

2538 Birch Street



JAMESON
DEVELOPMENT
CORP

IBI Group
On behalf of: Jameson Broadway & Birch LP
Submitted for DP July 06, 2021

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

Basic Information

INQUIRER

IBI Group
700-1285 West Pender Street
Vancouver BC V6E 4B1
604-683-8797
tony.wai@ibigroup.com

On behalf of:
Jameson Development Corp
Tom Pappajohn
604-732-7122
tom@jamesoncorp.ca

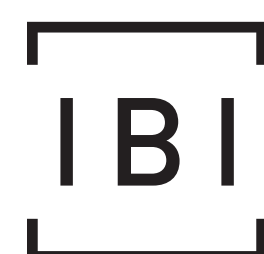
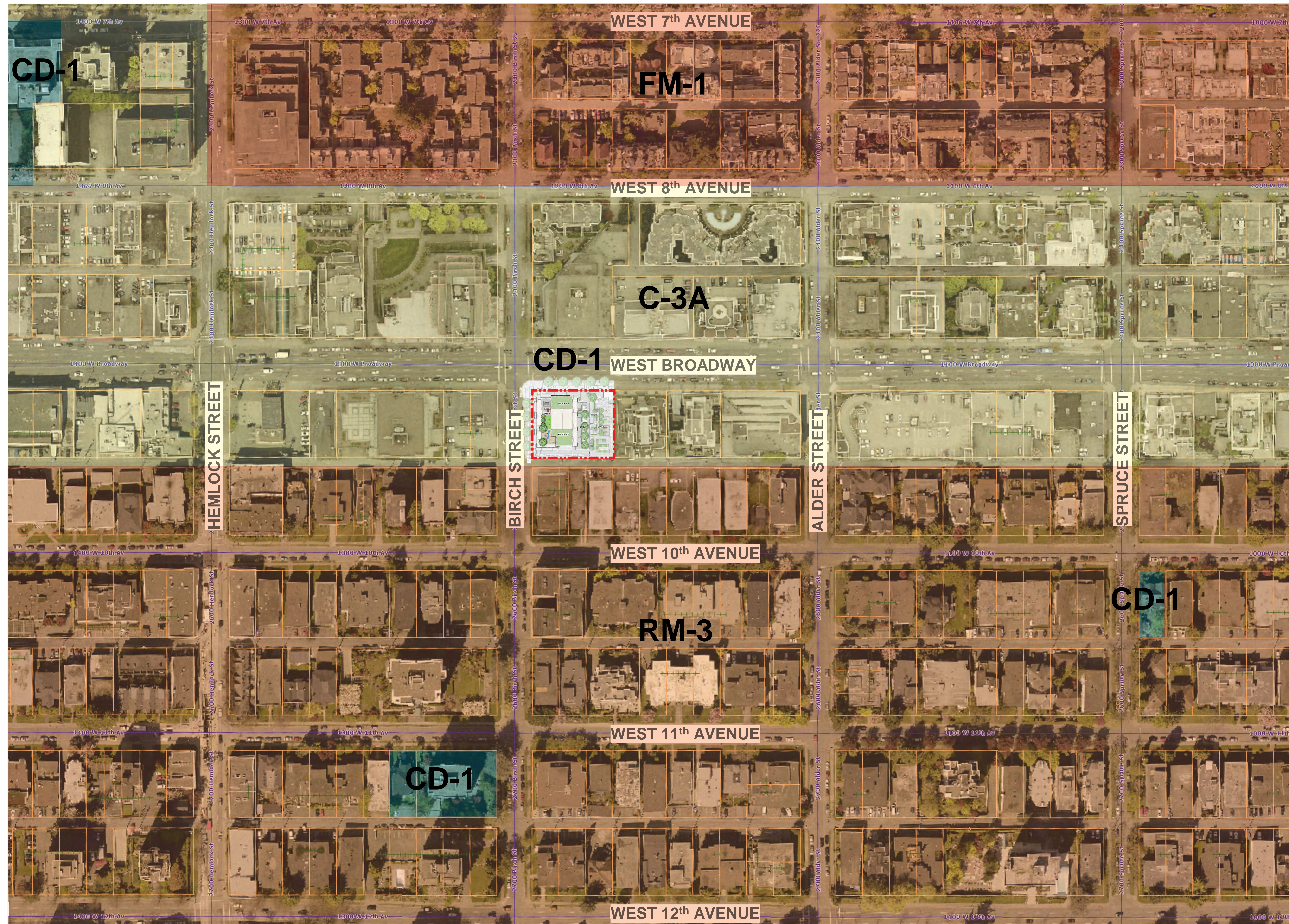
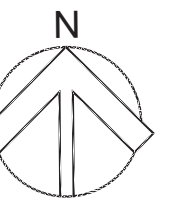
PROPERTY ADDRESS

2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)

LEGAL DESCRIPTION

Lot 1, Block 353, District Lot 526, Group 1.
New Westminster District Plan EPP81033
PID: 030-417-261

Context

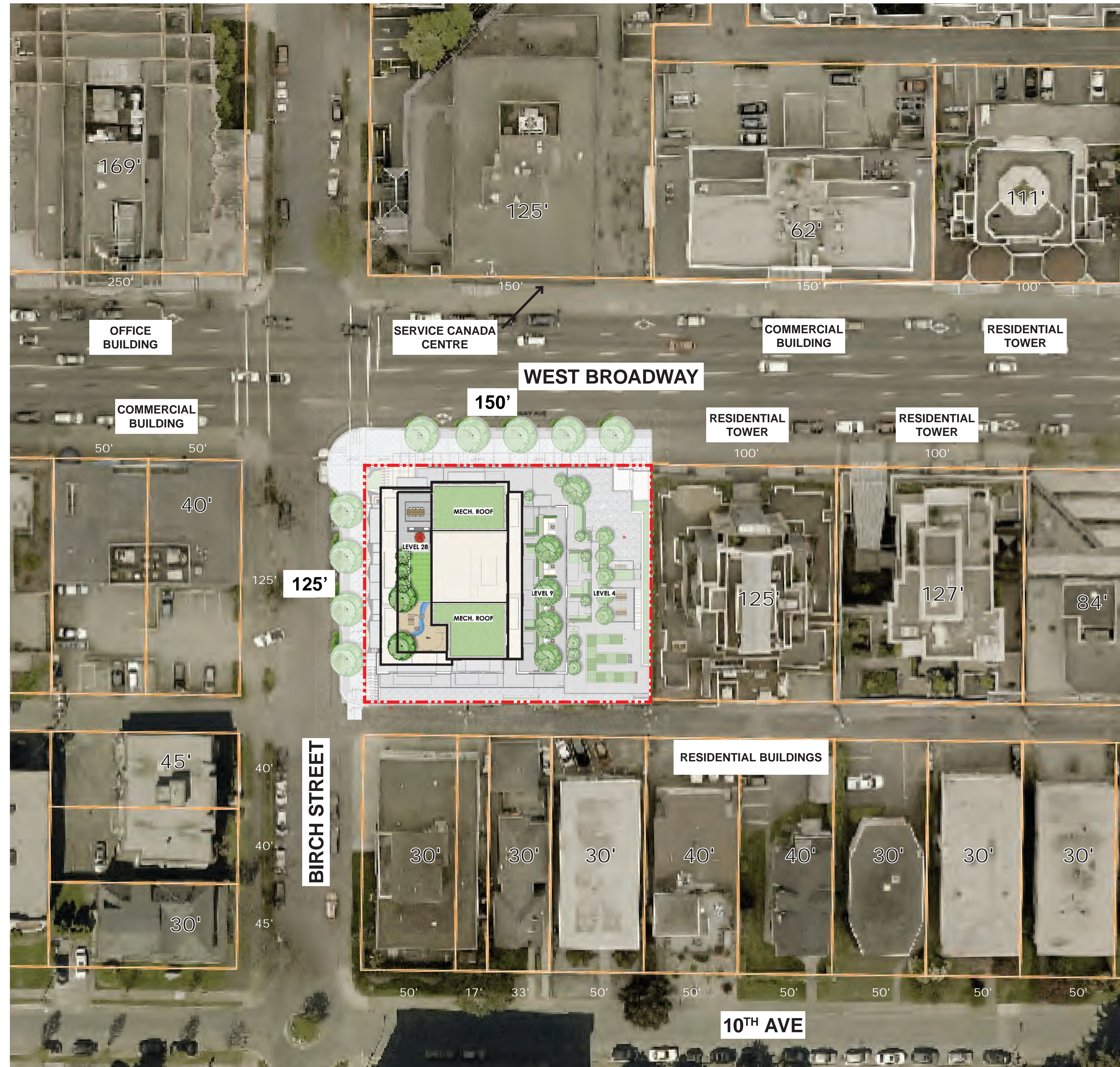
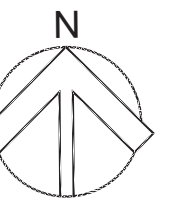


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Context



SITE AT BIRCH AND BROADWAY



APPROACHING SITE EASTBOUND ON BROADWAY



OFFICE BUILDING KITTY-CORNER TO SITE

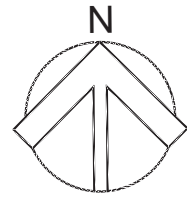


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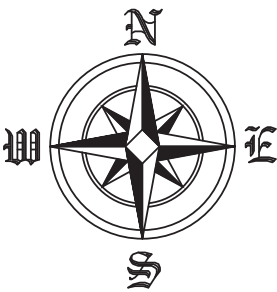
Survey Plan



TOPOGRAPHIC PLAN OF LOT 1
BLOCK 353 DISTRICT LOT 526 GROUP 1
NEW WESTMINSTER DISTRICT PLAN EPP81033
PID: 030-417-261

Scale 1 inch = 16 feet

CIVIC ADDRESS :
1296 WEST BROADWAY
VANCOUVER, BC



LEGEND

- FOUND
- DENOTES STANDARD IRON POST
 - DENOTES LEAD PLUG
 - ▲ DENOTES CONCRETE NAIL SPIKE OR SCRIBE
 - HSE DENOTES HOUSE
 - ⊠ DENOTES CATCH BASIN
 - DENOTES MANHOLE
 - LS ⊕ DENOTES LAMP STANDARD
 - DENOTES PULL BOX
 - GM ⊕ DENOTES GAS METER
 - GV ⊕ DENOTES GAS VALVE
 - PH ⊕ DENOTES HYDRANT
 - SN ⊕ DENOTES SIGN
 - TSP ⊕ DENOTES TRAFFIC SIGNAL POLE
 - TSL ⊕ DENOTES TRAFFIC SIGNAL ON LAMP STANDARD
 - WC ⊕ DENOTES WATER CHAMBER
 - WM ⊕ DENOTES WATER METER
 - WV ⊕ DENOTES WATER VALVE
 - PP ⊕ DENOTES POWER POLE
 - ⊗ DENOTES BOLLARD
 - GW — DENOTES GUY WIRE
 - TP — DENOTES TOP OF WALL
 - BT — DENOTES BOT OF WALL
- DENOTES TREE
- DRIP LINE
RADIUS IN (FEET)
C=CONIFEROUS
D=DECIDUOUS
DIAMETER IN (FEET)

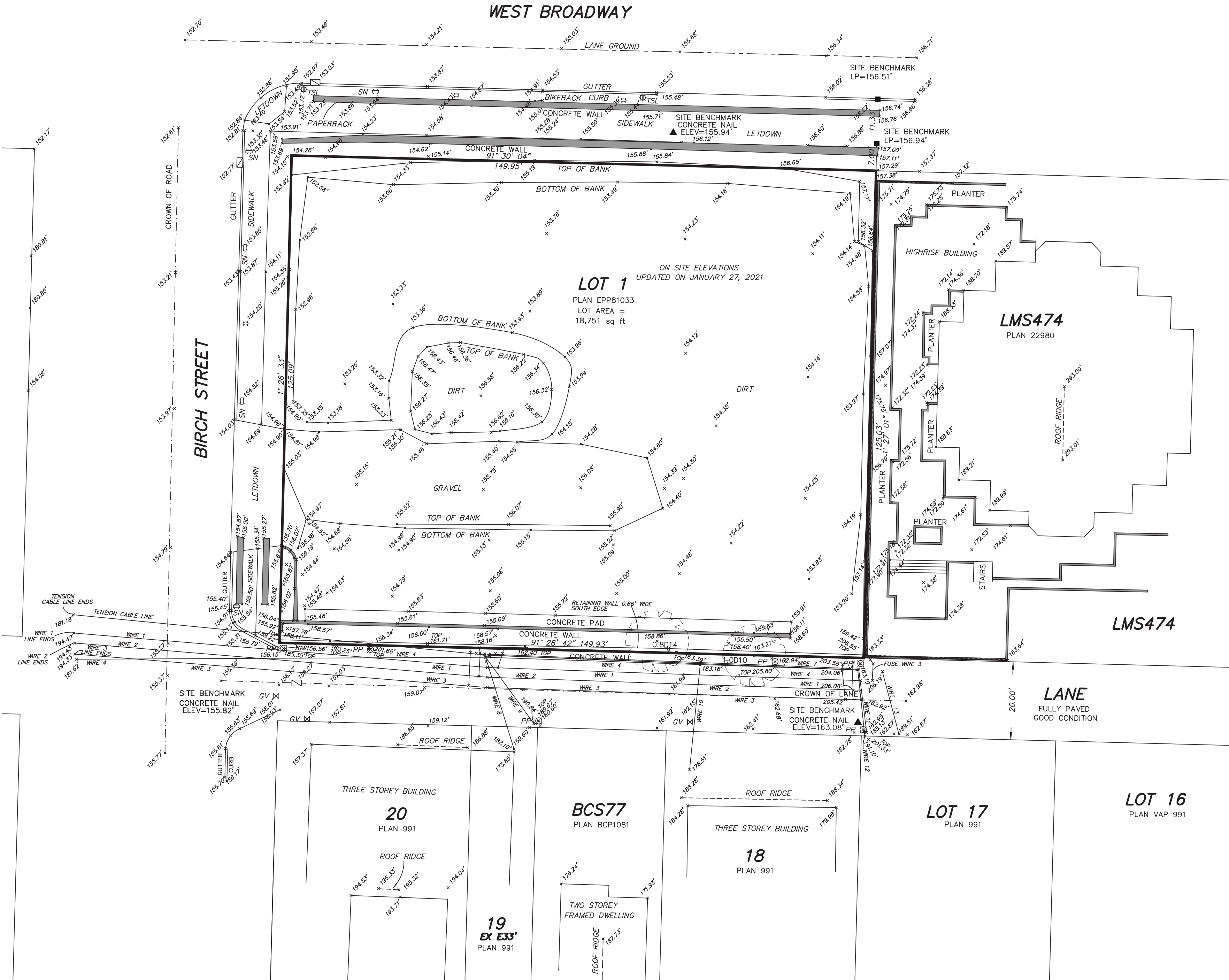
NOTES:

LOT DIMENSIONS ARE ACCORDING TO FIELD SURVEY
AND LAND TITLE OFFICE RECORDS.

ALL TREES HAVE BEEN LOCATED IN ACCORDANCE WITH
BYLAW NO.7347.

FOR CONSTRUCTION, USE CONTROL POINTS SHOWN AS
SITE BENCHMARKS OR CITY SURVEY MONUMENT
ONLY FOR ELEVATION CONTROL.

ELEVATIONS ARE TO GVRD GEODETIC
DATUM 2005 BENCH MARK — MONUMENT V-2220
NE CORNER OF BIRCH AND BROADWAY
ELEVATION = 155.23 FEET
46.396 METERS



TOPOGRAPHIC SURVEY INSPECTED AND UPDATED JANUARY 4th, 2017.
LANE TRANSFORMER ADDED MARCH 6th, 2017.
WIRE INFORMATION ADDED DECEMBER 7th, 2017.
PROPERTY LINES UPDATED MARCH 27th, 2018.
TOPOGRAPHIC SURVEY INSPECTED AND UPDATED MAY 27th, 2019.
TOPOGRAPHIC SURVEY INSPECTED AND UPDATED JUNE 3rd, 2019.
TOPOGRAPHIC SURVEY INSPECTED JANUARY 27th, 2021

CERTIFIED CORRECT ACCORDING TO
SURVEY THIS 30th DAY OF JUNE, 2021.

Gary Sundvick
BKW45G
B.C.L.S.

GARY SUNDVICK

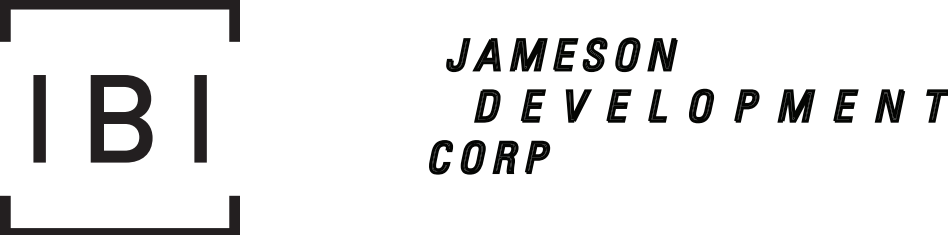
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

BUTLER
SUNDVICK

4 — 19089 94th Ave
Surrey, BC V4N 3S4
www.buttersundvick.ca
Tel. 604-513-9611

File: 4765
Dwg: 4765—TOPO REV. 6

OFFICE BUILDING KITTY-CORNER TO SITE



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Community Benefits



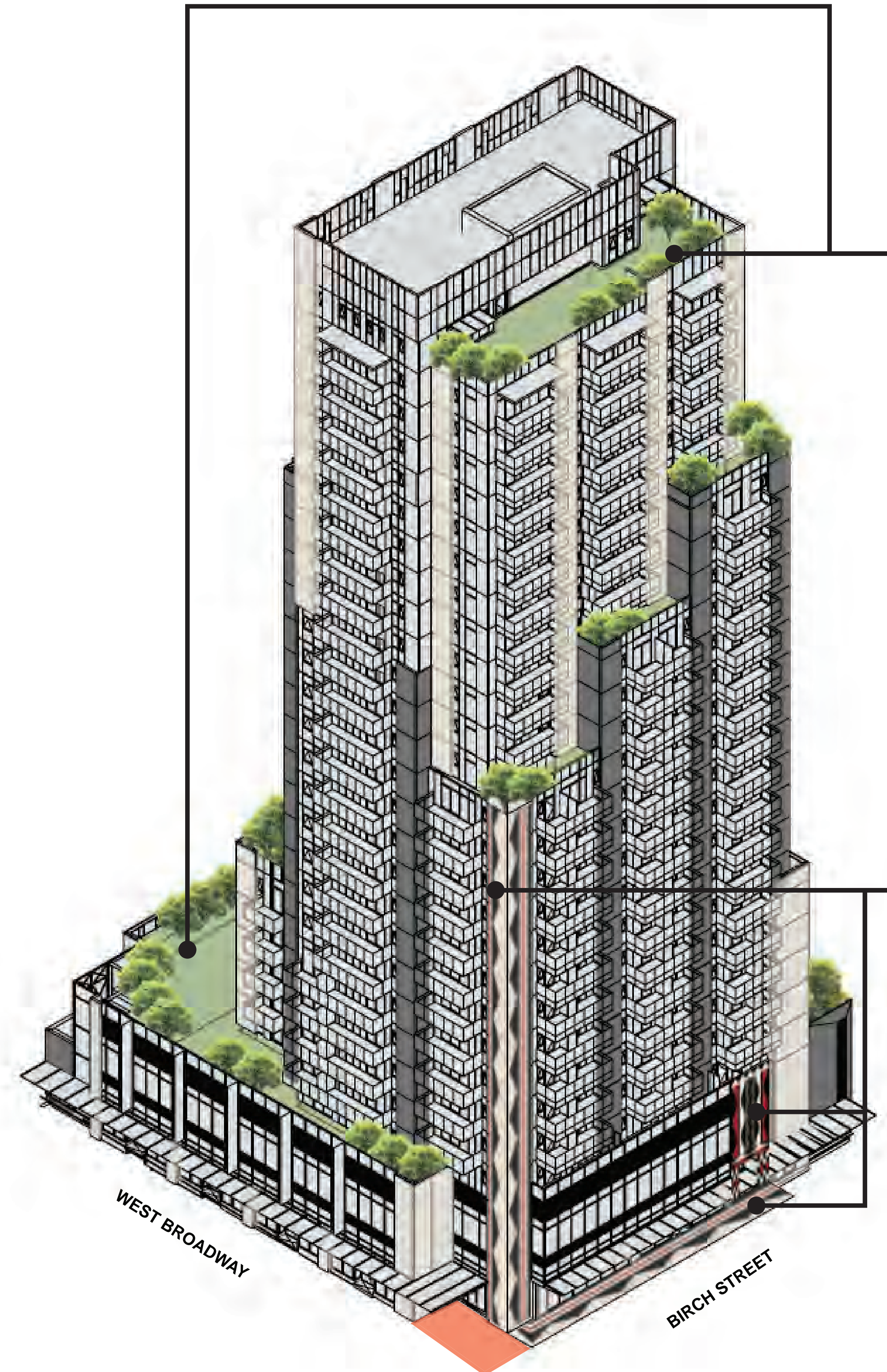
Diversity of Housing Options

- 100% of the 258 residential units are secured rentals. 37% (or 95 units) of these units are family-sized (two bedrooms or more).
- 22% of the residential rentable area is allocated towards Moderate Income Rental (MIRHPP) units.
- Out of the 258 secured rental units:
 - 22.5% (or 58 units) are designated as MIRHPP units
 - 38% (or 22 units) of the total 58 MIRPHH units are family-sized (2 or more bedrooms)
 - 12% (or 7 units) of total 58 MIRHPP units are 3 bedrooms
- These MIRHPP units have substantially reduced rental rates geared towards households making \$30,000-80,000/year.
- Does not displace any existing residents, as the building was formerly a restaurant



Sustainability Initiatives

- The building will be designed to meet the City of Vancouver's Zero Emissions Building Plan which aims to reduce emissions from new buildings by 90%
- Sustainable rainwater management will reduce high volumes of drainwater and decrease impact on the urban ecology



Family Oriented Facilities

- Outdoor urban agricultural plots on the fourth floor for residents' use.
- Outdoor/indoor rooftop amenity areas for residents' enjoyment. The indoor area includes a kitchen, lounge, and bathroom. The outdoor area includes children's playground and gathering area.
- This will be a pet friendly building with a dedicated pet washing area.



ARTWORK BY DEBRA SPARROW

New Public Spaces

- Public Art Display on the northwest corner elevation of the Broadway and Birch intersection. The tile mosaic artwork is designed by local Musqueam Artist, Debra Sparrow.
- New community space with the addition of a public plaza space also at Birch and Broadway
- New landscaping and trees will improve street level environment along the Broadway corridor

Nearby Facilities

- Situated in a desirable location and steps away from frequent transit and cycling routes. Including walking distance to two proposed stops of the future Broadway Subway Line. The building is also close to shops, Lord Tennyson Elementary School, False Creek Elementary School, Kitsilano Secondary School, as well as False Creek and Kitsilano Community Centers.

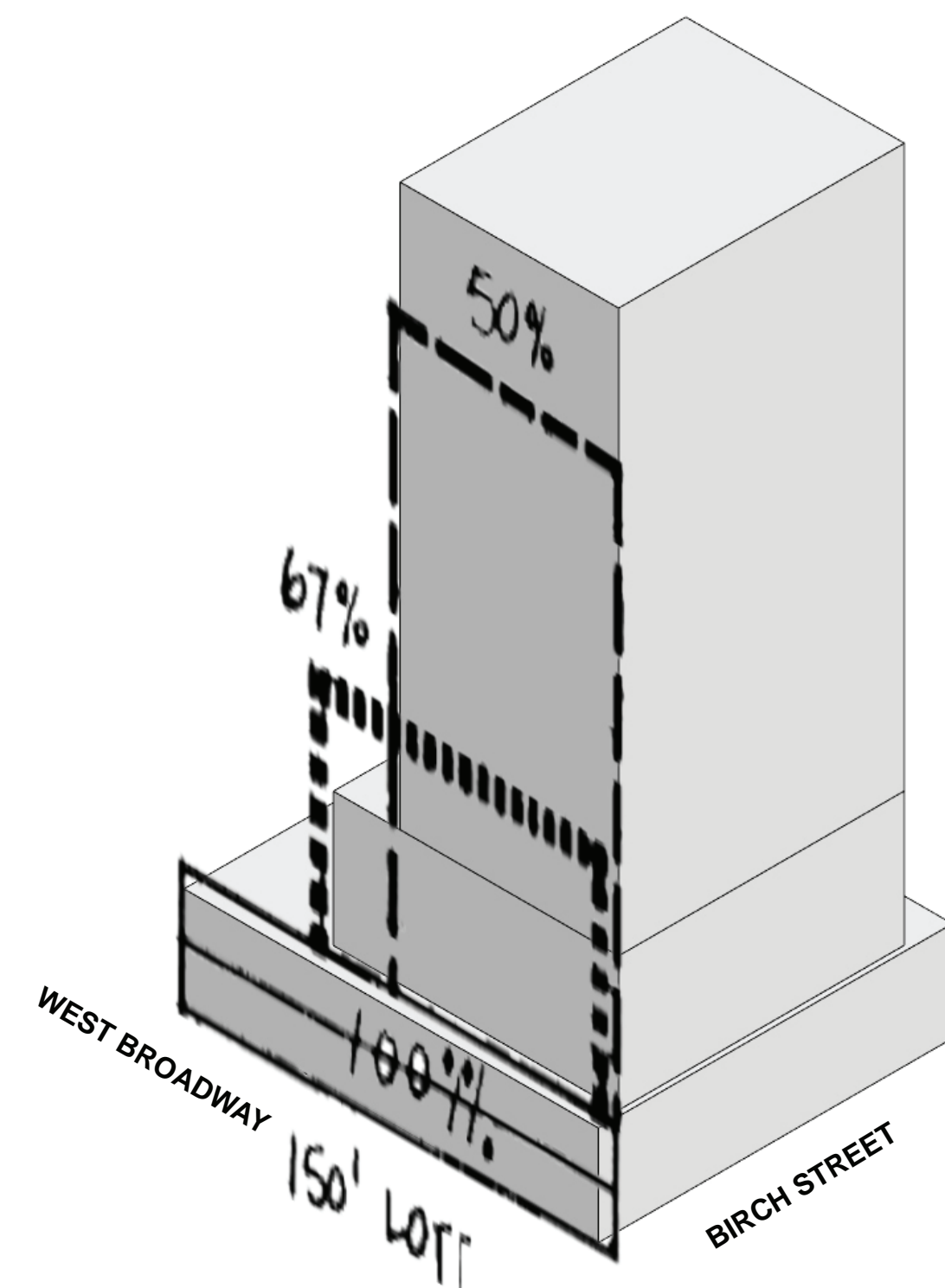
Massing Rationale

As the tower reaches up towards 28-storeys, it steps back on the east and west sides, creating roof gardens and terraces, as well as a tapering massing form. The massing also steps down at different levels to create a tower with varying heights. This form will minimize shadows cast from the tallest portion of the building.

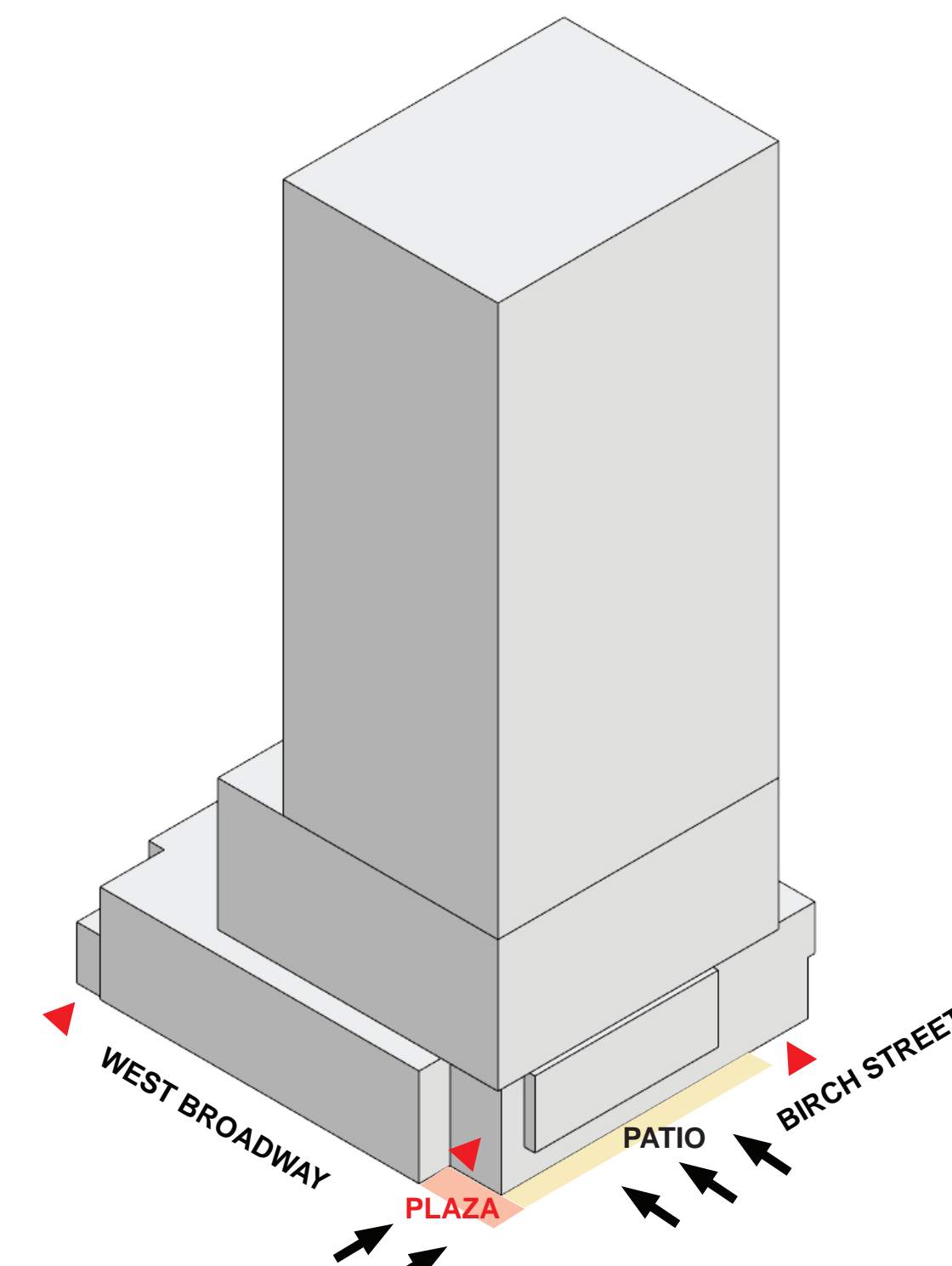
The floor plate areas are based upon City Staff advice from their response to our rezoning enquiry:

“A general guideline that reflects the proposed form is: floorplates between the 7th to 16th storeys may be greater than 6,500 sq.ft.; floorplates between the 17th and 20th storey may be approximately 6,500 sq.ft. and the floorplate above the 20th storey should be less than 6,500 sq.ft.”

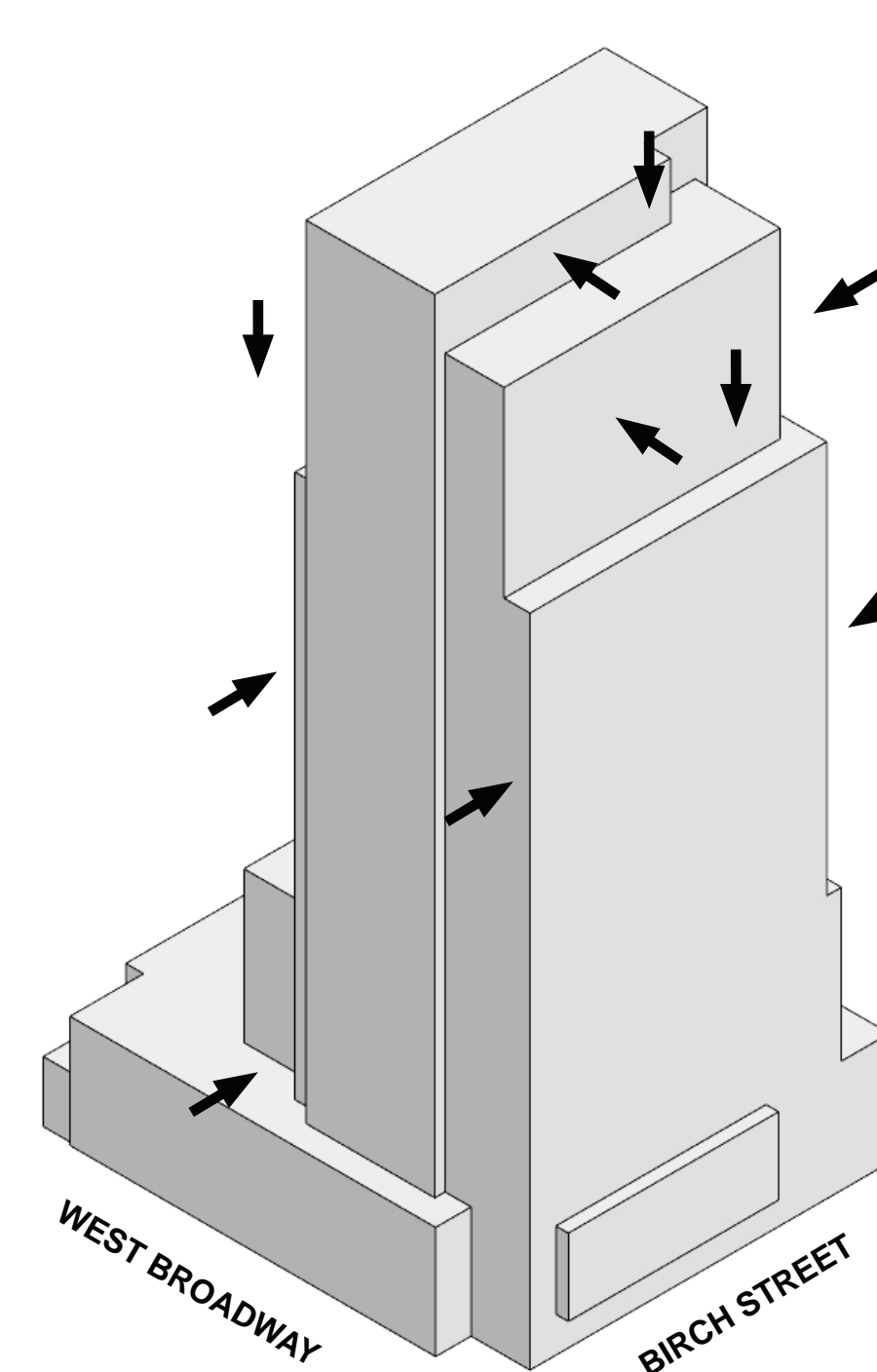
1. Diagram From C-3a Urban Design Guidelines



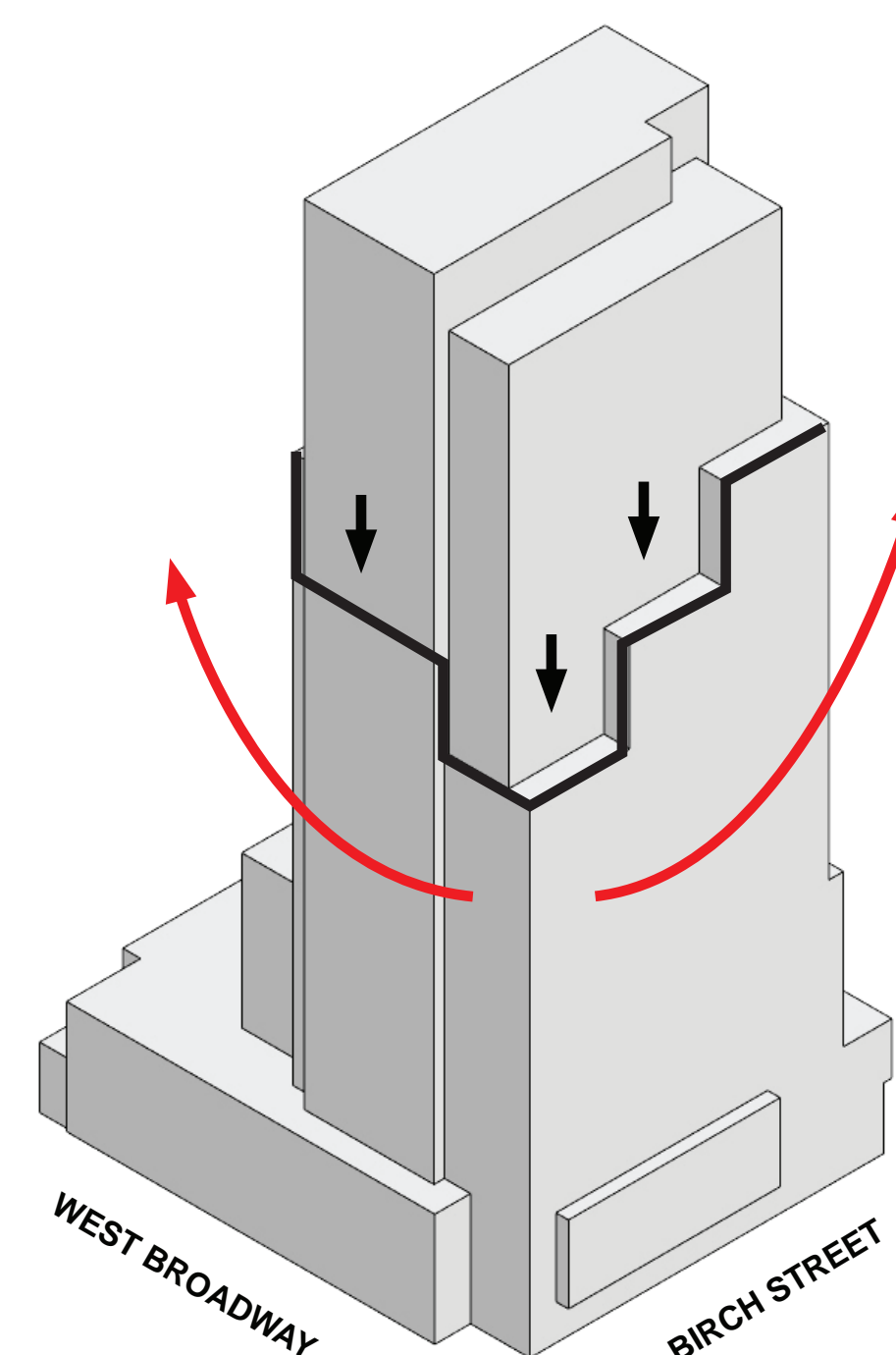
2. Contribute to Public Realm Along West Broadway and Birch



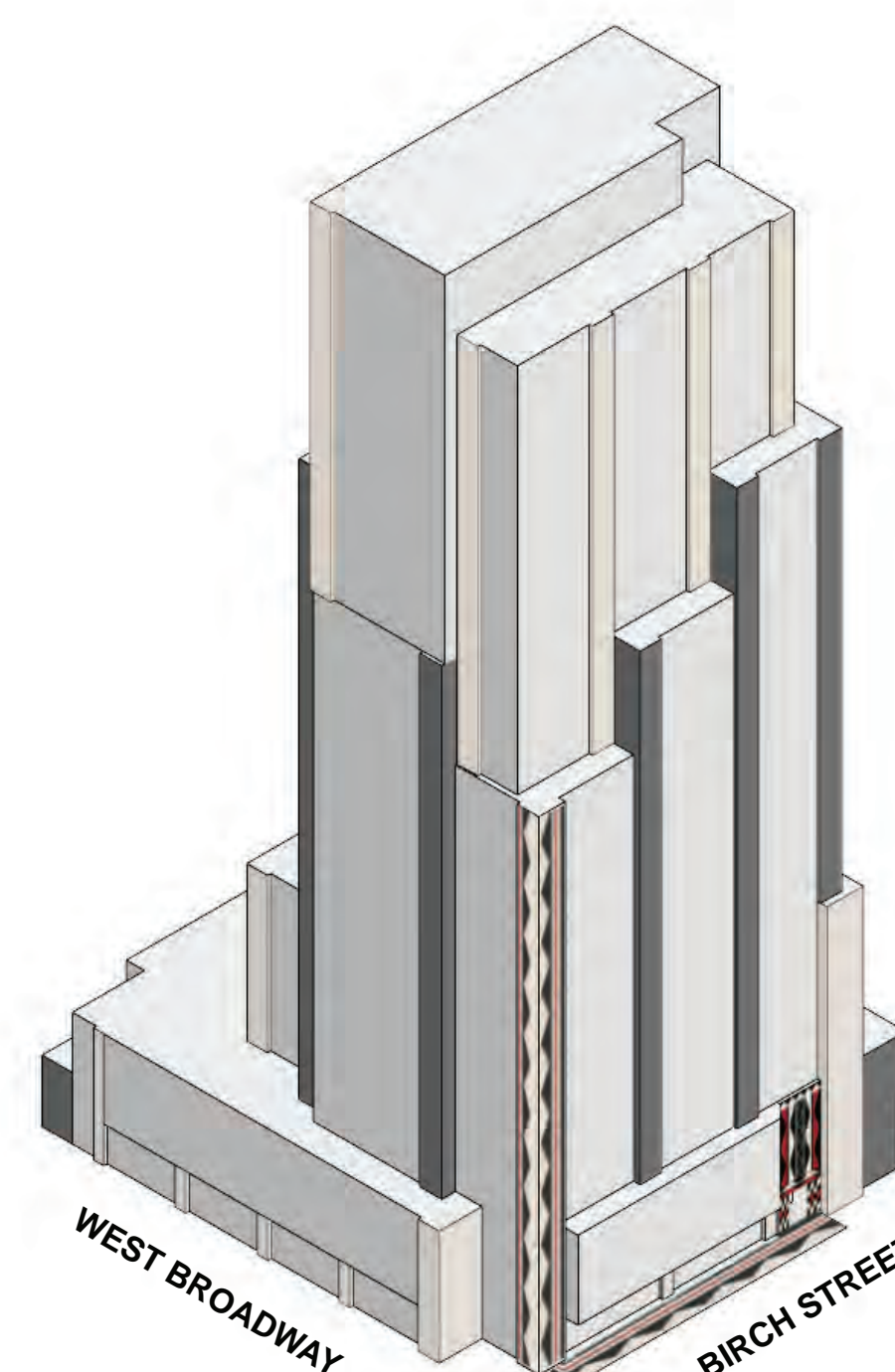
3. Reduce Tower Mass to Minimize Shadow Cast



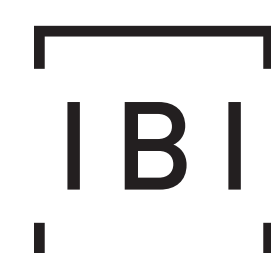
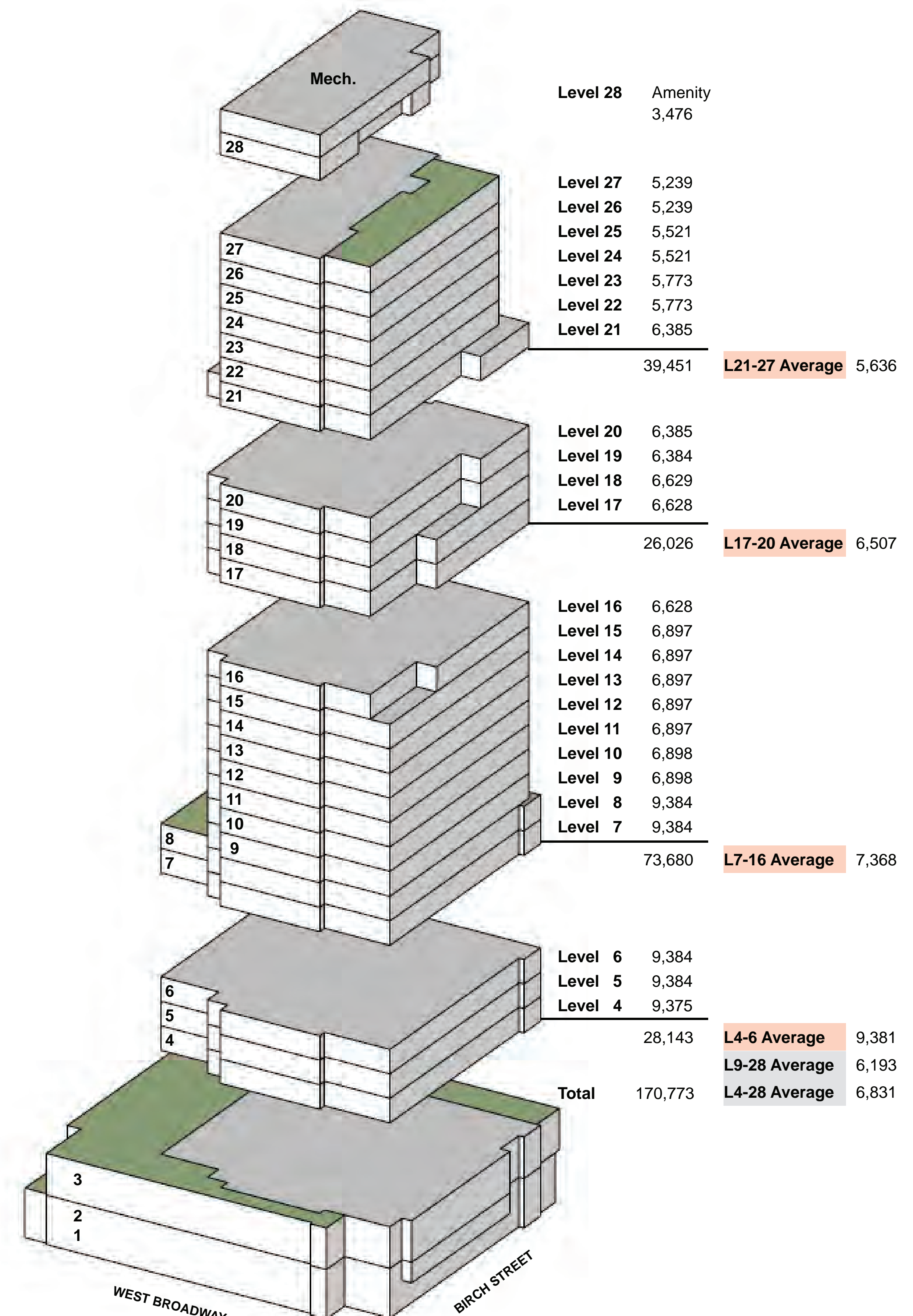
4. Divide Upper & Lower Mass Give Ascending Image



5. Public Art Piece & Vertical Brick Color Inspired by Art



6. Roof Top Amenity with Green Landscaping



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Massing Rationale

Lot Frontage and Tower Plates

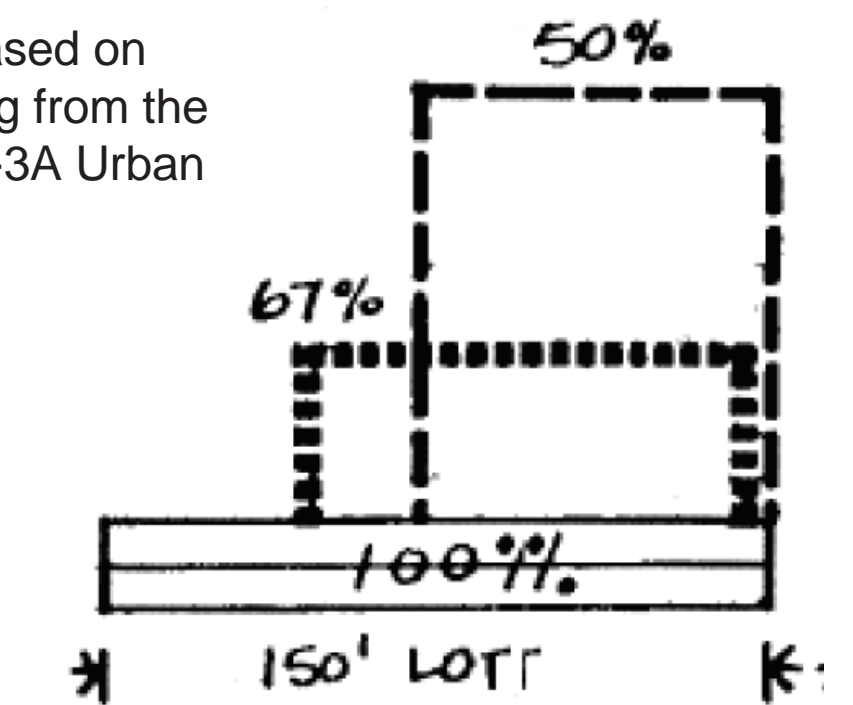
Tower size and setbacks comply with the C-3A Urban Design Guidelines (pg. 41) for lots 100' - 150' in size. The site is adjacent to two sites with smaller frontages. The proposed building is in line with the proportions of the street frontages. The proposed tower plate size is appropriate as it provides a transition between the smaller towers to the east and the larger office towers across the street.



Tower Width

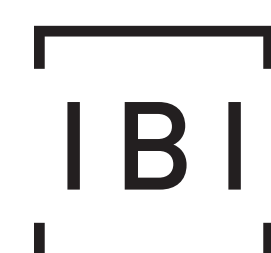
Because we are following the C-3A Design Guidelines, the predominant tower width is similar to surrounding buildings'.

Building massing is based on the suggested massing from the City of Vancouver's C-3A Urban Design Guidelines.



C-3A Urban Design Guidelines, Section 3.4 Tallest Buildings:

"The tallest structures in the sub-area are best allocated between Alder and Birch to accentuate the high point in the topography."



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Design Rationale



Site and Context

This proposal is for a 28-storey mixed-use building on the Broadway Corridor. Because of the site's proximity and connection to most major transit routes in Vancouver, it is an ideal location to provide secured market rental housing and moderate income rental housing.

Massing

The general massing is based upon the Central Broadway C-3A Urban Design Guidelines for sites with 150' of frontage. The approximate areas of the floor plates are based on City staff advice from their response to our Rezoning Enquiry (October 2018).

The podium is composed of a retail block that will maintain a human scale at street level with a continuous glass overhang above the sidewalk. Vertical brick walls divide the Broadway frontage with the potential for up to five commercial units. Above the canopy, there are vertical banner signs that help differentiate the retail massing, while also expressing a retail flagship on Broadway. The entrance to the office level is also on Broadway, separate from the residential building entry on Birch Street. The building steps back and down at various levels in the tower. These steps reduce the overall massing, minimizing shadow, and creating public and private roof terraces.

Contribution to Public

We have provided a 1,106 sq.ft. public open space at the corner of Broadway and Birch, and south along Birch Street. By increasing the building setback from the Birch Street property line to a minimum of 6'-0", we have provided patio space serving the adjacent Commercial Retail Unit.

There is potential for a retail tenant—a restaurant or coffee shop, for emphasize a tall and slender expression, with the window wall in between the brick walls recessed with dark gray frames and metal panel. These vertical brick walls terminate with patio space, providing greenery at the building's edges that can be seen from the street. Furthermore, the brick walls provide the high energy efficiency required to meet the City's Zero Emissions Building Plan.



Building Materials

The tower comprises brick in two colours: beige and black. The colour scheme provides a neutral palette that will accentuate the public art by leaving red color only for it to stand out from the building. The location of the brick colours are intended to further break up the massing into different volumes in the tower, black for lower massing and beige for upper massing. Various height of brick strips flow around the building and brings attention to the public art at the corner.

The brick walls are uninterrupted as they go up, to emphasize a tall and slender expression, with the window wall in between the brick walls recessed with dark gray frames and metal panel. These vertical brick walls terminate with patio space, providing greenery at the building's edges that can be seen from the street. Furthermore, the brick walls provide the high energy efficiency required to meet the City's Zero Emissions Building Plan.

Landscape Design

The roof terrace located on Level 4 will provide urban agricultural plots for residents. Outdoor space on Level 9 provides lounge area with seatings for residents. The roof terrace located on Level 28 provides access to the children's secure play area, gathering area, and adjacent indoor amenity spaces for the enjoyment of every resident.

Vine pocket planting has been proposed at the lane with architectural support on the building façade.



View Looking East from Pine Street



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View Looking East from Hemlock Street



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