



JAMESON  
DEVELOPMENT  
CORP.

## Broadway & Birch Project – Moderate Income Rental Housing Pilot Program Application



IBI Group on behalf of Jameson Development Corp.  
Submitted for Rezoning Advice, July 9, 2018



JAMESON  
DEVELOPMENT  
CORP.

BROADWAY & BIRCH PROJECT  
MODERATE INCOME RENTAL  
HOUSING PILOT PROGRAM

JULY 9, 2018

#### INQUIRER

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

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

#### PROPERTY ADDRESS

1296 West Broadway  
Vancouver BC

#### LEGAL DESCRIPTION

Lot 1 Plan EPP81033  
Of Lots 1, 2, & 3 Block 353  
District Lot 526 GP.1 NWD Plan 590  
(PID Nos. 015-185-303, 015-185-311 &  
015-185-320)

#### CURRENT USE

CD-1





## Planning, Urban Design and Sustainability Rezoning

### APPLICATION FOR REZONING ADVICE (Rezoning Enquiry)

- Also known as a "Rezoning Enquiry", this application is for reviewing drawings and providing preliminary advice about a proposal to rezone a site, prior to the submission of a rezoning application.
- The 2018 fee is \$3,620 as set in Schedule 2, Section 10 of the Zoning and Development Fee By-law (\$362 for incorporated non-profit societies).
- Planning and Development Services staff will endeavour to respond to a written enquiry in twelve weeks from receipt of the enquiry.
- Any questions should be directed to the Planning Info Line at 604-873-7038 or [planninginfo@vancouver.ca](mailto:planninginfo@vancouver.ca).

Property Address	1296 West Broadway
Property Identification Number	030-417-261
Legal Description	LOT 1 BLOCK 353 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP81033
Existing Zoning District or CD-1 number	CD-1

#### Enquirer Information

Contact Name	Tom Pappajohn
Firm/Affiliation	Jameson Broadway and Birch LP
Address	670 - 1665 West Broadway, Vancouver BC V6J 1X1
Telephone	604 - 732 - 7122
Email	<a href="mailto:tom@jamesoncorp.ca">tom@jamesoncorp.ca</a>

Submit **4 (Planner to determine if more copies required)** hardcopy application booklets noting the application checklist, the application form and cheque to the address below and email PDFs scaled at 11x17 to [planninginfo@vancouver.ca](mailto:planninginfo@vancouver.ca). To facilitate assignment of your enquiry, please indicate below the name(s) of the staff with whom you have discussed your proposal:

Rezoning Planner: Yardley McNeill Development Planner: \_\_\_\_\_

For the attention of the Senior Rezoning Planner  
(please choose from one of the following):

1. Downtown Division - Michael Naylor
2. Midtown Division - Yardley McNeill
3. Vancouver South - Michelle McGuire

Planning, Urban Design and Sustainability,  
City of Vancouver,  
Second Floor, West Annex,  
515 West 10<sup>th</sup> Avenue  
Vancouver, BC, V5Y 1V4

For staff use only:	Pre-submittal number:	Date received:
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West Annex, 515 West 10th Avenue, Vancouver, BC, V5Y 1V4  
Application Questions: 604.873.7038 or [planninginfo@vancouver.ca](mailto:planninginfo@vancouver.ca)

Updated: June 2017



## Planning, Urban Design and Sustainability Rezoning

### Submission Requirements Checklist

1	Application Context Description	<input checked="" type="checkbox"/>
	• Brief description of the current use and development on the site and its surrounding context.	
2	Brief Description of Proposal	<input checked="" type="checkbox"/>
	• Development statistics (floor space ratio, floor area, height and number of storeys, parking and loading provision, number and type of units (type and tenure), number of storeys).	
	• Program and function (e.g. land uses and hours of operation).	
3	Brief description of applicable plans, policies and guidelines	<input checked="" type="checkbox"/>
	• Identify the applicable rezoning policy.	
	• How does the proposal vary from existing zoning, policies and guidelines for this site? For example, note recommended uses, floor space ratio, floor area, height, setbacks and parking/loading. Provide a rationale for all proposed variances.	
	• Identify which option within the <i>Green Buildings Policy for Rezonings</i> is proposed, and what strategies are intended to meet the requirements of that option.	
	• If required, and suggested by the Rezoning Planner, identify:	
	• How the <i>Rezoning Policy for Sustainable Large Developments</i> is integrated into the site.	
	• How the proposal meets the <i>General Policy for Higher Buildings</i> .	
4	Public Benefits	<input checked="" type="checkbox"/>
	• Brief description of what community benefits will be provided and whether these will be provided on-site (e.g. Parks, Heritage Preservation, Social/Affordable Housing, Child Care, etc.).	
5	Urban Design Analysis	<input checked="" type="checkbox"/>
	Drawings should be scaled and include:	
	• Dimensioned plans, sections and elevations, including overall dimension strings;	
	• Site Plan, including property lines and existing City curb lines;	
	• Current and proposed setbacks;	
	• Site plan and elevation drawings, including existing building footprints and elevations of two adjacent developments in each direction;	
	• Sections through the proposed building showing the context (sidewalks, roadways, etc.);	
	• Photos of the site and nearby properties as seen from the street, keyed to a context plan; and	
	• Preliminary strategies, opportunities, or constraints for the site Integrated Rainwater Management Plan.	
6	Additional Information (to be determined in consultation with the Rezoning Planner):	<input checked="" type="checkbox"/>
	• 3D and perspective drawings;	
	• Alternate options for siting and massing;	
	• Conceptual landscape design;	
	• If there are "permit" trees on site, or if there are potential impacts to street or adjacent trees:	
	• Arborist Report	
	• A detailed site plan (based on accurate survey information) showing existing trees and describing any proposals for tree retention or removal;	
	• Section through street with building heights noted;	
	• Shadow diagrams in plan view at standard times showing adjacent properties; and	
	• View cone locations and elevations.	
	• Heritage evaluation or Statement of Significance (if requested by heritage planner). Include images of the buildings on site if there is a pre-1940s or recent landmark structure.	

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Updated: April 2017