

2538 Birch Street (formerly 1296 West Broadway)



Stephen Bohus, BLA
Vancouver resident and renter

Photo of site June 28, 2020 (50mm lens)

Already approved rezoning for 1296 West Broadway 16-storeys, FSR 7.07



STREET VIEW FROM BROADWAY LOOKING EAST



STREET VIEW FROM BIRCH LOOKING NORTH

Renderings from Development Permit Stage

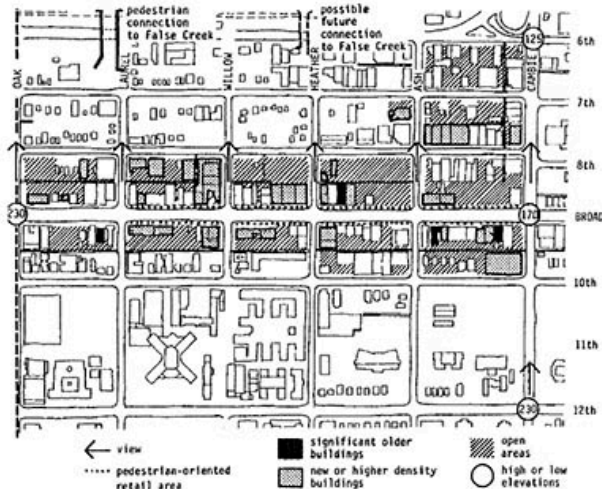
Success of Broadway comes from solid planning, C-3A Design Guidelines and zoning

CENTRAL BROADWAY C-3A URBAN DESIGN GUIDELINES

2.10

Rain Protection

Buildings on both north and south sides of Broadway should offer rain protection to pedestrians. Large buildings with 50 feet or more frontage could have arcades or canopies, smaller shop front should have awnings over the sidewalk or adjacent courtyard.



C-3A District Schedule

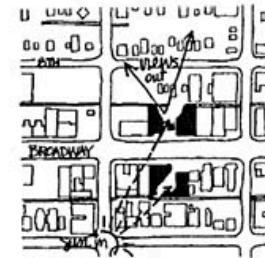
Intent

The intent of this Schedule is to provide for a wide range of goods and services, to maintain commercial activities, specialized services and some light manufacturing enterprises while preserving the character and general amenity of the area and its immediate surroundings, and to provide for dwelling uses designed compatibly with commercial uses.

2.1

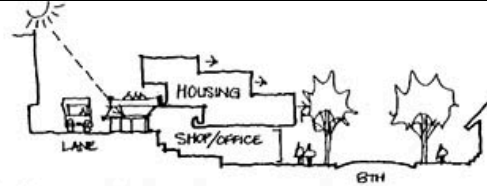
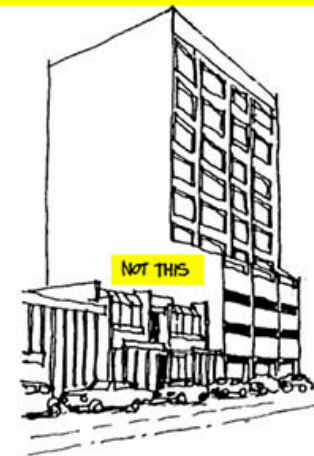
Open Space

Heavy traffic congestion, noise and air pollution along Broadway are detrimental to usable pedestrian area. By locating open areas 'off-street' people will benefit from sun exposure and places of quietude on the south side and street level views towards the mountains, water and downtown on the north side. Buildings should be shaped to make these spaces as sunny as possible.

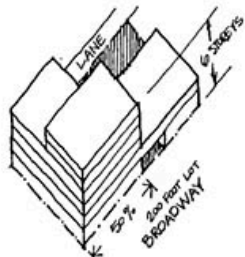
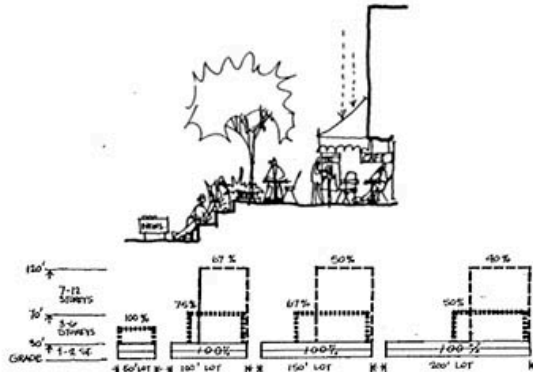


9.2

Average building height should reflect the predominant height in the surrounding area.



6.4 Furnish open areas with places to sit and make provision for mail boxes, newsstands, kiosks, telephones, garbage disposal, information and displays. Provision of protected places reinforced with activities ensures enjoyable use on rainy, grey Vancouver days.



MASSING EXAMPLE: F.S.R. - 3.0
winter sun over 50% of the street wall,
off-street open space

Acknowledge excellent work done in past

What was referred?



COUNCIL MEETING MINUTES

JUNE 9, 2020

A Meeting of the Council of the City of Vancouver was held on Tuesday, June 9, 2020, at 9:33 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened by electronic means as authorized under the Order of the Minister of Public Safety and Solicitor General of the Province of British Columbia – Emergency Program Act, Ministerial Order No. M139.

REFERRAL REPORTS

1. CD-1 Amendment: 2538 Birch Street (formerly 1296 West Broadway) March 17, 2020

(i) plans prepared by IBI Group, received May 17, 2019;

(ii) draft CD-1 By-law amendments, generally as presented in Appendix A of the Referral Report dated March 17, 2020, entitled "CD-1 Amendment: 2538 Birch Street (formerly 1296 West Broadway)"; and

(iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the amendment in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B of the above-noted report;

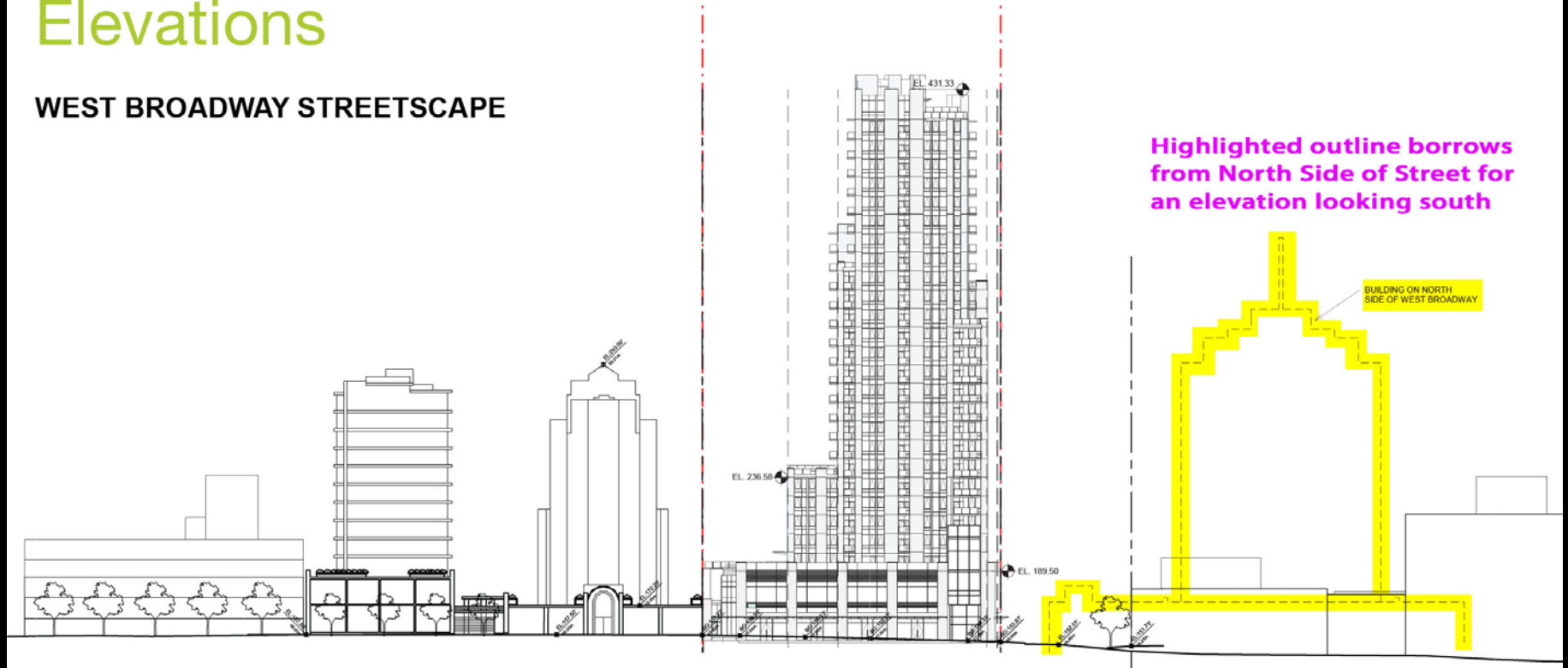
The plans received on May 17th, 2019 part of the referral

Minutes: <https://council.vancouver.ca/20200609/documents/regu20200609min.pdf>

Street Elevation on Broadway

Elevations

WEST BROADWAY STREETSCAPE



See highlighted outline: Borrows from the North side of the street (vs. just looking south)

For the elevation along Birch, note see highlighted area:



This borrows a building from the west side of the street (vs. just looking east)

**Compare the
size of lots**

**1333 W. Broadway
has no laneway and is
much bigger than
1296 W. Broadway
(over 3.3x bigger lot)**



A look at renderings vs. reality, camera focal length



From another rezoning application
(Burrard Gateway) wide angle lens



50mm lens photo July 8, 2020
Shot in vertical orientation to fit
the entire tower height

A look at renderings vs. reality (prediction vs. built form)



Rezoning Application Stage
Rendering



Photograph July 8, 2020



Approximate overlay of rezoning
rendering over July 8, 2020 photo

Height and location in renderings is off (compare to photo & approximate overlay)
Basic height and massing should still remain after DP Stage refinements

These photos were taken at the same location.
Note the different between 50mm and the 24mm wide angle photo



24mm



36mm



50mm



72mm

Note variation in apparent height and scale

This rendering was submitted in referred package



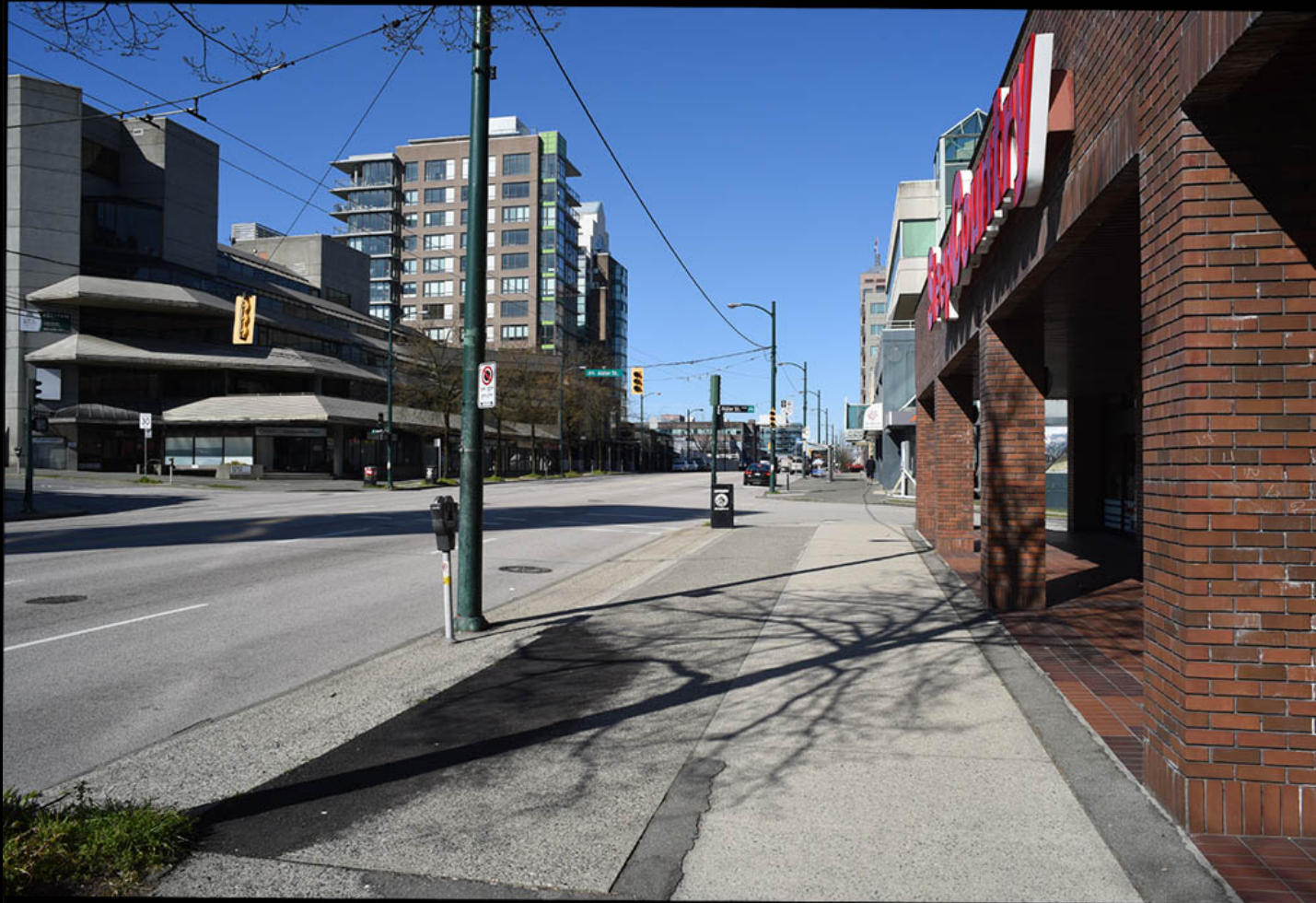
What is the focal length?

What is the 'before' state (for comparison)

What would it look like on a standard 50mm focal length?

Are there more choices in locations? (limited number in application)

Original photo from the same general location



24mm lens (on a full frame DSLR)
Shows existing condition

Original photo from the same general location



50mm lens (on a full frame DSLR)
Shows existing condition

Original photo from the same general location



Camera reoriented and pointed upward to see site
50mm lens (on a full frame DSLR)

Shows existing condition, note differences with wide-angle lens

Photo of site from the other side of Alder (on Broadway)



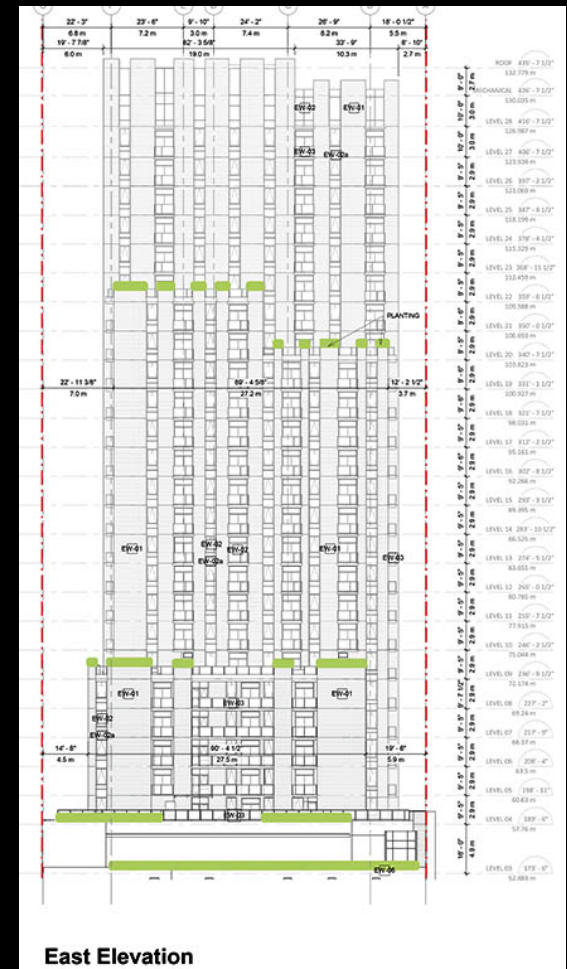
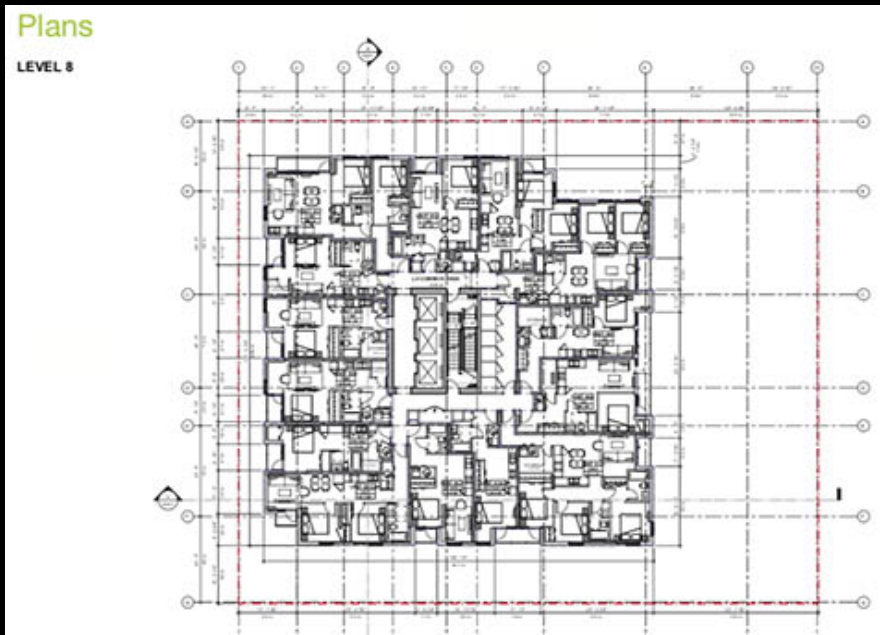
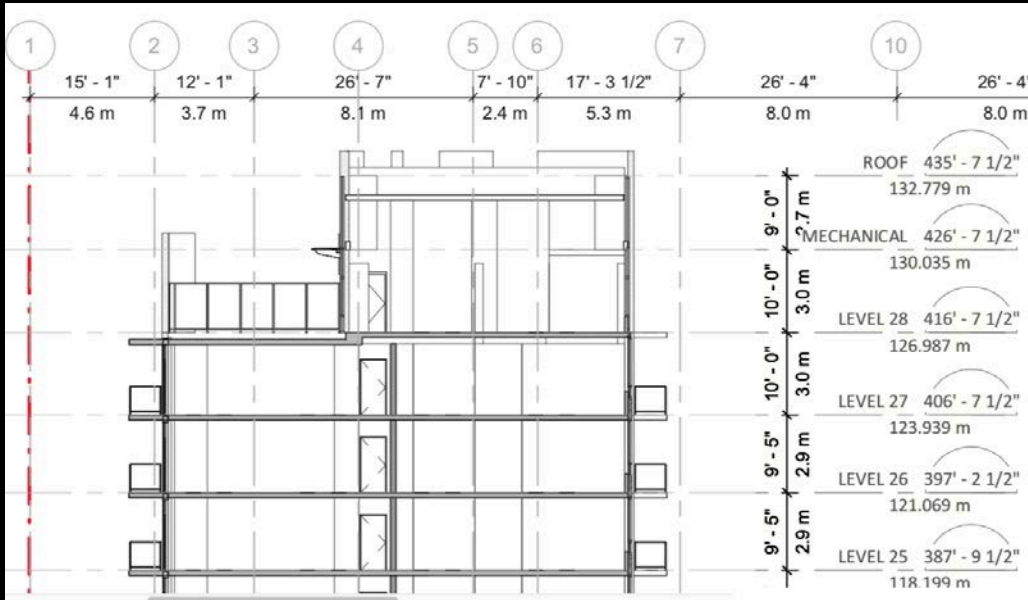
Vertical format used to fit tower at 1268 Broadway into 50mm. Are there more choices in locations?

Model at Open House



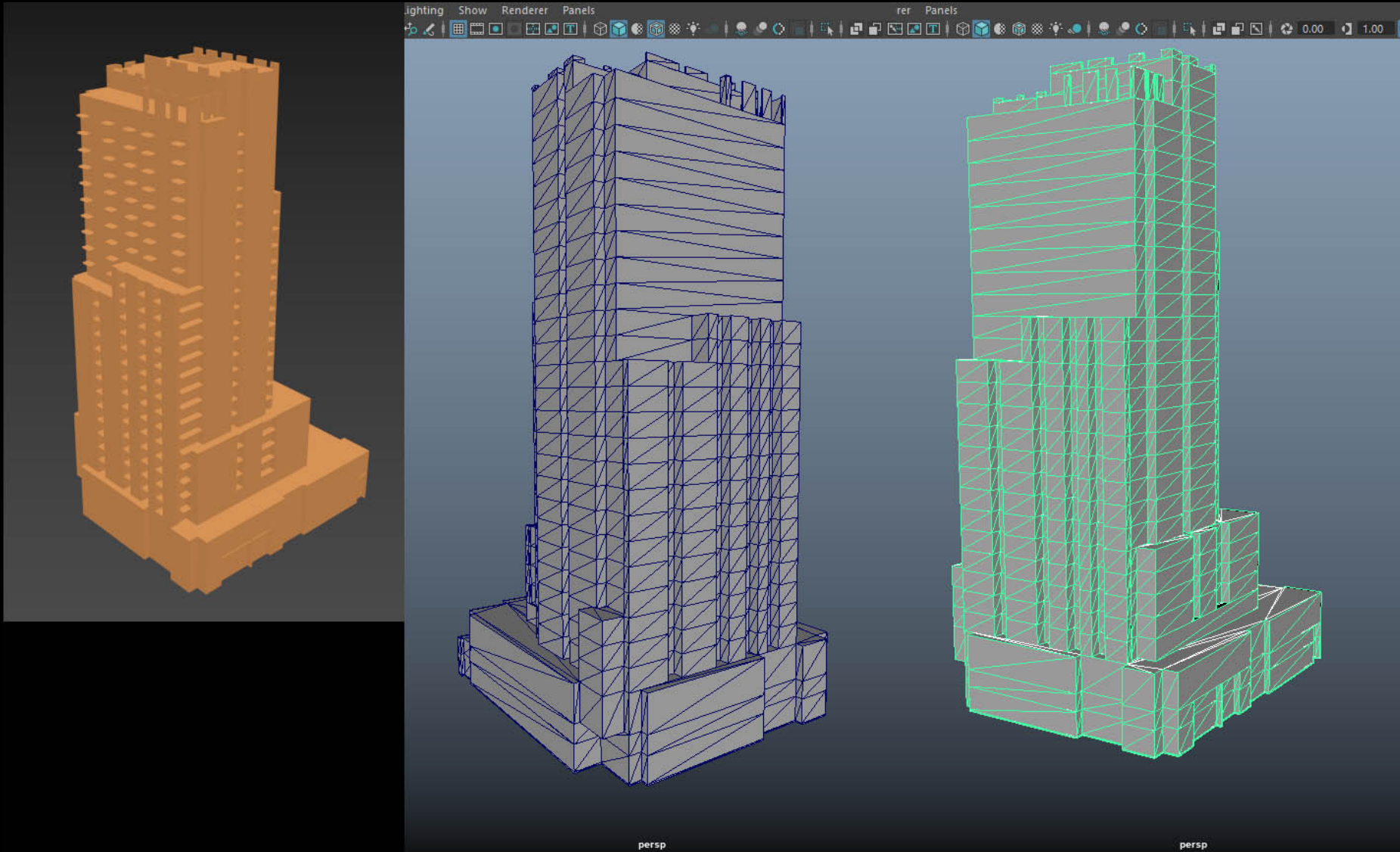
Photo not quite from grade with digital camera (wide angle).
How can one explore the space? Build a computer model.

Build a 3D massing model floor by floor (from plans, sections and elevations) to show general height, massing and scale.



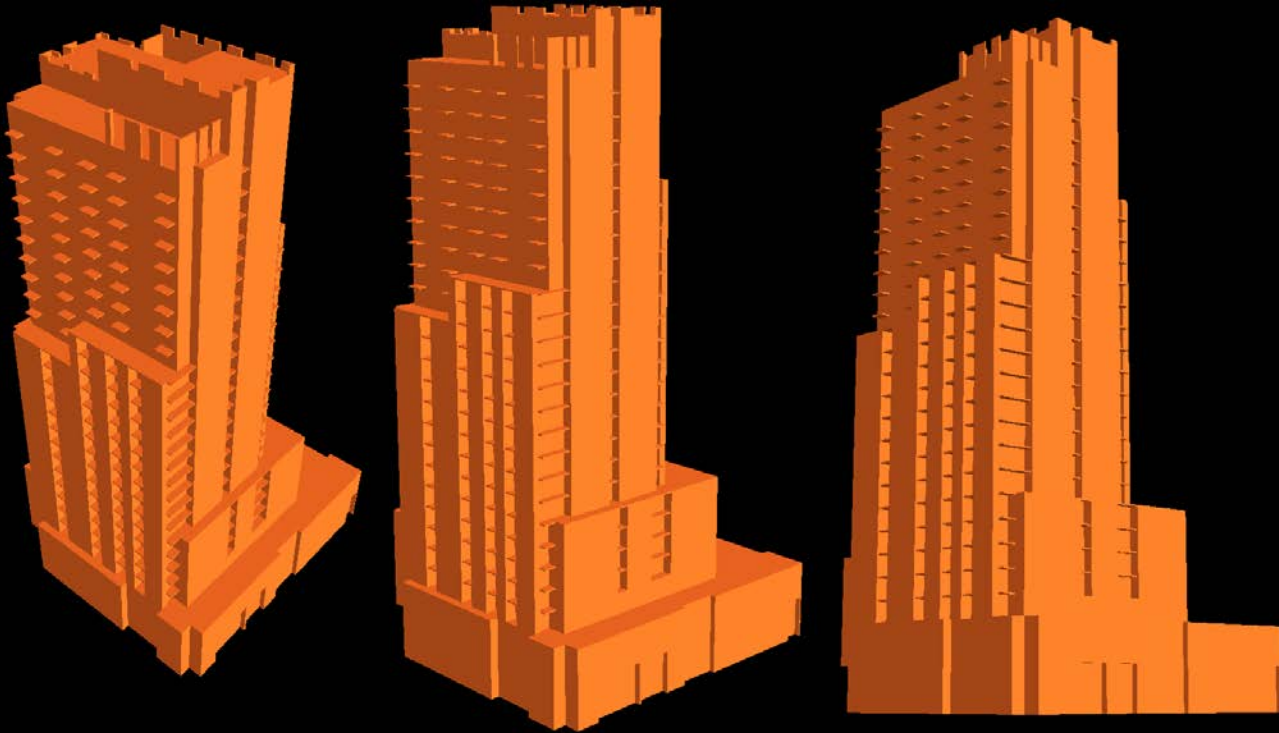
Note: the applicant already has a computer model. It could be a simple 'save as' to export it (to file formats such FBX, Alembic, Collada, 3DS etc.) and submit it as part of the application.

Building Massing model



Showing geometry

Massing model



Built level by level to show general massing (with basic balconies, but no railings, planters, loading docks, garage entrance and other details)
Floors, balconies and some of the appurtenances (mechanical roof level, note some minor appurtenance details has slight variations between one drawing to next in application, but this would not affect general massing)

Prevailing Height along Broadway



Granville Street Bridge view shows prevailing height along Broadway, 50mm

Proposed Height along Broadway



Granville Street Bridge view shows massing model of proposal, 50mm lens

Proposed Height along Broadway (note Silhouette)



Granville Street Bridge view shows massing model of proposal, 50mm lens

Current Photo of West 10th Avenue



West 10th Avenue Across from Firehall / VPL Branch (50mm lens)

Massing Model shown from West 10th Avenue



West 10th Avenue Across from Firehall / VPL Branch (50mm lens)

Massing Model shown from West 10th Avenue



West 10th Avenue Across from Firehall / VPL Branch (50mm lens)

Current Photo of West Broadway (50mm lens)



Broadway near Granville (in line w/laneway between Jordans & McDonalds)

Massing Model shown from West Broadway



Broadway near Granville (50mm lens)

Massing Model shown from West Broadway



Broadway near Granville (50mm lens)

Massing Model shown from West Broadway



Broadway near Granville (lower 16-storeys+PH grey)

Current Photo of West Broadway



Broadway near Hemlock Bus stop (50mm lens)

Current Photo of West Broadway



Broadway near Hemlock Street Bus stop (50mm lens)

Massing Model shown from West Broadway



Broadway near Hemlock Street Bus stop (50mm lens)

Massing Model shown from West Broadway



Broadway near Hemlock Street Bus stop (lower 16-storeys+PH grey)

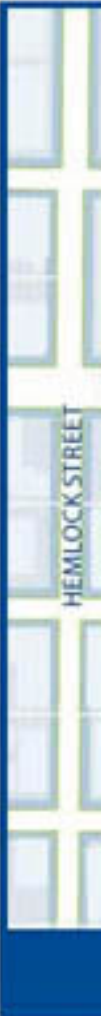
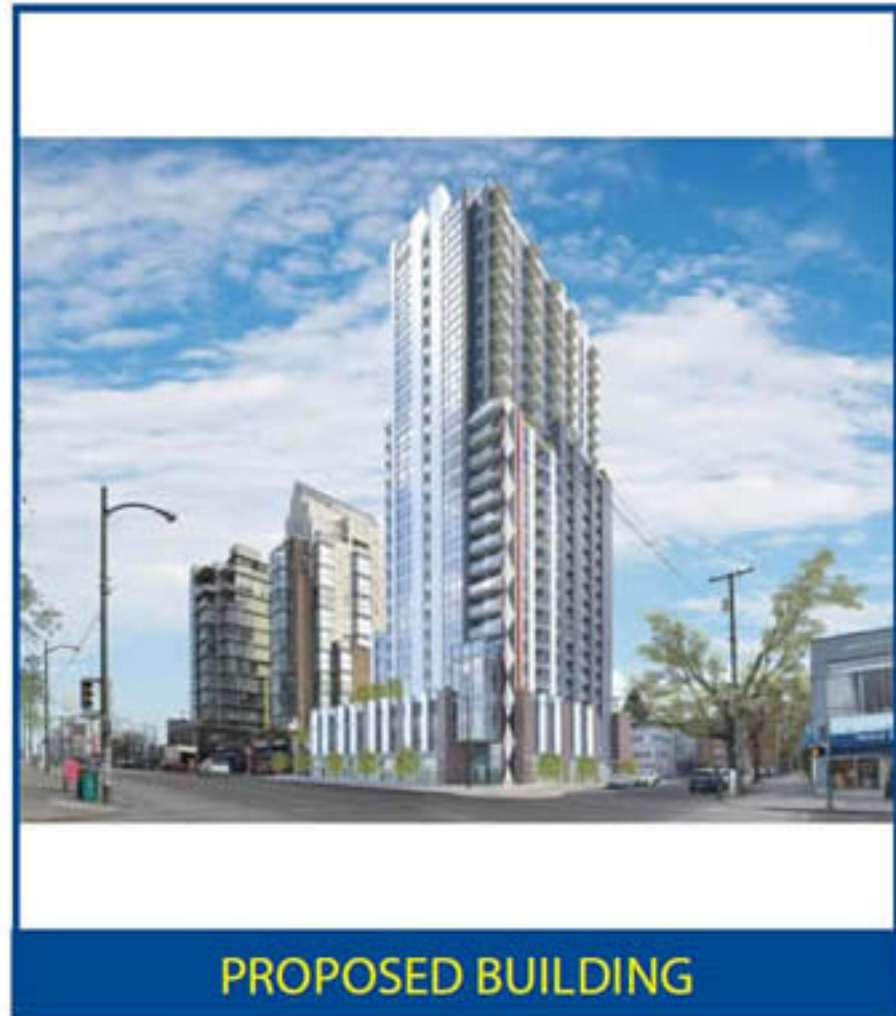
Model at Open House



Wide angle photo not quite from grade with digital camera. Note difference in 3-point perspective in photo vs. rendering shown on City's Rezoning Centre page

Rezoning applications

Rezoning Application - 2538 Birch Street



This rendering was submitted in referred package. Used by staff on rezoning centre webpage and on information sign.

A number of open questions on choice and suitability of rendering.



What is the camera focal length (field of view)? Is it a true 3-point perspective? Can it be reproduced? Is this what a person would experience at street level? What is a 50mm photo look like instead?

Site Photos 24mm lens (wide angle)



Vertical format 24mm lens



Photos of site April 2020

Site Photo 24mm lens



24mm lens

Photo of site April 2020

Site Photo 50mm



50mm lens

Photo of site June 28, 2020

The already approved rezoning for 1296 West Broadway will still remain (16-storeys, FSR 7.07). Please reject the new rezoning proposal.

https://rezoning.vancouver.ca/applications/1296wbroadway/index.htm

CITY OF VANCOUVER Rezoning applications

Rezoning Application - 1296 West Broadway



PROPOSED BUILDING



LOCATION

The City of Vancouver has received an application from IBI Group to rezone 1296 West Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 16-storey mixed-use building. The proposal includes:

- Commercial uses at grade;
- 153 rental housing units;
- A floor space ratio (FSR) of 7.07;
- A building height of 48 m (159 ft.); and
- 168 parking spaces.

This application is being considered under the Secured Market Rental Housing (Rental 100) Policy.

A community open house was held on April 6, 2017 from 5-7:30pm, at the Holy Trinity Anglican Church, 2nd Floor Hall (1440 West 12th Avenue), with City staff and the applicant team available to answer questions.

This application was approved by Council at Public Hearing on January 16, 2018. The conditions having been met, Council enacted [By-law No. 12179](#), CD-1 (708), on July 24, 2018.



Renderings from Development Permit Stage

Previously approved rezoning: <https://rezoning.vancouver.ca/applications/1296wbroadway/index.htm>

Council enacted By-law No. 12179, CD-1 (708), on July 24, 2018

This rendering was submitted in referred package

J. View from West 10th Avenue



South of laneway, between West 11th Avenue and West 10th Avenue
What is the field of view?

This is the same general location (24mm lens)



This is the same general location (50mm lens)



This rendering was submitted in referred package

J. View from West 10th Avenue



South of laneway, between West 11th Avenue and West 10th Avenue
What is the field of view?

This is the same general location (50mm lens)



This is the same general location (24mm lens)



Comment in report:

The City should not follow Vision Vancouver's policy of development

Neutral comments/suggestions/recommendations:

- Affordable housing is supported but two smaller towers are better than one tall tower.
- The Vancouver General Hospital should be the only exception for a taller height as it is the medical hub of the Lower Mainland.
- A bike path should be considered as part of the development.
- Ensure that the route to the bicycle parking would be wide enough for easy access.
- Consider more bicycle e-charging stations and additional bicycle spaces or adaptive bicycles for those with mobility challenges.
- City staff was very helpful in explaining information at the open house while other residents felt the information was hard to comprehend.
- The City should not follow Vision Vancouver's policy of development.
- Question on whether all developments along the Broadway Corridor would have a similar height to the current proposed development.
- The City should encourage developers to add density to projects where there is a commitment to include rental units that are tied to income.

MIRHPP should be scrapped and rethought.
This is the previous Council majority's policy.
The guidance is completely open-ended wrt to C-3A

Comment in report:

The City should not follow Vision Vancouver's policy of development

- The City should not follow Vision Vancouver's policy of development.

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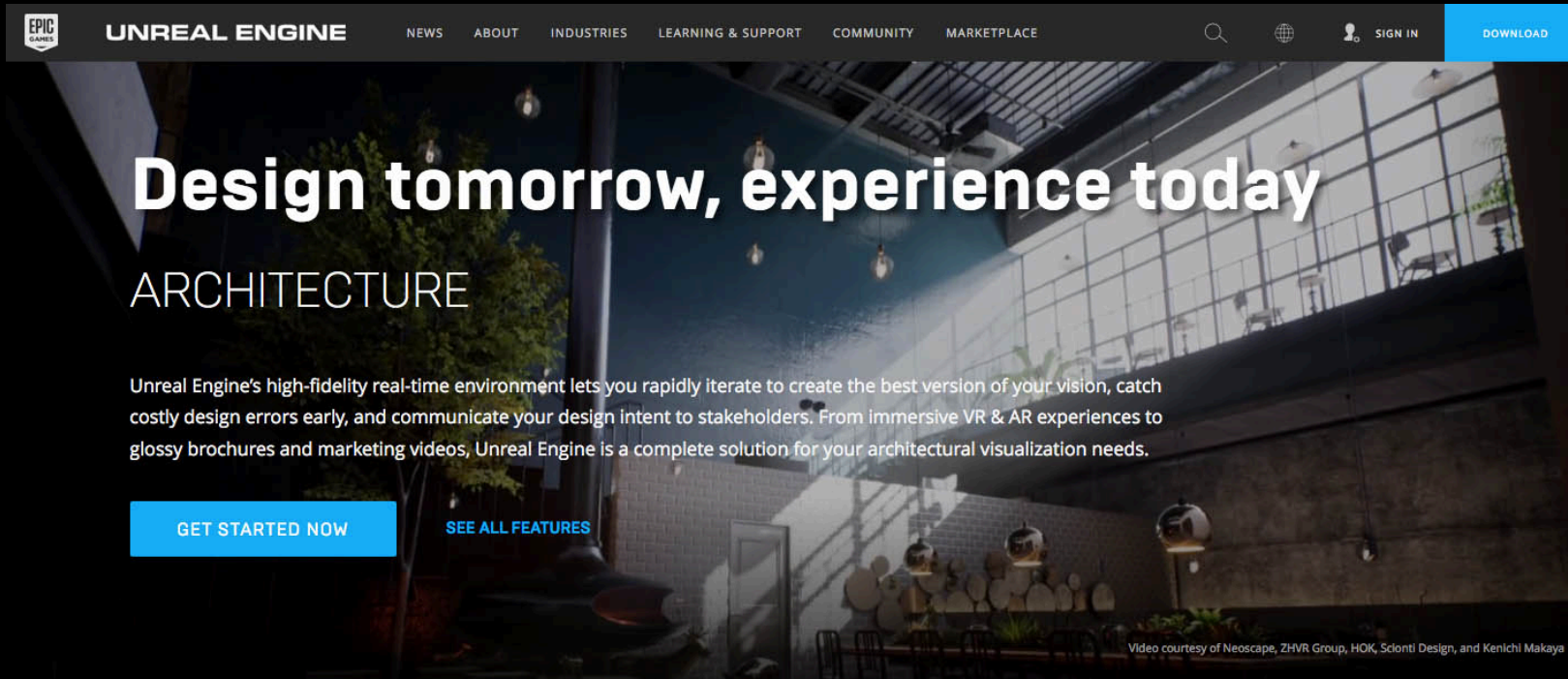
The guidance is completely open-ended wrt to C-3A, subjective. Can easily be argued that this site is not suitable for extra height and density being requested. Contrast C-3A with other district schedules

MODERATE INCOME RENTAL HOUSING PILOT PROGRAM: APPLICATION PROCESS, PROJECT REQUIREMENTS AND AVAILABLE INCENTIVES		
General Guidelines for Additional Height and Density		
	100% Secured Market Rental	<u>Additional Height and Density for Projects that Include at Least 20% of Residential Floor Area as Moderate Income Rental Housing</u>
C-1	Generally consider C-2 form	Over 4 and up to 6 storeys on arterial streets.
C-2, C-2B, C-2C & C-2C1	Up to 6 storeys	Over 6 and up to 14 storeys at arterial intersections.
C-3A	Consider additional density; adhere to existing height limits and generally to guidelines	Supportable height and density will vary depending on the site.
MC-1	Consider modest increases in height and density	Over 6 and up to 14 storeys at arterial intersections.

Broadway typology (CoV Open Data 2018 LiDAR)



Game Engine (free use, architectural exporters)



Built for success

Opportunity to walk around and explore applications from your own home (pictured: Unreal Engine, used in Fortnite & Gears 5). Would this be a better way to explore a rezoning application in a realtime 3D game engine?