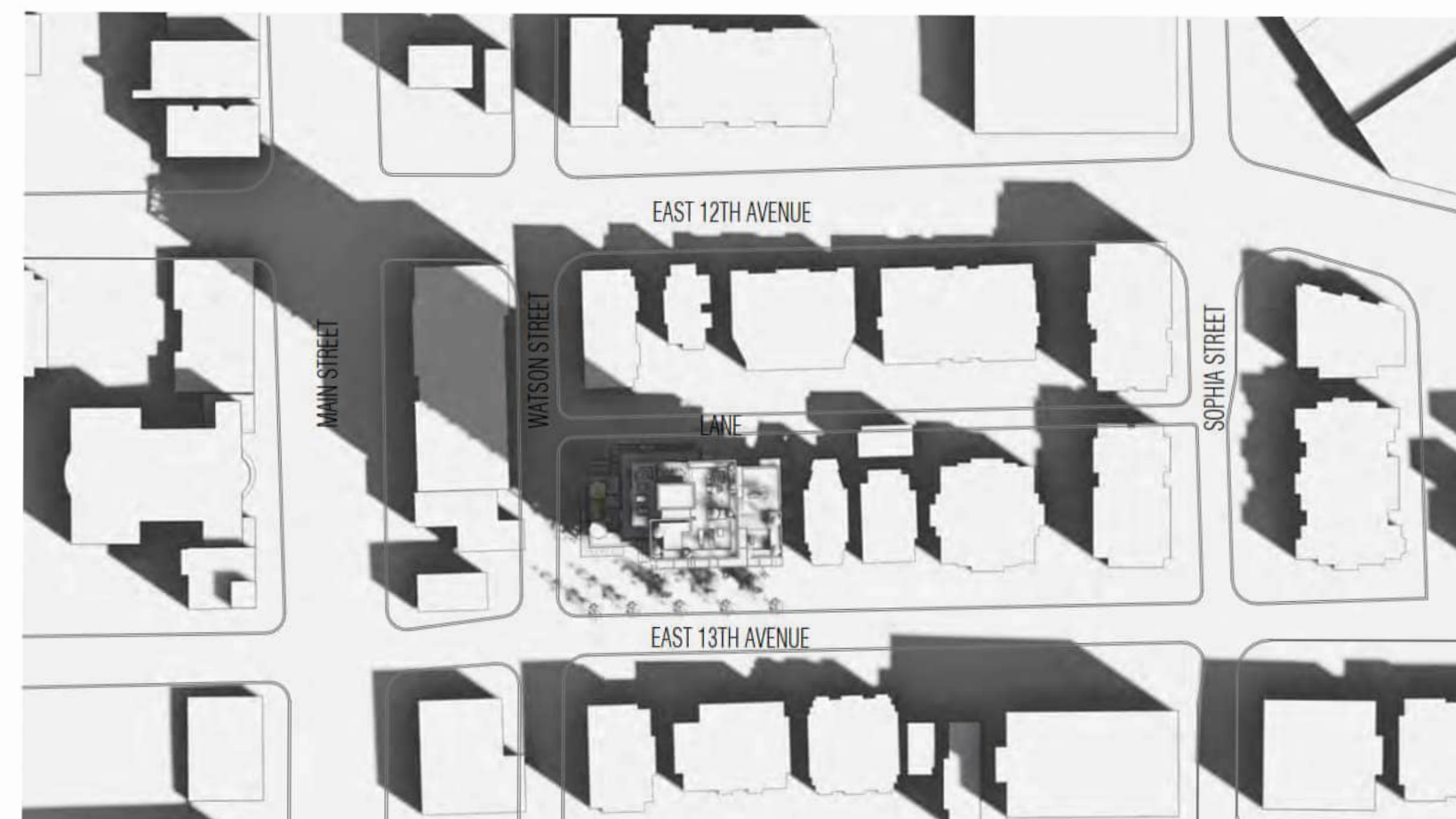


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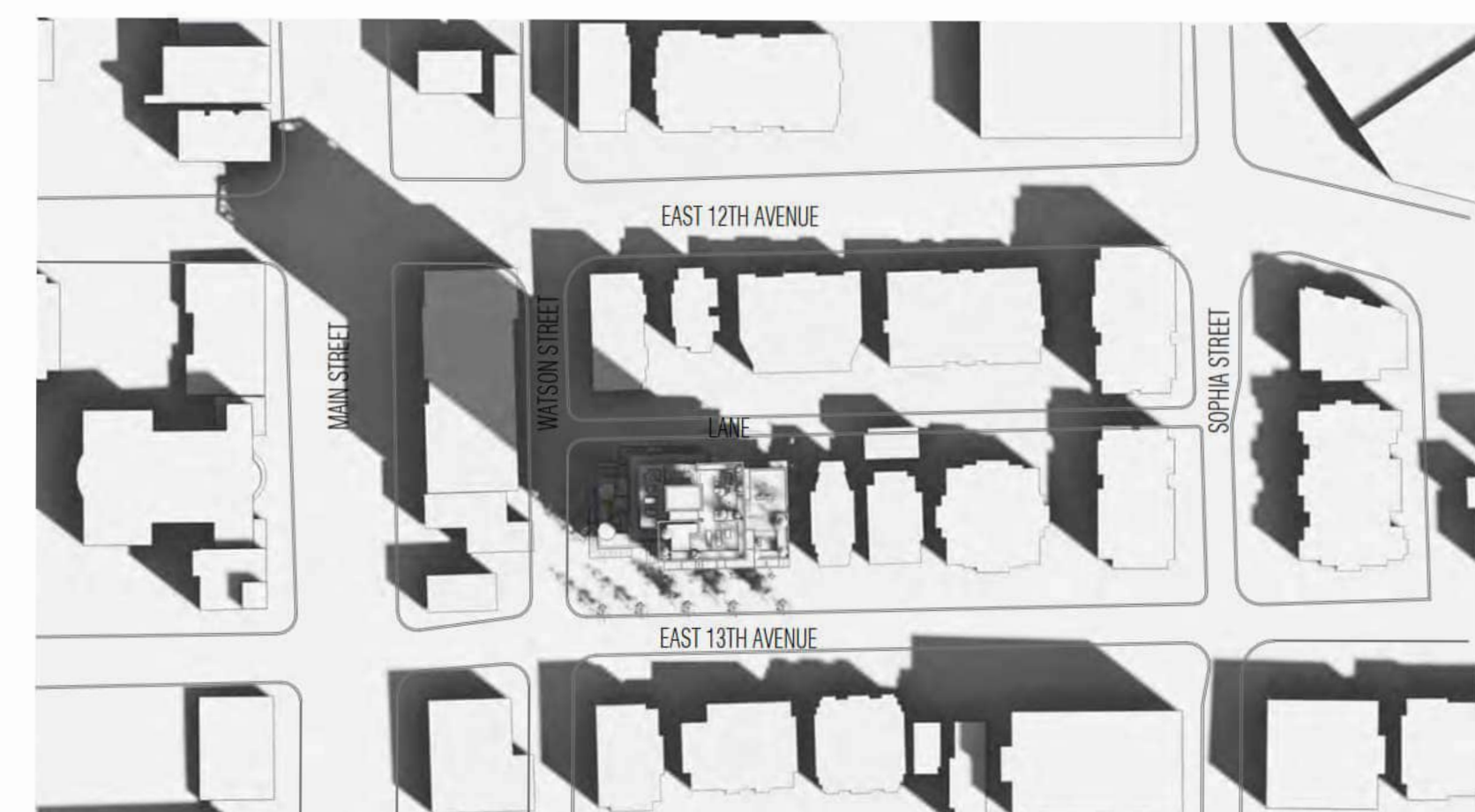
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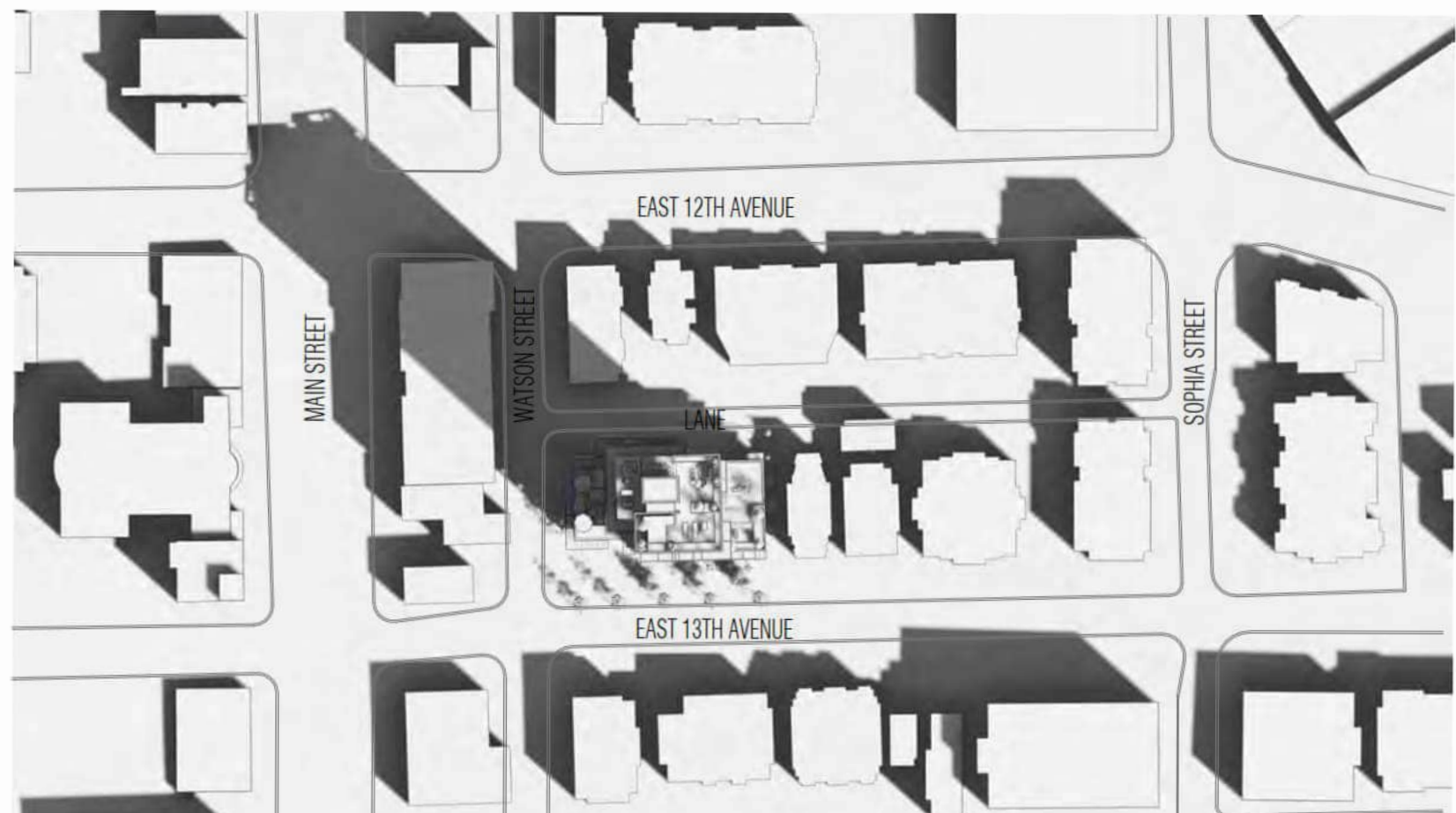
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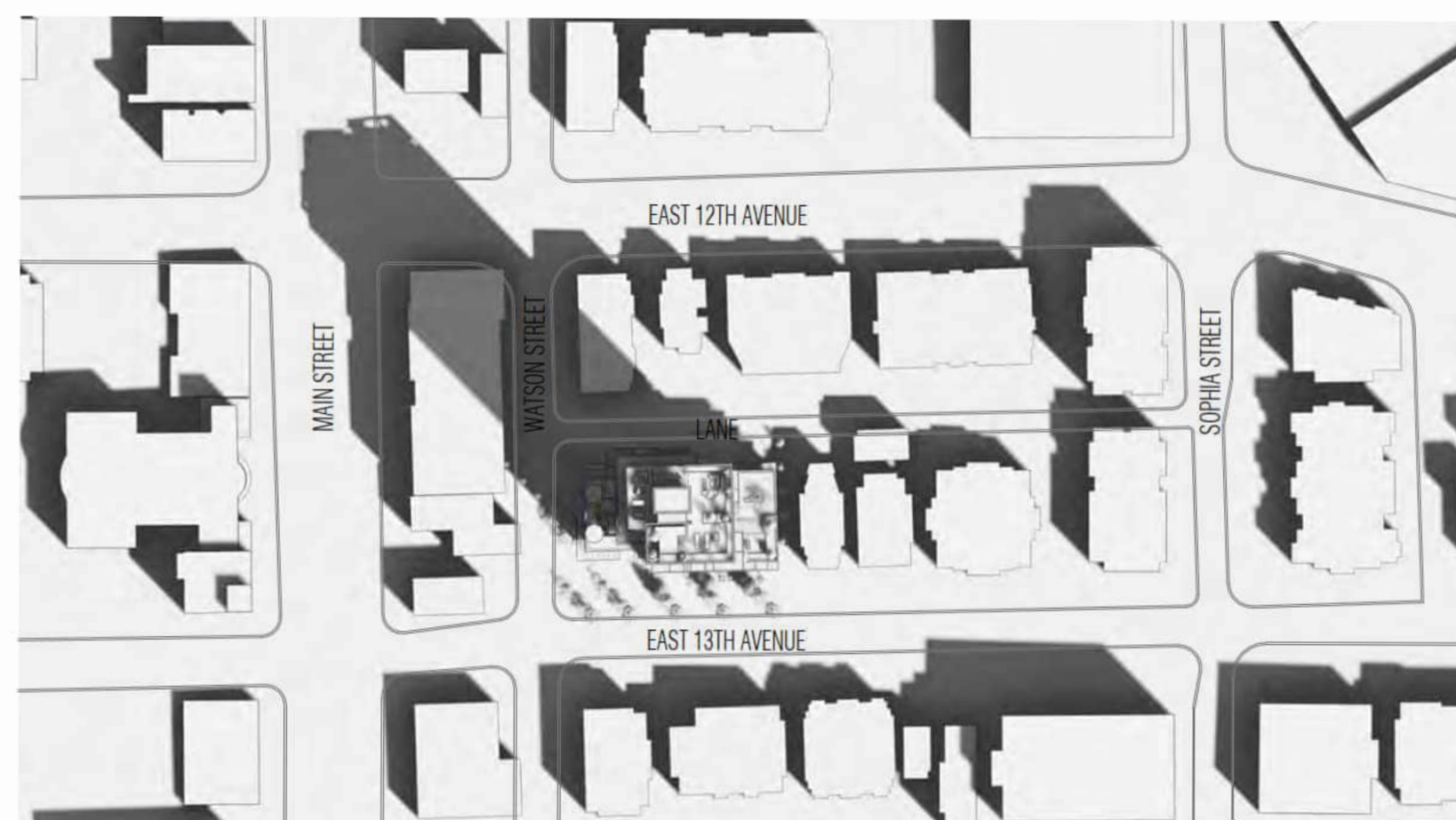
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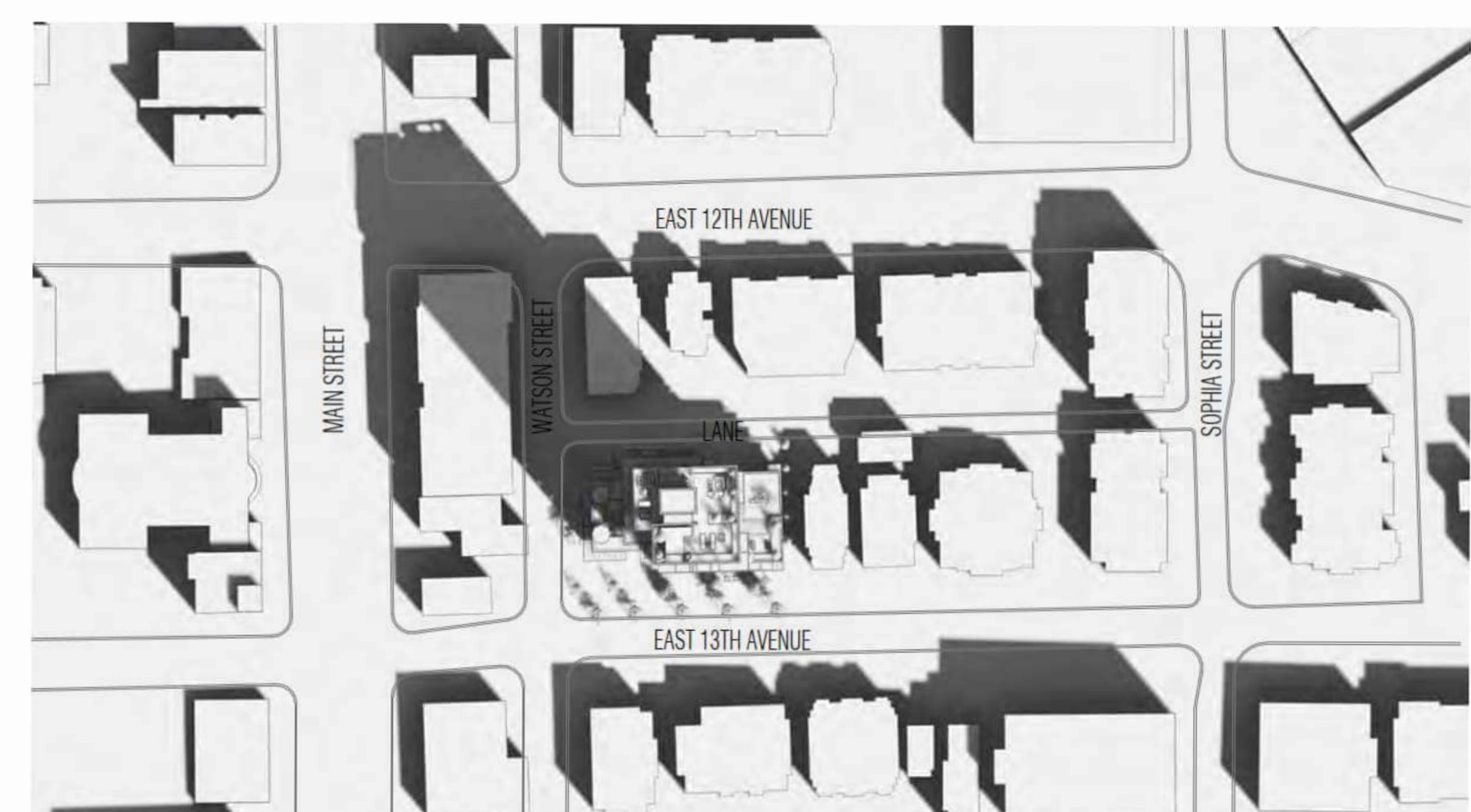
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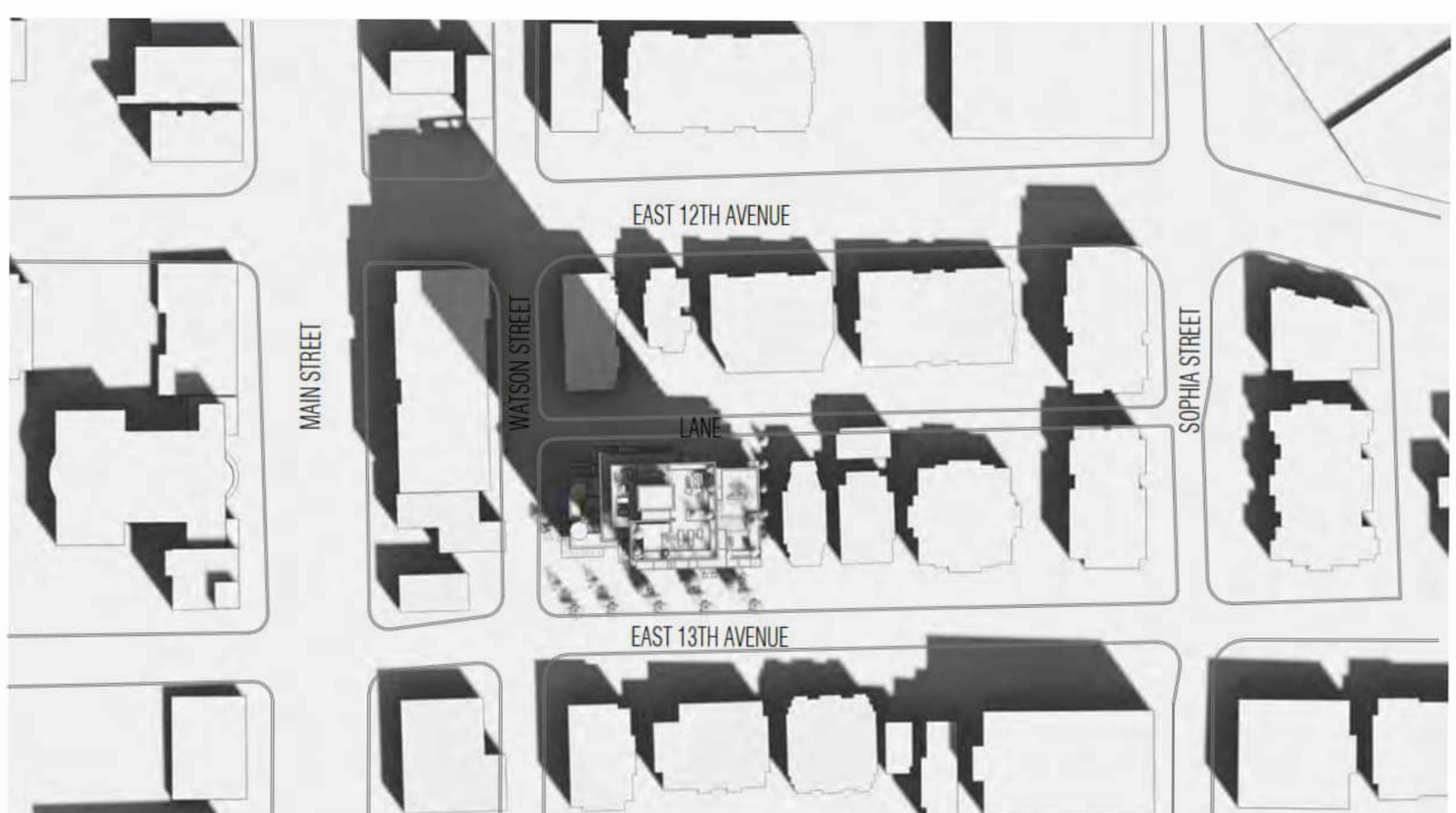
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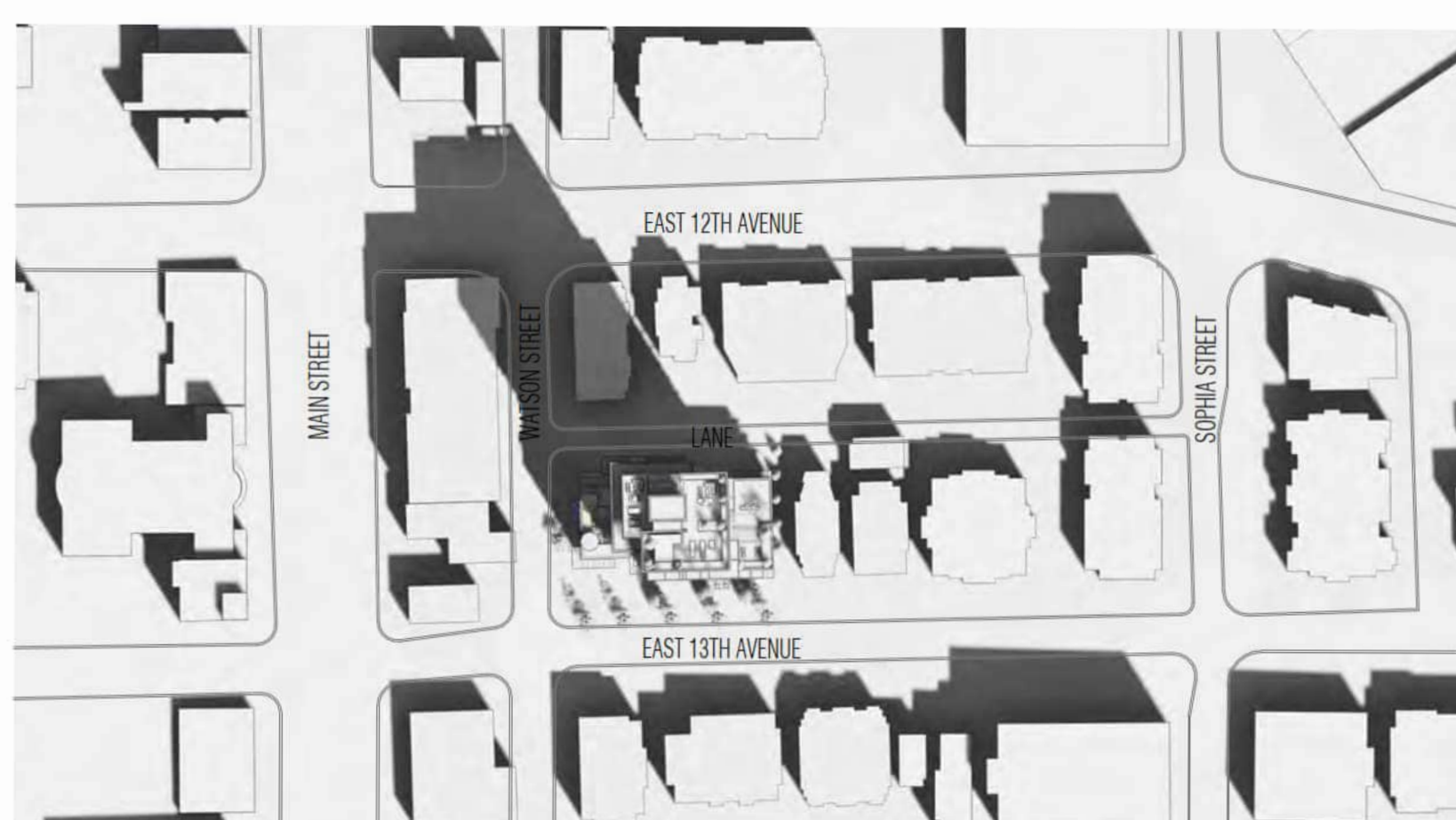
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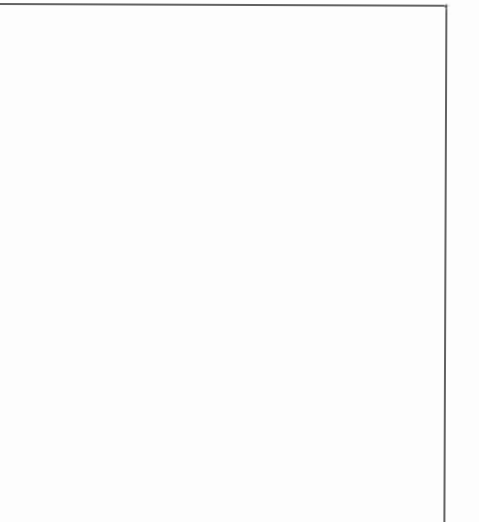


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MAR 20, 12 PM

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2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:
Revisions		

project title:
**BRODWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC**
 drawing title:
**SHADOW ANALYSIS-
 (UTC-7)- QUARTERS-
 MARCH**

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drawn by:	BK	
checked by:	ST	
date:	DEC 02, 2025	
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drawing no.:
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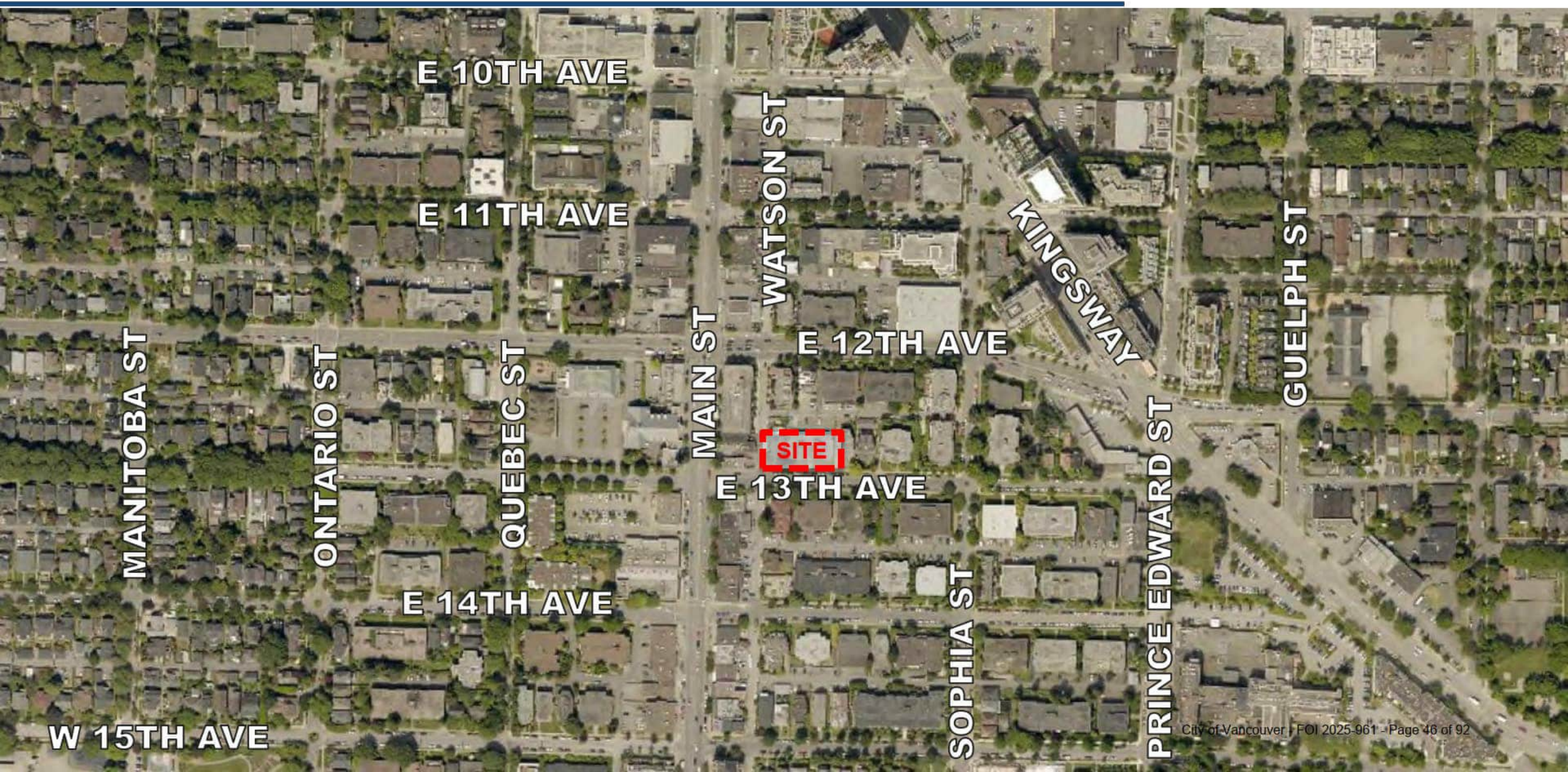
CD-1 Rezoning: 215-229 East 13th Avenue

Public Hearing

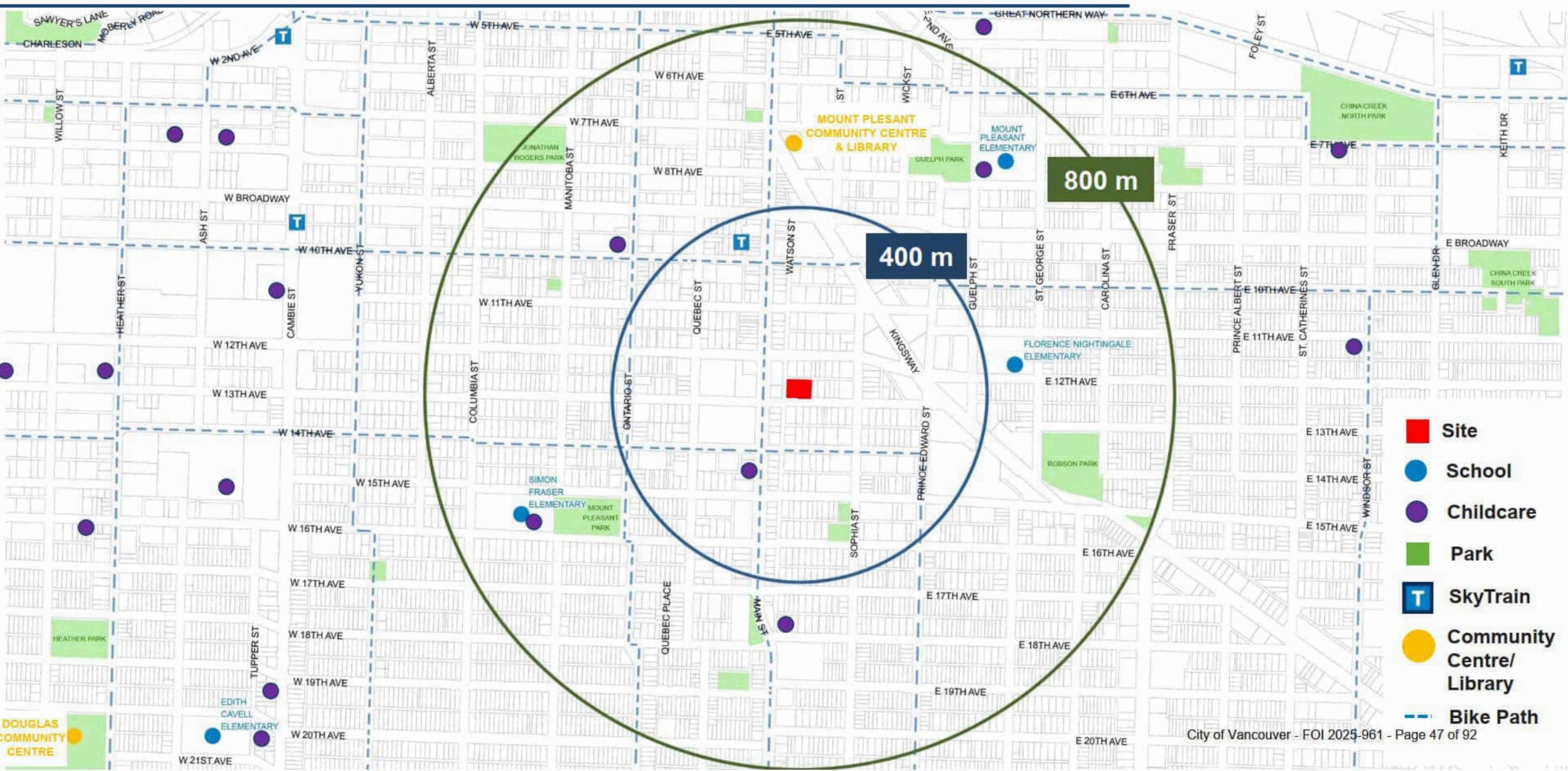
December 4, 2025



Existing Site and Context



Local Amenities and Services



- Site
- School
- Childcare
- Park
- T SkyTrain
- Community Centre/ Library
- Bike Path

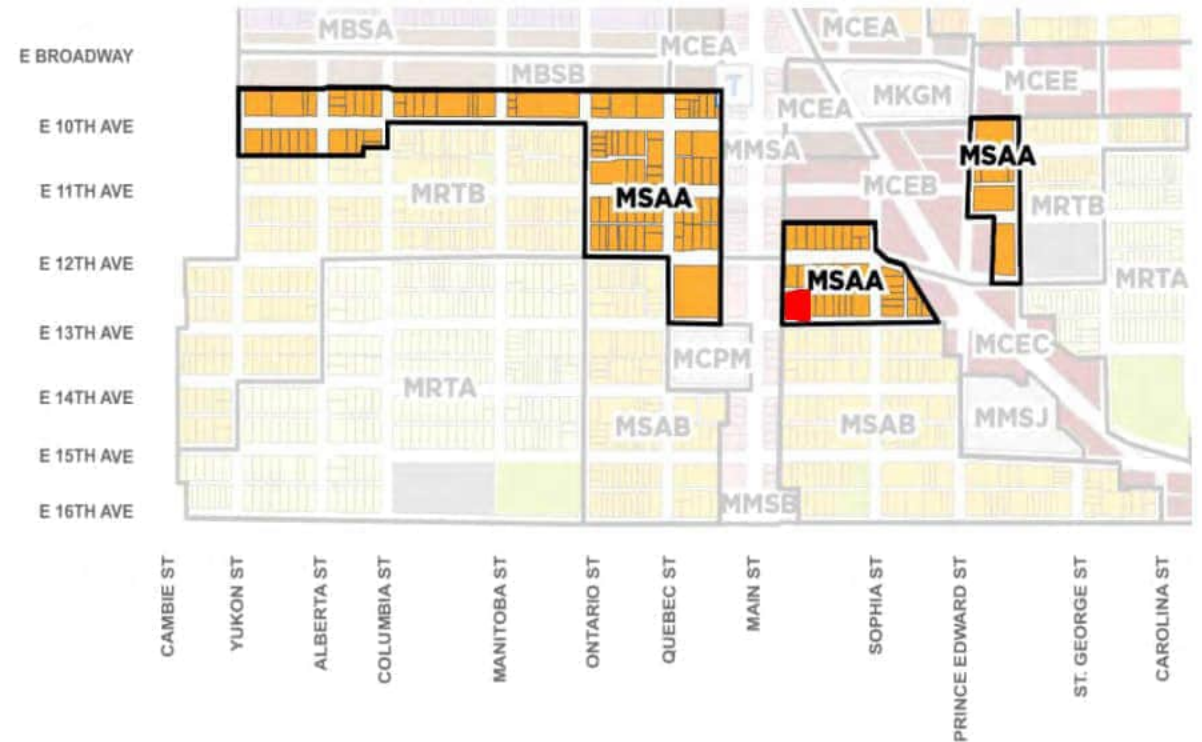
Policy Context

Mount Pleasant South Apartment Area - Area A (MSAA)

- Rental buildings with 20% below-market units
- Height: 20 storeys
- Density: 6.5 FSR
 - Minor increases in height and density for retail

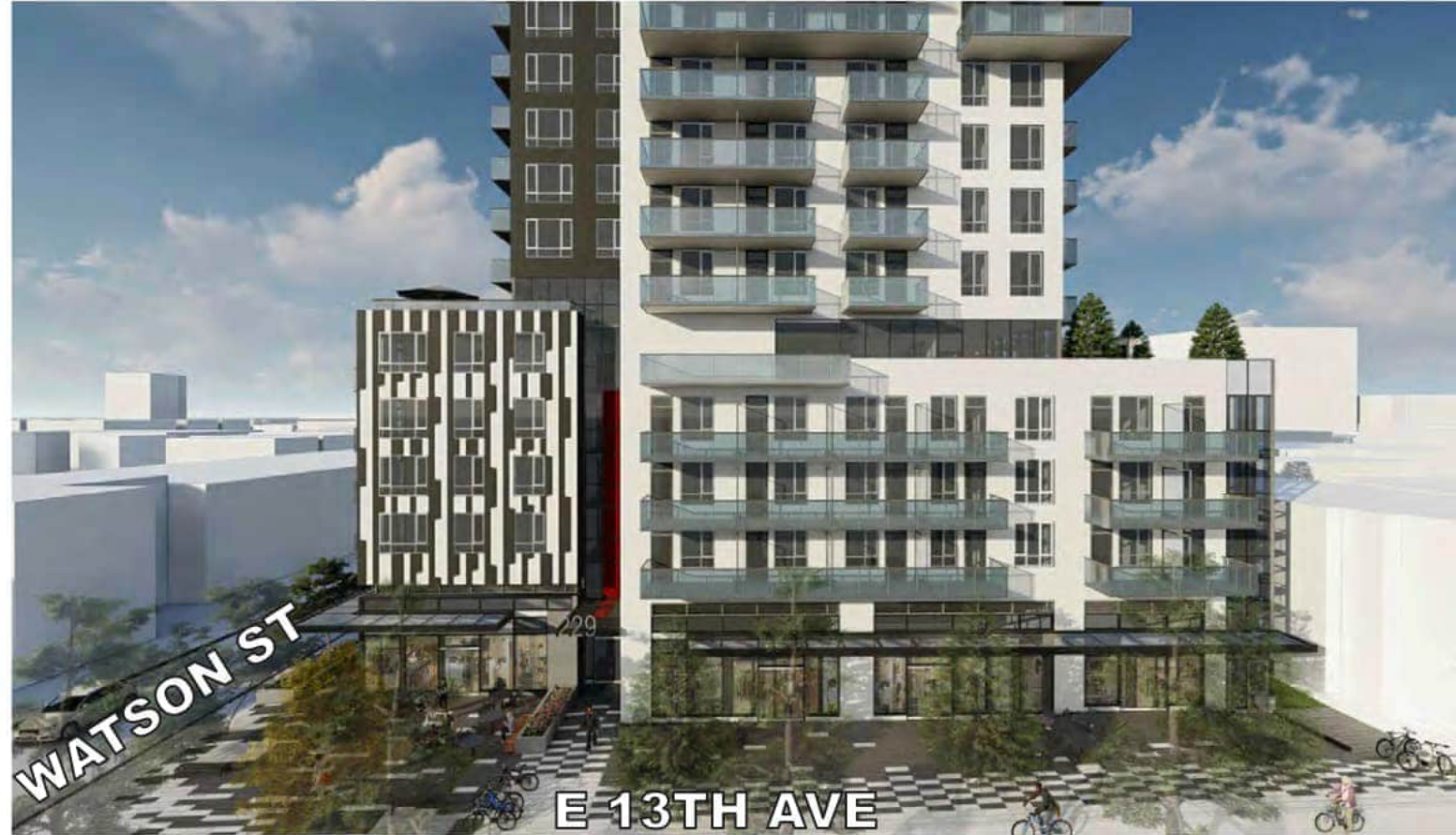


BROADWAY PLAN



Proposal

- 21-storey rental tower
- Commercial units on ground floor
- 193 rental units with 20% of residential floor area at below-market rates
- 6.8 FSR
- Height: 66.8 m (219 ft.)
- Three levels of underground parking from the lane



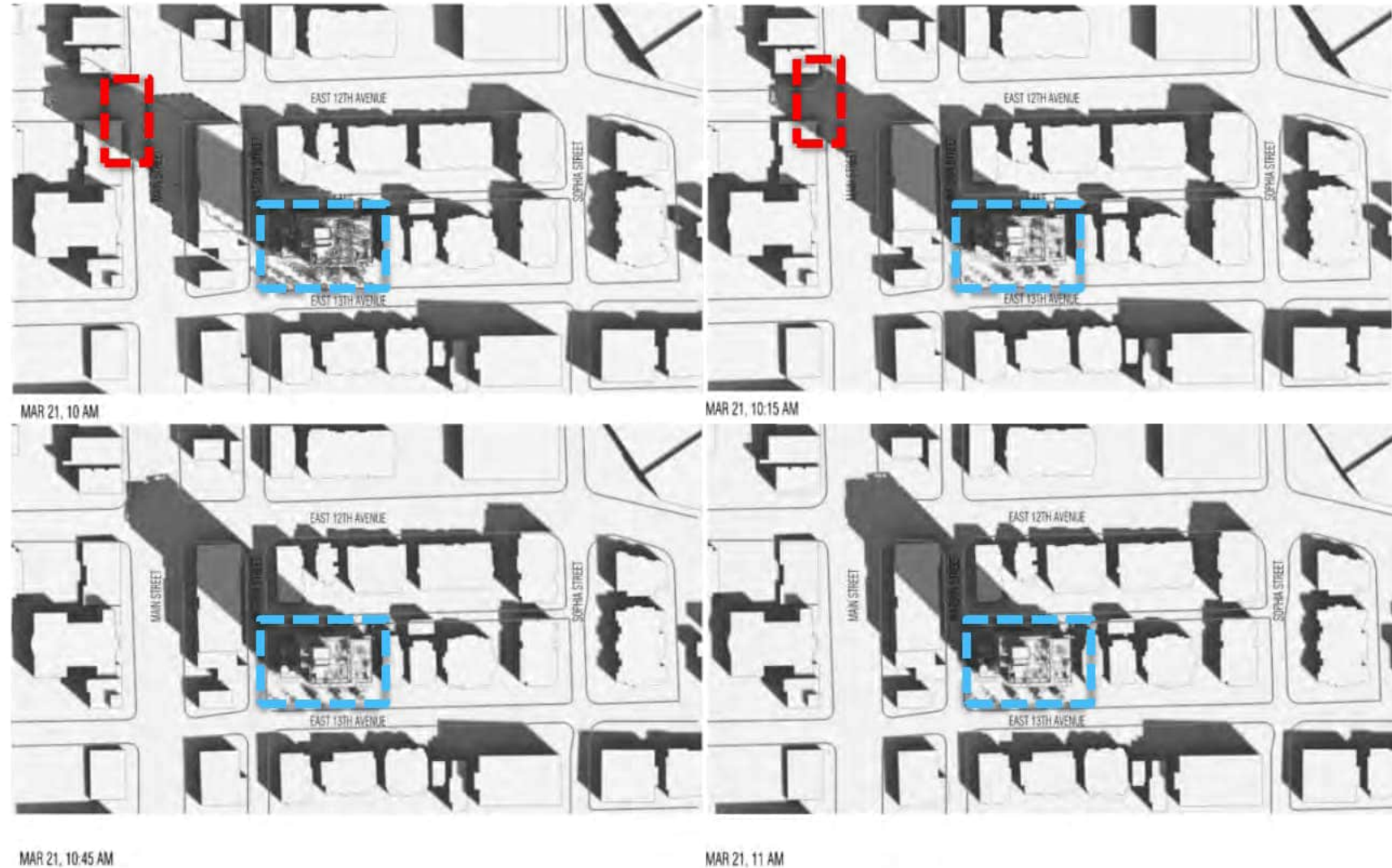
Proposal: Form of Development

- Tower on podium building form
- Rooftop amenity
- Improvements to public realm through retail and outdoor seating



Proposal: Solar Access

- 45-minute shadow onto Main Street Village (10-10:45 am)
- Shadowed area located near high volume intersection
- Staff explored alternate form of development options
- Shadowing acceptable



Shadowed sidewalk



Site

Below-Market vs. Market Rents

	Below-Market Rental		Market Rent in Newer Buildings on Eastside*	
	Average Starting Rents	Average Household Income Served	Average Rents	Average Household Income Served
studio	\$1,294	\$51,776	\$1,879	\$75,160
1-bed	\$1,470	\$58,784	\$2,194	\$87,760
2-bed	\$2,052	\$82,080	\$2,880	\$115,200
3-bed	\$2,819	\$112,768	\$3,815	\$152,600

* Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later on the Eastside of Vancouver. City of Vancouver - FOI 2025-961 - Page 52 of 92

Public Consultation

Postcards Mailed
April 8, 2024

City-hosted
Q&A Period
April 10 to 23, 2024

Postcards distributed	3,238
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Questions	14
-----------	----

Comment forms	141
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Other input	3
-------------	---

Total	158
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Comments of support

- Density close to transit
- Increased housing stock
- Commercial space

Comments of concern

- Height, density, and scale out of character with neighbourhood
- Tenant displacement
- Increased traffic/parking

Response to Feedback

Height, Density and Scale

- Height and density consistent with the *Broadway Plan*

Displacement and Housing

- Qualifying tenants protected by the *Tenant Relocation and Protection Policy*
- Right of first refusal to return at original rent or 20% below market rent

Traffic and Parking

- Proximity to Broadway Subway
- No minimum parking requirements, except accessible, visitor, loading, and bike parking
- Transportation Demand Management Plan to reduce reliance on vehicles
- New speed bumps in the lane, street lighting, and new sidewalk

Public Benefits

Contribution	Amount
Rental Housing	193 rental units with 20% below-market units
Utilities Development Cost Levies (DCLs)	\$2,115,912
City-wide DCL	\$157,620
Public Art	\$274,186
Total Value	\$2,547,718

Conclusion

- Meets intent of *Broadway Plan*
- Delivery of 193 units of rental housing with 20% of the floor area secured for below-market rental
- Staff support application subject to conditions in Appendix B



From: ["Lucien Iribarne" <Lucien@studioonearchitecture.ca>](mailto:Lucien@studioonearchitecture.ca)
To: ["James Tod" <james@jtadevco.com>](mailto:james@jtadevco.com)
CC: ["Helen Williams" <helen@jtadevco.com>](mailto:helen@jtadevco.com)
["Andrew Hawryluk" <andrew@jtadevco.com>](mailto:andrew@jtadevco.com)
["Jarrett, Hanna" <Hanna.Jarrett@vancouver.ca>](mailto:Hanna.Jarrett@vancouver.ca)
["Shoghig Tutunjian" <Shoghig@studioonearchitecture.ca>](mailto:Shoghig@studioonearchitecture.ca)
["Jim Wong" <Jim@studioonearchitecture.ca>](mailto:Jim@studioonearchitecture.ca)
["Beril Kalkan" <bkalkan@studioonearchitecture.ca>](mailto:bkalkan@studioonearchitecture.ca)
Date: 11/14/2025 4:50:24 PM
Subject: RE: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox
Attachments: 215-229 E 13th Ave_Additional Shadow Study_11x17.pdf
215-229 E 13th Ave_Additional Shadow Study_ARCH D.pdf

City of Vancouver Warning - This message is from an external sender

Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Hi James,

Pls find attached the updated Shadow Study [11x17 & 24x36] for 215-229 E 13th Ave with expanded quarter-hour morning studies including for the Summer Solstice[Jun 21] & Fall Equinox [Sep22] & the No-Shadow-Period Study [Apr 27-Aug 6], as requested. The extra "No Shadow Period" Study is a good idea, helps.

Thank you,

Lucien Iribarne
B. Arch



Studio One Architecture Inc.

240 - 388 W.8th Ave. Vancouver, BC, V5Y 3X2

Tel: 604.731.3966 Ext.106 / www.studioonearchitecture.ca

From: James Tod <james@jtadevco.com>

Sent: Friday, November 14, 2025 2:47 PM

To: Lucien Iribarne <Lucien@studioonearchitecture.ca>; Jim Wong <Jim@studioonearchitecture.ca>; Shoghig Tutunjian <Shoghig@studioonearchitecture.ca>
Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>; Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Subject: Re: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi Lucien, Jim, Shoghig;

Please see below email request from the City requesting if we can show when there is no shadow on Main Street. Are you able to do a sensitivity to see at what date in the year there is no longer a shadow on Main Street? Please see comments from the City below.

Sincerely,
James



James Tod (He/him/his)
Principal
Phone 604-875-9798 **Direct** 604-875-6125 **Mobile** 604-831-3790
1206-1166 Alberni Street, Vancouver, BC V6E 3Z3
Web www.jtadevco.com **Email** james@jtadevco.com



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From: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Date: Friday, November 14, 2025 at 2:29\u8239 PM
To: James Tod <james@jtadevco.com>
Cc: Helen Williams <helen@jtadevco.com>, Andrew Hawryluk <andrew@jtadevco.com>
Subject: RE: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi James,

Could you please also ask the architect to show at which time of year the building no longer shadows the western sidewalk of Main Street? For example, there is a 45 minute shadow 10-10:45 am at the equinoxes, but I'm guessing at some point during the summer the sun is high enough that the shadow no longer touches the sidewalk.

Thank you,

Hanna Jarrett (she/her) | Rezoning Planner
Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609

From: Jarrett, Hanna
Sent: Thursday, November 13, 2025 1:40 PM
To: 'James Tod' <james@jtadevco.com>
Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>
Subject: RE: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi James,

Great, thanks very much.

Best,

Hanna Jarrett (she/her) | Rezoning Planner
Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609

From: James Tod <james@jtadevco.com>
Sent: Wednesday, November 12, 2025 4:40 PM
To: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>
Subject: Re: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi Hanna;
Thanks for this request, we have forwarded to the architect to provide asap. We will get back to you asap.
Sincerely,
James



James Tod (He/him/his)
Principal
Phone 604-875-9798 **Direct** 604-875-6125 **Mobile** 604-831-3790
1206-1166 Alberni Street, Vancouver, BC V6E 3Z3
Web www.jtadevco.com **Email** james@jtadevco.com



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From: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Date: Wednesday, November 12, 2025 at 4:30\u00a2239 PM
To: James Tod <james@jtadevco.com>
Cc: Helen Williams <helen@jtadevco.com>
Subject: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

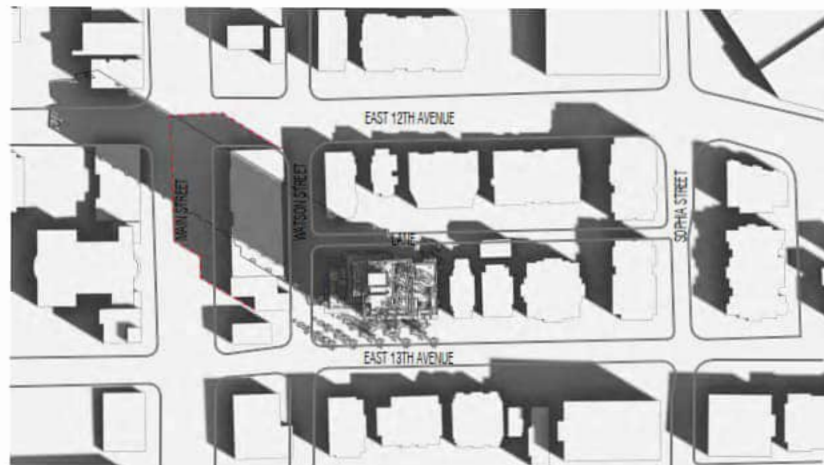
Hi James,

The shadow studies for 215-229 E 13th Avenue include one study with the regular two-hour increments at the equinoxes and solstices ([p. 41](#)), as well as a study in 15-minute increments at the spring equinox to show the 45 minute shadow onto Main Street ([p. 42](#)).

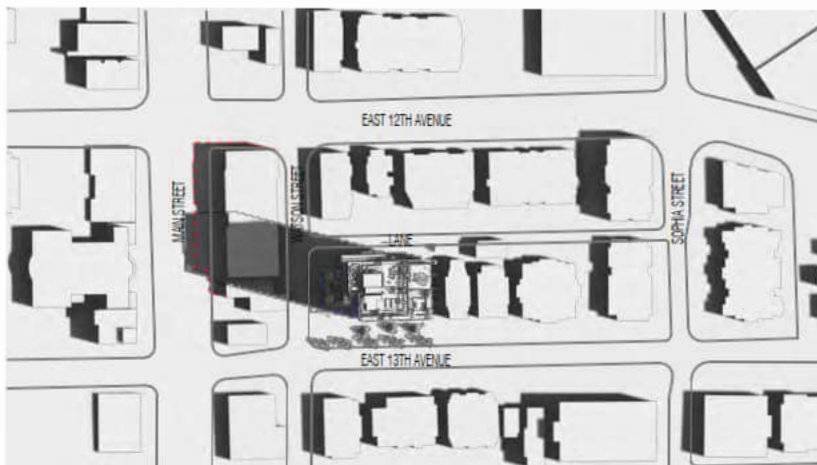
Could your architect please provide the 15-minute increments for the summer solstice and fall equinox as well? This will be helpful in case questions on this come up at the Public Hearing.

Thank you,

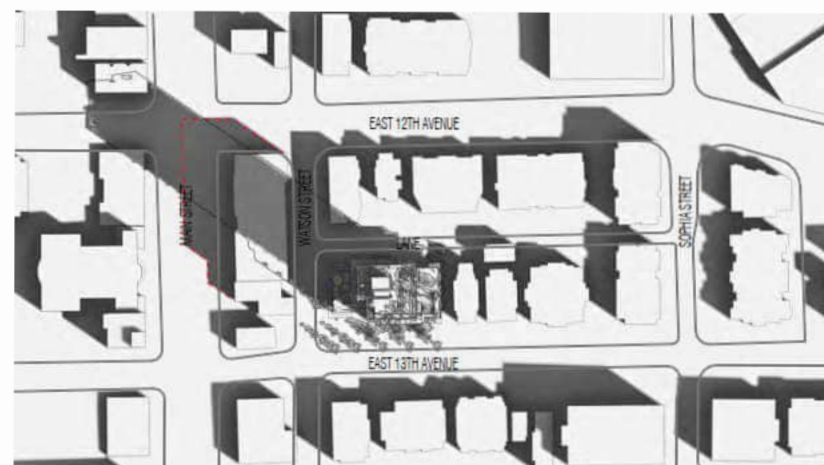
Hanna Jarrett (she/her) | Rezoning Planner
Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609



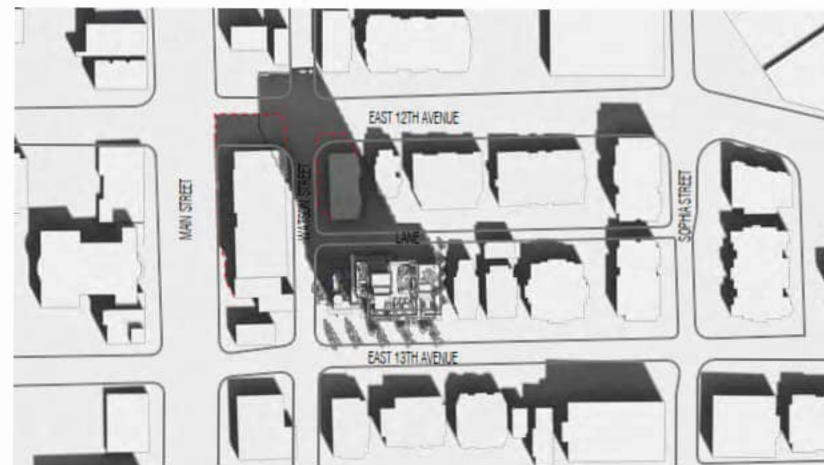
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JUN 21, 10 AM



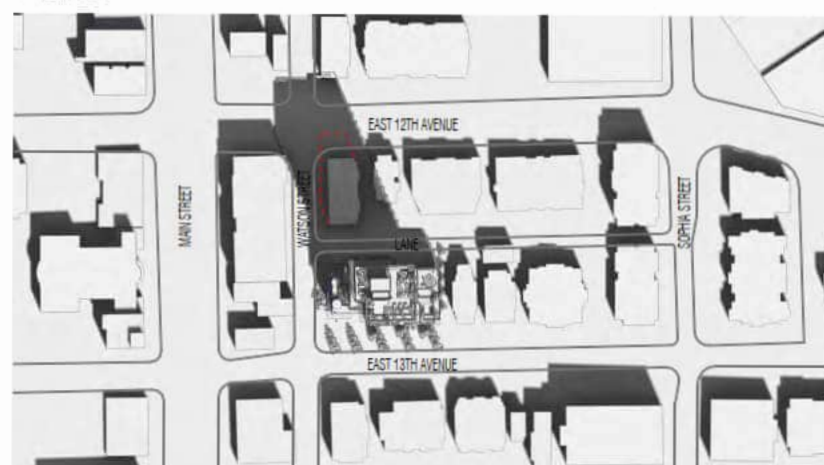
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JUN 21, 12 PM



SEP 22, 12 PM



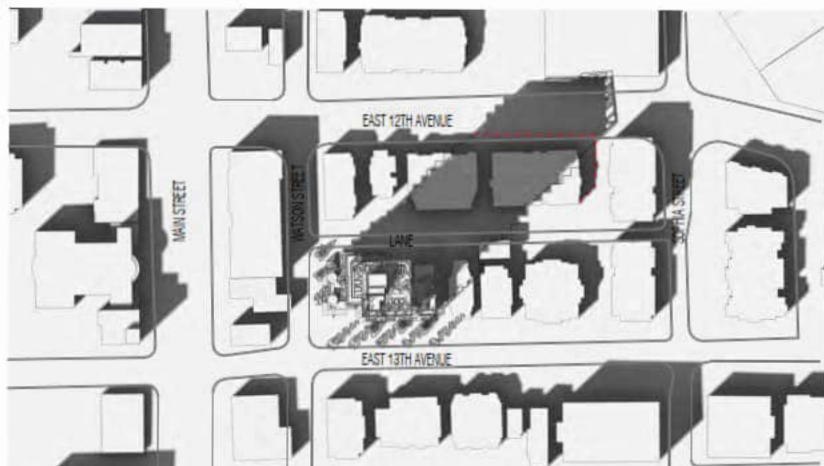
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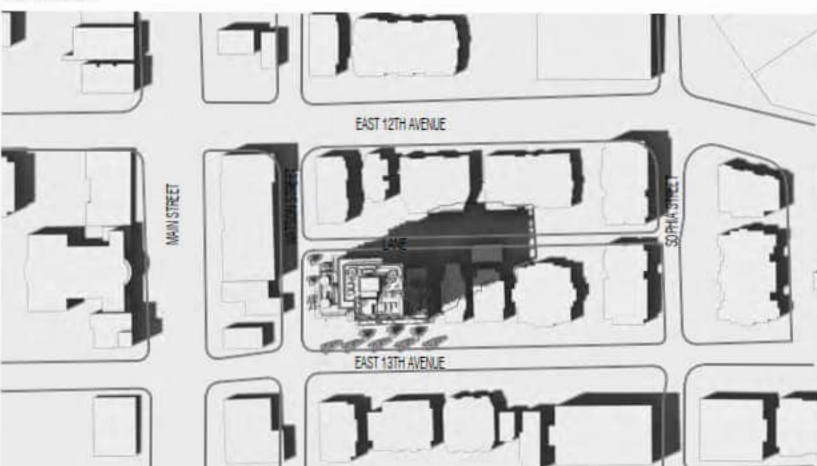
JUN 21, 02 PM



SEP 22, 02 PM



MAR 21, 04 PM



JUN 21, 04 PM



SEP 22, 04 PM

LEGEND: - - - - - EXISTING BUILDING'S SHADOW OUTLINE

— TOWER'S SHADOW OUTLINE

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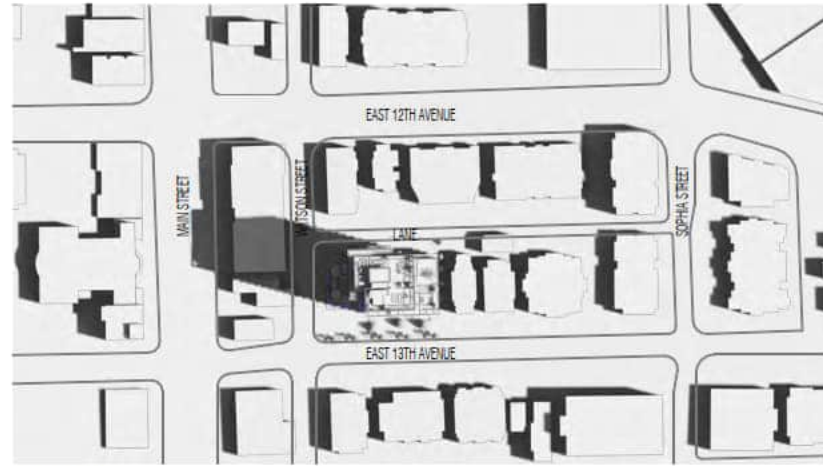
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project title:
BROADWAY PLAN
DEVELOPMENT
215-229 EAST 13TH AVE,
VANCOUVER, BC
drawing title:
SHADOW ANALYSIS
(UTC -7)

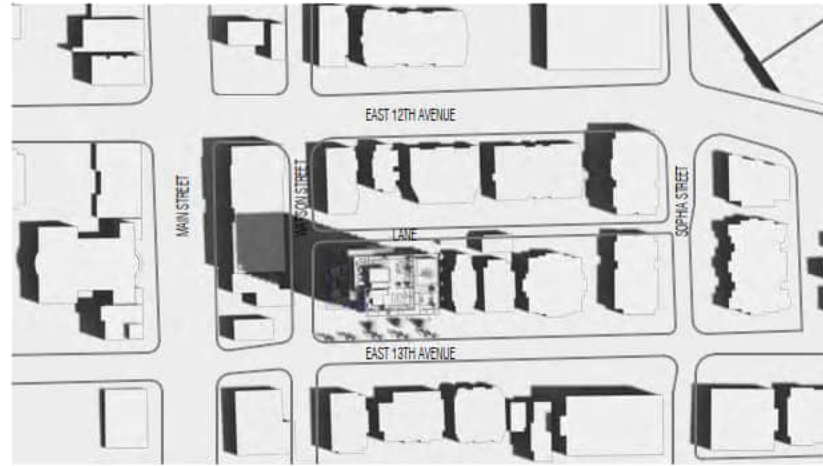
project no.: 22020
drawn by: BK
checked by: ST
date: NOV 14, 2025
scale:



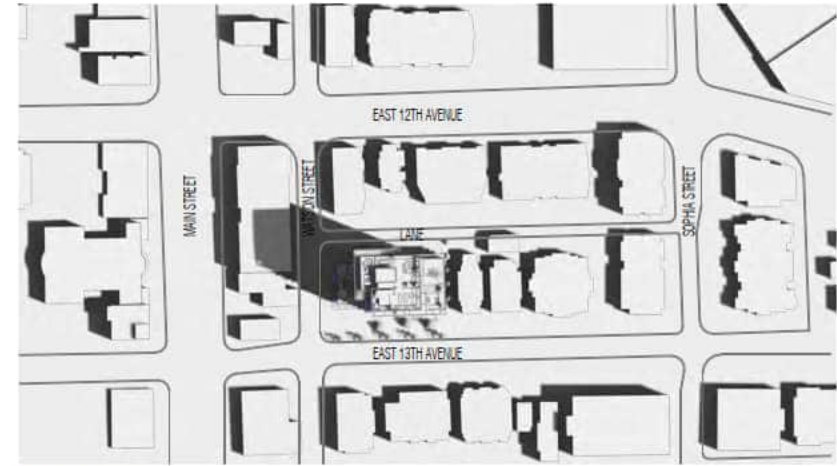
drawing no.:



JUN 21, 10 AM



JUN 21, 10:15 AM



JUN 21, 10:30 AM



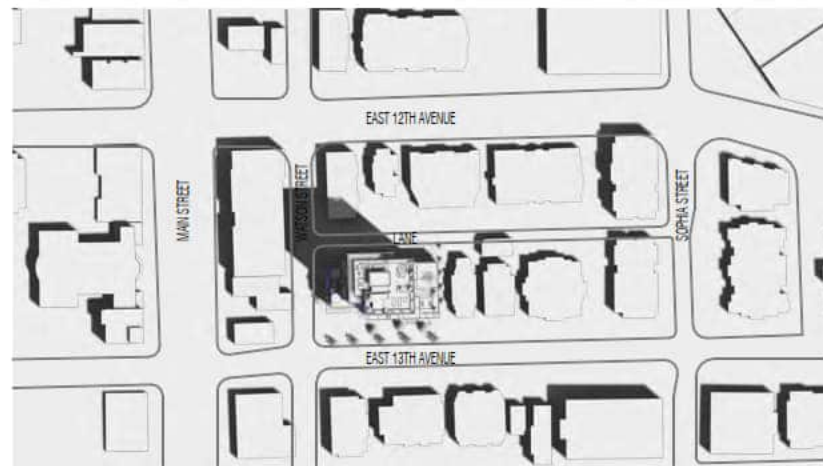
JUN 21, 10:45 AM



JUN 21, 11 AM



JUN 21, 11:15 AM



JUN 21, 11:30 AM

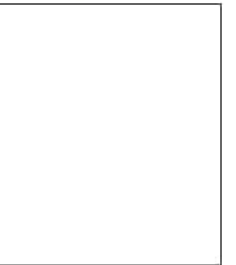


JUN 21, 11:45 AM



JUN 21, 12 PM

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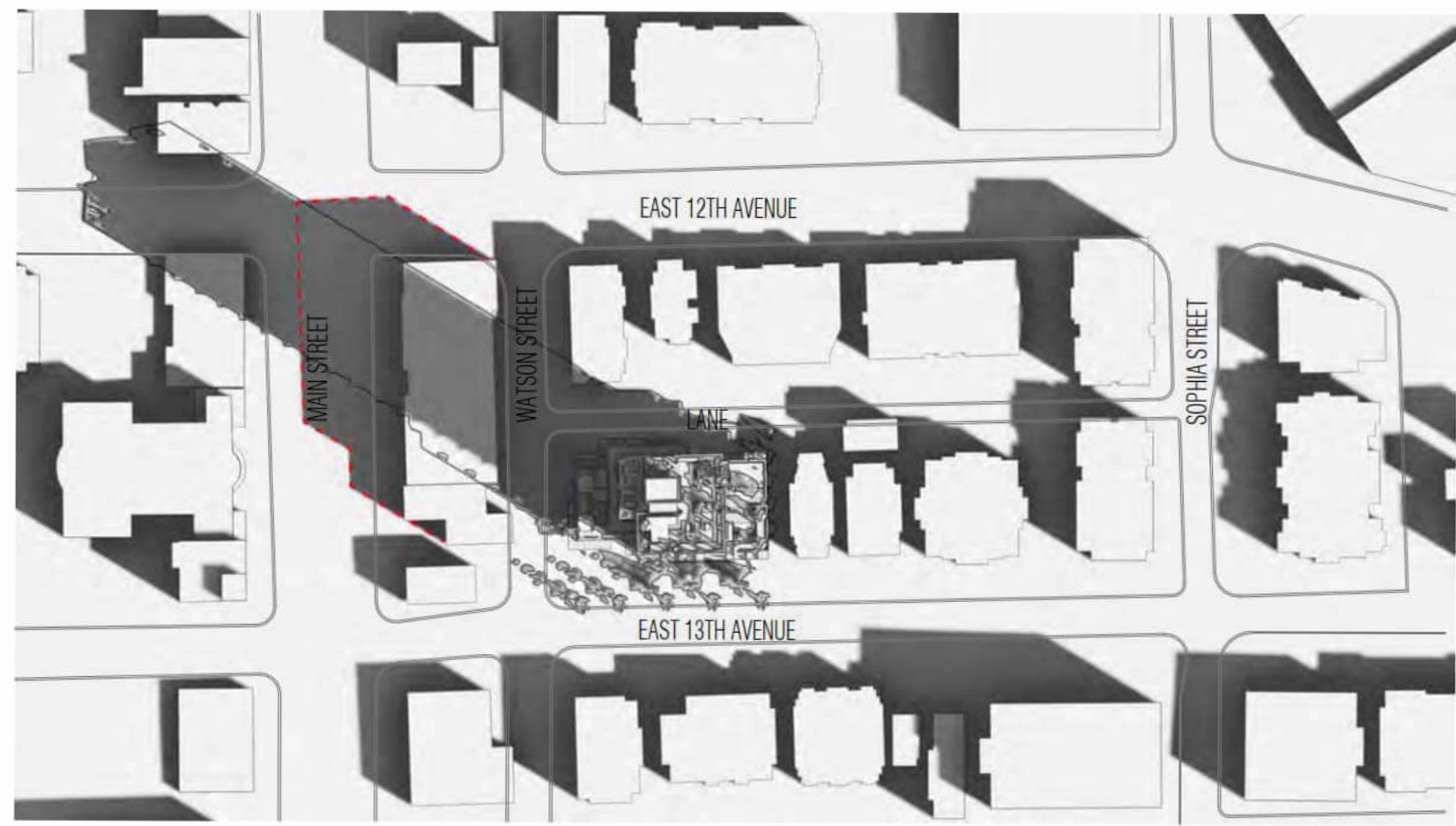
4	NOV 14, 2025	Shadow Study
3	APR 18, 2024	Re-issued for Rezoning
2	MAR 26, 2024	Re-issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:

project title:
**BROADWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC**

drawing title:
**SHADOW ANALYSIS-
 (UTC-7)- QUARTERS-
 JUNE**

project no.:	22020	N
drawn by:	BK	
checked by:	ST	
date:	NOV 14, 2025	
scale:		

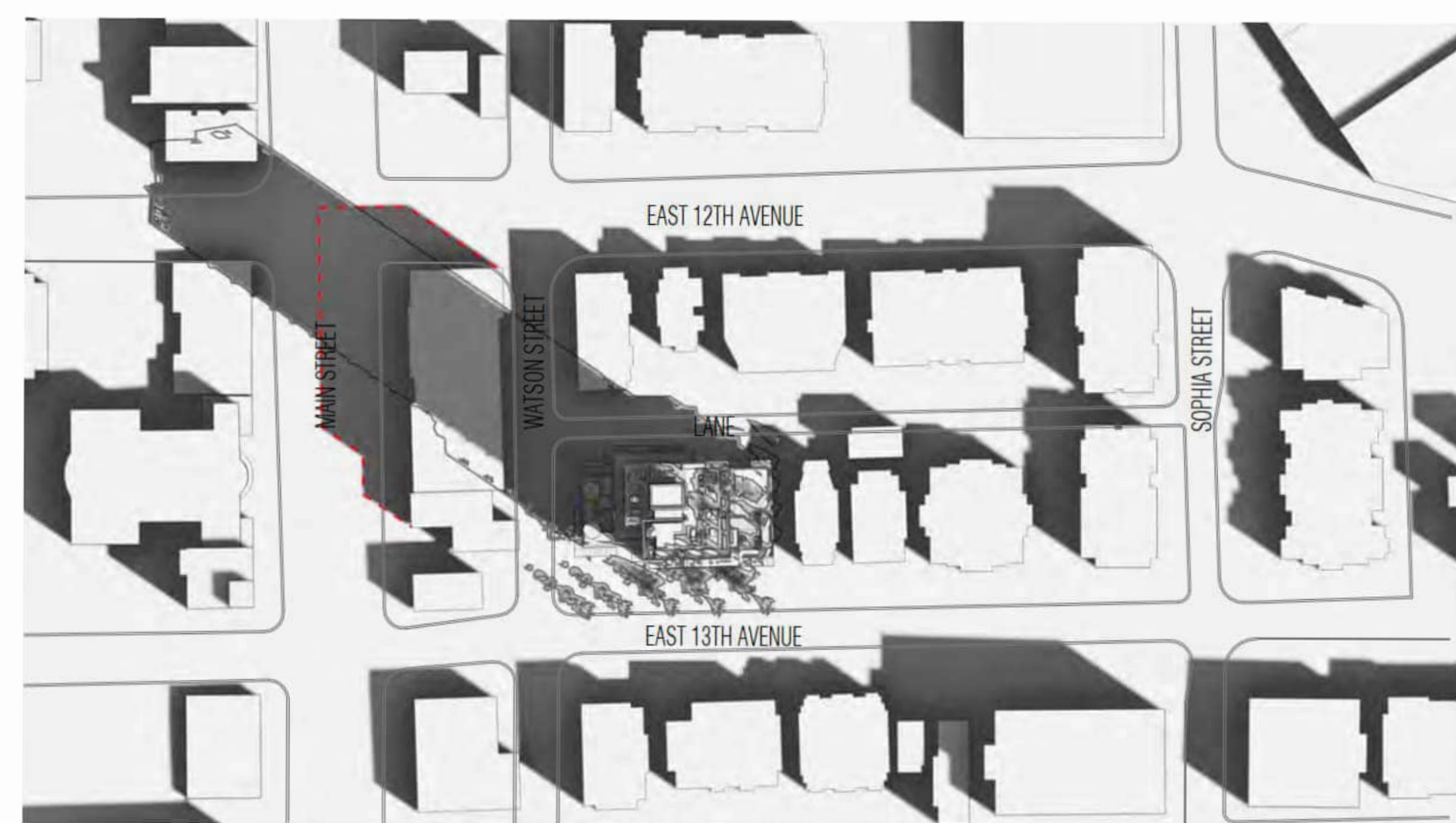
drawing no.:
A4.03
 Page 63 of 92



MAR 21, 10 AM



JUN 21, 10 AM



SEP 22, 10 AM



MAR 21, 12 PM



JUN 21, 12 PM



SEP 22, 12 PM



MAR 21, 02 PM



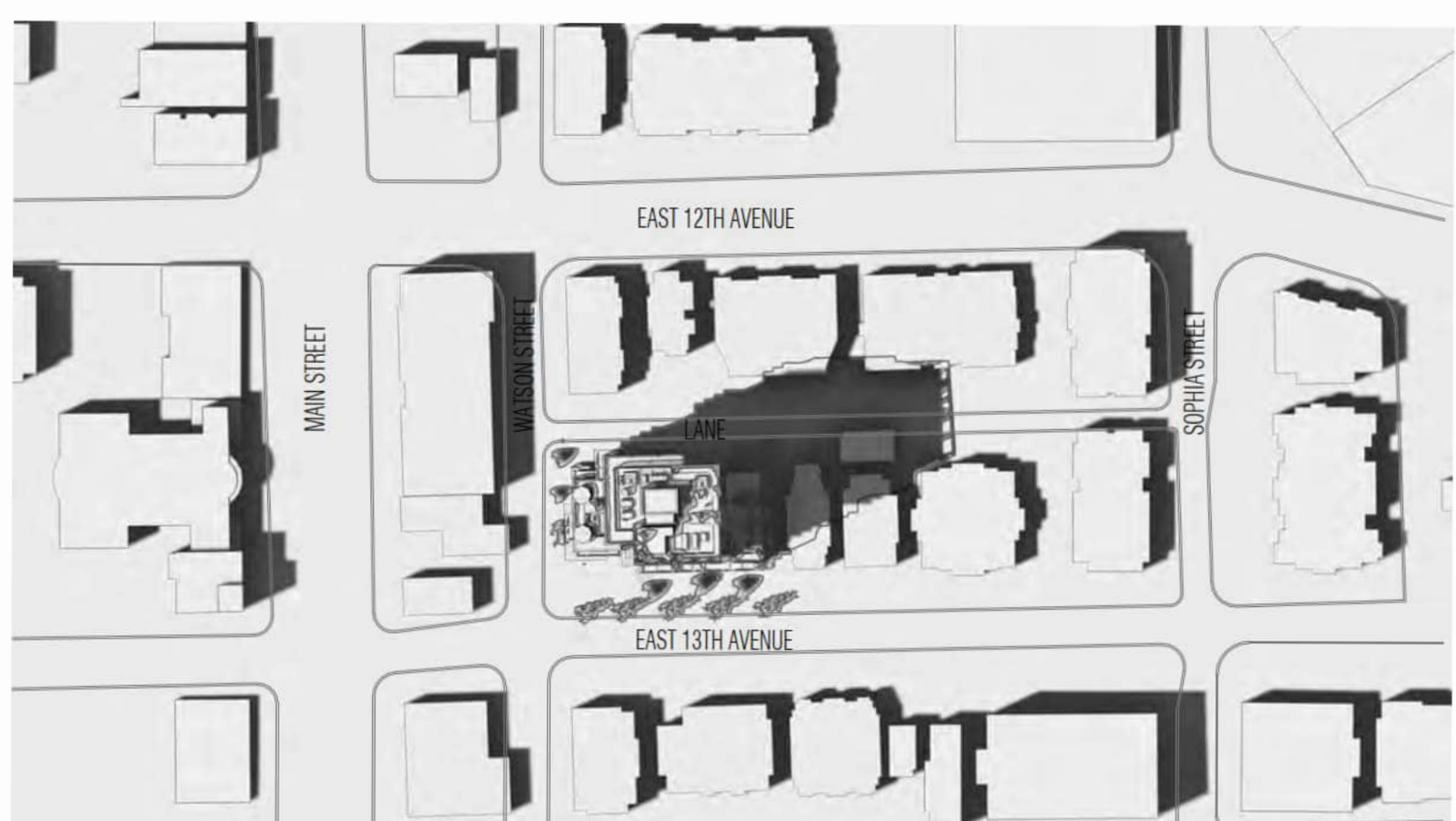
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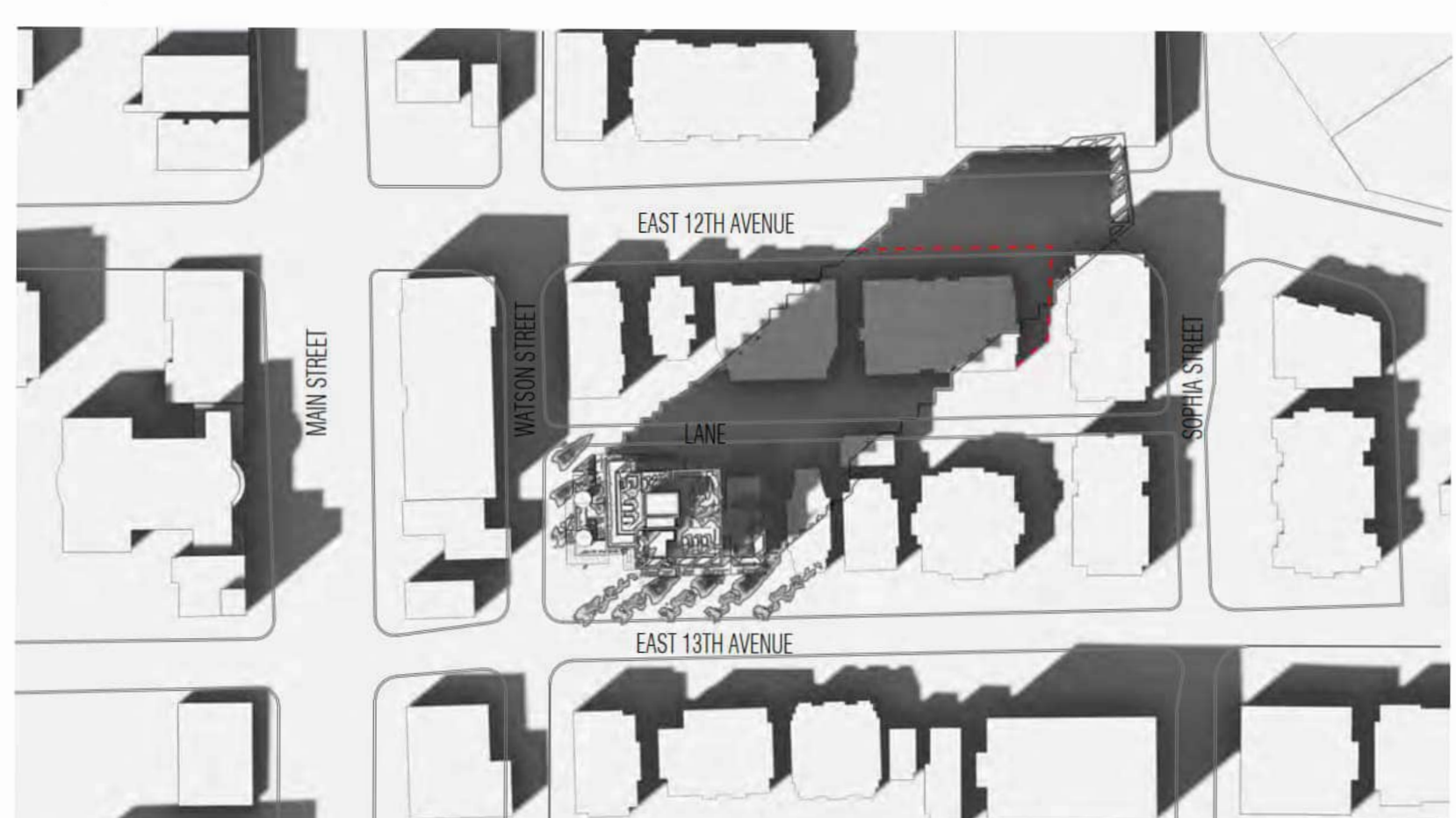
SEP 22, 02 PM



MAR 21, 04 PM



JUN 21, 04 PM



SEP 22, 04 PM

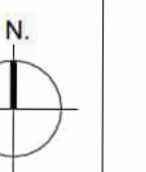
LEGEND: - - - - - EXISTING BUILDING'S SHADOW OUTLINE ————— TOWER'S SHADOW OUTLINE

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no.	date:	description:
4	NOV 14, 2025	Shadow Study
3	APR 18, 2024	Re-Issued for Rezoning
2	MAR 26, 2024	Re-Issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning

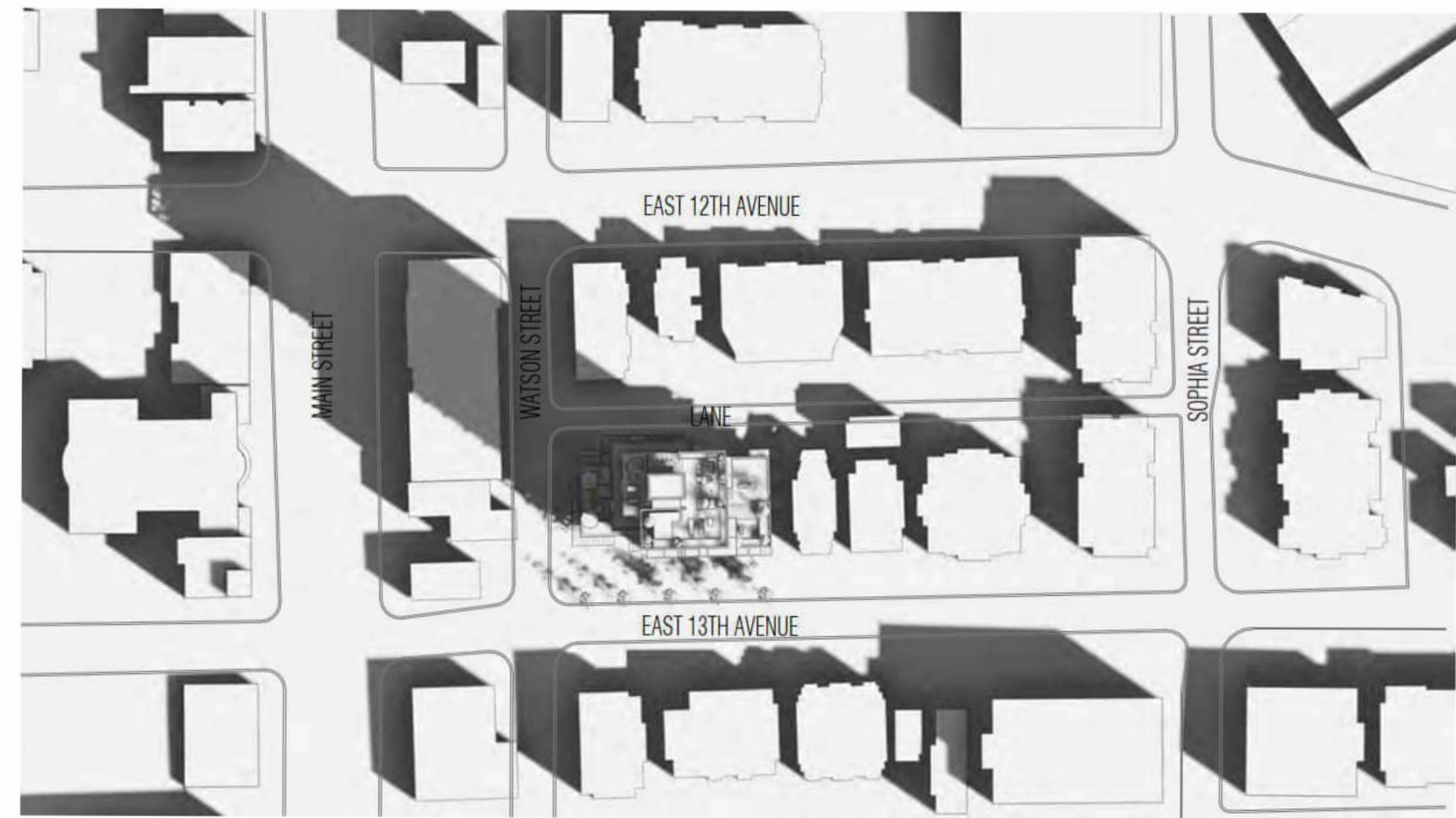
project title:
**BRODWAY PLAN
DEVELOPMENT
215-229 EAST 13TH AVE,
VANCOUVER, BC**
drawing title:
**SHADOW ANALYSIS
(UTC -7)**

project no.: 22020
drawn by: BK
checked by: ST
date: NOV 14, 2025
scale:

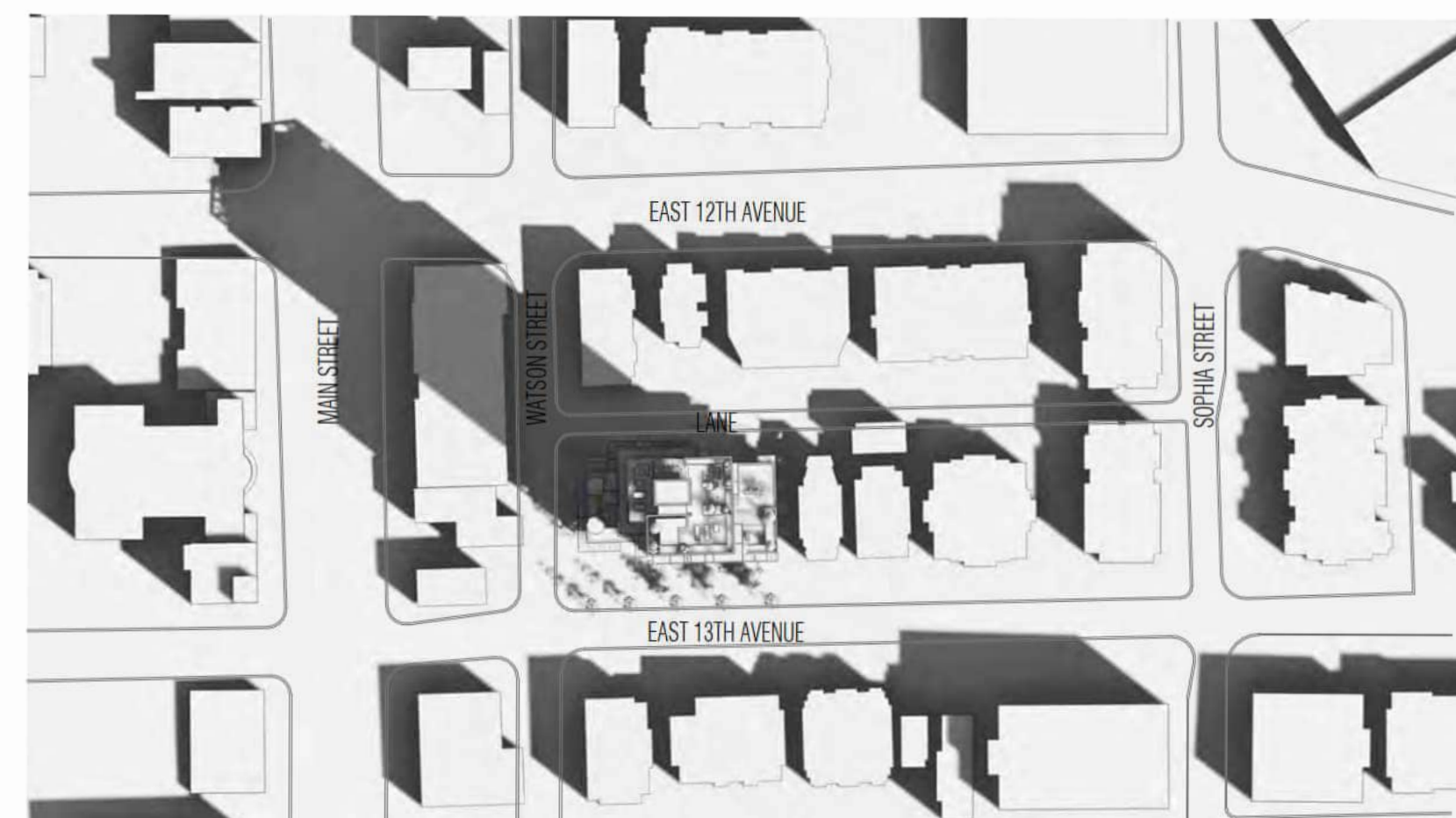


drawing no.:

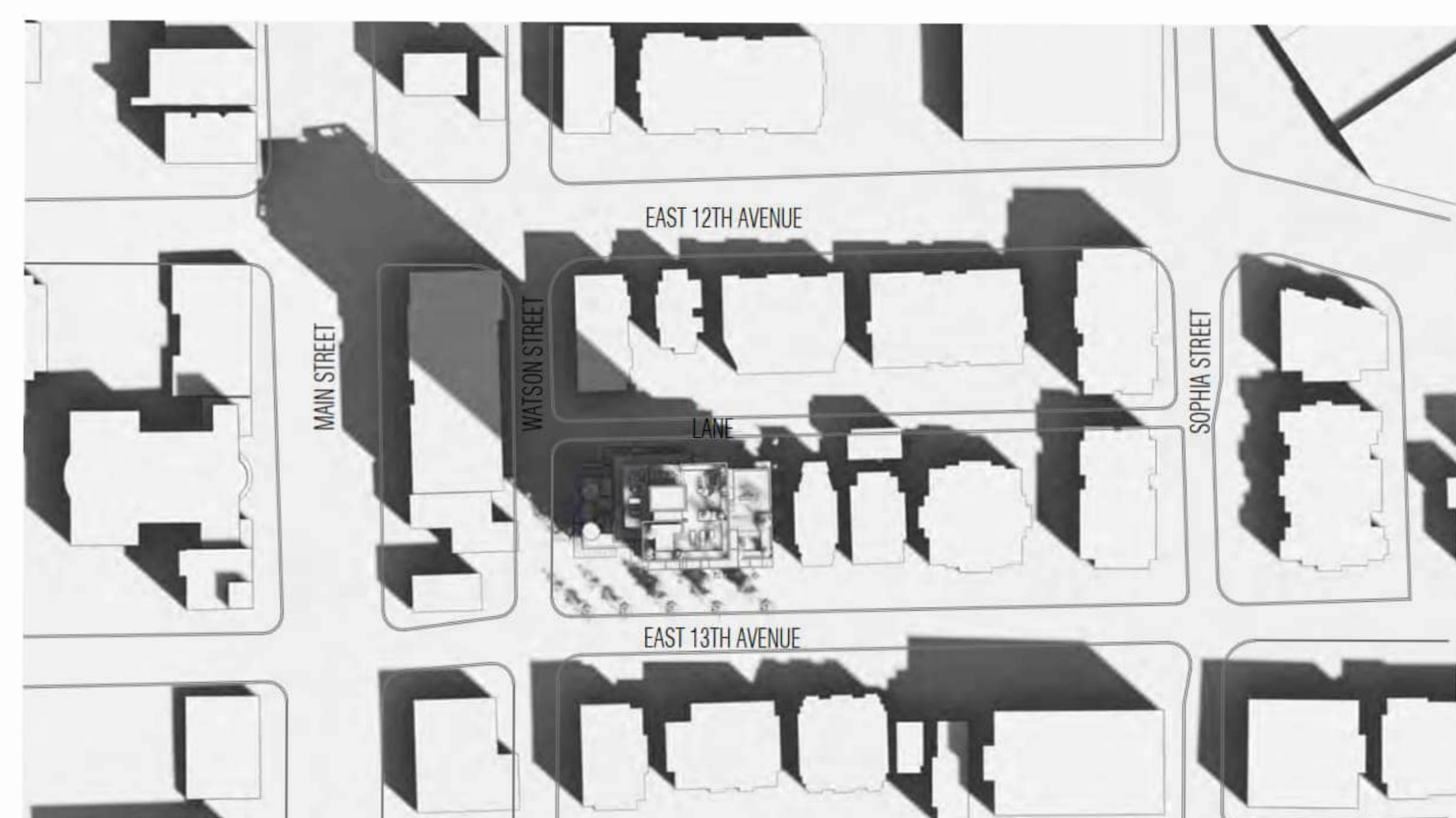
A4.01



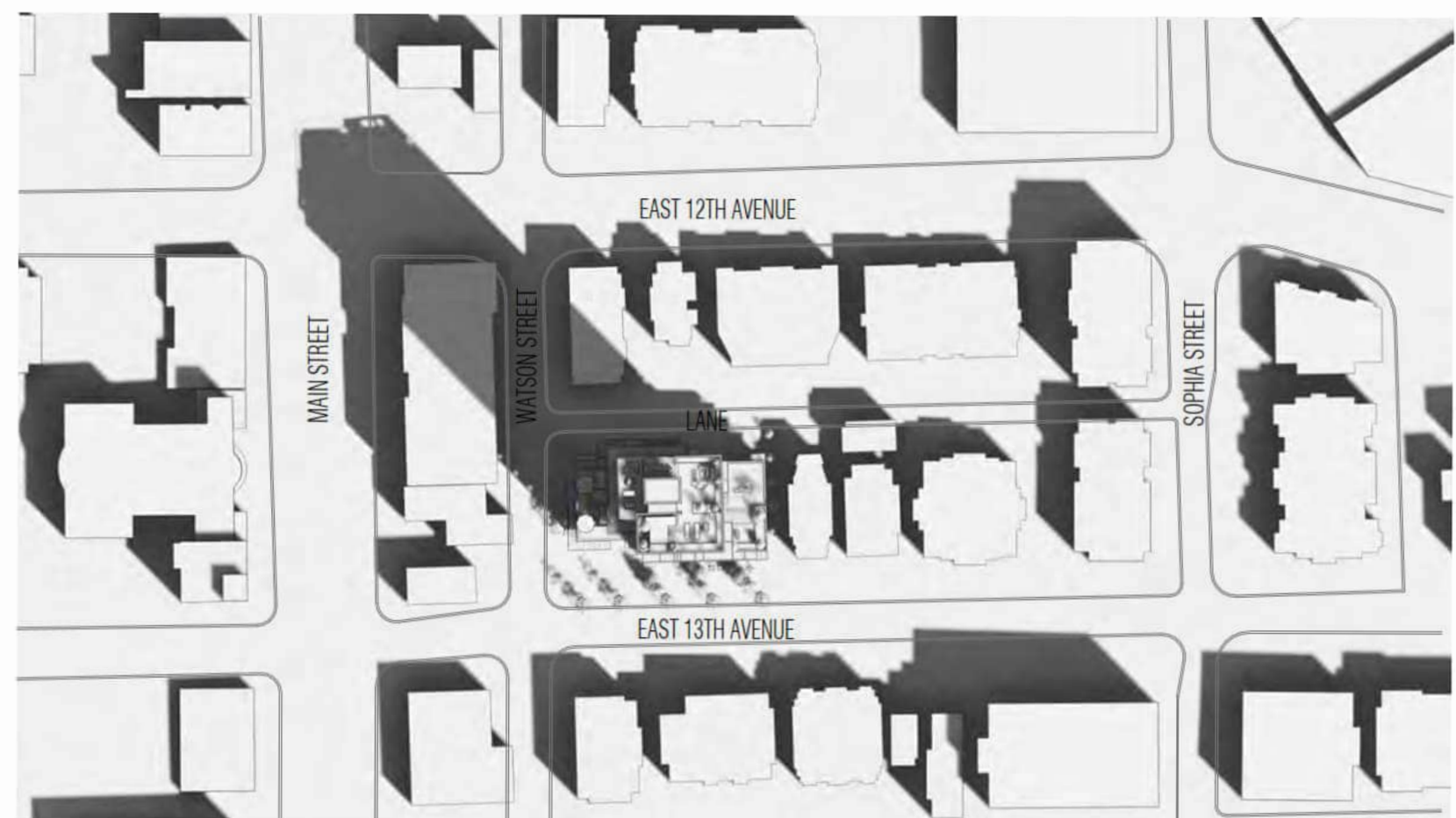
SEP 22, 10 AM



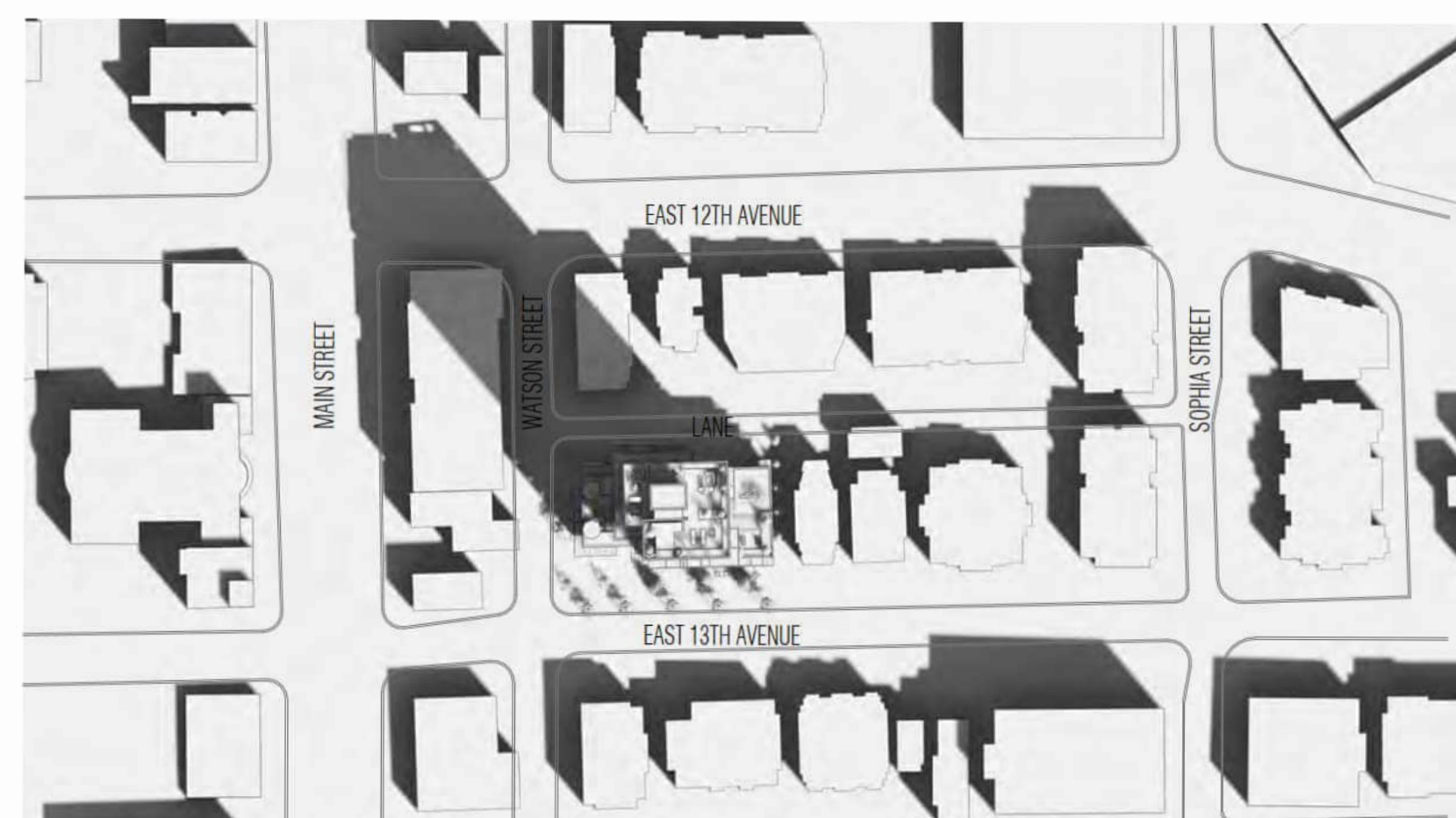
SEP 22, 10:15 AM



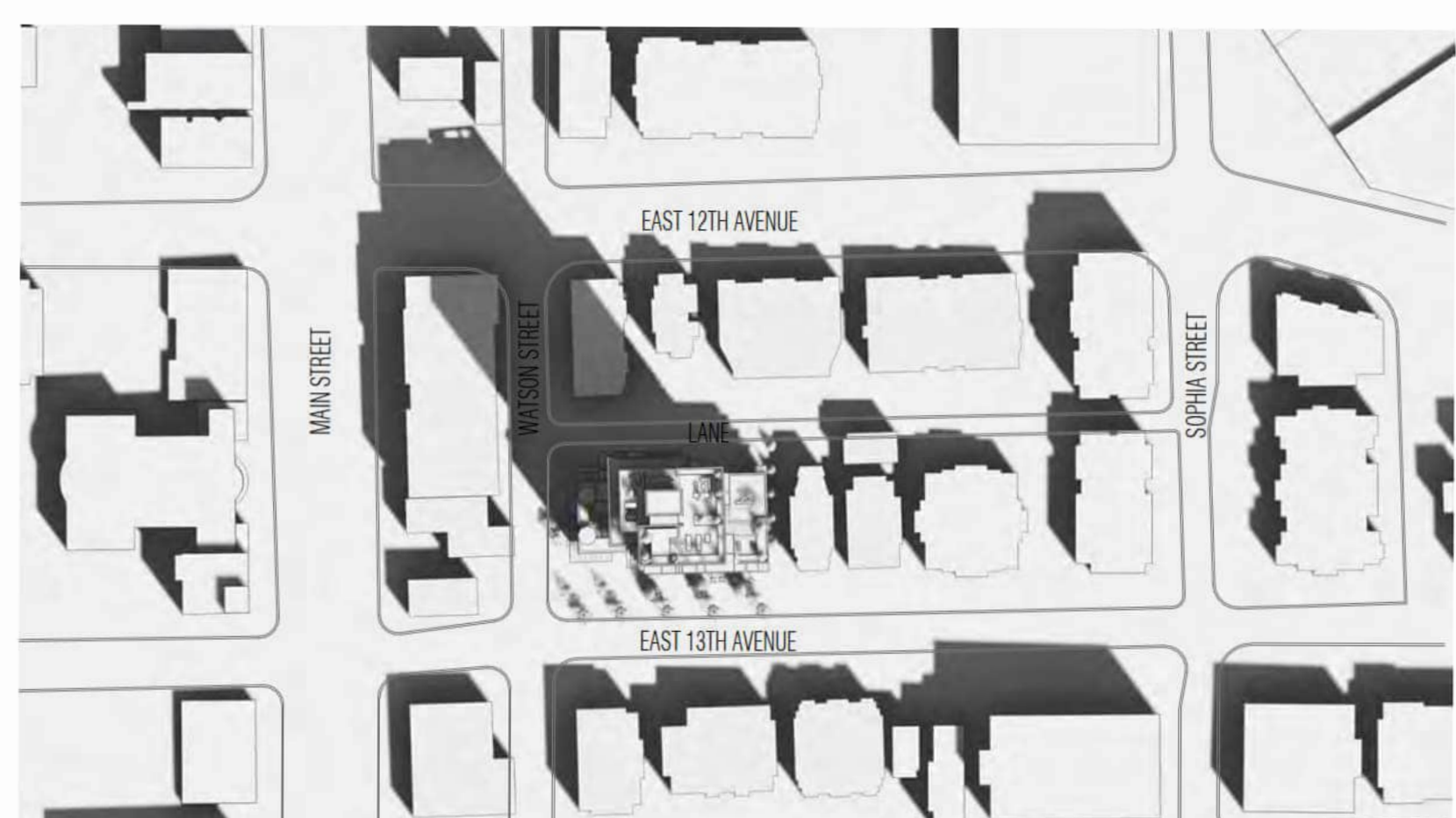
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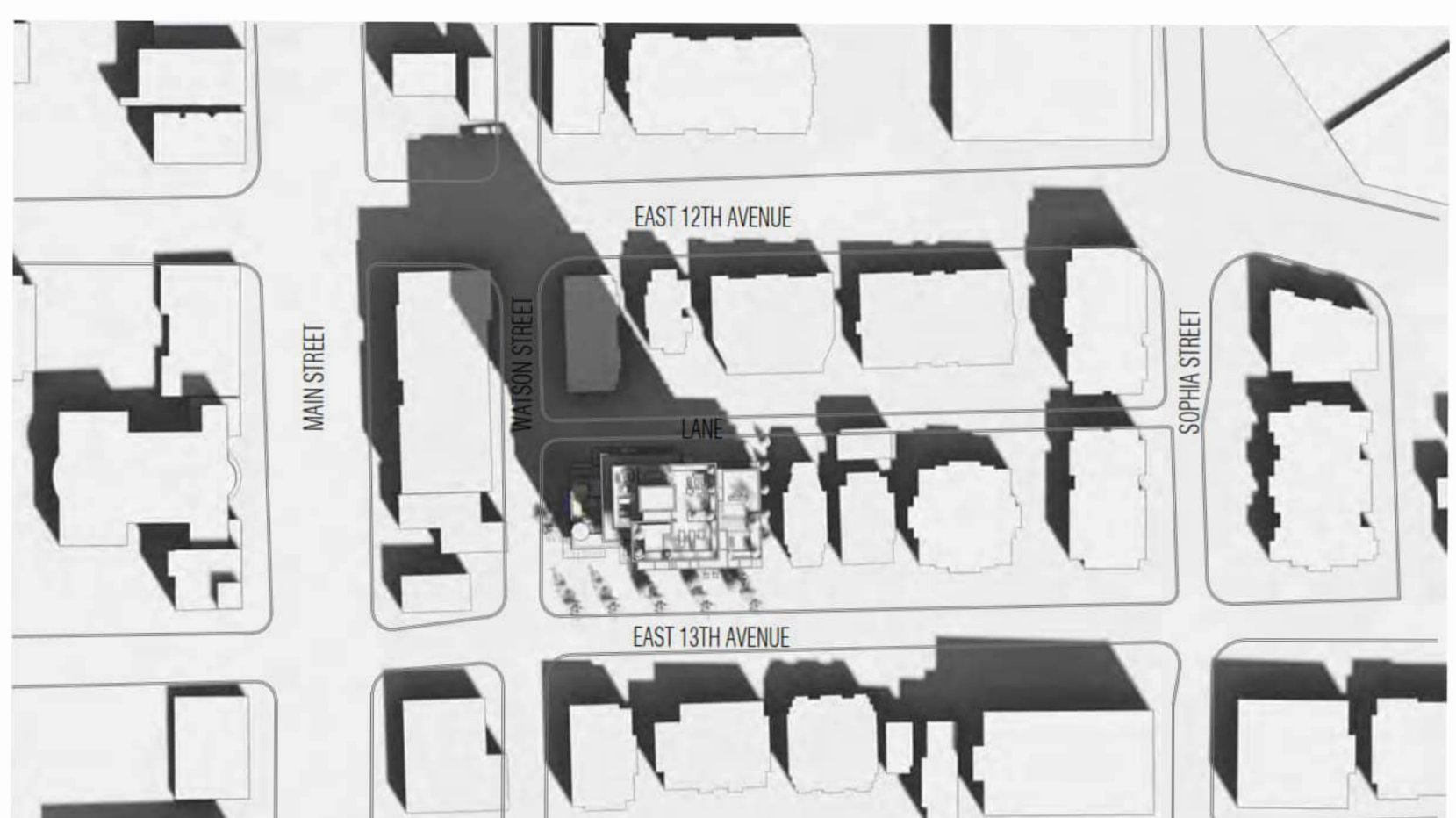
SEP 22, 10:45 AM



SEP 22, 11 AM



SEP 22, 11:15 AM



SEP 22, 11:30 AM

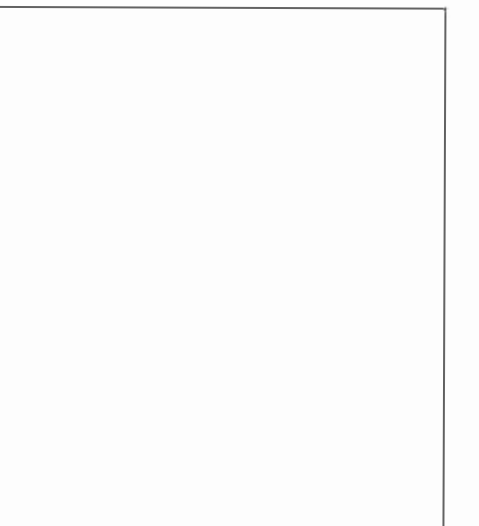


SEP 22, 11:45 AM



SEP 22, 12 PM

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no.	date:	description:
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project title:
**BRODWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC**
 drawing title:
**SHADOW ANALYSIS-
 (UTC-7)- QUARTER-
 SEPTEMBER**

project no.:	22020	
drawn by:	BK	
checked by:	ST	
date:	NOV 14, 2025	
scale:		

drawing no.:

A4.04

From: "Jarrett, Hanna" <Hanna.Jarrett@vancouver.ca>
To: "Lucien Iribarne" <Lucien@studioonearchitecture.ca>
"James Tod" <james@jtadevco.com>
CC: "Helen Williams" <helen@jtadevco.com>
"Andrew Hawryluk" <andrew@jtadevco.com>
"Shoghig Tutunjian" <Shoghig@studioonearchitecture.ca>
"Jim Wong" <Jim@studioonearchitecture.ca>
"Beril Kalkan" <bkalkan@studioonearchitecture.ca>
Date: 11/17/2025 2:57:00 PM
Subject: RE: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi James and Lucien,

Thanks for this, very helpful.

Regards,

Hanna Jarrett (she/her) | Rezoning Planner
Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609

From: Lucien Iribarne <Lucien@studioonearchitecture.ca>
Sent: Friday, November 14, 2025 4:44 PM
To: James Tod <james@jtadevco.com>
Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>; Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>; Shoghig Tutunjian <Shoghig@studioonearchitecture.ca>; Jim Wong <Jim@studioonearchitecture.ca>; Beril Kalkan <bkalkan@studioonearchitecture.ca>
Subject: RE: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

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Report Suspicious

Hi James,

Pls find attached the updated Shadow Study [11x17 & 24x36] for 215-229 E 13th Ave with expanded quarter-hour morning studies including for the Summer Solstice [Jun 21] & Fall Equinox [Sep22] & the No-Shadow-Period Study [Apr 27-Aug 6], as requested. The extra "No Shadow Period" Study is a good idea, helps.

Thank you,

Lucien Iribarne
B. Arch

Studio One Architecture Inc.
240 - 388 W.8th Ave. Vancouver, BC, V5Y 3X2
Tel: 604.731.3966 Ext.106 / www.studioonearchitecture.ca

From: James Tod <james@jtadevco.com>
Sent: Friday, November 14, 2025 2:47 PM
To: Lucien Iribarne <Lucien@studioonearchitecture.ca>; Jim Wong <Jim@studioonearchitecture.ca>; Shoghig Tutunjian <Shoghig@studioonearchitecture.ca>
Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>; Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Subject: Re: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi Lucien, Jim, Shoghig;

Please see below email request from the City requesting if we can show when there is no shadow on Main Street. Are you able to do a sensitivity to see at what date in the year there is no longer a shadow on Main Street? Please see comments from the City below.



Sincerely,
James



James Tod (He/him/his)
Principal
Phone 604-875-9798 **Direct** 604-875-6125 **Mobile** 604-831-3790
1206-1166 Alberni Street, Vancouver, BC V6E 3Z3
Web www.jtadevco.com **Email** james@jtadevco.com



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From: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Date: Friday, November 14, 2025 at 2:29\u00a0PM
To: James Tod <james@jtadevco.com>
Cc: Helen Williams <helen@jtadevco.com>, Andrew Hawryluk

<andrew@jtadevco.com>

Subject: RE: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi James,

Could you please also ask the architect to show at which time of year the building no longer shadows the western sidewalk of Main Street? For example, there is a 45 minute shadow 10-10:45 am at the equinoxes, but I'm guessing at some point during the summer the sun is high enough that the shadow no longer touches the sidewalk.

Thank you,

Hanna Jarrett (she/her) | Rezoning Planner
Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609

From: Jarrett, Hanna

Sent: Thursday, November 13, 2025 1:40 PM

To: 'James Tod' <james@jtadevco.com>

Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>

Subject: RE: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi James,

Great, thanks very much.

Best,

Hanna Jarrett (she/her) | Rezoning Planner
Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609

From: James Tod <james@jtadevco.com>

Sent: Wednesday, November 12, 2025 4:40 PM

To: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>

Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>

Subject: Re: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi Hanna;

Thanks for this request, we have forwarded to the architect to provide asap. We will get back to you asap.

Sincerely,

James



James Tod (He/him/his)

Principal

Phone 604-875-9798 **Direct** 604-875-6125 **Mobile** 604-831-3790

1206-1166 Alberni Street, Vancouver, BC V6E 3Z3

Web www.jtadevco.com **Email** james@jtadevco.com



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From: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>

Date: Wednesday, November 12, 2025 at 4:30\u00a28239 PM

To: James Tod <james@jtadevco.com>

Cc: Helen Williams <helen@jtadevco.com>

Subject: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi James,

The shadow studies for 215-229 E 13th Avenue include one study with the regular two-hour increments at the equinoxes and solstices ([p. 41](#)), as well as a study in 15-minute increments at the spring equinox to show the 45 minute shadow onto Main Street ([p. 42](#)).

Could your architect please provide the 15-minute increments for the summer solstice and fall equinox as well? This will be helpful in case questions on this come up at the Public Hearing.

Thank you,

Hanna Jarrett (she/her) | Rezoning Planner

Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver

hanna.jarrett@vancouver.ca | 604-269-5609

From: "Jarrett, Hanna" <Hanna.Jarrett@vancouver.ca>
To: "James Tod" <james@jtadevco.com>
CC: helen@jtadevco.com
Date: 10/23/2025 3:47:00 PM
Subject: RE: 215-229 E 13th Ave - Public Hearing Date

Hi James,

Thanks for your email. Yes, we received updated shadow studies from your team which show a 45 minute shadow onto the west side of Main Street. These are the shadow studies included and referenced in the referral report – [click here](#). The referral report is transparent about the fact that the original shadow studies were incorrect, and outlines staff's rationale for supporting the 45 minute shadow shown in the revised studies. We will be prepared to answer questions on this at the public hearing. I'm happy to meet with you and the architect to ensure we are all aligned. Let me know if you would also like the architect to attend the public hearing.

Thank you,

Hanna Jarrett (she/her) | Rezoning Planner
Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609

From: James Tod <james@jtadevco.com>
Sent: Thursday, October 23, 2025 3:18 PM
To: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Cc: helen@jtadevco.com
Subject: Re: 215-229 E 13th Ave - Public Hearing Date

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Hi Hanna;

I want to bring to attention one item regarding this application. Originally the application for this site was submitted based on the old standards for shadowing and therefore had the wrong UST in the original application. I'm going to go over with our team to make 100% certain that the correct data is shown. The group that makes presentations for each Broadway plan public hearing, I am certain, are going to bring this up.

The application was updated, and the form of development was reviewed in detail to

minimize shadows. I believe this is going to come up. Perhaps our team can review and then we could meet in a few weeks to discuss together so that we are 100% in lockstep.

I want to flag any sensitivities as early as possible. I believe this is the main one for this application.

Sincerely,
James



James Tod (He/him/his)
Principal
Phone 604-875-9798 **Direct** 604-875-6125 **Mobile** 604-831-3790
1206-1166 Alberni Street, Vancouver, BC V6E 3Z3
Web www.jtadevco.com **Email** james@jtadevco.com



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From: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Date: Thursday, October 23, 2025 at 1:32\u8239 PM
To: James Tod <james@jtadevco.com>
Cc: helen@jtadevco.com <helen@jtadevco.com>
Subject: 215-229 E 13th Ave - Public Hearing Date

Hi James,

I am writing to advise that the Public Hearing for 215-229 East 13th Avenue has been scheduled for **Thursday, December 4th, 2025**. I will schedule a meeting with you two weeks before the hearing to go over procedures and expectations.

Thank you,

Hanna Jarrett (she/her) | Rezoning Planner
Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609

From: "Lucien Iribarne" <Lucien@studioonearchitecture.ca>
To: "Jarrett, Hanna" <Hanna.Jarrett@vancouver.ca>
CC: "Helen Williams" <helen@jtadevco.com>
"Andrew Hawryluk" <andrew@jtadevco.com>
"Shoghig Tutunjian" <Shoghig@studioonearchitecture.ca>
"Jim Wong" <Jim@studioonearchitecture.ca>
"Beril Kalkan" <bkalkan@studioonearchitecture.ca>
"James Tod" <james@jtadevco.com>
Date: 12/2/2025 2:41:37 PM
Subject: RE: 215-229 E 13th Ave - Shadow Study Rev w Mar 20
Attachments: 215-229 E 13th Ave_March 20_Shadow Study_11x17.pdf
215-229 E 13th Ave_March 20_Shadow Study_Arch D.pdf

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Report Suspicious

Hi Hanna,

Pls find attached the updated Shadow Study Progression for the Spring Equinox [Mar 20] showing 10:50am [w shadow fully off of the sidewalk] instead of 10:45am, as requested.

Thank you,

Lucien Iribarne
B. Arch



Studio One Architecture Inc.

240 - 388 W.8th Ave. Vancouver, BC, V5Y 3X2
Tel: 604.731.3966 Ext.106 / www.studioonearchitecture.ca



From: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>

Sent: Tuesday, December 2, 2025 11:19 AM

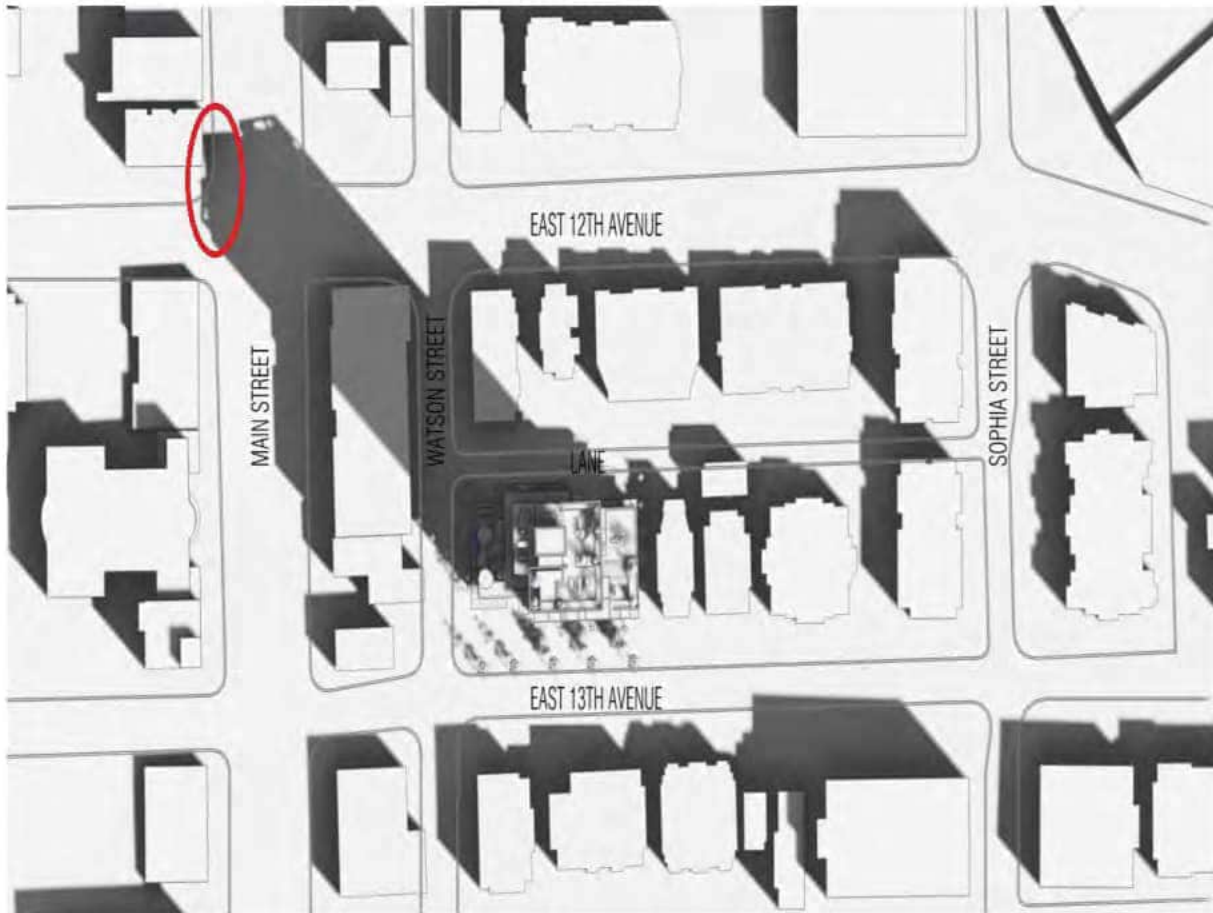
To: Lucien Iribarne <Lucien@studioonearchitecture.ca>

Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>; Shoghig Tutunjian <Shoghig@studioonearchitecture.ca>; Jim Wong <Jim@studioonearchitecture.ca>; Beril Kalkan <bkalkan@studioonearchitecture.ca>; James Tod <james@jtadevco.com>

Subject: RE: 215-229 E 13th Ave - Shadow Study Rev w Mar 20

Hi Lucien,

Thanks for this. Could you also indicate at what time the shadow no longer touches the western sidewalk of Main Street? The previous March 21st study showed that the shadow would move off the sidewalk at 10:45 am, but on March 20th it looks like it would likely be a few minutes longer.



MAR 20, 10:45 AM

Thank you,

Hanna Jarrett (she/her) | Rezoning Planner
Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609

Vacation notice: I will be out of office from s.22(1) inclusive.

From: Lucien Iribarne <Lucien@studioonearchitecture.ca>

Sent: Tuesday, December 2, 2025 10:56 AM

To: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>

Cc: Helen Williams <helen@itadevco.com>; Andrew Hawryluk <andrew@itadevco.com>; Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>; Shoghig Tutunjian <Shoghig@studioonearchitecture.ca>; Jim Wong <Jim@studioonearchitecture.ca>; Beril Kalkan <bkalkan@studioonearchitecture.ca>; James Tod <james@itadevco.com>

Subject: 215-229 E 13th Ave - Shadow Study Rev w Mar 20

Hi Hanna,

Pls find the revised Shadow Study pgs [11x17 & 24x36] showing the Spring Equinox as Mar 20. Both the base Shadow Study [ie 10am, 12pm, 2pm & 4pm, A4.01] & the Quarter-Hour Study [A4.02] have been updated. Thank you for all your time navigating this issue with the public.

Thank you,

Lucien Iribarne

B. Arch



Studio One Architecture Inc.

240 - 388 W.8th Ave. Vancouver, BC, V5Y 3X2

Tel: 604.731.3966 Ext.106 / www.studioonearchitecture.ca



From: Lucien Iribarne

Sent: Friday, November 14, 2025 4:44 PM

To: 'James Tod' <james@itadevco.com>

Cc: Helen Williams <helen@itadevco.com>; Andrew Hawryluk <andrew@itadevco.com>; Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>; Shoghig Tutunjian <Shoghig@studioonearchitecture.ca>; Jim Wong <Jim@studioonearchitecture.ca>; Beril Kalkan <bkalkan@studioonearchitecture.ca>

Subject: RE: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

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Lucien Iribarne

B. Arch



Studio One Architecture Inc.

240 - 388 W.8th Ave. Vancouver, BC, V5Y 3X2

Tel: 604.731.3966 Ext.106 / www.studioonearchitecture.ca

From: James Tod <james@itadevco.com>
Sent: Friday, November 14, 2025 2:47 PM
To: Lucien Iribarne <Lucien@studioonearchitecture.ca>; Jim Wong <Jim@studioonearchitecture.ca>; Shoghig Tutunjian <Shoghig@studioonearchitecture.ca>
Cc: Helen Williams <helen@itadevco.com>; Andrew Hawryluk <andrew@itadevco.com>; Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Subject: Re: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

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Sincerely,
James



James Tod (He/him/his)

Principal

Phone 604-875-9798 **Direct** 604-875-6125 **Mobile** 604-831-3790

1206-1166 Alberni Street, Vancouver, BC V6E 3Z3

Web www.itadevco.com **Email** james@itadevco.com



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Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>
Subject: RE: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

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Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609

From: James Tod <james@jtadevco.com>
Sent: Wednesday, November 12, 2025 4:40 PM
To: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>
Subject: Re: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi Hanna;

Thanks for this request, we have forwarded to the architect to provide asap. We will get back to you asap.

Sincerely,
James



James Tod (He/him/his)

Principal

Phone 604-875-9798 **Direct** 604-875-6125 **Mobile** 604-831-3790

1206-1166 Alberni Street, Vancouver, BC V6E 3Z3

Web www.jtadevco.com **Email** james@jtadevco.com



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From: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>

Date: Wednesday, November 12, 2025 at 4:30\u8239 PM

To: James Tod <james@jtadevco.com>

Cc: Helen Williams <helen@jtadevco.com>

Subject: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi James,

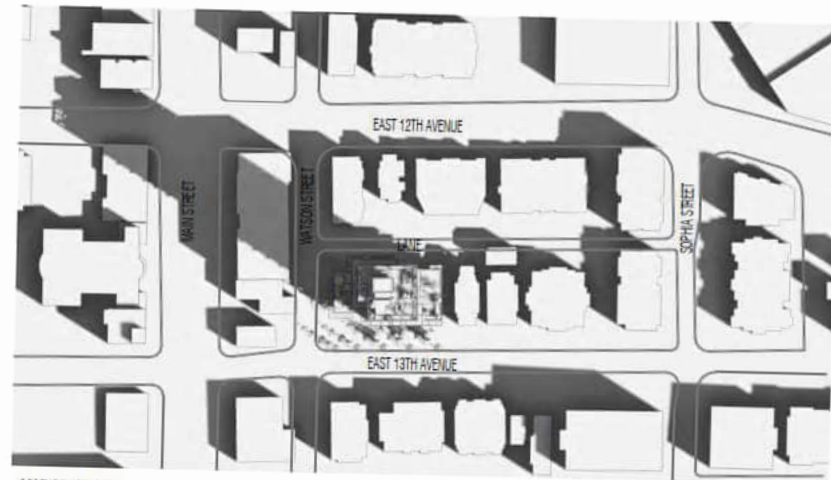
The shadow studies for 215-229 E 13th Avenue include one study with the regular two-hour increments at the equinoxes and solstices ([p. 41](#)), as well as a study in 15-minute increments at the spring equinox to show the 45 minute shadow onto Main Street ([p. 42](#)). Could your architect please provide the 15-minute increments for the summer solstice and fall equinox as well? This will be helpful in case questions on this come up at the Public Hearing.

Thank you,

Hanna Jarrett (she/her) | Rezoning Planner

Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver

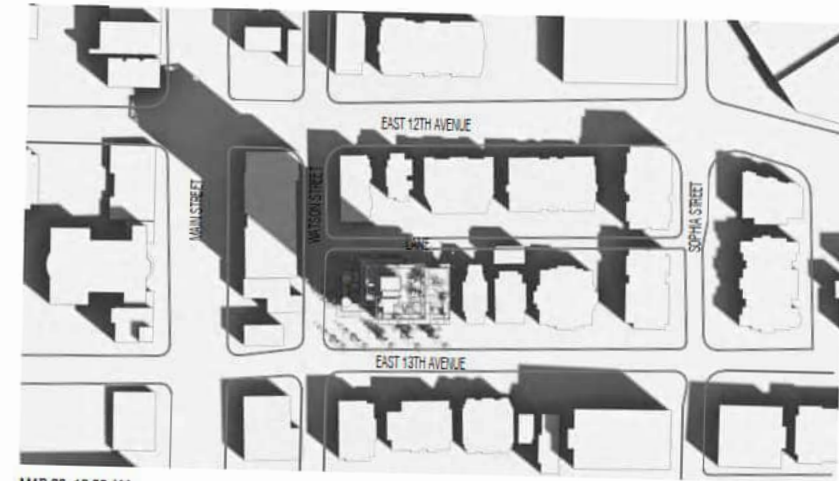
hanna.jarrett@vancouver.ca | 604-269-5609



MAR 20, 10 AM



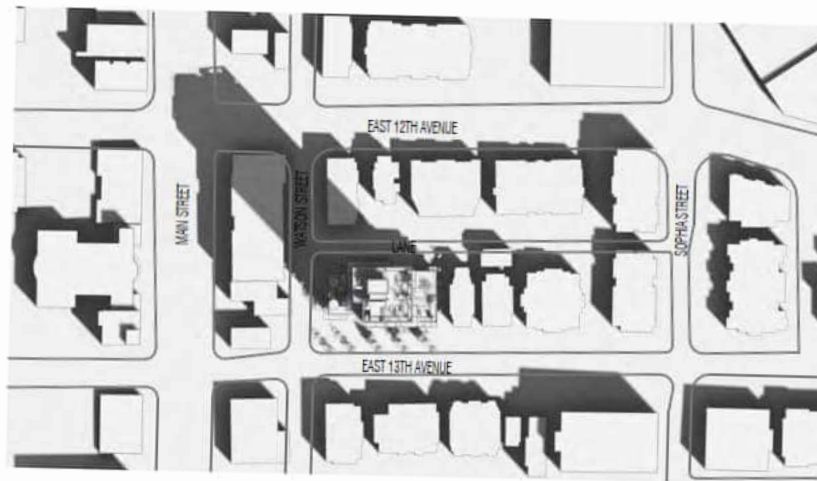
MAR 20, 10:15 AM



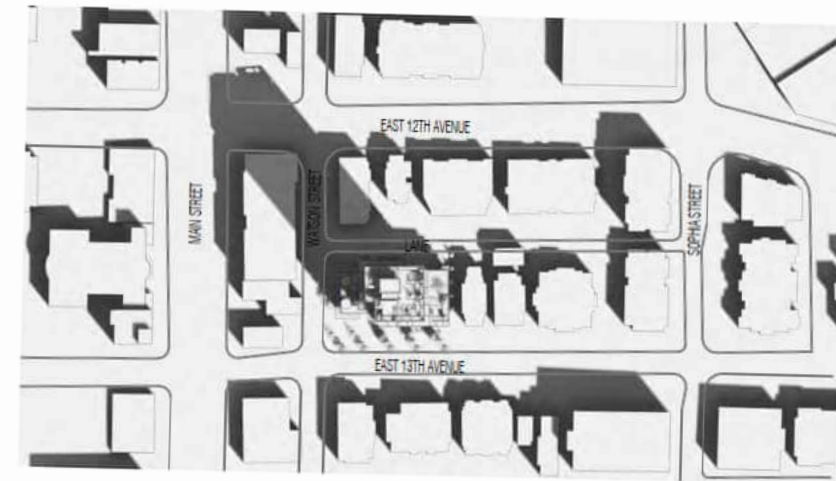
MAR 20, 10:30 AM



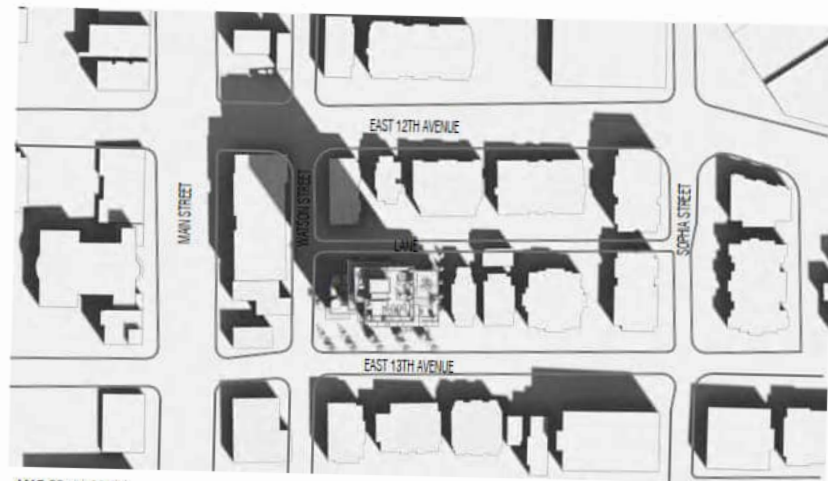
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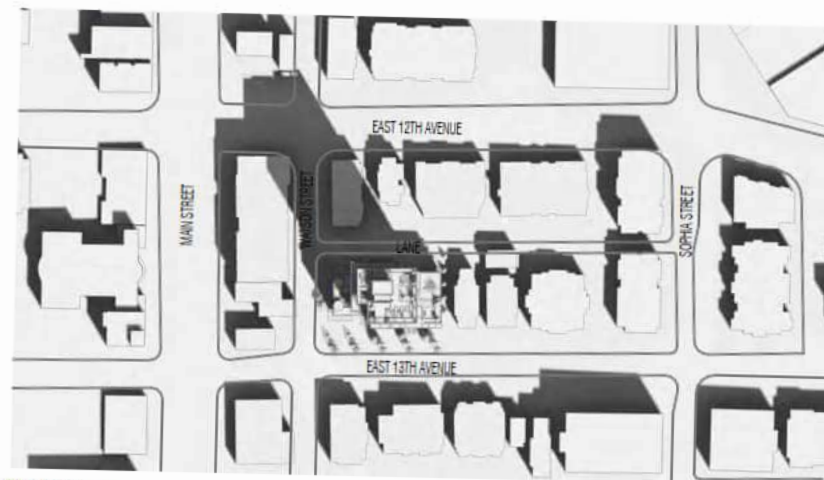
MAR 20, 11 AM



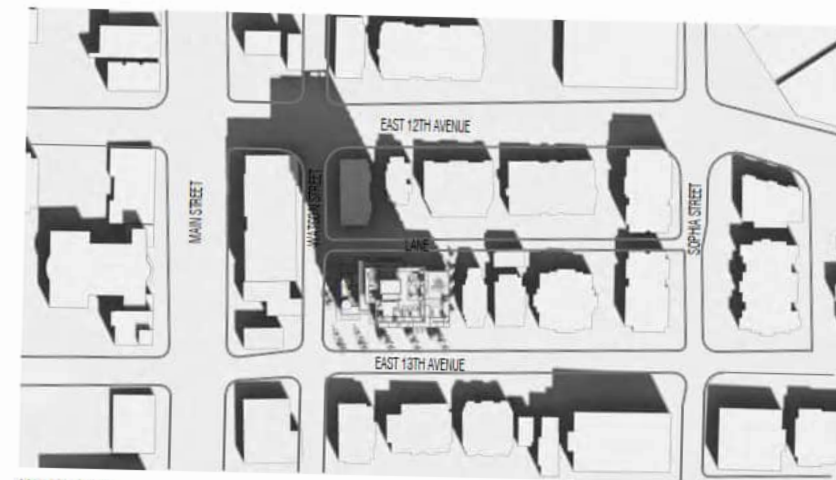
MAR 20, 11:15 AM



MAR 20, 11:30 AM

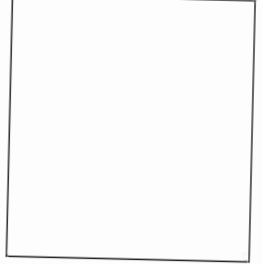


MAR 20, 11:45 AM



MAR 20, 12 PM

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5	DEC 02, 2025	Shadow Study Revision
4	NOV 14, 2025	Shadow Study
3	APR 18, 2024	Re-issued for Rezoning
2	MAR 26, 2024	Re-issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no.	date	description

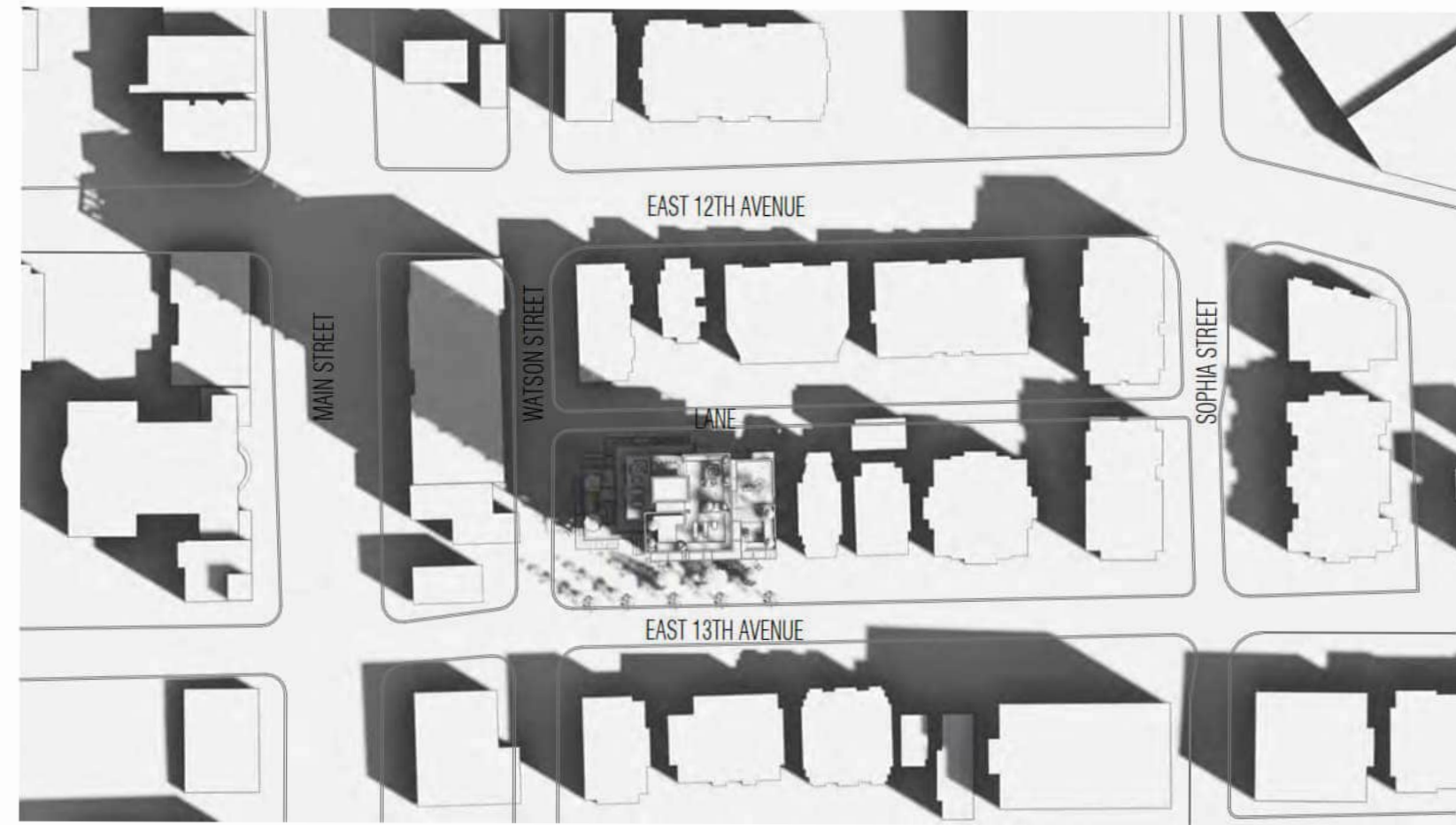
Revisions:

project title:
**BROADWAY PLAN
 DEVELOPMENT
 215-229 EAST 13TH AVE,
 VANCOUVER, BC**

drawing title:
**SHADOW ANALYSIS-
 (UTC-7)- QUARTERS-
 MARCH**

project no.:	22020
drawn by:	BK
checked by:	ST
date:	DEC 02, 2025
scale:	

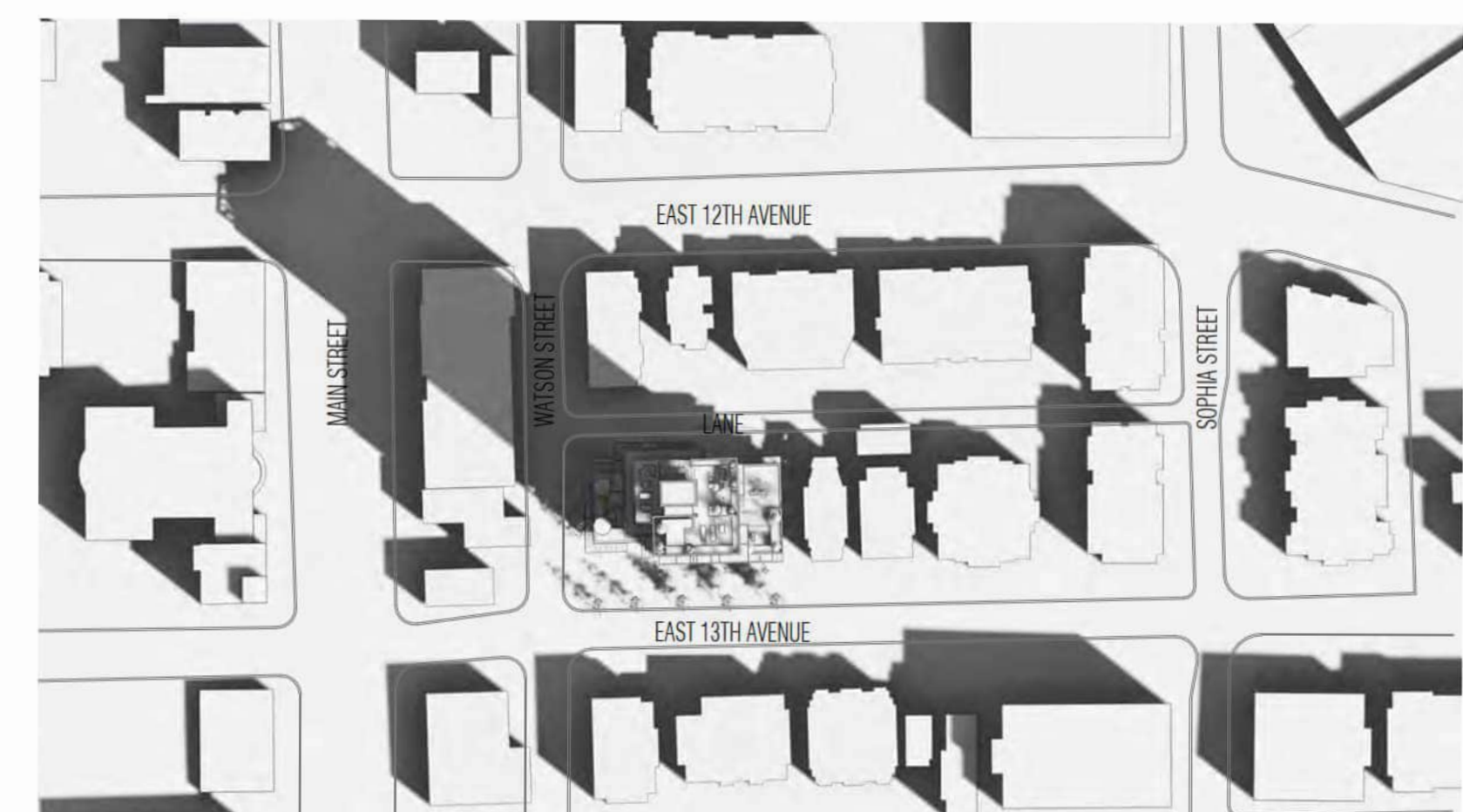




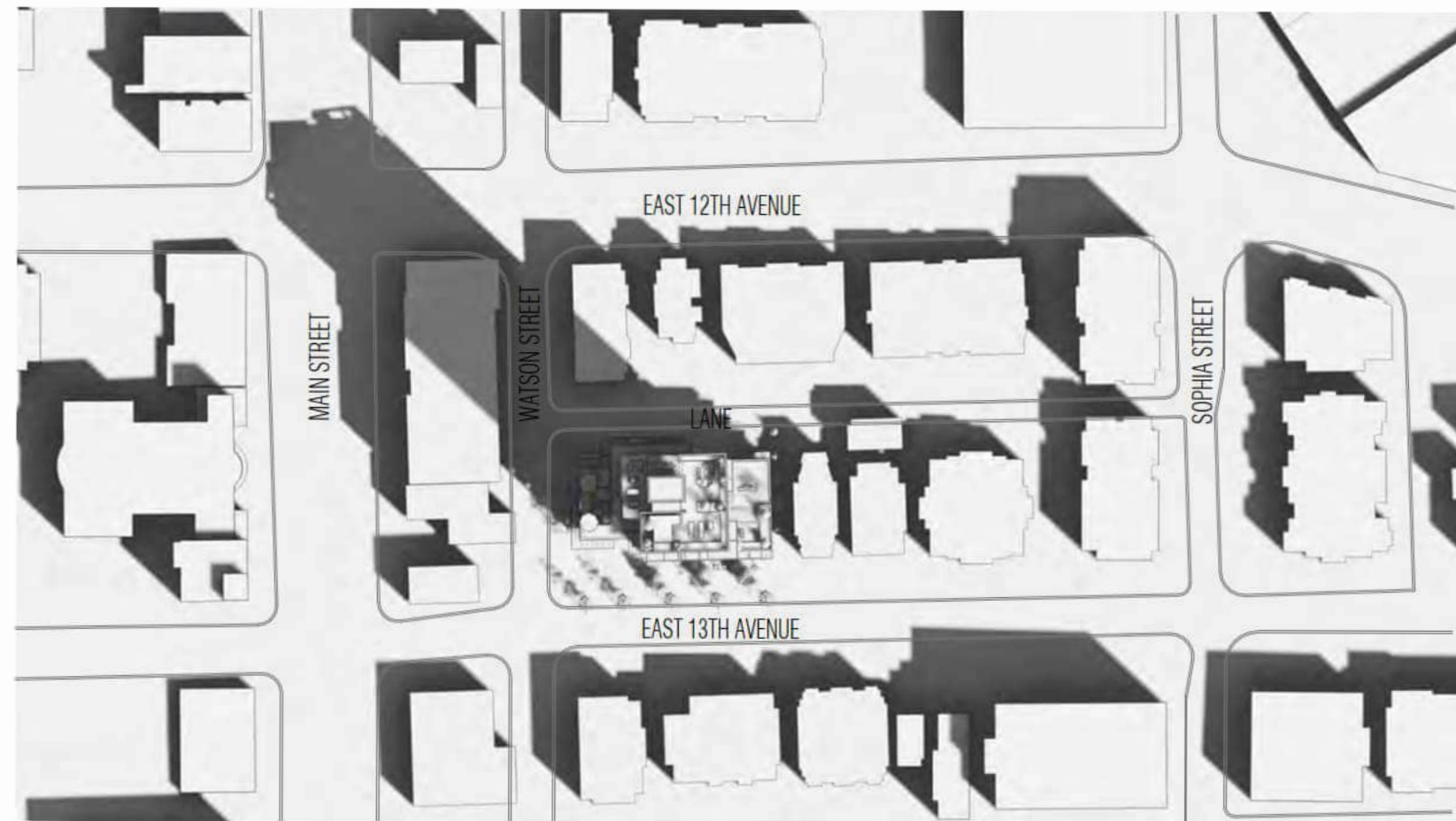
MAR 20, 10 AM



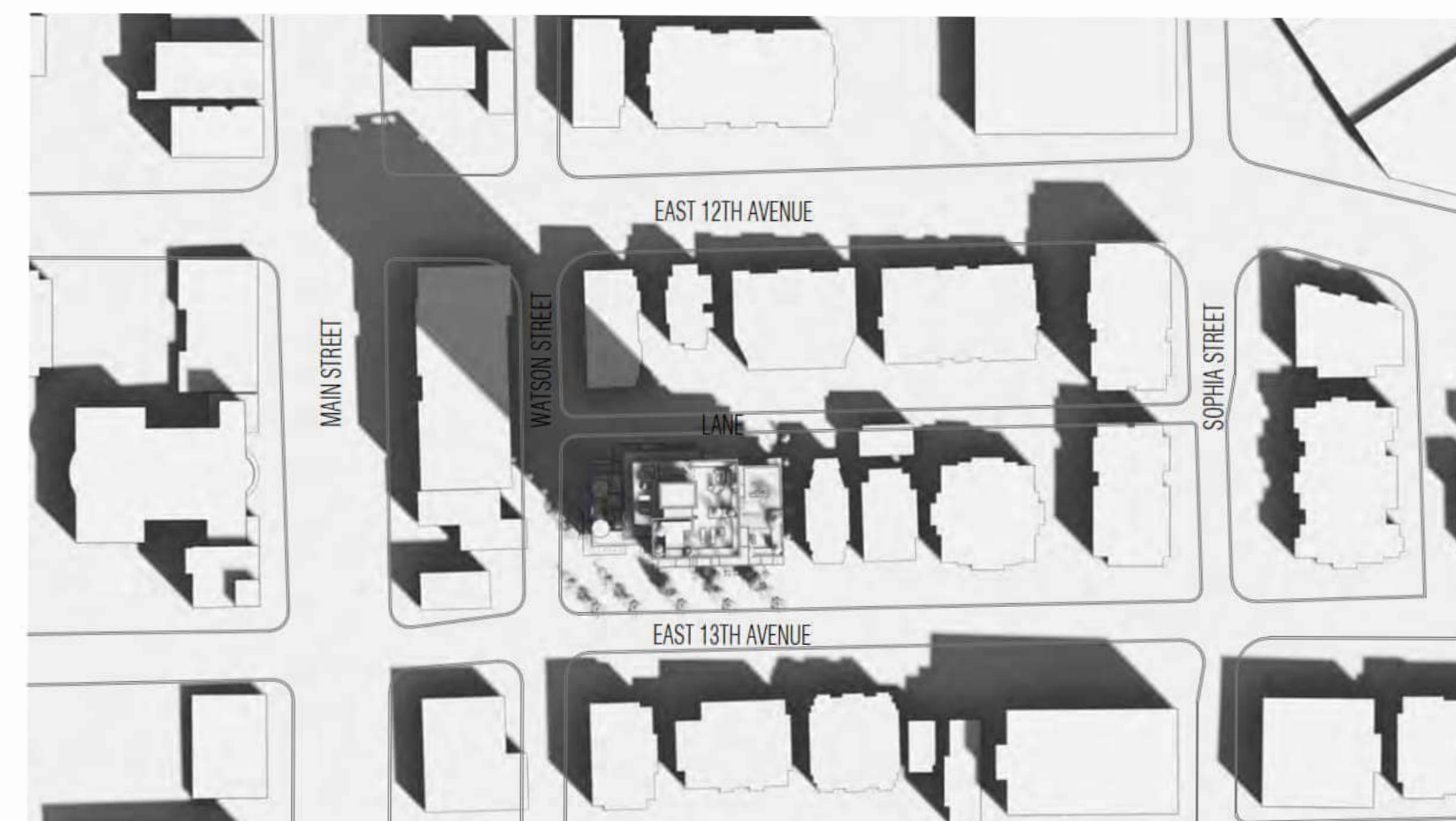
MAR 20, 10:15 AM



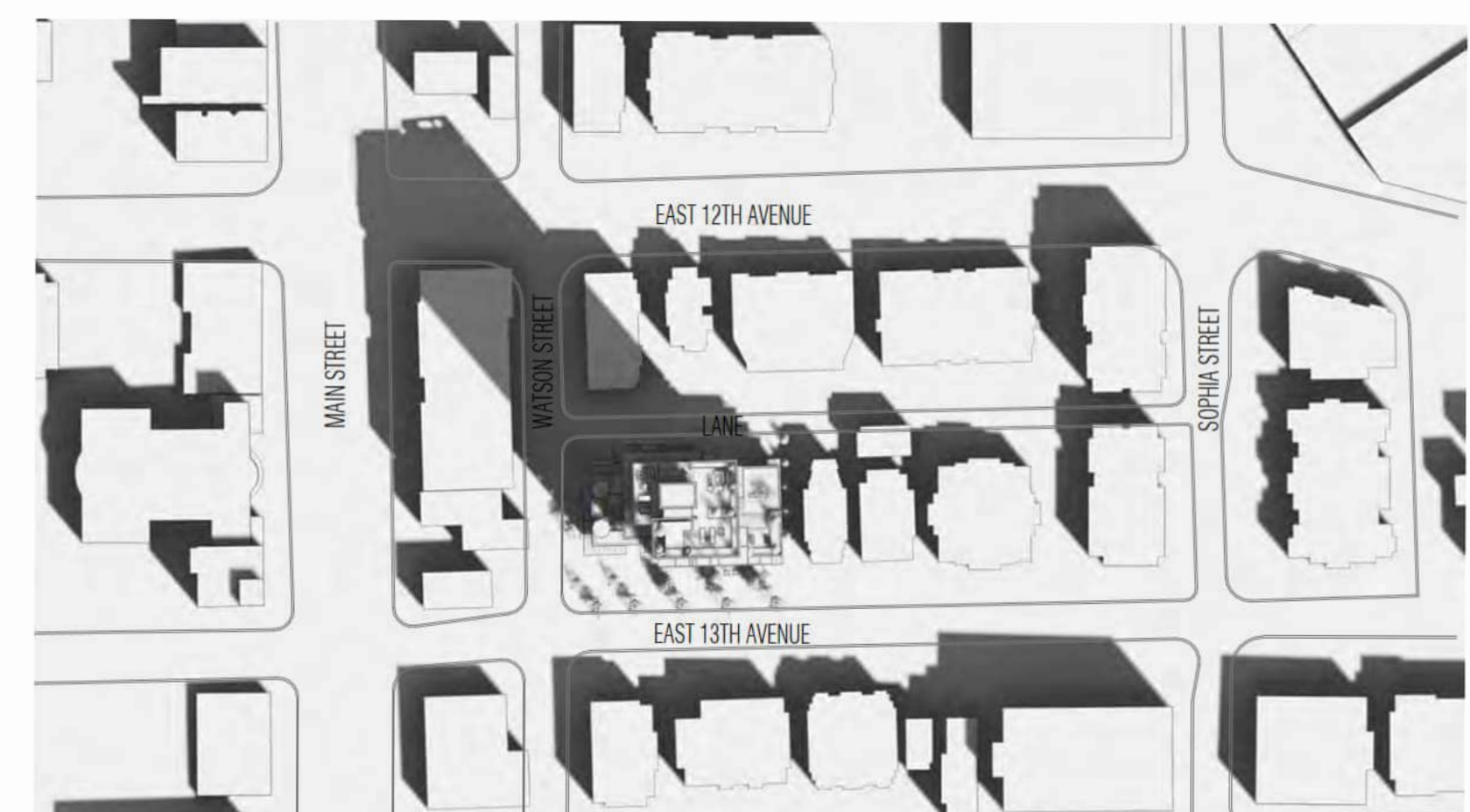
MAR 20, 10:30 AM



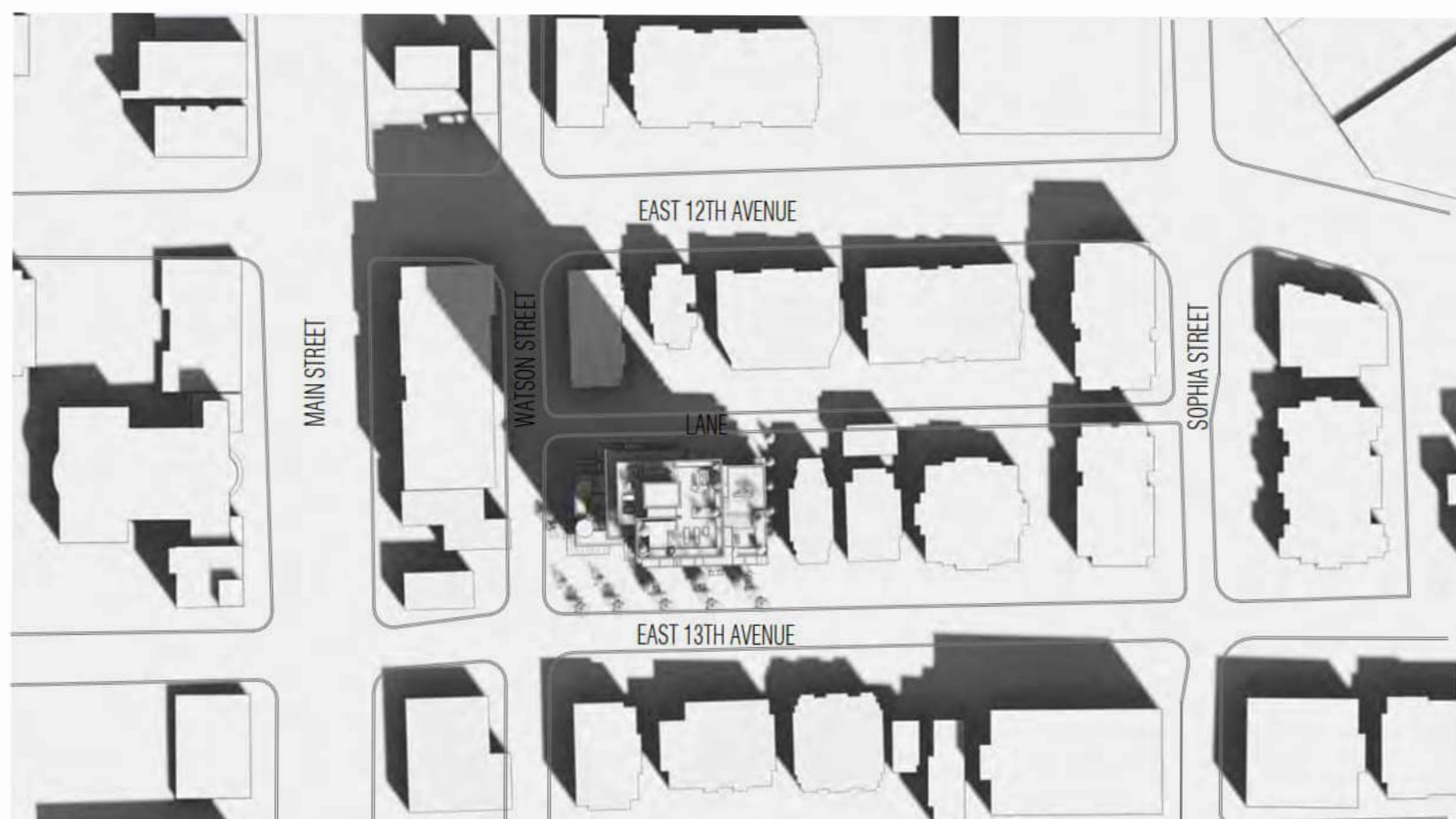
MAR 20, 10:50 AM



MAR 20, 11 AM



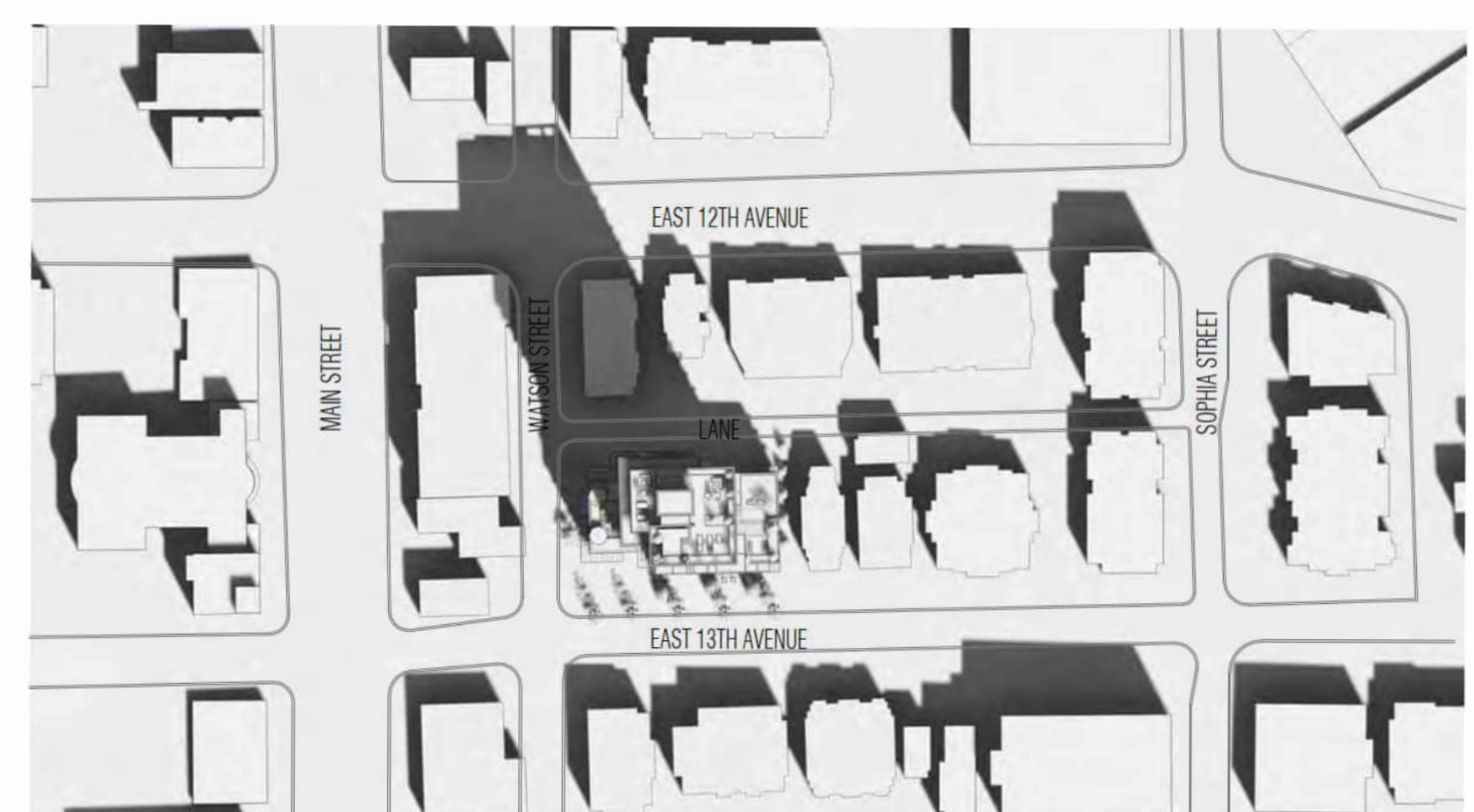
MAR 20, 11:15 AM



MAR 20, 11:30 AM

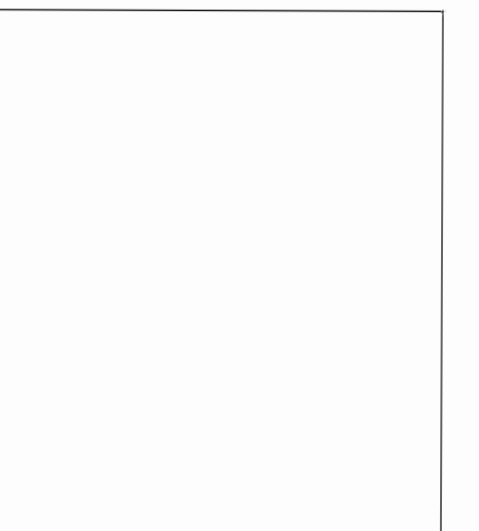


MAR 20, 11:45 AM



MAR 20, 12 PM

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5	DEC 02, 2025	Shadow Study Revision
4	NOV 14, 2025	Shadow Study
3	APR 18, 2024	Re-issued for Rezoning
2	MAR 26, 2024	Re-issued for Rezoning
1	NOV 21, 2023	Issued for Rezoning
no:	date:	description:
Revisions		

project title:
BRODWAY PLAN
DEVELOPMENT
215-229 EAST 13TH AVE,
VANCOUVER, BC
drawing title:
SHADOW ANALYSIS-
(UTC-7)- QUARTERS-
MARCH

project no.:	22020	N ↑
drawn by:	BK	
checked by:	ST	
date:	DEC 02, 2025	
scale:		

drawing no.:

A4.02

From: "Jarrett, Hanna" <Hanna.Jarrett@vancouver.ca>
To: "Lucien Iribarne" <Lucien@studioonearchitecture.ca>
CC: "Helen Williams" <helen@jtadevco.com>
"Andrew Hawryluk" <andrew@jtadevco.com>
"Shoghig Tutunjian" <Shoghig@studioonearchitecture.ca>
"Jim Wong" <Jim@studioonearchitecture.ca>
"Beril Kalkan" <bkalkan@studioonearchitecture.ca>
"James Tod" <james@jtadevco.com>
Date: 12/2/2025 2:56:00 PM
Subject: RE: 215-229 E 13th Ave - Shadow Study Rev w Mar 20

Hi Lucien,

Thank you!

Best,

Hanna Jarrett (she/her) | Rezoning Planner
Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609

Vacation notice: I will be out of office from s.22(1) inclusive.

From: Lucien Iribarne <Lucien@studioonearchitecture.ca>
Sent: Tuesday, December 2, 2025 2:37 PM
To: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>; Shoghig Tutunjian <Shoghig@studioonearchitecture.ca>; Jim Wong <Jim@studioonearchitecture.ca>; Beril Kalkan <bkalkan@studioonearchitecture.ca>; James Tod <james@jtadevco.com>
Subject: RE: 215-229 E 13th Ave - Shadow Study Rev w Mar 20

City of Vancouver Warning - This message is from an external sender

Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Hi Hanna,

Pls find attached the updated Shadow Study Progression for the Spring Equinox [Mar 20] showing 10:50am [w shadow fully off of the sidewalk] instead of 10:45am, as requested.

Thank you,

Lucien Iribarne
B. Arch

Studio One Architecture Inc.

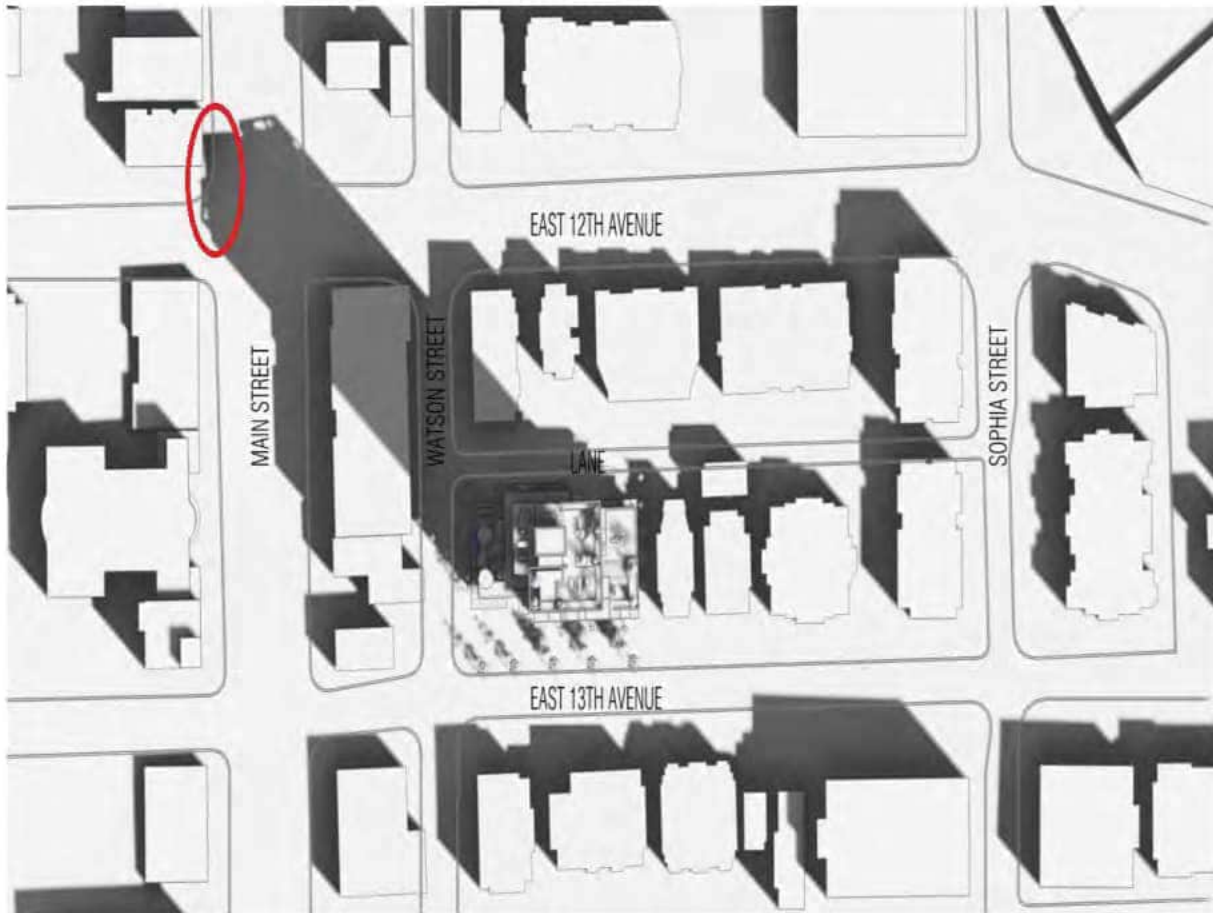
240 - 388 W.8th Ave. Vancouver, BC, V5Y 3X2
Tel: 604.731.3966 Ext.106 / www.studioonearchitecture.ca



From: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Sent: Tuesday, December 2, 2025 11:19 AM
To: Lucien Iribarne <Lucien@studioonearchitecture.ca>
Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>; Shoghig Tutunjian <Shoghig@studioonearchitecture.ca>; Jim Wong <Jim@studioonearchitecture.ca>; Beril Kalkan <beril@studioonearchitecture.ca>; James Tod <james@jtadevco.com>
Subject: RE: 215-229 E 13th Ave - Shadow Study Rev w Mar 20

Hi Lucien,

Thanks for this. Could you also indicate at what time the shadow no longer touches the western sidewalk of Main Street? The previous March 21st study showed that the shadow would move off the sidewalk at 10:45 am, but on March 20th it looks like it would likely be a few minutes longer.



MAR 20, 10:45 AM

Thank you,

Hanna Jarrett (she/her) | Rezoning Planner
Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609

Vacation notice: I will be out of office from s.22(1) inclusive.

From: Lucien Iribarne <Lucien@studioonearchitecture.ca>
Sent: Tuesday, December 2, 2025 10:56 AM
To: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Cc: Helen Williams <helen@itadevco.com>; Andrew Hawryluk <andrew@itadevco.com>; Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>; Shoghig Tutunjian <Shoghig@studioonearchitecture.ca>; Jim Wong <Jim@studioonearchitecture.ca>; Beril Kalkan <bkalkan@studioonearchitecture.ca>; James Tod <james@itadevco.com>
Subject: 215-229 E 13th Ave - Shadow Study Rev w Mar 20

Hi Hanna,

Pls find the revised Shadow Study pgs [11x17 & 24x36] showing the Spring Equinox as Mar 20. Both the base Shadow Study [ie 10am, 12pm, 2pm & 4pm, A4.01] & the Quarter-Hour Study [A4.02] have been updated. Thank you for all your time navigating this issue with the public.

Thank you,

Lucien Iribarne
B. Arch

Studio One Architecture Inc.

240 - 388 W.8th Ave. Vancouver, BC, V5Y 3X2
Tel: 604.731.3966 Ext.106 / www.studioonearchitecture.ca



From: Lucien Iribarne
Sent: Friday, November 14, 2025 4:44 PM
To: 'James Tod' <james@itadevco.com>
Cc: Helen Williams <helen@itadevco.com>; Andrew Hawryluk <andrew@itadevco.com>; Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>; Shoghig Tutunjian <Shoghig@studioonearchitecture.ca>; Jim Wong <Jim@studioonearchitecture.ca>; Beril Kalkan <bkalkan@studioonearchitecture.ca>
Subject: RE: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi James,

Pls find attached the updated Shadow Study [11x17 & 24x36] for 215-229 E 13th Ave with expanded quarter-hour morning studies including for the Summer Solstice [Jun 21] & Fall Equinox [Sep22] & the No-Shadow-Period Study [Apr 27-Aug 6], as

requested. The extra "No Shadow Period" Study is a good idea, helps.

Thank you,

Lucien Iribarne

B. Arch

Studio One Architecture Inc.

240 - 388 W.8th Ave. Vancouver, BC, V5Y 3X2

Tel: 604.731.3966 Ext.106 / www.studioonearchitecture.ca

From: James Tod <james@itadevco.com>

Sent: Friday, November 14, 2025 2:47 PM

To: Lucien Iribarne <Lucien@studioonearchitecture.ca>; Jim Wong <Jim@studioonearchitecture.ca>; Shoghig Tutunjian <Shoghig@studioonearchitecture.ca>

Cc: Helen Williams <helen@itadevco.com>; Andrew Hawryluk <andrew@itadevco.com>; Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>

Subject: Re: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi Lucien, Jim, Shoghig;

Please see below email request from the City requesting if we can show when there is no shadow on Main Street. Are you able to do a sensitivity to see at what date in the year there is no longer a shadow on Main Street? Please see comments from the City below.

Sincerely,
James



James Tod (He/him/his)

Principal

Phone 604-875-9798 **Direct** 604-875-6125 **Mobile** 604-831-3790

1206-1166 Alberni Street, Vancouver, BC V6E 3Z3

Web www.itadevco.com **Email** james@itadevco.com



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From: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Date: Friday, November 14, 2025 at 2:29\u008239 PM
To: James Tod <james@jtadevco.com>
Cc: Helen Williams <helen@jtadevco.com>, Andrew Hawryluk <andrew@jtadevco.com>
Subject: RE: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi James,

Could you please also ask the architect to show at which time of year the building no longer shadows the western sidewalk of Main Street? For example, there is a 45 minute shadow 10-10:45 am at the equinoxes, but I'm guessing at some point during the summer the sun is high enough that the shadow no longer touches the sidewalk.

Thank you,

Hanna Jarrett (she/her) | Rezoning Planner
Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609

From: Jarrett, Hanna
Sent: Thursday, November 13, 2025 1:40 PM
To: 'James Tod' <james@jtadevco.com>
Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>
Subject: RE: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi James,

Great, thanks very much.

Best,

Hanna Jarrett (she/her) | Rezoning Planner
Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver
hanna.jarrett@vancouver.ca | 604-269-5609

From: James Tod <james@jtadevco.com>
Sent: Wednesday, November 12, 2025 4:40 PM
To: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>
Cc: Helen Williams <helen@jtadevco.com>; Andrew Hawryluk <andrew@jtadevco.com>
Subject: Re: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi Hanna;

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Sincerely,
James



James Tod (He/him/his)

Principal

Phone 604-875-9798 **Direct** 604-875-6125 **Mobile** 604-831-3790

1206-1166 Alberni Street, Vancouver, BC V6E 3Z3

Web www.jtadevco.com **Email** james@jtadevco.com



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From: Jarrett, Hanna <Hanna.Jarrett@vancouver.ca>

Date: Wednesday, November 12, 2025 at 4:30\u8239 PM

To: James Tod <james@jtadevco.com>

Cc: Helen Williams <helen@jtadevco.com>

Subject: 215-229 E 13th Ave - Incremental shadow study for solstice + fall equinox

Hi James,

The shadow studies for 215-229 E 13th Avenue include one study with the regular two-hour increments at the equinoxes and solstices ([p. 41](#)), as well as a study in 15-minute increments at the spring equinox to show the 45 minute shadow onto Main Street ([p. 42](#)). Could your architect please provide the 15-minute increments for the summer solstice and fall equinox as well? This will be helpful in case questions on this come up at the Public Hearing.

Thank you,

Hanna Jarrett (she/her) | Rezoning Planner

Rezoning Centre | Planning, Urban Design & Sustainability | City of Vancouver

hanna.jarrett@vancouver.ca | 604-269-5609