



MODERATE INCOME RENTAL HOUSING PILOT PROGRAM

Pre-Enquiry Application Form

Proponents interested in bringing forward a project under the Moderate Income Rental Housing Pilot Program are required to complete and submit the following form for review by an interdepartmental staff team. Proponents are not required to submit any form of development work (e.g. drawings or plans) at this stage. Proponents who would like to present alternative options for a single site are asked to complete one form for each option. If you require additional response space, please append extra pages or supporting documents.

The deadline for submission is February 16, 2018.

SECTION 1: CONTACT INFORMATION	
Developer	
Company: Jameson Development Corp.	
Name: Tom Pappajohn	
Address: #670 - 1665 W. Broadway, Vancouver, BC V6J 1X1	
Email: tom@jamesoncorp.ca	Phone: 604-732-7122 ext: 26
Architect	
Company: IBI Group	
Name: Martin Bruckner	
Address: 700 - 1285 West Pender, Vancouver, BC V6E 4B1	
Email: mbruckner@ibigroup.com	Phone: 604-683-8797 ext: 2402
SECTION 2: EXISTING SITE	
Address: 1296 West Broadway, Vancouver, BC	
Current Zoning: C-3A (CD-1 approved in principle Jan 16, 2018)	
Site Size: 18,762	Existing FSR: 7.07
Existing Rental Units on Site? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, how many?	

MODERATE INCOME RENTAL HOUSING PILOT PROGRAM

SECTION 3: PROJECT INFORMATION

Form of Development and Rental Housing Information

Building Height (Storeys): 26

Target Floor Space Ratio: 8.87

Approximate Total Number of Units: 262

Net Increase in Rental Units (if applicable): 102

Inclusion of Non-Residential Uses? Yes No

If yes, please specify: CD-1 approval requires retail/office uses on first 2 floors

Requested Incentives

- Additional Floor Area
- DCL Waiver
- City of Vancouver Capital Grants for Non-Profit Developers
- Parking Requirement Reductions (beyond the requirement for 100% market rental). Please describe:
Seeking further 30% reduction in parking requirement for moderate income rental units ONLY due to Granville Street & Broadway bus line proximity
- Relaxation of Minimum Unit Size and Configuration Requirements. Please describe:

- Are you seeking senior government programs? If known, please specify:

Other Comments:

Would seek DCL Waiver for the Moderate Income Rental units only.

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SECTION 4: HOW DOES YOUR PROJECT MEET THE REQUIREMENTS OF THE MODERATE INCOME RENTAL HOUSING PILOT PROGRAM?

Unit Mix, Rents and Affordability

Please describe the unit mix and rents your project is targeting:

	Market Rental Portion			Below Market Rental Portion (at least 20% of total FSR)			TOTAL Number of Units	TOTAL % Mix of Units
	Number of Units	% of Market Units	Average Rents	Number Of Units	% of Below Market Units	Average Rents		
Micro	Not applicable							
Studio	45	21.63	\$1,525	14	25.9	\$ 950	59	22.5
1-bed	86	41.34	\$1,950	21	38.9	\$1,200	107	40.8
2-bed	61	29.33	\$2,575	15	27.8	\$1,600	76	29.0
3-bed	16	7.7	\$3,450	4	7.4	\$2,000	20	7.7
Other								
TOTAL	208	100%	\$2,156.73	54	100%	\$1,325.46	262	100%

Note: it is expected that rents in micro units will be lower than the rents in studio units. Note also, micro units may not be suitable in all locations.

If you selected **Other**, please specify (e.g. 4 bed):

Additional Information:

Please describe how your project meets or exceeds the minimum requirements of the Moderate Income Rental Housing Pilot Program? (e.g. % of units below market, affordability levels)

Refer to Attachment "A"



MODERATE INCOME RENTAL HOUSING PILOT PROGRAM

Approach to Operating and Tenating the Below Market Units

Please describe your approach to tenating the below market rental units, including how you intend to verify eligibility for new tenants and existing tenants over the long-term, and any thoughts you have on the approach to supporting stability of tenure.

Refer to Attachment "B"

Existing Rental Units and Approach to Tenant Relocation (if Applicable)

Existing Rental Units:

Unit Type	Total Number	Number Currently Occupied
Studio		
1-bed		
2-bed		
3-bed		
Other (e.g. 4 bed+, housekeeping, or sleeping unit)		
TOTAL		

Existing Tenants:

Please provide (or append separately) a rent roll of all existing tenants on site and supplementary information on any tenants with special circumstances (e.g. disabilities, seniors, etc...)

Name	Unit Number	Initial Move In Date	Bedroom Type	Existing Rent	Describe Any Special Circumstances

MODERATE INCOME RENTAL HOUSING PILOT PROGRAM

Approach to Tenant Relocation

Please describe your approach to the relocation of impacted tenants, noting that the City's Tenant Relocation and Protection Policy applies to all eligible tenants, and is the minimum requirement in formulating your tenant relocation plan. You can learn more about the Tenant Relocation and Protection Policy at vancouver.ca/protecting-tenants.

N/A

Additional Information

Any other details you would like to provide regarding this proposal:

Refer to Attachment "C"

Completed Enquiry Forms may be mailed or emailed to:

Michelle McGuire, Planning, Urban Design, and Sustainability
453 West 12th Avenue, Vancouver, BC V5Y 1V4
rezoning@vancouver.ca

Developer: Jameson Development Corp

Site Address: 1296 West Broadway, Vancouver, BC

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Please describe how your project meets or exceeds the minimum requirements of the Moderate Income Rental Housing Pilot Program

- 54 of 262 units or 20.61% of the unit count is designated or made available to moderate income households. Note: this represents 53% (54 of 102) of the additional units requested
- The inclusion of Family Oriented apartments under the Moderate Income Program total 35% of the units, or 19 units of 2 or 3 bedroom
- The moderate income rent levels would match targets set by the Pilot Program: Studio: \$950, 1-bedroom: \$1,200, 2-bedroom: \$1,600, 3-bedroom: \$2,000
- The building's desirable location provides moderate income rents more deeply discounted to market rents at this location, which is a high cost rental area
- In tenant selection, Jameson will verify that household income levels qualify for the limits in the respective suite applied for, as well as meeting the requirement of minimum 1 occupant per bedroom
- Ongoing management, Jameson will re-verify tenants every 5 years as per City of Vancouver policy
- Jameson will provide Annual reports to the City on the operation of the Moderate Income Rental Housing Units

The City of Vancouver's rapidly rising housing costs have placed pressures on all households, including moderate income households and families. Families earning at or below the median income level are challenged to find rental housing with enough bedrooms for children, while remaining within an affordable rent range. Finding newer rental product with suitable amenities is even more challenging.

At this desirable location on West Broadway close to Granville Street and in close proximity to the downtown core, UBC, Vancouver General Hospital, the Broadway core, and major shopping, the comparable market rents would be in excess of 60% greater than the moderate income rents. As such, the moderate income rental units provide greater affordability or discount to the comparable market rents for this location, as compared to most other locations in the City.

Moderate Income rental units would have equal access to the building's amenities. Nearby schools include Lord Tennyson, L'Ecole Bilingue, and Kitsilano High School.

Developer: Jameson Development Corp

Site Address: 1296 West Broadway, Vancouver, BC

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Families and households with occupations earning at or less than the moderate income levels are challenged to afford the average rental on the west-side of Vancouver, and are largely priced out of the home ownership market. The City depends on these occupations to support the local economy. Affordable moderate income rental units will help to achieve the City's goal of maintaining a complete community where the workforce can live close to their place of work, rather than commuting.

Developer: Jameson Development Corp

Site Address: 1296 West Broadway, Vancouver, BC

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Approach to Operating and Tenanting the Below Market Units (page 4 of the application)

Please describe your approach to tenanting the below market rental units, including how you intend to verify eligibility for new tenants and existing tenants over the long-term, and any thoughts you have on the approach to supporting stability of tenure.

Jameson will arrange to have signage placed prominently around the site approximately six months before the estimated occupancy. The signage would describe building features, unit types, amenities. The signage would also confirm the number and type of moderate income rental units available for all to apply, and direct all to either a phone number or web site set up for this particular project. The web site would contain detailed images and unit plan, building features and amenities; also a detailed description of the units available for moderate income households and families with online or downloadable application forms. The site would also provide application guidelines, as well as a Frequently Asked Questions Section. A phone number for a property manager would also be provided, for any additional questions or assistance in filling out an application.

Application

A tenancy application would need to be submitted. The application would include details on employment and landlord references. In order to verify income qualification for the moderate income units, Jameson would also require applicants to demonstrate their household income by providing the most recent Notice(s) of Assessment. Additionally, a current quarterly pay stub would augment this verification with more current information, as well as confirmation of employment status. This would help Jameson ensure compliance with the intent of the Moderate Income Rental Housing Pilot Program by Income qualifying households (at least 25% of gross household income is spent on rent), and that at least 1 occupant per bedroom in the unit applied for. Jameson will provide Annual reports to the City on the operation of the Moderate Income Rental Housing Units

Additionally, as required by the Moderate Income Pilot Program, Jameson would verify eligibility every 5 years on the following:

- a. Confirmation that annual household gross income does not exceed 5 times the then annual rent (i.e. at least 25% of household gross income is spent on annual rent)
- b. Confirm that there is at least one occupant per bedroom in the rented apartment

The original rental tenancy agreement would need to be drafted accordingly to provide for re-verification every 5 years; and to also provide for the landlord right to terminate tenancy with 6-month notice if the income made the household no longer eligible for the program. Jameson looks forward to discussing with Housing Department other detailed provisions that should be included in the rental tenancy agreement to ensure compliance with the intent of the Moderate Income Housing Policy.

Developer: Jameson Development Corp

Site Address: 1296 West Broadway, Vancouver, BC

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Additional Information

Any other details you would like to provide regarding this proposal:

Jameson Experience:

Jameson has experience in rezoning, financing and constructing a secured rental building which includes moderate income rental units. In the fall of 2016, Jameson received rezoning approval from the City of North Vancouver for a 96 unit, secured 6 storey rental building located at 154 East 18th Street. The project was the first approved secured rental project which reserved 10% of the units as Mid Market Rental (MMR) units, in compliance with North Vancouver's 2016 Housing Action Plan.

Similar to the rent levels in the City of Vancouver Moderate Income Rental Pilot Program, the City of North Vancouver's MMR Units have 2017 starting rents of: Studio - \$916; 1-bedroom - \$1,098; 2-bedroom - \$1,425; 3-bedroom - \$1,820. Additional program requirements include income verification and annual household income limits (rent to be a minimum of 30% of income).

Jameson and its consultants are experienced in negotiating and finalizing covenants relating to securing and operating market rental properties that include mid market units. The Saint George is currently under construction and has an anticipated occupancy date of November 2018.

Expedited Project Delivery:

1296 West Broadway PROJECT: Deliver new secured rental and moderate income rental units in approximately 3 years

- Assuming expedited Rezoning Amendment, this proposed secured rental project could deliver occupancy of the secured rental and moderate income rental units in approximately 40 months from today.
- The current Rezoning application for a 16 storey secured market rental and retail building was approved "in principle" following Public Hearing on January 16, 2018. CD-1 Bylaw enactment conditions are being worked on.
- The existing single level retail building contains one restaurant tenant, whose lease expires in approximately 3 months (April 30, 2018)

Jameson could advance & overlap the Development Permit and Building Permit phases as allowed in order to start construction within 6 to 8 months.



Broadway & Birch Project – Affordable Market Rental Housing Proposal

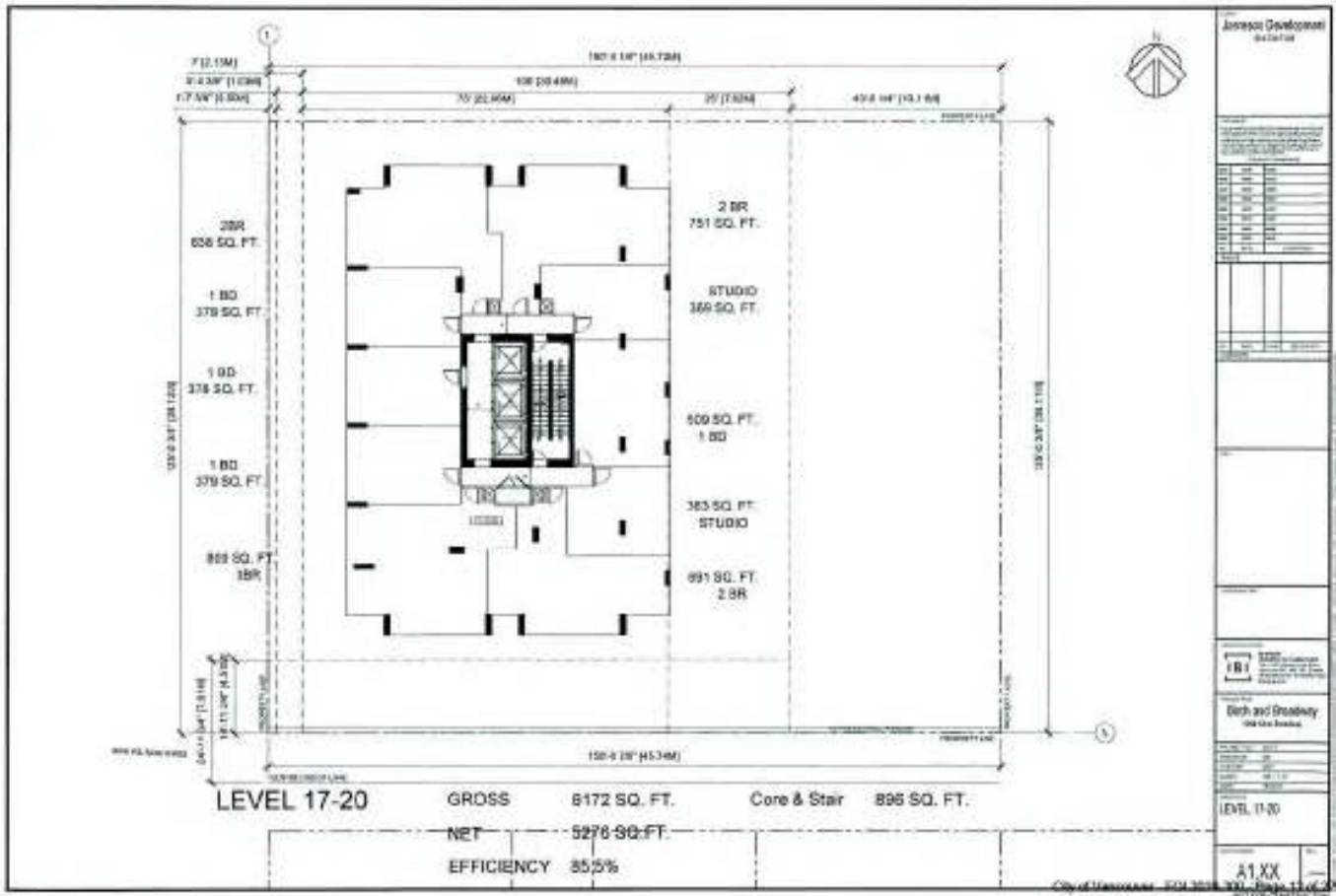


Rich & Broadway
2/1/2018

FLOOR AREA		SR	SM				
Site Area		19,782	1743.08				
Level	Floor to Floor Height (ft)	Elevation (ft)	Retail	Residential	Reserve (Net)	Efficiency	Armsity (Exclusions)
Roof	0.22	402.54					
26	0.17	388.27		3288	4948	84.5%	
25	0.17	388.28		3288	4949	84.5%	
24	0.17	381.03		3288	4948	84.5%	
23	0.17	371.88		3288	4948	84.5%	
22	0.17	362.69		3288	4949	84.5%	
21	0.17	353.53		3288	4952	84.5%	
20	0.17	344.38		3272	5276	88.8%	
19	0.17	335.18		3172	5278	88.8%	
18	0.17	326.01		3172	5278	88.8%	
17	0.17	316.84		3172	5278	88.8%	
16	0.17	307.67		3071	4948	88.8%	
15	0.17	298.50		3071	4949	88.8%	
14	0.17	289.33		3071	4952	88.8%	
13	0.17	280.17		3071	4980	88.8%	
12	0.17	271.00		3071	5080	88.8%	
11	0.17	261.83		3071	5080	88.8%	
10	0.17	252.67		3071	5080	88.8%	
9	0.17	243.50		3071	5080	88.8%	
8	0.17	234.33		3071	5080	88.8%	
7	0.17	225.17		3080	5078	88.8%	
6	0.17	216.00		3078	5310	88.8%	
5	0.17	206.83		3078	5310	88.8%	
4	0.17	197.67		3047	5435	88.8%	
3	0.17	188.50		3087	7072	81.8%	648
2	15	173.02	14,914	528			
Mezz			3,179	301			
1	16	164.30	18,732	1,258			
Total	254.04		27,815	166,398	138,824	82.2%	648
Total Gross Area					167,661		
Total Net Area					164,384		
FSR Achieved					8.87		

UNIT MIX				
Total Number of Units				
Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom
26	1	0	2	
25	1	0	2	
24	1	0	2	
23	1	0	2	
22	1	0	2	
21	1			5
20	1	4	3	1
19	2	4	3	1
18	2	4	3	1
17	2	4	3	1
16	4	4	4	
15	4	4	4	
14	4	4	4	
13	4	4	4	
12	4	4	4	
11	4	4	4	
10	4	4	4	
9	4	4	4	
8	4	4	4	
7		3	1	1
6	2	0	0	
5	2	0	0	
4	4	0	0	1
3		0	1	5
2				
1				
Total	58	507	70	38
% of Total	23%	41%	28%	16%

TR Storage	Units	Parking Provided	Required Parking	Bike Storage	Storage
	100	112	74	200	180
Additional Floors	50	100	37	128	103
TOTAL	260		111	328	283



Jackson Development
6/14/18

REVISIONS

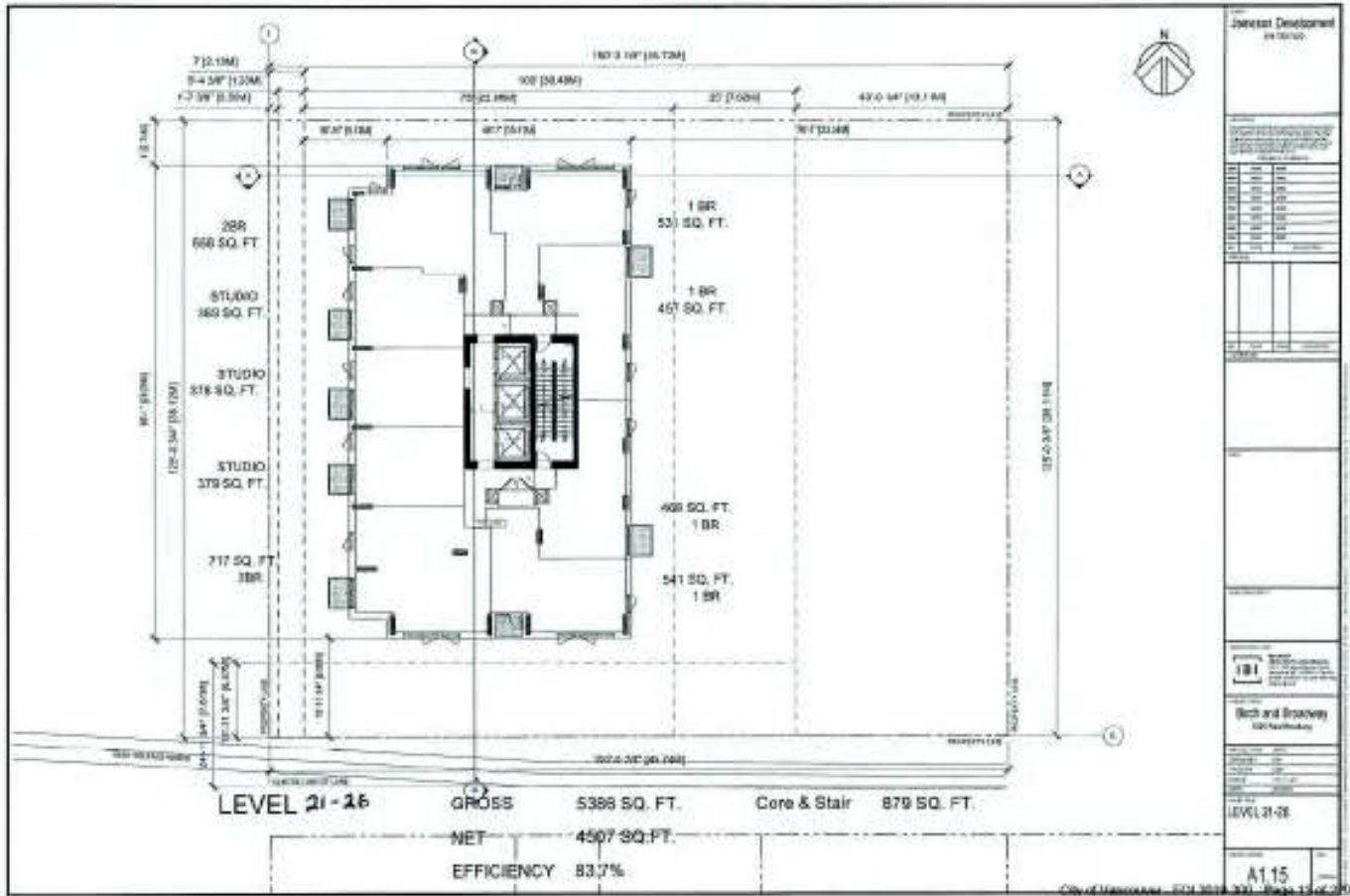
NO.	DATE	DESCRIPTION
1	6/14/18	ISSUED FOR PERMIT

PROJECT INFORMATION

OWNER: Jackson Development
ARCHITECT: [Firm Name]
DATE: 6/14/18

LEVEL 17-20

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Jetstar Development
1810 15th St NW

IBI
Bechtel & Associates
1200 15th St NW

Bechtel & Associates
1200 15th St NW

LEVEL 21-26

A115

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