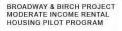


# TR FILUS PIANOS PRANCES

# 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

City of Vancouver - FOI File # 2018-658



JULY 9, 2018

BI INSWARD

# 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

# 

## MODERATE INCOME RENTAL HOUSING PILOT PROGRAM JULY 9, 2018

Planning, Urban Design and Sustainability

**BROADWAY & BIRCH PROJECT** 

Rezoning

# **Submission Requirements Checklist**

1	Application Context Description <ul> <li>Brief description of the current use and development on the site and its surrounding context.</li> </ul>	6
2	Brief Description of Proposal	t
	<ul> <li>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).</li> <li>Program and function (e.g. land uses and hours of operation.</li> </ul>	6
3	Brief description of applicable plans, policies and guidelines	-
2	<ul> <li>Identify the applicable rezoning policy.</li> </ul>	
	<ul> <li>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.</li> </ul>	
	<ul> <li>Identify which option within the Green Buildings Policy for Rezonings is proposed, and what strategies are intended to meet the requirements of that option.</li> </ul>	2
	<ul> <li>If required, and suggested by the Rezoning Planner, identify:</li> </ul>	
	<ul> <li>How the Rezoning Policy for Sustainable Large Developments is integrated into the site.</li> </ul>	
	<ul> <li>How the proposal meets the General Policy for Higher Buildings.</li> </ul>	
4	Public Benefits	Γ
	<ul> <li>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.).</li> </ul>	
5	Urban Design Analysis	T
	Drawings should be scaled and include:	L
	<ul> <li>Dimensioned plans, sections and elevations, including overall dimension strings;</li> </ul>	L
	<ul> <li>Site Plan, including property lines and existing City curb lines;</li> </ul>	
	Current and proposed setbacks;	
	<ul> <li>Site plan and elevation drawings, including existing building footprints and elevations of two adjacent</li> </ul>	
	developments in each direction;	
	<ul> <li>Sections through the proposed building showing the context (sidewalks, roadways, etc.);</li> </ul>	
	<ul> <li>Photos of the site and nearby properties as seen from the street, keyed to a context plan; and</li> </ul>	
-	<ul> <li>Preliminary strategies, opportunities, or constraints for the site Integrated Rainwater Management Plan.</li> <li>Additional Information (to be determined in consultation with the Rezoning Planner):</li> </ul>	+
6	<ul> <li>3D and perspective drawings;</li> </ul>	I
	<ul> <li>Alternate options for siting and massing;</li> </ul>	
	Conceptual landscape design;	
	• If there are "permit" trees on site, or if there are potential impacts to street or adjacent trees:	
	<ul> <li>Arborist Report</li> </ul>	
	<ul> <li>A detailed site plan (based on accurate survey information) showing existing trees and describing any proposals for tree retention or removal;</li> </ul>	
	<ul> <li>Section through street with building heights noted;</li> </ul>	
	<ul> <li>Shadow diagrams in plan view at standard times showing adjacent properties; and</li> </ul>	
	<ul> <li>View cone locations and elevations.</li> <li>Heritage evaluation or Statement of Significance (if requested by heritage planner). Include images of</li> </ul>	
	<ul> <li>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.</li> </ul>	1

West Annex, 515 West 10th Avenue, Vancouver, BC, V5Y 1V4 Application Questions: 604.873.7038 or planninginfo@vancouver.ca

- 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.

APPLICATION FOR REZONING ADVICE (Rezoning Enquiry)

- . 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.

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**

CITY OF VANCOUVER

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	tom@jamesoncorp.ca	

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. To facilitate assignment of your enquiry, please indicate below the name(s) of the staff with whom you have discussed your proposal:

Development Planner:

Rezoning Planner: Yardley McNeill

(please choose from one of the following):

For the attention of the Senior Rezoning Planner

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 10th Avenue Vancouver, BC, V5Y 1V4

For staff use only: Pre-submittal number: Date received: West Annex, 515 West 10th Avenue, Vancouver, BC, V5Y 1V4

Application Questions: 604.873.7038 or planninginfo@vancouver.ca

City of Vancouver - FOI File # 2018-658

Page 3 of 43