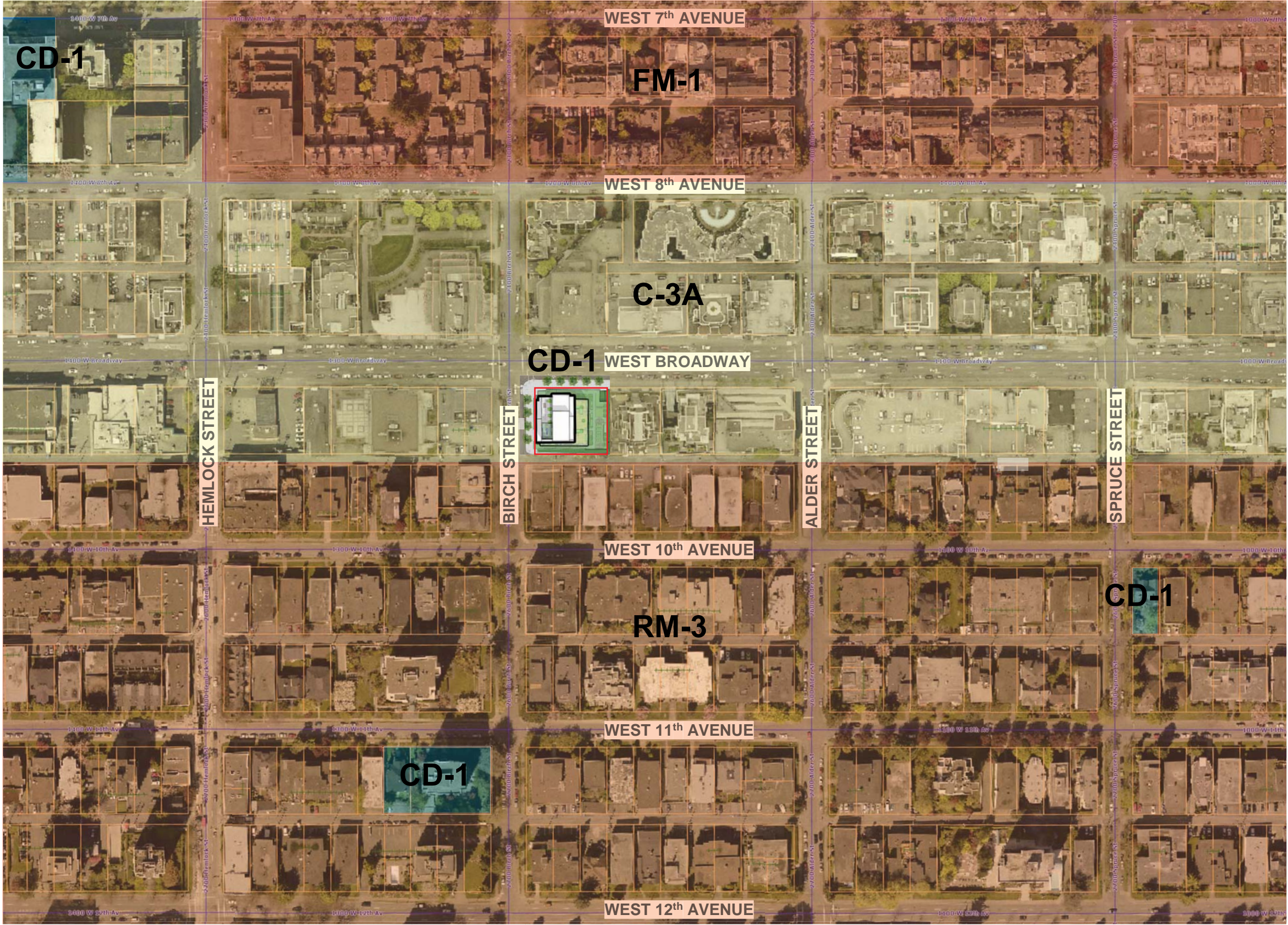


Context

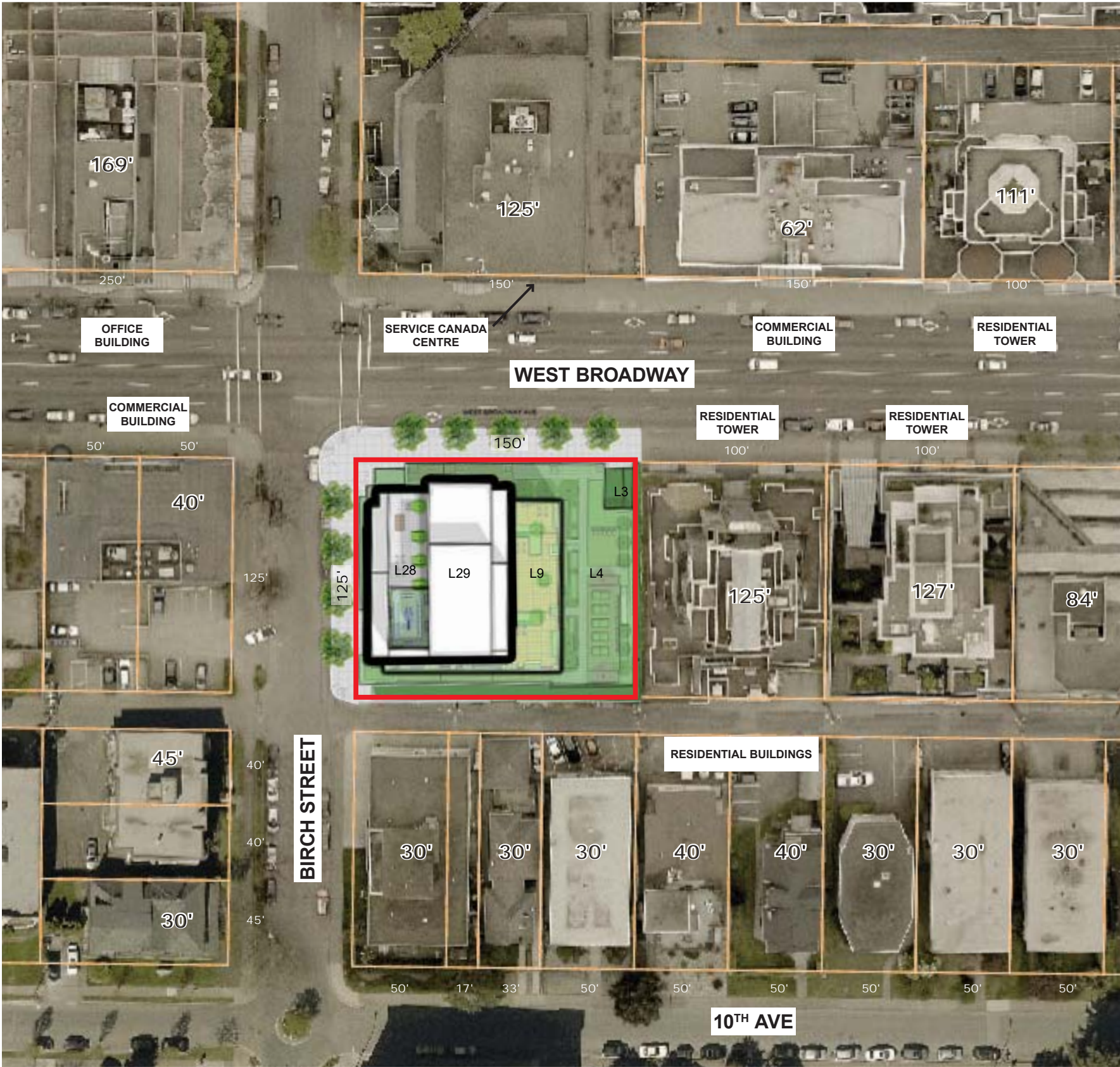


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IBI Group
On behalf of: Jameson Broadway & Birch LP
Submitted for UDP July 10, 2019

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

NOTE: ALL DRAWINGS ARE SUBJECT TO CHANGE DURING THE REZONING PROCESS



SITE AT BIRCH AND BROADWAY



APPROACHING SITE EASTBOUND ON BROADWAY



OFFICE BUILDING KITTY-CORNER TO SITE

NOTE: ALL DRAWINGS ARE SUBJECT TO CHANGE DURING THE REZONING PROCESS



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Community Benefits



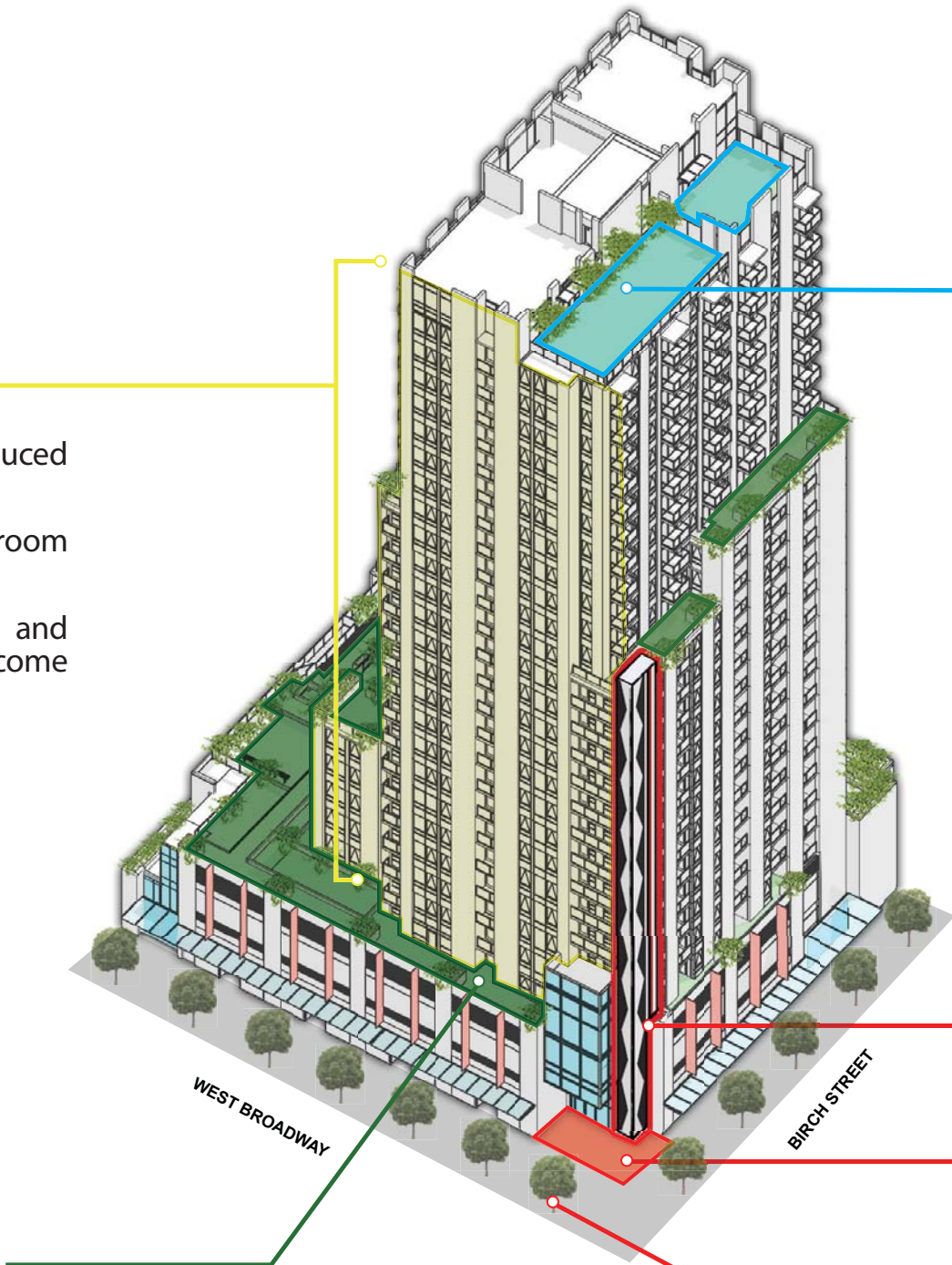
Diversity of Housing Options

- All 248 units in the proposed development are secured rental units
- 39% (97 units) are family oriented 2 and 3-bedroom units
- 22% (53 units) are designated as MIRHPP units, which means reduced rental rates for households earning \$30-80k a year
- 45% (24 units) of the MIRHPP units are family oriented 2 or 3-bedroom units
- The proposed development fills a growing need for rental housing, and the MIRHPP below market units will greatly benefit moderate-income households
- Will not displace any existing residents



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

- Rooftop areas will include a shared urban garden, play spaces for children, and gathering areas
- Pet friendly development with pet washing areas



ARTWORK BY DEBRA SPARROW

New Public Spaces

- A public art installation by Indigenous artist Debra Sparrow on the corner of the building at Birch and Broadway
- 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



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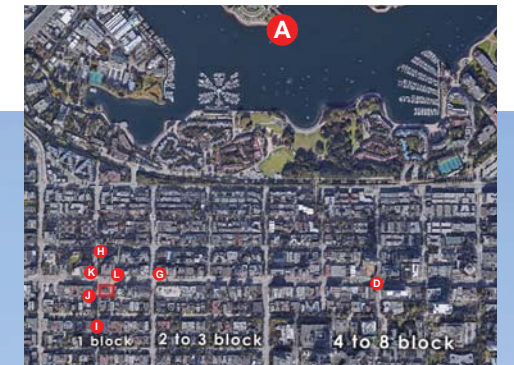
IBI Group
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2538 Birch Street, Vancouver, BC
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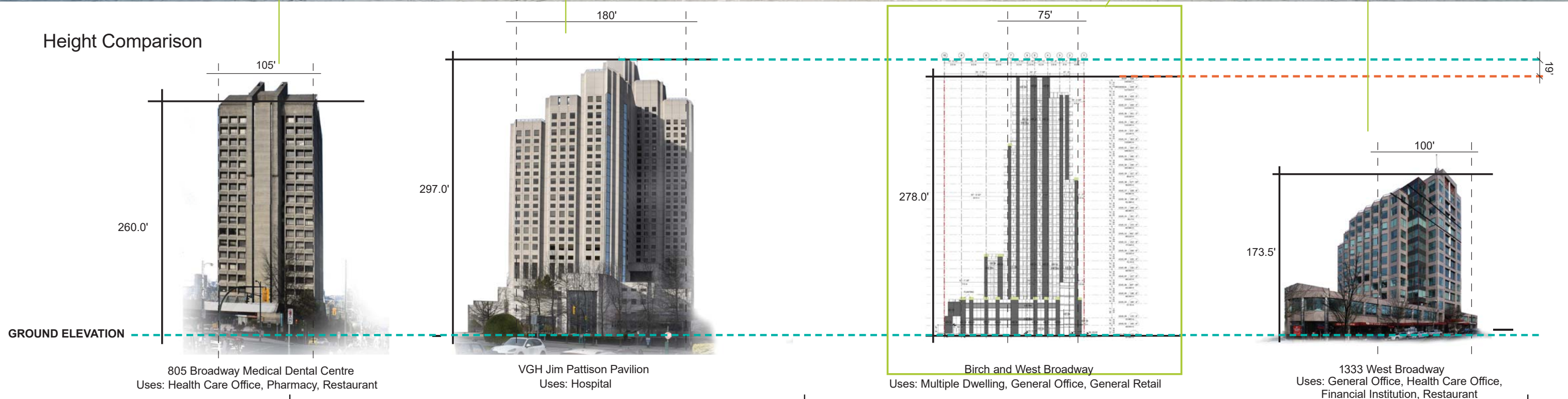
C-3A Urban Design Guidelines, Section 3.4
Tallest Buildings:

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

View Legend



Height Comparison



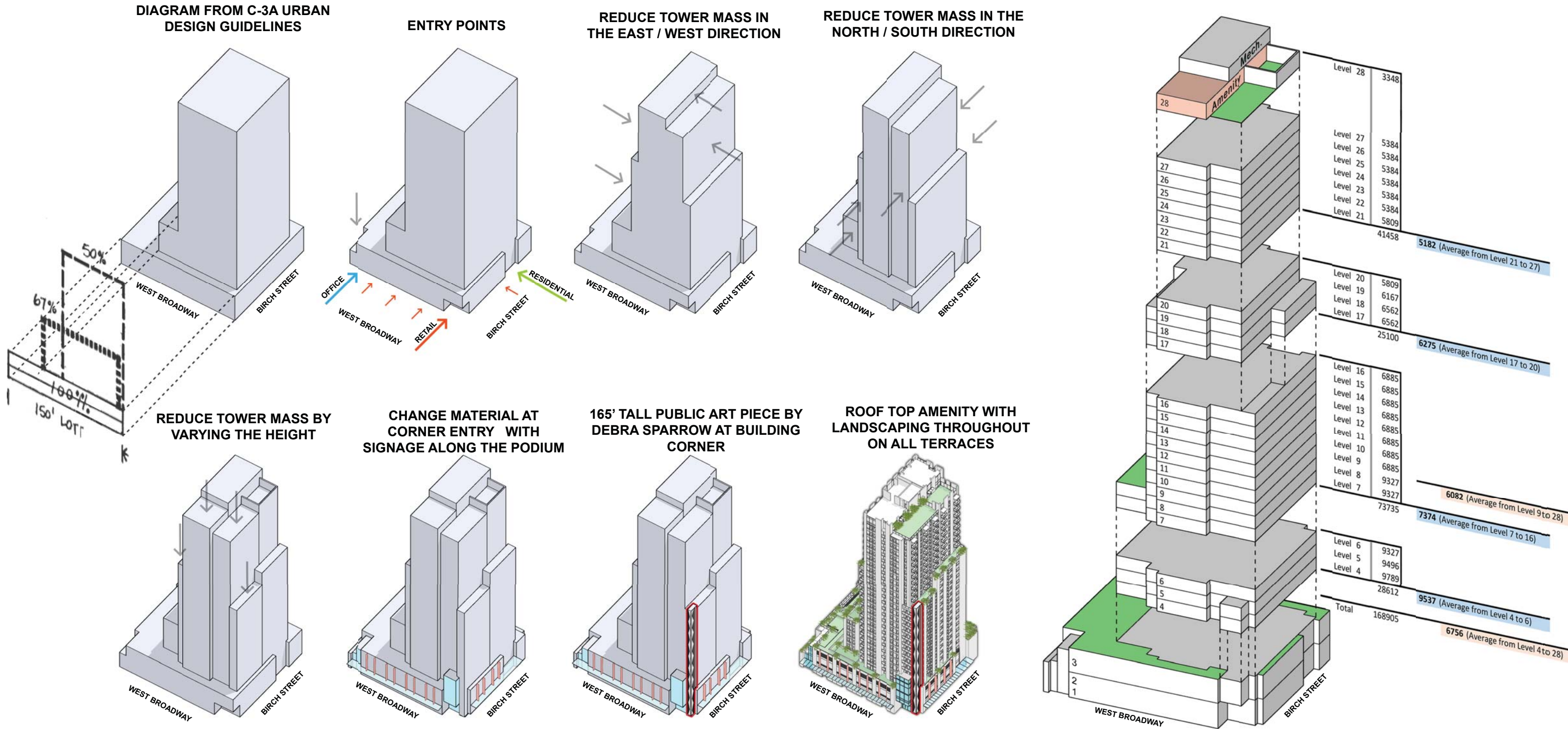
NOTE: ALL DRAWINGS ARE SUBJECT TO CHANGE DURING THE REZONING PROCESS

Design 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 on consultation with City of Vancouver staff during the rezoning process:

“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.”



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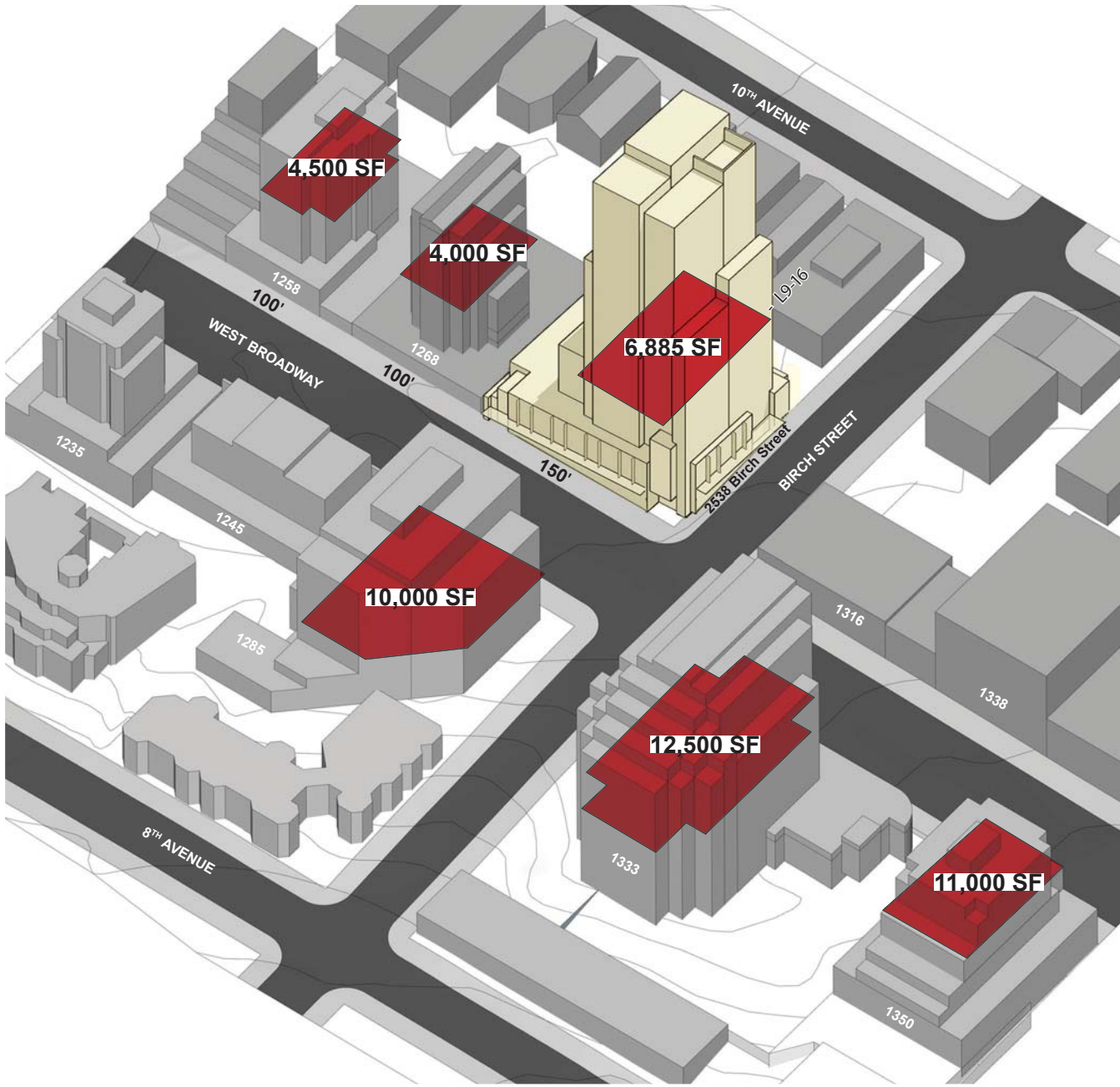
IBI Group
On behalf of: Jameson Broadway & Birch LP

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

Design Rationale

Lot Frontage and Tower Plates

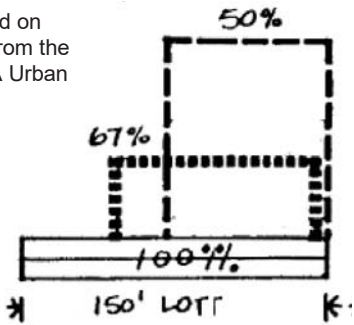
Tower size and setbacks comply with the C-3A Urban Design Guidelines (pg. 41) for lots 100' - 150' in size. The site is adjacent to two sites with smaller frontages. The proposed building is in line with the proportions of the street frontages. The proposed tower plate size is appropriate as it provides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



Tower Width

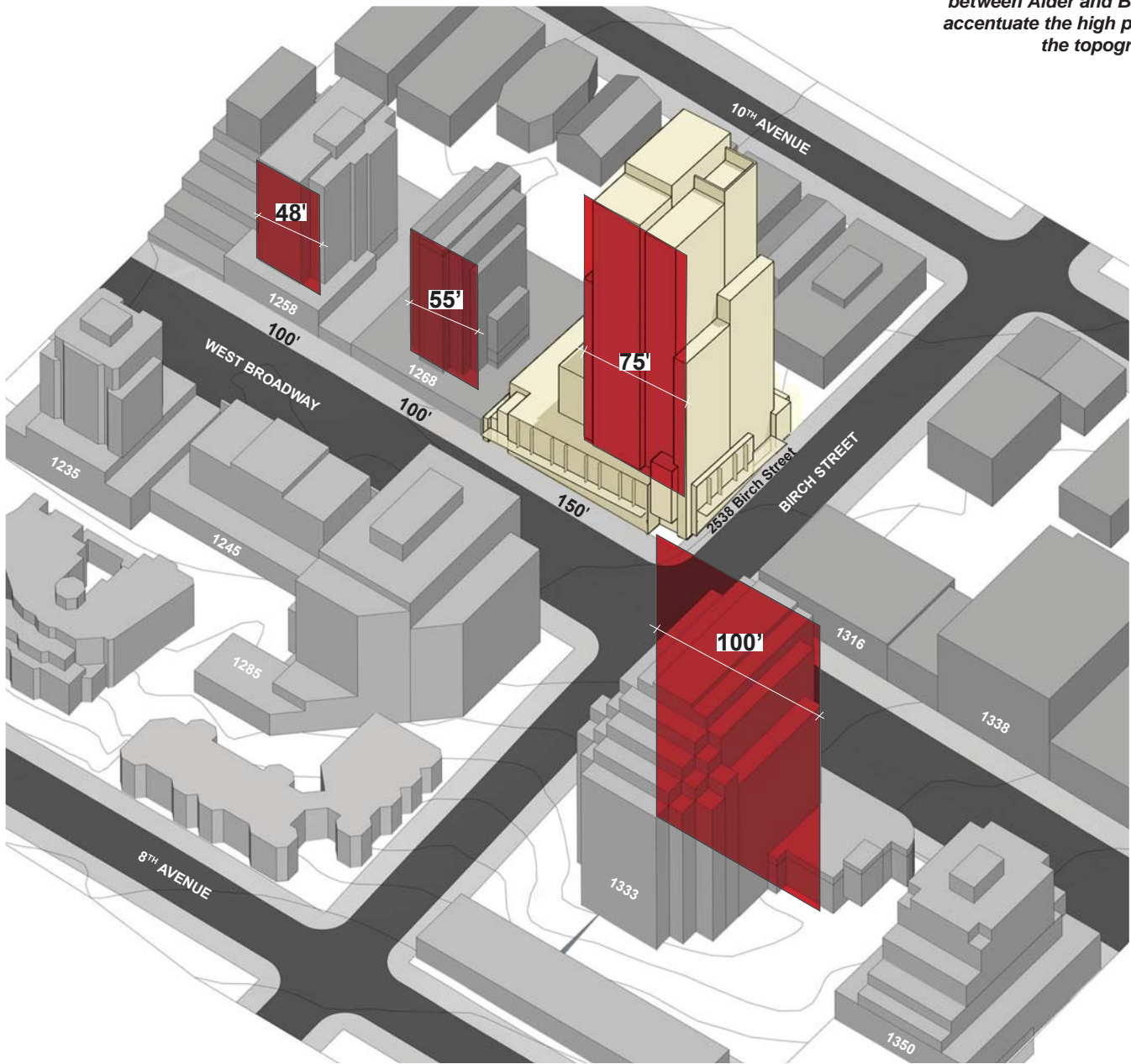
Following the C-3A Urban Design Guidelines, the predominant tower width is similar to surrounding buildings'.

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."



NOTE: ALL DRAWINGS ARE SUBJECT TO CHANGE DURING THE REZONING PROCESS



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On behalf of: Jameson Broadway & Birch LP

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

Design Rationale

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 (MIRHPP) housing.

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).

Key design points include:

- A podium is composed of a retail block that will maintain a human scale at street level with a continuous glass overhang above the sidewalk
- Distinct entrances to the office level from Broadway and to the residential building from Birch
- A 360 sq.ft. public open space at the corner of Broadway and Birch
- The building at this corner will be the canvas for a public art tile mosaic by local Musqueam artist, Debra Sparrow, which will start at the plaza and rise to 17 storeys
- Three brick colours: gray, white, and brown, which will break up the massing into different volumes in the tower
- Uninterrupted vertical brick walls emphasizing a tall and slender expression, with the window wall in between the brick walls recessed with dark gray frames and metal panel
- Vertical brick walls terminate with planters, providing greenery at the building's edges that can be seen from the street
- Building steps back and down at various levels in the tower, reducing the overall massing, minimizing shadow, and creating public and private roof terraces



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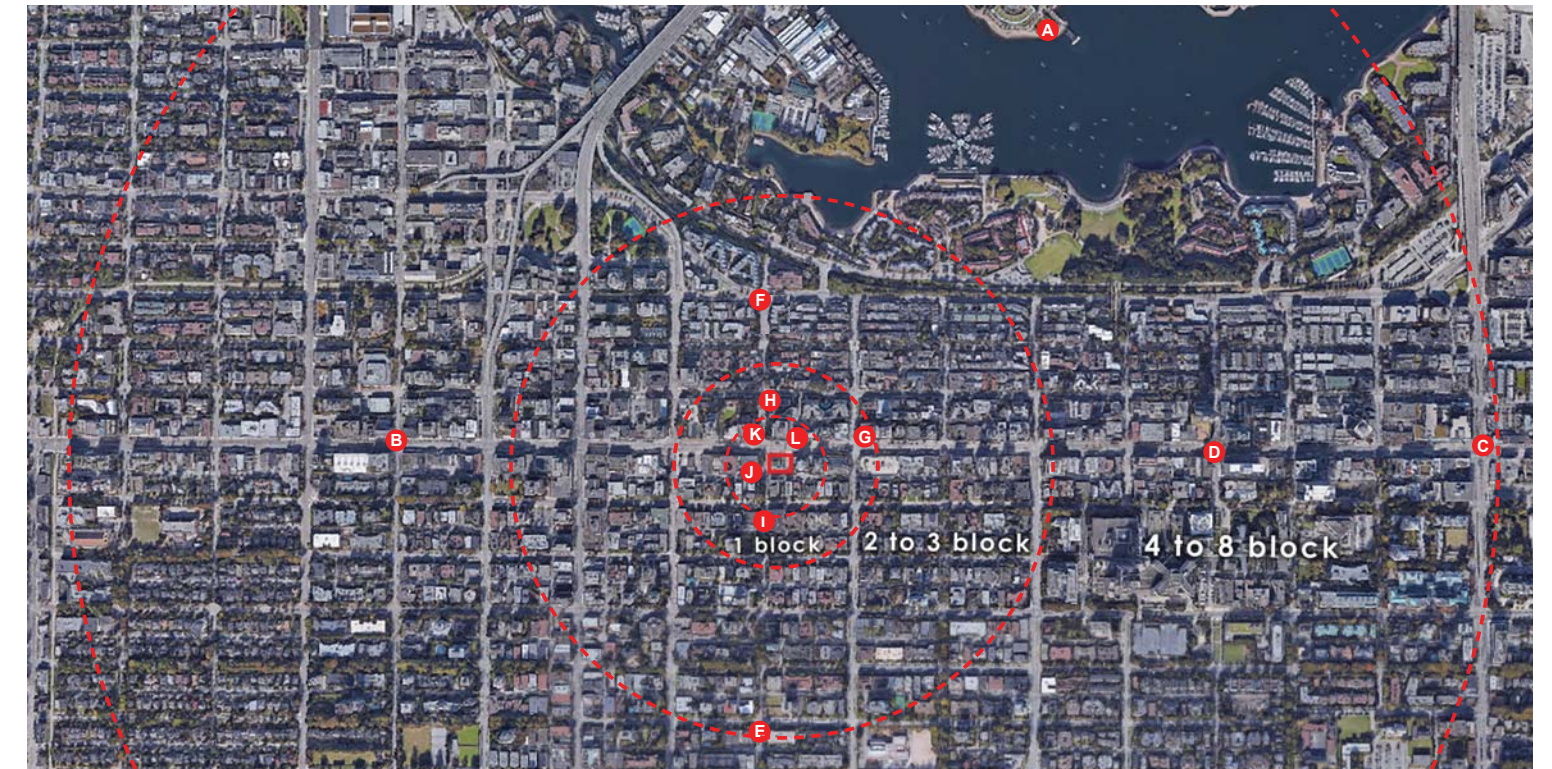
IBI Group
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2538 Birch Street, Vancouver, BC
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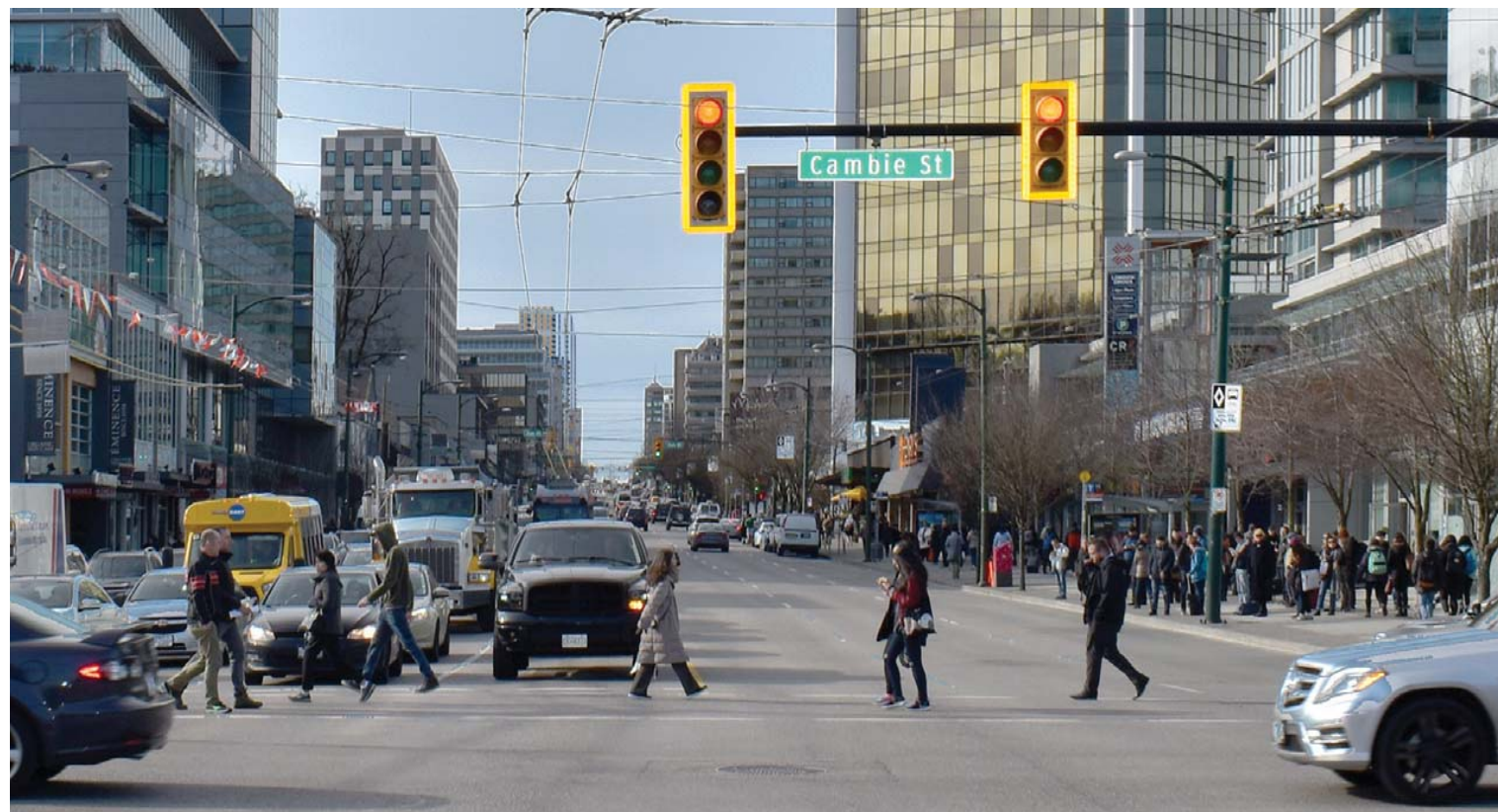
B View Looking East From Pine Street



View Legend



C View Looking West from Cambie



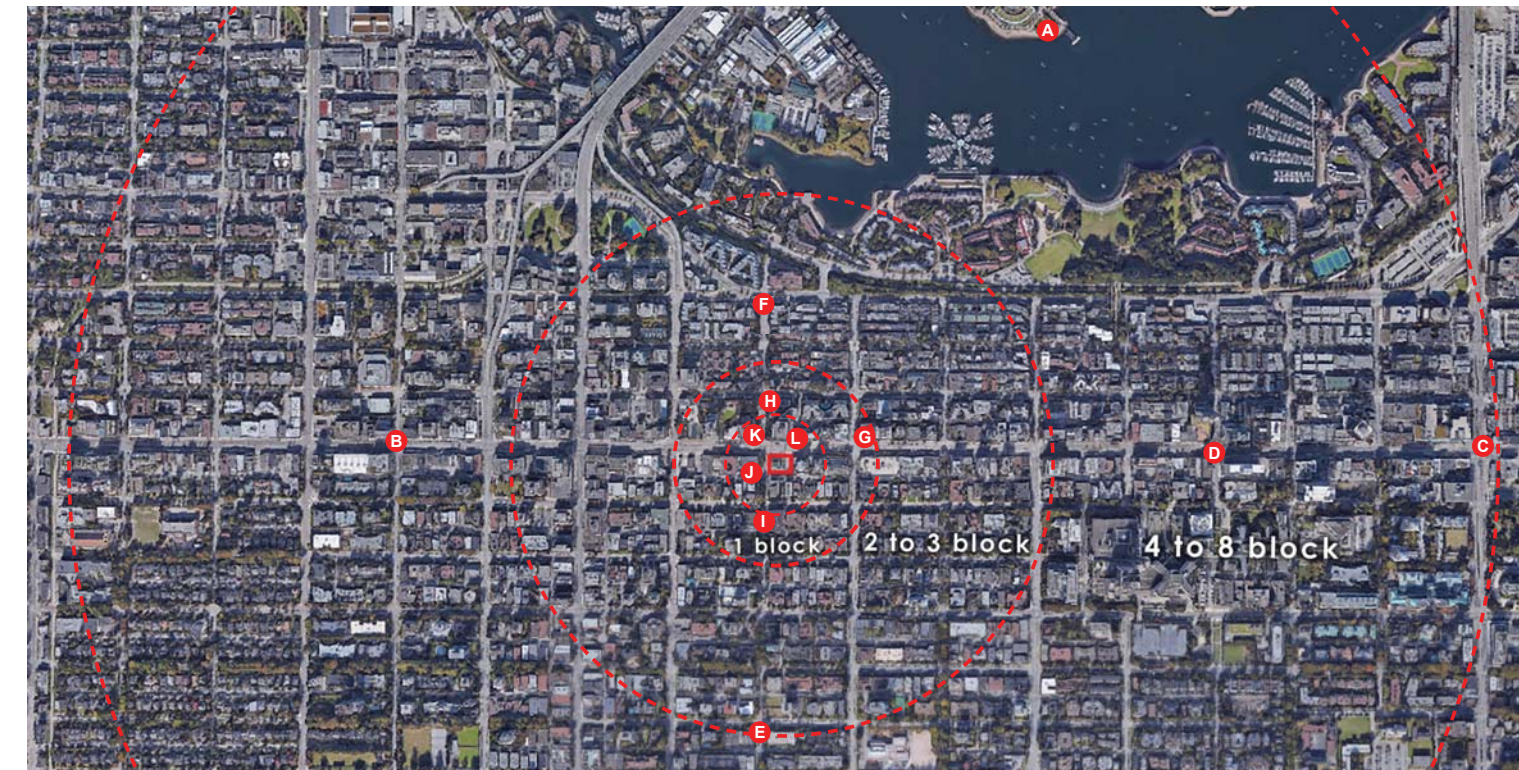
D View from Willow Street



E View from West 15th Avenue



View Legend



F View from West 6th Avenue



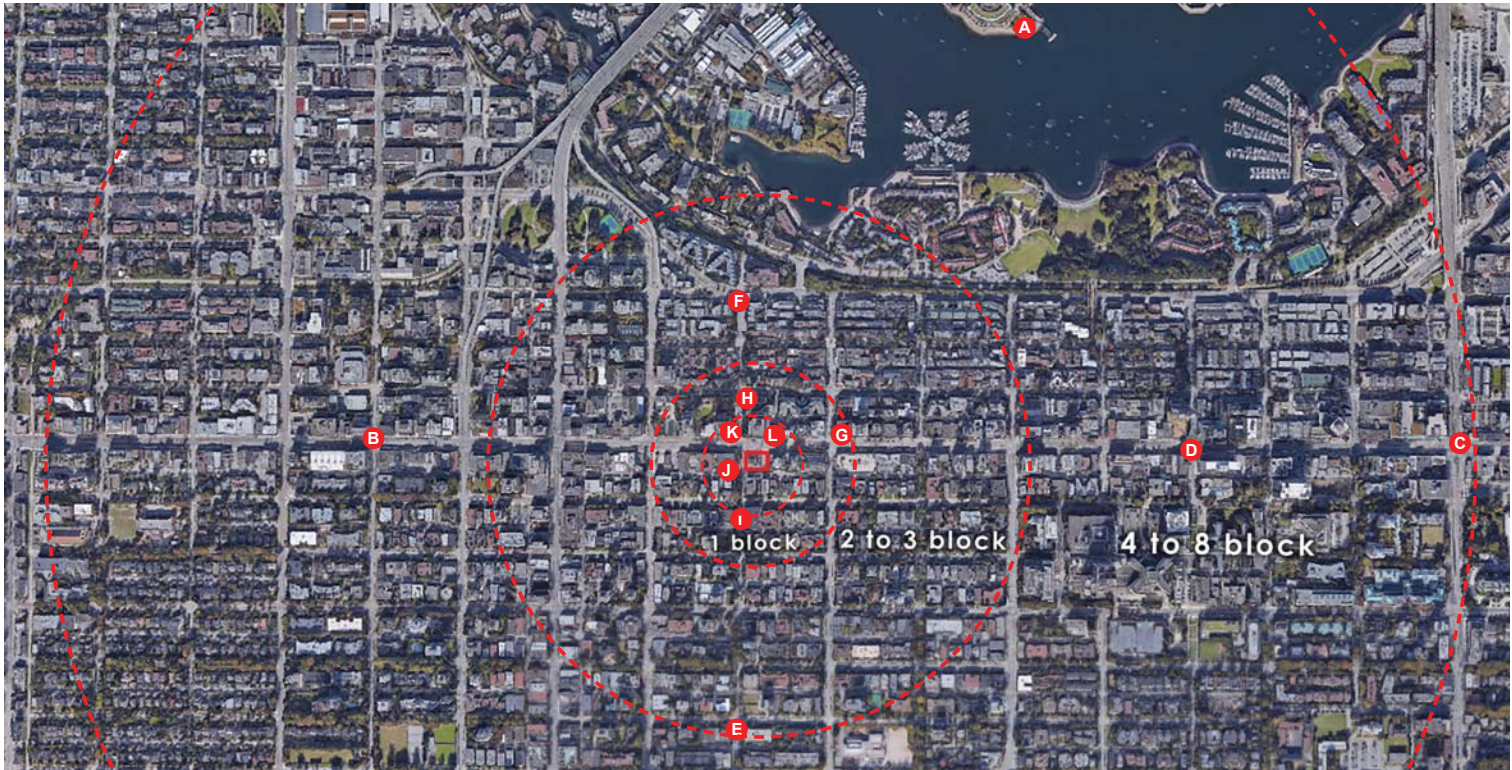
G View from Alder Street



H View from West 8th Avenue



View Legend



I View from West 10th Avenue



J View from Lane



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On behalf of: Jameson Broadway & Birch LP

2538 Birch Street, Vancouver, BC
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K and L. View from West Broadway



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2538 Birch Street, Vancouver, BC
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L View from West Broadway



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On behalf of: Jameson Broadway & Birch LP

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

Project Statistics

PROJECT SUMMARY	
SITE AREA	18,762 SF
PROPOSED RESIDENTIAL AREA	169,821 SF
PROPOSED RETAIL AREA	11,326 SF
PROPOSED OFFICE AREA	16,212 SF
PROPOSED FLOOR SPACE RATIO	10.52
MARKET RESIDENTIAL RENTAL UNITS	195
MODERATE INCOME RENTAL UNITS	53
TOTAL NUMBER RENTAL UNITS	248
PARKING STALLS	187

Street	Permitted	Proposed
Setbacks		
Front	-	-
Rear	-	-
Side (Birch St.)	0.8m	0.8m
Side (East)	-	-

Tower	Permitted	Proposed
Setbacks		
Front	-	-
Rear	4.57m	4.57m
Side (Birch St.)	2.13m	2.13m
Side (East)	13.09m	13.09m

FLOOR AREA (SF) (SM)											
Site Area		18,762		1743.05							
Level	Floor to Floor Height (F)	Elevation (F)	Retail / Office (SF)	Retail / Office (SM)	Residential (SF)	Residential (SM)	Rentable (Net) (SF)	Rentable (Net) (SM)	Efficiency	Amenity (Exclusions) (SF)	Amenity (Exclusions) (SM)
Mech/Roof	19.08	428.58									
28	9.17	409.50								3348	311.0
27	9.17	400.33			5384	500.2	4474	415.6	83.1%		
26	9.17	391.17			5384	500.2	4474	415.6	83.1%		
25	9.17	382.00			5384	500.2	4474	415.6	83.1%		
24	9.17	372.83			5384	500.2	4474	415.6	83.1%		
23	9.17	363.67			5384	500.2	4474	415.6	83.1%		
22	9.17	354.50			5384	500.2	4510	419.0	83.8%		
21	9.17	345.33			5809	539.7	4870	452.4	83.8%		
20	9.17	336.17			5809	539.7	4870	452.4	83.8%		
19	9.17	327.00			6167	572.9	5232	486.1	84.8%		
18	9.17	317.83			6563	609.7	5605	520.7	85.4%		
17	9.17	308.67			6563	609.7	5605	520.7	85.4%		
16	9.17	299.50			6885	639.6	5905	548.6	85.8%		
15	9.17	290.33			6885	639.6	5902	548.3	85.7%		
14	9.17	281.17			6885	639.6	5902	548.3	85.7%		
13	9.17	272.00			6885	639.6	5902	548.3	85.7%		
12	9.17	262.83			6885	639.6	5902	548.3	85.7%		
11	9.17	253.67			6885	639.6	5902	548.3	85.7%		
10	9.17	244.50			6885	639.6	5902	548.3	85.7%		
9	9.17	235.33			6885	639.6	5947	552.5	86.4%		
8	9.17	226.17			9327	866.5	8063	749.1	86.4%		
7	9.17	217.00			9327	866.5	8309	771.9	89.1%		
6	9.17	207.83			9327	866.5	8309	771.9	89.1%		
5	9.17	198.67			9496	882.2	8451	785.1	89.0%		
4	9.17	189.50			9789	909.4	8190	760.9	83.7%		
3	16	173.50	16,212	1,506	1,102	102.4					
2		165.50	1,369	127	1,157	107.5					
1	19	154.50	9,957	925	2,001	185.9					
P1										152	14.1
Total	Height	274.08	27,538	2,558.4	169,821	15,776.9	141,648	13,159.5	83.4%	3500	325.2
Total Gross Area					200,859	18,660					
Total Net Area					197,359	18,335					
FSR Achieved					10.52						

UNIT MIX									
Total Number of Units			MI	53	MK	195	248		
Level	Studio		1 Bedroom		2 Bedroom		3 Bedroom		
	MI		MI		MI		MI		
27				5		3			
26				5		3			
25				5		3			
24				5		3			
23				5		3			
22				3		2		2	
21				3		4		1	
20				3		4		1	
19				4		4		1	
18				4		3		2	
17				4		3		2	
16		1		6		4			
15		3		7		2			
14		3		7		2			
13		3		7		2			
12		3		7		2			
11		3		7		2			
10		3		7		2			
9			2	3				4	
8	2	1	1	5	2	2		1	
7	2		4		4		2	1	
6	2		4		4		2	1	
5	2		3		5		2	1	
4	2		5		2		1	3	
3									
2									
1									
Total	10	20	19	102	17	53	7	20	
% Total	18.9%	10.3%	36%	52%	32.1%	27.2%	13.2%	10.3%	
Moderate Income Total Family Units						45.3%			
Market Total Family Units						37.4%			

From Secured Market Rental Housing Policy:

The City's Secured Market Rental Housing Policy encourages the inclusion of family housing. The City's target for housing units is set at 35% of units for all secured market rental developments. Family units will be 2 or more bedrooms designed to meet the Council adopted guidelines for High Density Housing for Families with Children.

NOTE: ALL DRAWINGS ARE SUBJECT TO CHANGE DURING THE REZONING PROCESS

Parking Statistics

PARKING, LOADING, AND BICYCLE SPACES: CITY REQUIREMENTS				
Use	Bylaw	Definition	Required	Achieved
Secured Market Rental Residential				
Parking Stalls	Parking Bylaw No. 6059 Section 4.5B1	Minimum of 1 stall per 1346 SF	Total Residential Area = 138,910 SF 138,910 SF / 1,346 SF = 103	126
Visitor Stalls	Parking Bylaw No. 6059 Section 4.1.16	0.05 per unit	195 dwelling units x 0.05% = 10	10
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 for first 7 units + .034/unit	195 dwelling units 1 for first 7 units = 1 195 - 7 = 188 188 x .034 = 6 1 + 6 = 7	7
Class A Bicycle Spaces	Parking Bylaw No. 6059 Section 6.2.1.2	1.5/Unit under 700 SF 2.5/Unit over 700 and under 1130 SF.	159 dwelling units x 1.5 = 239 36 dwelling units x 2.5 = 90 239 + 90 = 329	329
Class A Passenger Loading	Parking Bylaw No. 6059 Section 7.2.1	1 space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units	195 dwelling units 1 for first 125 dwelling units = 1 195 - 125 = 61 units	1
Class B Loading	Vancouver Parking Bylaw Section 5.2.1	At least one space for 100 to 299 dwelling units.	195 dwelling units = 1	1
Storage: We will provide at least (1) storage space for each dwelling unit. (195 units)				195
Moderate Income Rental Residential				
Parking Stalls	Moderate Income Rental Housing Parking Requirement Reduction	Minimum of 1 stall per 1346 SF Less 30% for proximity to major bus routes	Total Residential Area = 30,911 SF 30,911 SF / 1,346 SF = 23 23 - 30% = 16	16
Visitor Stalls	Draft Bylaw to Amend Parking Bylaw No. 6059 Section 4.1.16	0.05 per unit	53 dwelling units x 0.05% = 3	3
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 for first 7 units + .034/unit	53 dwelling units 1 for first 7 units = 1 63 - 7 = 56 56 x .034 = 2 1 + 2 = 3	6
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.5/Unit under 700 SF 2.5/Unit over 700 and under 1130 SF.	38 dwelling units x 1.5 = 57 15 dwelling units x 2.5 = 38 57 + 38 = 95	95
Class A Passenger Loading	Draft Bylaw to Amend Parking Bylaw No. 6059 Section 7.2.1	1 space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units	53 units = 1	1
Storage: We will provide at least (1) storage space for each dwelling unit. (53 units)				53
Retail				
Parking Stalls	Vancouver Parking Bylaw Section 4.1.7	1 stall per 1561 SF for first 3122 SF 1 stall per 753 SF for remaining area	Total Retail Area = 11,326 SF 11,326 SF - 3,122 SF = 8,204 SF 3,122 SF / 1,561 SF = 2 8,204 SF / 753 SF = 11 2 + 11 = 13	13
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 stall for first 5382 SF Plus 0.4 stalls per 10,764 SF	Total Retail Area = 11,326 SF 5382 SF = 1 11,326SF - 5382 SF = 5,944 SF 6,944 SF / 10,764 SF = 0.55 0.55 x 0.4 = 0.22 1 + 0.22 = 1.22	1
Class A Bicycle Spaces	Draft Bylaw to Amend Parking Bylaw No. 6059 Section 6.2.4.1	1 space per 3660 SF (Retail)	11,326 SF / 3660 = 3	3
Class B Loading	Vancouver Parking Bylaw Section 5.2.5	1 space for first 5005 SF Plus 1 space for any portion of the next 20,021 SF	Total Retail Area = 11,326 SF 5005 SF = 1 11,326 - 5005 = 6321 SF = 1 1 + 1 = 2	2

Office				
Parking Stalls	Vancouver Parking Bylaw Section 4.1.7	1 stall per 1561 SF for first 3122 SF 1 stall per 753 SF for remaining area	Total Office Area = 16,212 SF 16,212 SF - 3,122 SF = 13,090 SF 3,122 SF / 1,561 SF = 2 13,090 SF / 753 SF = 17 2 + 17 = 19	19
HC Stalls	Vancouver Parking Bylaw Section 4.8.4 *Each HC stall is counted as two stalls towards required parking (Section 4.1.15)	1 stall for first 5382 SF Plus 0.4 stalls per 10,764 SF	Total Office Area = 16,212 SF 5382 SF = 1 16,212 SF - 5382 SF = 10,830SF 10,830 SF / 10,764 SF = 1 1 x 0.4 = 0.40 1 + 0.40 = 1.40	1
Class A Bicycle Spaces	Draft Bylaw to Amend Parking Bylaw No. 6059 Section 6.2.4.1	1 space per 1830 SF (Office)	16,212 SF / 1830 SF = 9	11
Class A Loading	Vancouver Parking Bylaw Section 5.2.7	1 space for 10,764 SF to 80,723 SF	Total Office Area = 16,212 SF 16,212 = 1	1
Class B Loading	Vancouver Parking Bylaw Section 5.2.7	1 space for first 5382 to 53,820 SF	Total Office Area = 16,212 SF 16,239 = 1	1

PARKING STALLS ACHIEVED				
Level	Small	Regular	HC	TOTAL
P1				0
P2	10	26	3	39
P3	11	32	5	48
P4	11	34	5	50
P5	15	35	0	50
Total	47	127	13	187
Total Required				164

Balcony Area		
Level	Open Balcony Area (SF)	Open Balcony Area (SM)
5	375	34.8
6	377	35.0
7	428	39.8
8	428	39.8
9	200	18.6
10	400	37.2
11	400	37.2
12	400	37.2
13	400	37.2
14	400	37.2
15	406	37.7
16	406	37.7
17	406	37.7
18	379	35.2
19	327	30.4
20	272	25.3
21	306	28.4
22	229	21.3
23	255	23.7
24	255	23.7
25	255	23.7
26	255	23.7
27	255	23.7
Total	7814	725.9
% of Res. Area		5%

LOADING				
Level	Class A Passenger	Class A	Class B	Class C
Required	2	1	4	-
Proposed		3	3	-

BIKE STORAGE ACHIEVED			
Level	Horizontal	Stacked	vertical
L1			
P1	132	99	108
P2			
Sub Total	132	99	108
Total = 123(H) + 98(S)X2 + 124(V) =			438
Total Required			438
one stacked bike locker equals to 2 bike lockers			

CLASS B BIKE RACKS			
Level	Residential	Retail	Office
Provided	13	6	-
Required	13	6	-

STORAGE		
Level		
27		1
26		1
25		1
24		1
23		1
22		1
21		1
20		1
19		1
18		1
17		3
16		5
15		4
14		4
13		4
12		4
11		4
10		4
9		5
8		12
7		9
6		9
5		7
4		13
P1		3
P2		37
P3		37
P4		36
P5		38
Total		248
Total Required		248



Plans

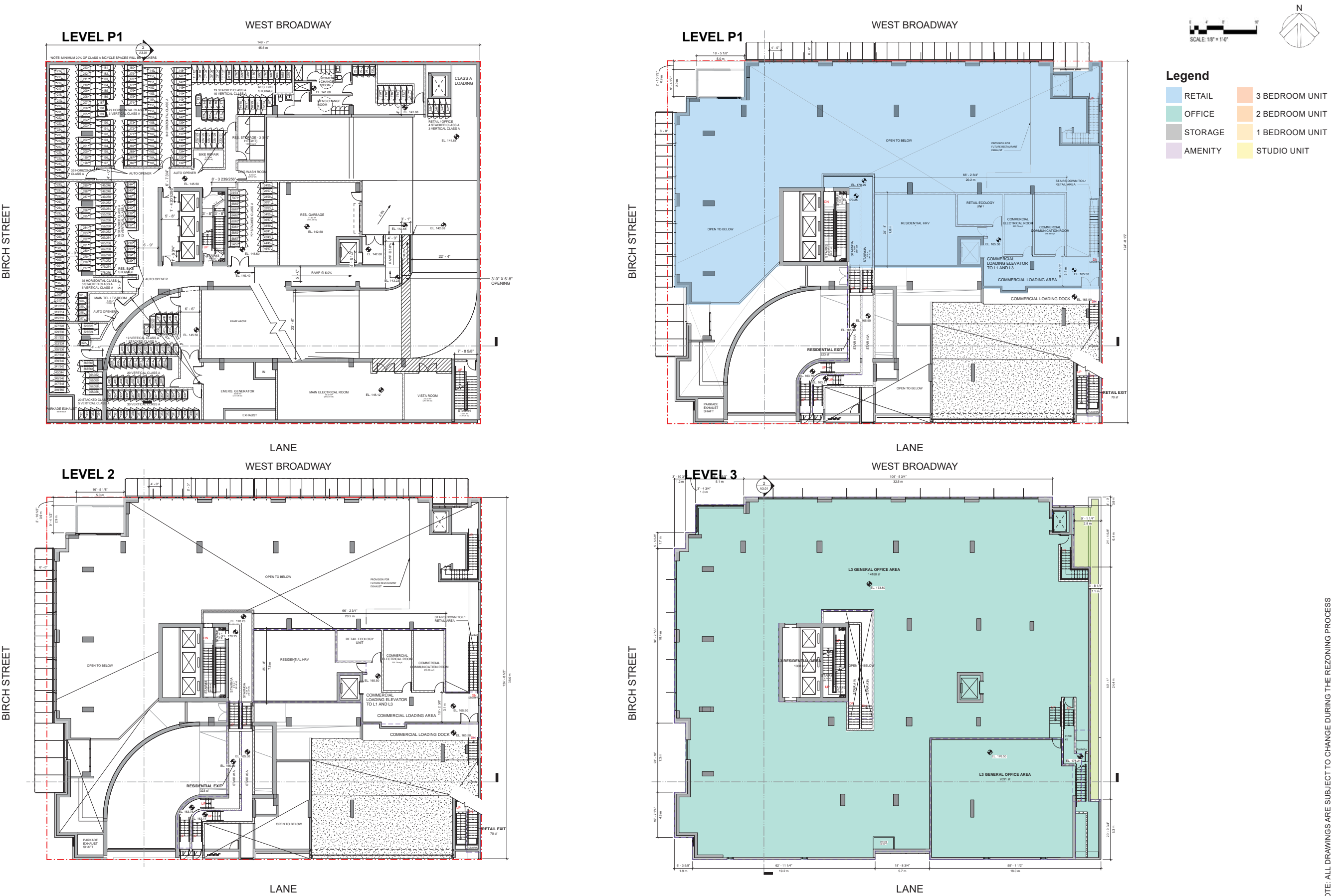


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2538 Birch Street, Vancouver, BC
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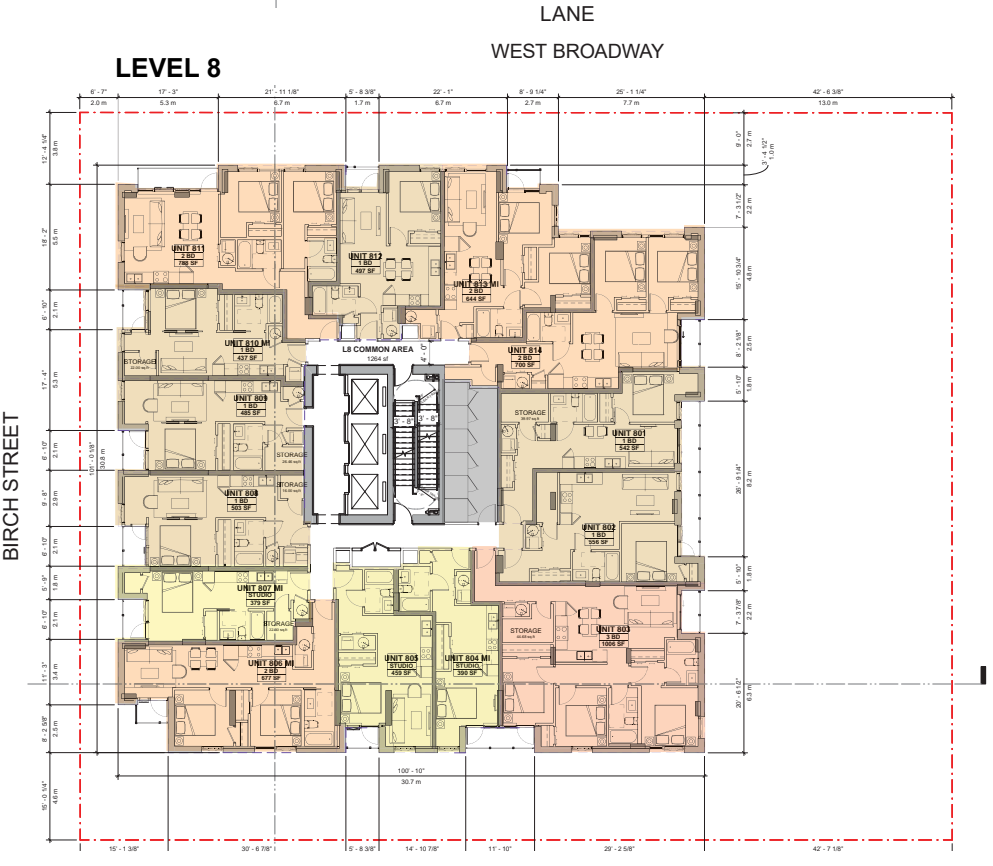
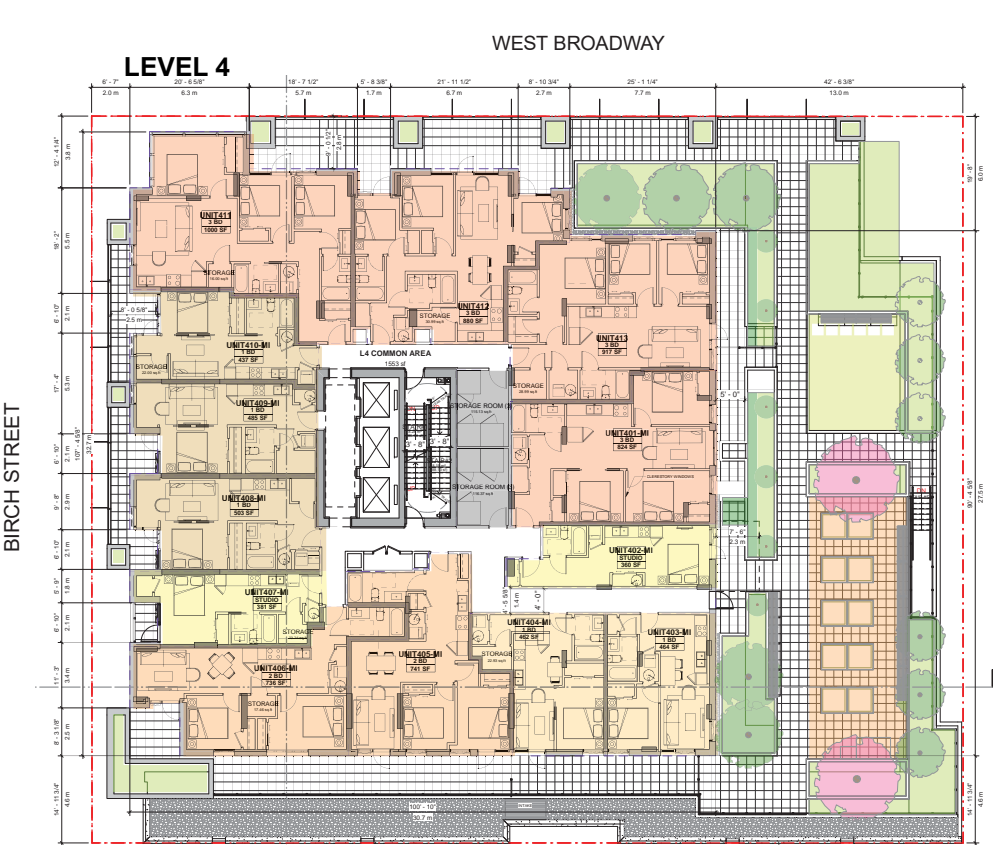
Plans



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2538 Birch Street, Vancouver, BC
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Legend

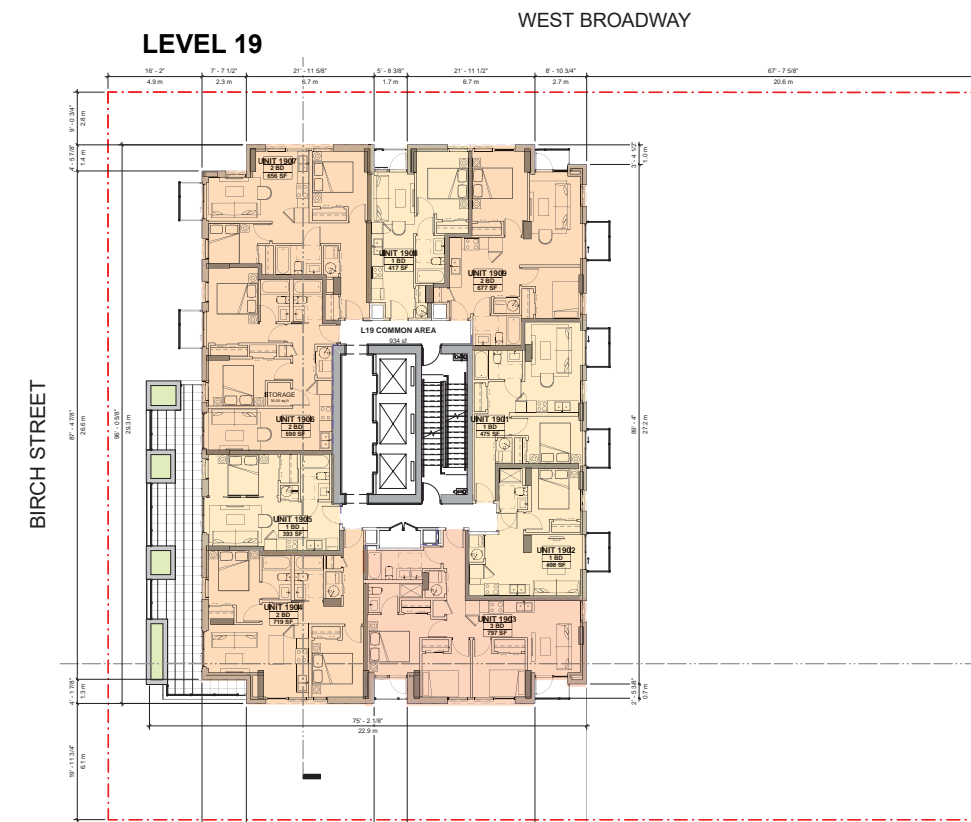
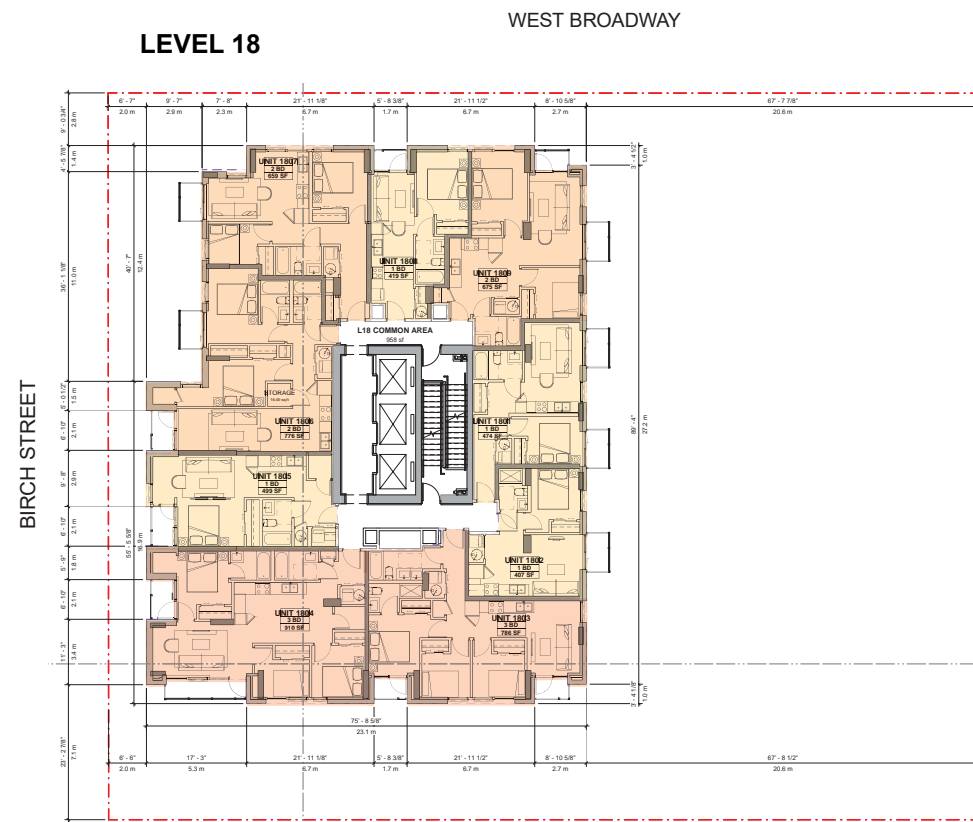
RETAIL	3 BEDROOM UNIT
OFFICE	2 BEDROOM UNIT
STORAGE	1 BEDROOM UNIT
AMENITY	STUDIO UNIT



Legend

RETAIL	3 BEDROOM UNIT
OFFICE	2 BEDROOM UNIT
STORAGE	1 BEDROOM UNIT
AMENITY	STUDIO UNIT

Plans

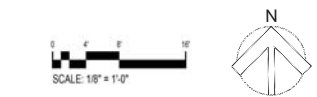
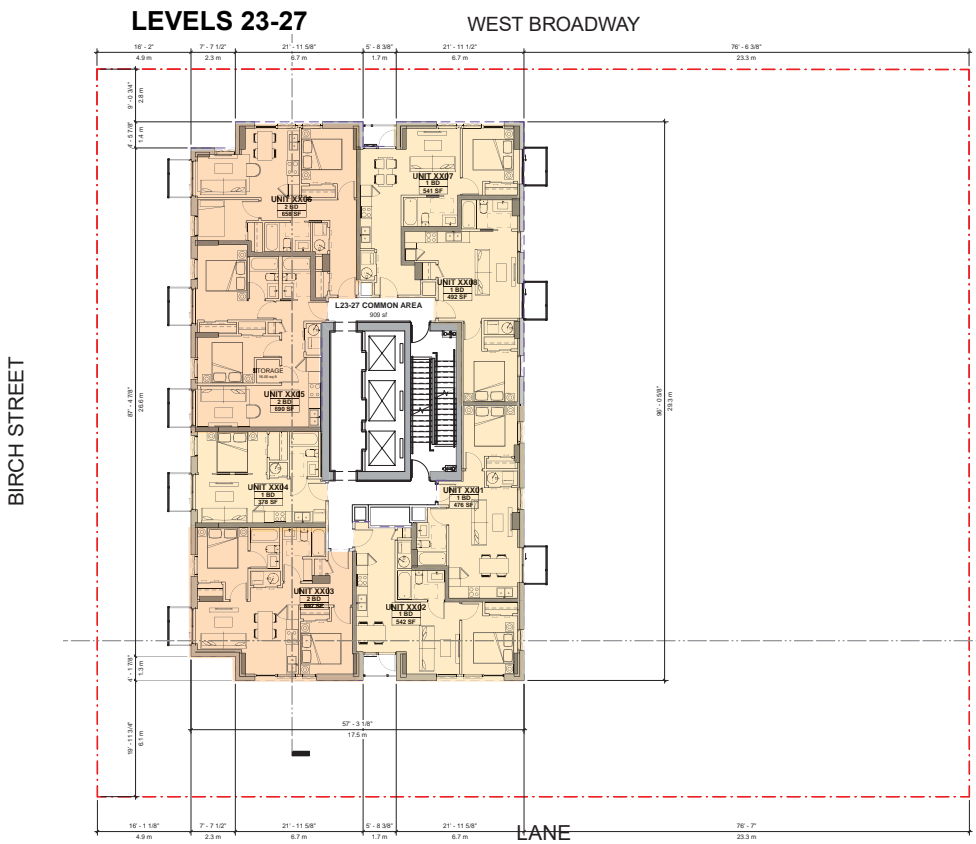
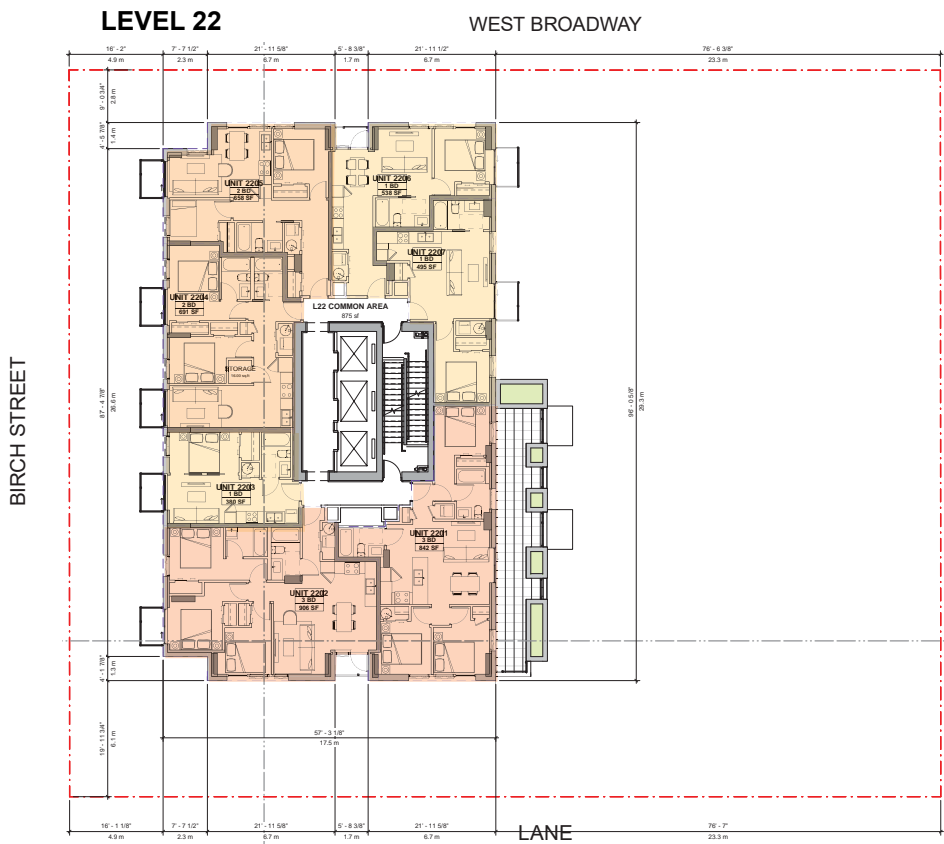


Legend

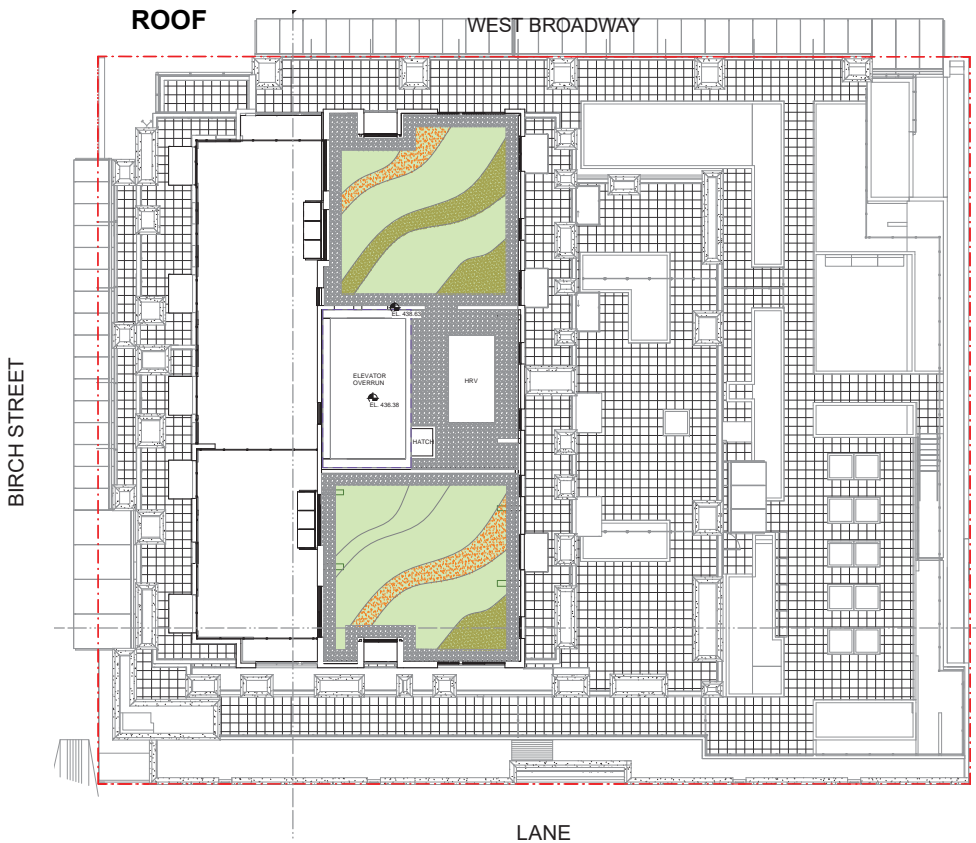
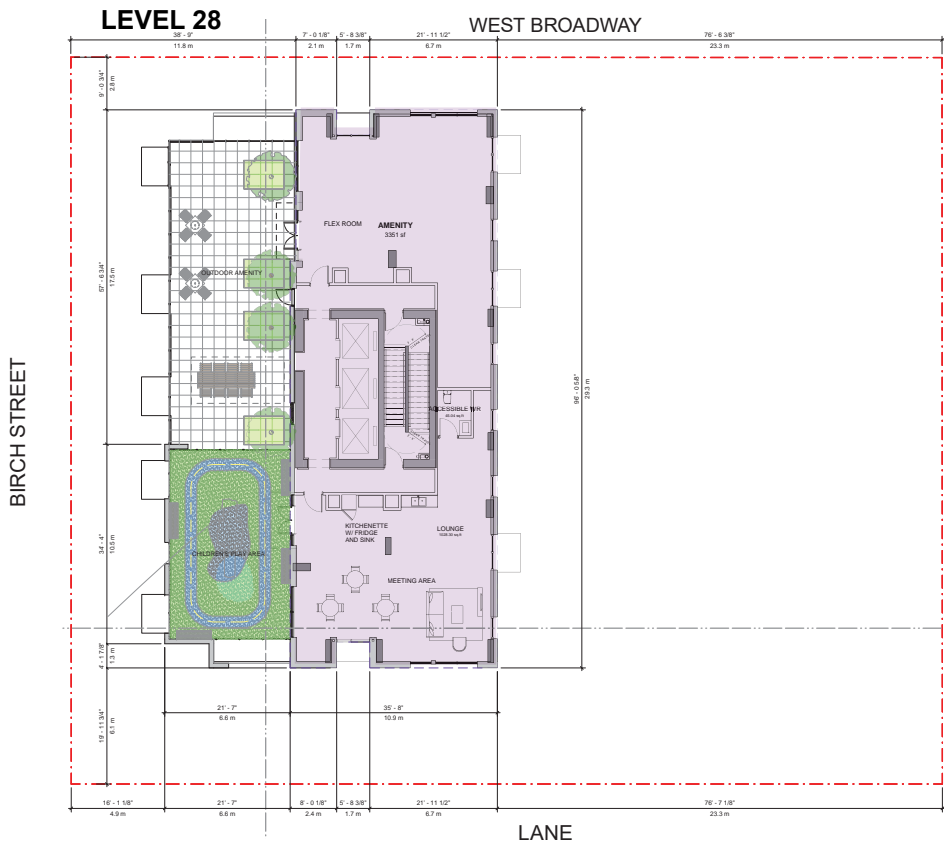
RETAIL	3 BEDROOM UNIT
OFFICE	2 BEDROOM UNIT
STORAGE	1 BEDROOM UNIT
AMENITY	STUDIO UNIT

NOTE: ALL DRAWINGS ARE SUBJECT TO CHANGE DURING THE REZONING PROCESS

Plans



- Legend**
- RETAIL
 - OFFICE
 - STORAGE
 - AMENITY
 - 3 BEDROOM UNIT
 - 2 BEDROOM UNIT
 - 1 BEDROOM UNIT
 - STUDIO UNIT



NOTE: ALL DRAWINGS ARE SUBJECT TO CHANGE DURING THE REZONING PROCESS



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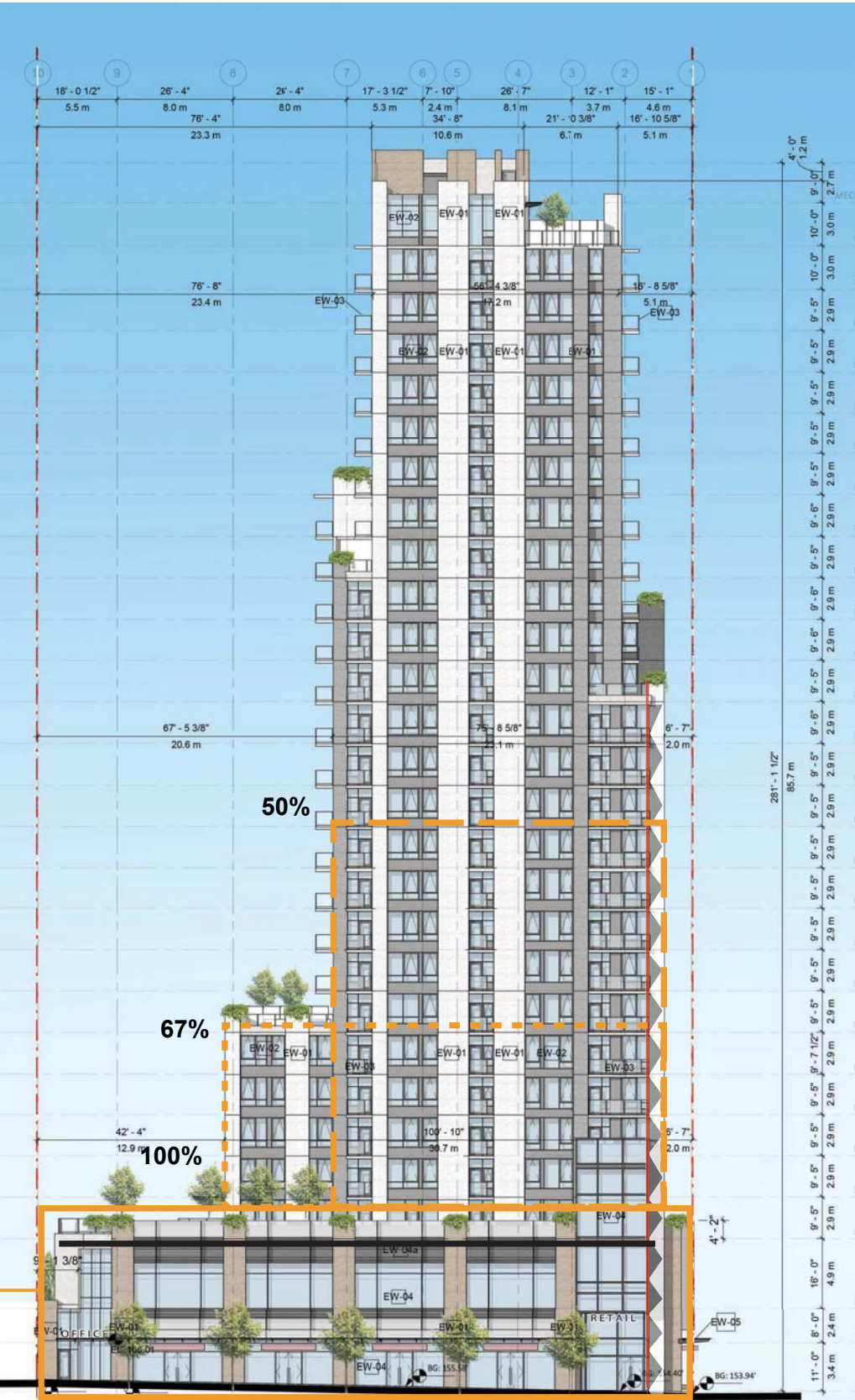
2538 Birch Street, Vancouver, BC
(formerly 1296 West Broadway)



LEVEL 4 PLAN

.....

Elevations



North Elevation



East Elevation

EXTERIOR MATERIALS	
KEY	MATERIAL
EW-01	BRICK
EW-02	WINDOW WALL
EW-02a	METAL PANEL IN WINDOW WALL SYSTEM
EW-03	GUARD RAIL (METAL AND GLASS)
EW-04	STOREFRONT WINDOW SYSTEM
EW-04a	MECHANICAL GRILLE
EW-05	CANOPY (METAL AND GLASS)
EW-06	PAINTED CONCRETE

NOTE: ALL DRAWINGS ARE SUBJECT TO CHANGE DURING THE REZONING PROCESS



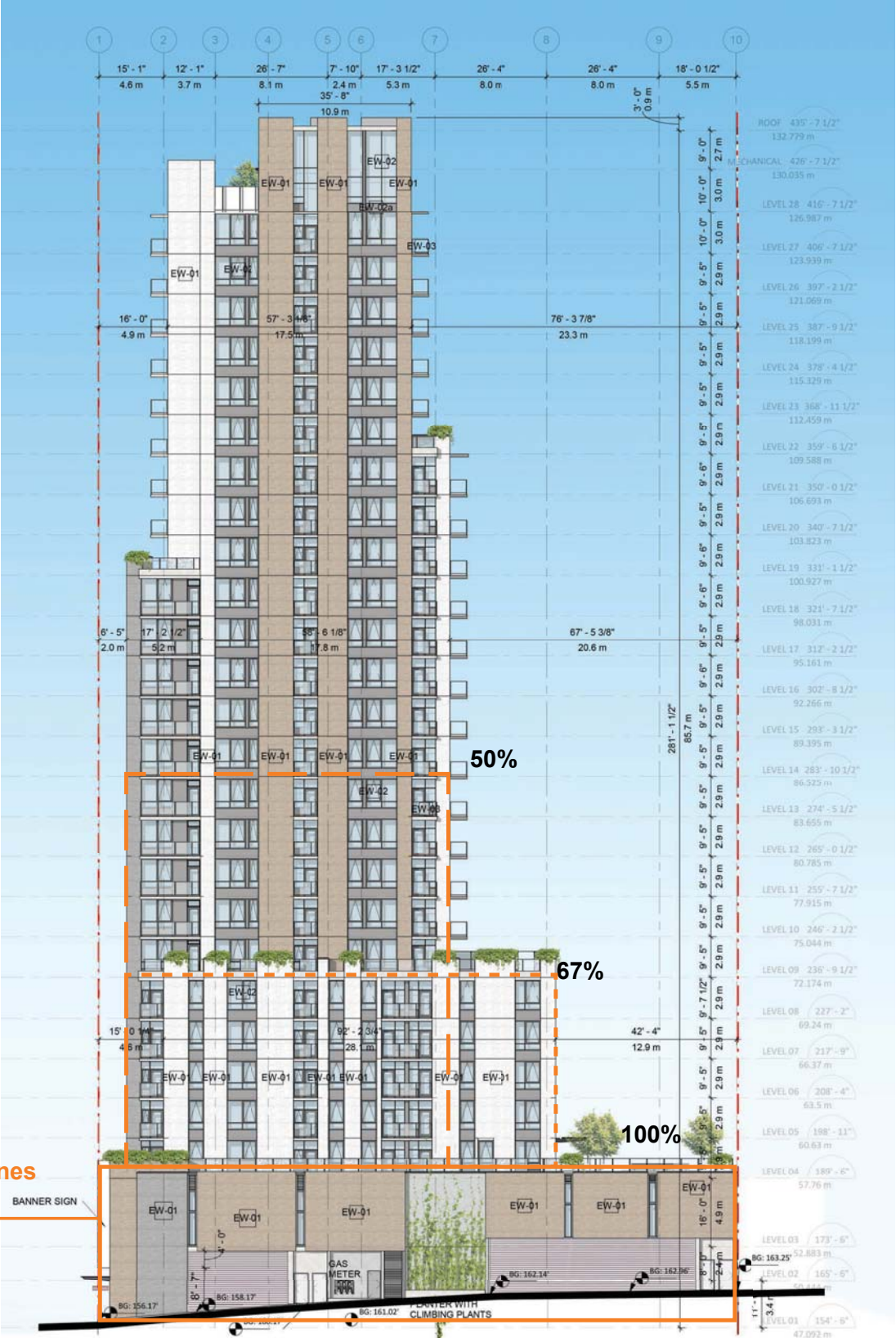
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IBI Group
On behalf of: Jameson Broadway & Birch LP

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

Elevations

EXTERIOR MATERIALS	
KEY	MATERIAL
EW-01	BRICK
EW-02	WINDOW WALL
EW-02a	METAL PANEL IN WINDOW WALL SYSTEM
EW-03	GUARD RAIL (METAL AND GLASS)
EW-04	STOREFRONT WINDOW SYSTEM
EW-04a	MECHANICAL GRILLE
EW-05	CANOPY (METAL AND GLASS)
EW-06	PAINTED CONCRETE



South Elevation



West Elevation



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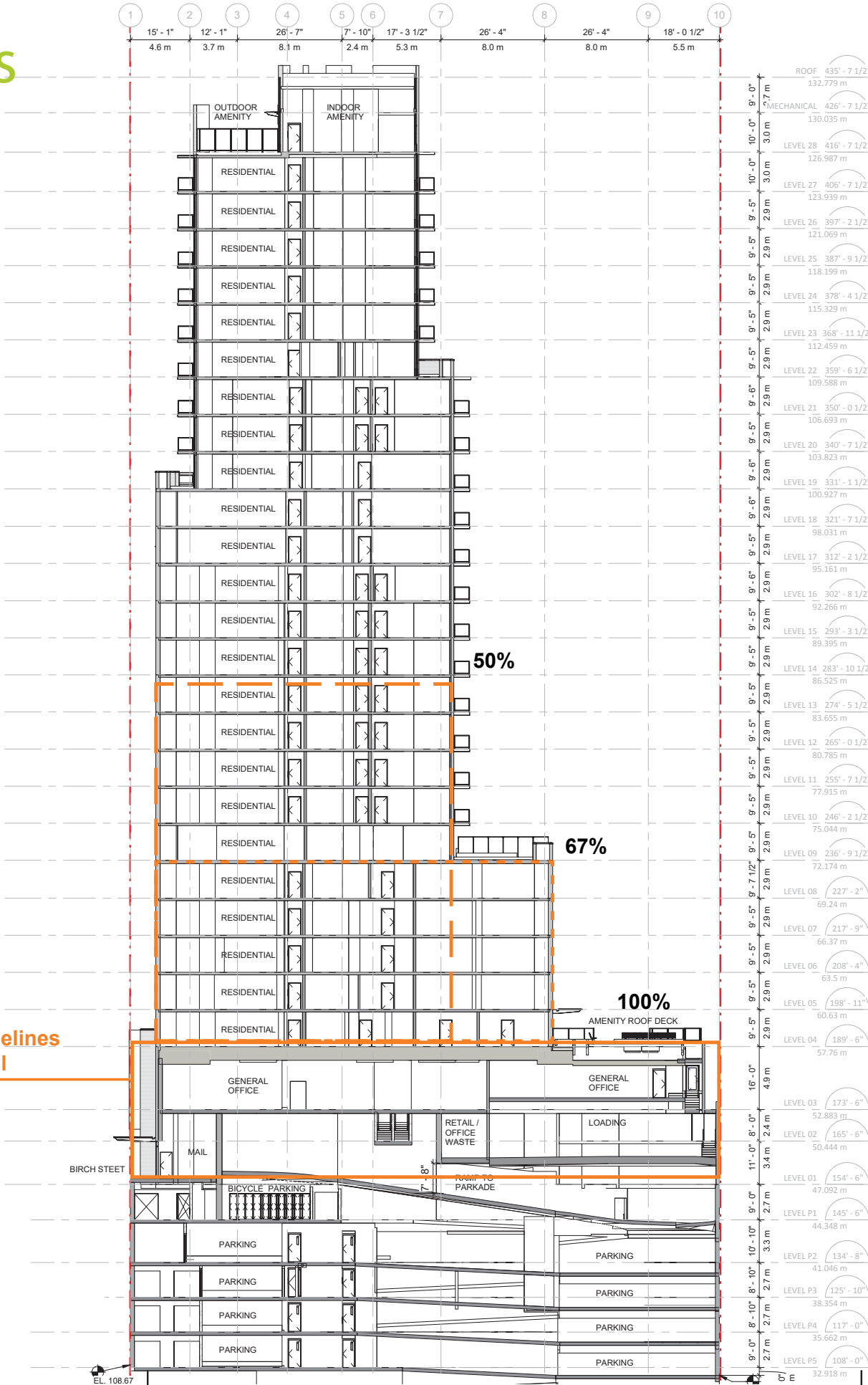
IBI Group
On behalf of: Jameson Broadway & Birch LP

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

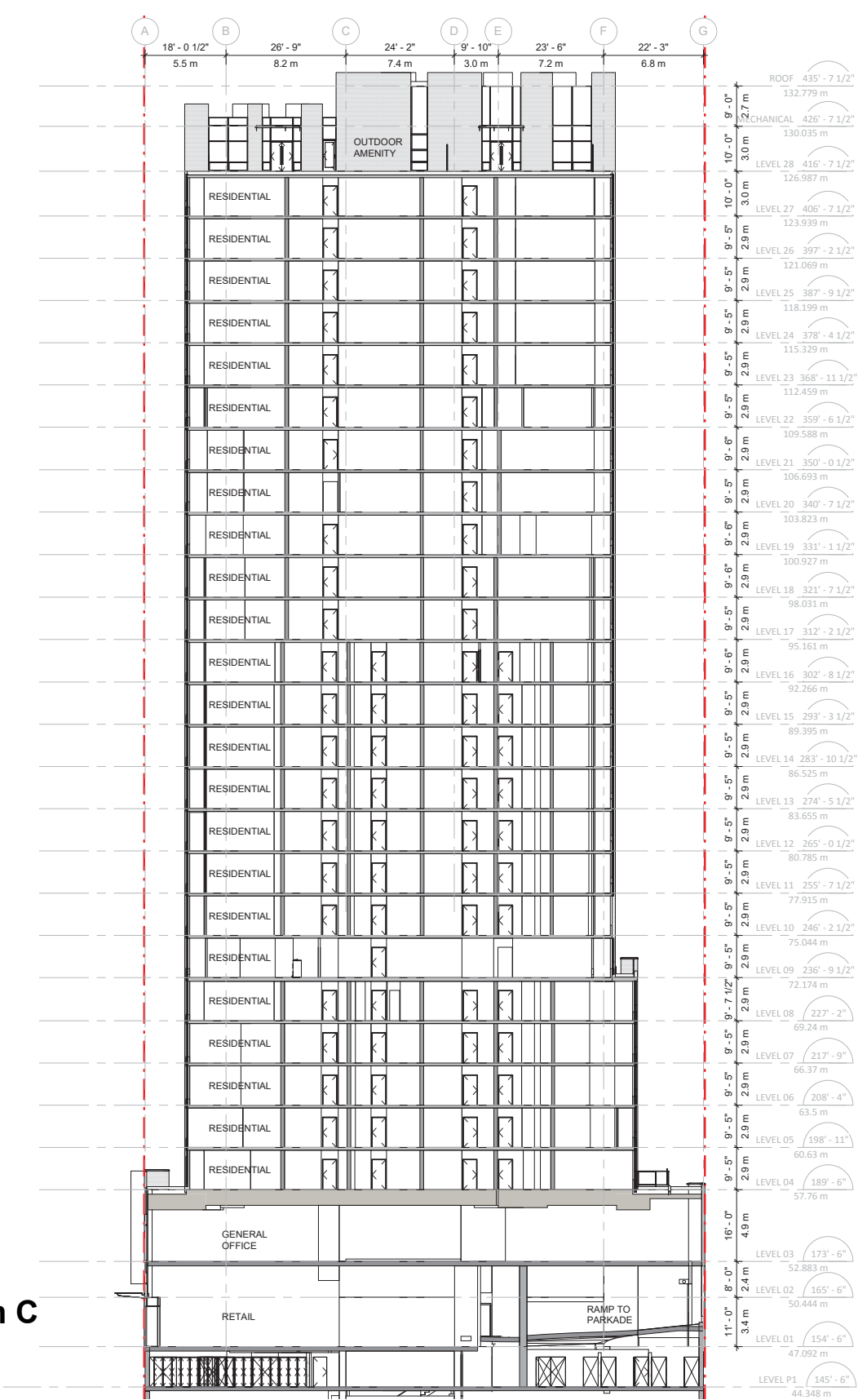
Sections

Section A

C-3A Guidelines
Street Wall



Section C



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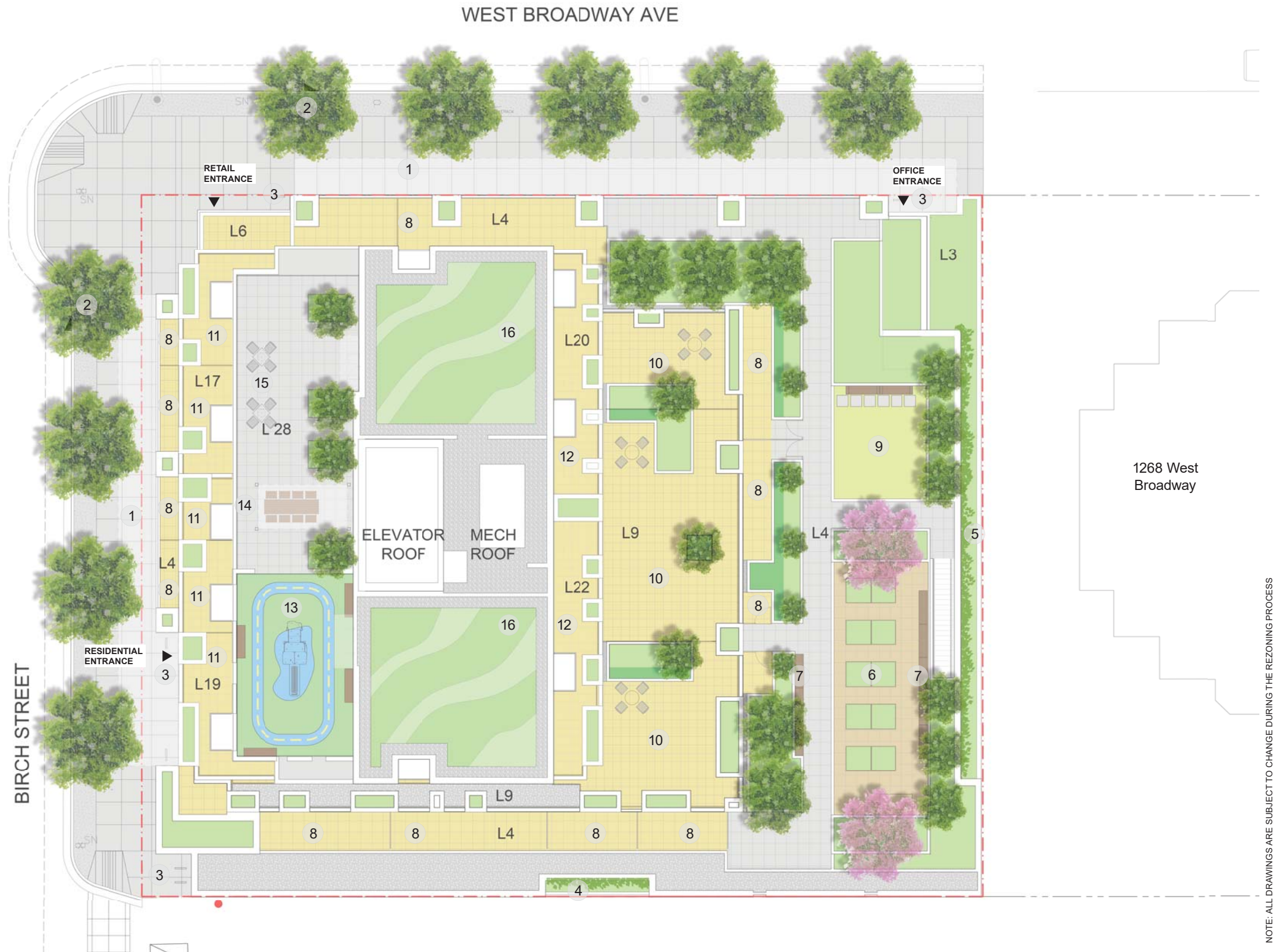
IBI Group
On behalf of: Jameson Broadway & Birch LP

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

Landscape Plan



KEY	
LEVEL 1	
1	CITY SIDEWALK
2	NEW STREET TREES
3	BIKE RACKS
4	GREEN WALL
LEVEL 3	
5	GREEN WALL
LEVEL 4	
6	URBAN AGRICULTURE
7	SEATING AREA
8	PRIVATE PATIO
9	LAWN AREA WITH SEATING
LEVEL 9	
10	PRIVATE PATIO
LEVELS 17/19	
11	PRIVATE PATIO
LEVELS 20/22	
12	PRIVATE PATIO
LEVEL 28	
13	CHILDREN'S PLAY AREA
14	GATHERING AREA
15	SEATING AREA
MECHANICAL ROOF	
16	GREEN ROOF



NOTE: ALL DRAWINGS ARE SUBJECT TO CHANGE DURING THE REZONING PROCESS



JAMESON
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IBI Group
On behalf of: Jameson Broadway & Birch LP

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

Landscape



KEY

LEVEL 1

- 1 CITY SIDEWALK
- 2 NEW STREET TREES
- 3 BIKE RACKS
(10 AT CORNER PLAZA, 8 ALONG BIRCH ST, 2 ON W BROADWAY)
- 4 GREEN WALL

LEVEL 3

- 5 GREEN WALL

LEVEL 4

- 6 URBAN AGRICULTURE
- 7 SEATING AREA
- 8 PRIVATE PATIO
- 9 LAWN AREA WITH SEATING

LEVEL 9

- 10 PRIVATE PATIO

LEVELS 17/19

- 11 PRIVATE PATIO

LEVELS 20/22

- 12 PRIVATE PATIO

LEVEL 28

- 13 CHILDREN'S PLAY AREA
- 14 GATHERING AREA
- 15 SEATING AREA

MECHANICAL ROOF

- 16 GREEN ROOF



PATIO



BBQ & GATHERING AREA ON LEVEL 28



URBAN AGRICULTURE ON LEVEL 4



GREEN ROOF ON MECHANICAL ROOF



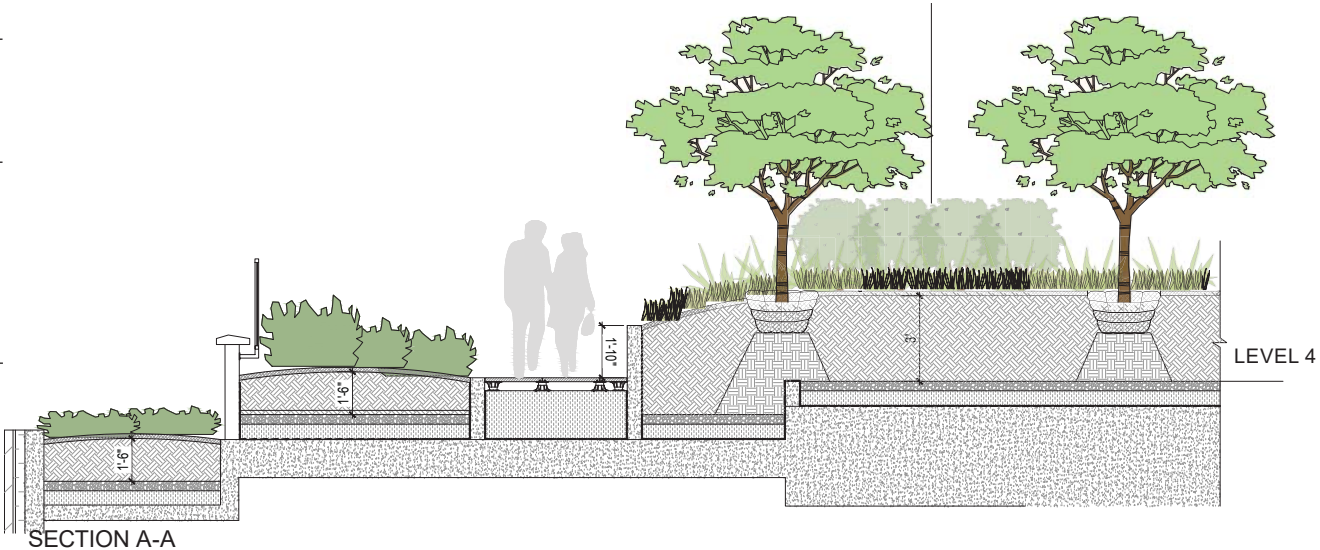
SEATING AREA



RUNNING TRACK IN PLAY AREA ON LEVEL 28



SLIDE



NOTE: ALL DRAWINGS ARE SUBJECT TO CHANGE DURING THE REZONING PROCESS



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On behalf of: Jameson Broadway & Birch LP

2538 Birch Street, Vancouver, BC
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Meeting the COV's Green Buildings Policy

City of Vancouver Zero Emissions Building Plan: New buildings to be zero emissions by 2030

This building will be designed to meet the City of Vancouver’s new Green Buildings Policy for Rezoning. We will follow Path B for Low Emissions Green Buildings. The City of Vancouver’s Zero Emissions Building Plan adopts a target to reduce emissions from new buildings by 90% by 2025 and to achieve zero emissions for all new buildings by 2030. The new Green building Policy for Rezoning adopts targets and policies around energy, greenhouse gas emissions, water and waste reductions, healthier homes, and resiliency.

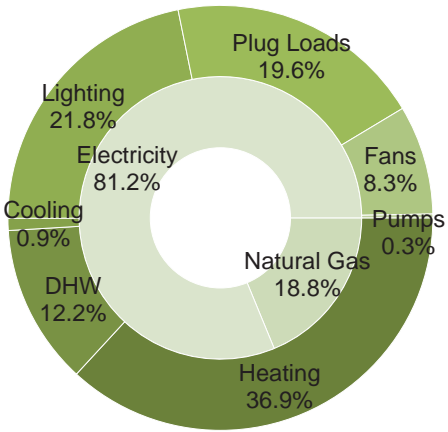
	CITY TARGETS
ZERO EMISSIONS BUILDINGS	Performance Limits
	Airtightness Testing
	Enhanced Commissioning
	Energy Metering and Reporting
	Report Embodied Emissions
	Report Refrigerant Emissions
HEALTHY BUILDINGS	Direct Ventilation
	Low-Emitting Materials
	Indoor Air Quality Testing
RESILIENT BUILDINGS	Green Rainwater Management
	Resilient Water Access

	2016 Rezoning	2020 Rezoning	2025 Rezoning
TEDI (ekWh/m2)	32	18	10
TEUI (ekWh/m2)	120	TBD	TBD
GHGI (kgCO2e)	6.0	5.0	0

Energy Performance

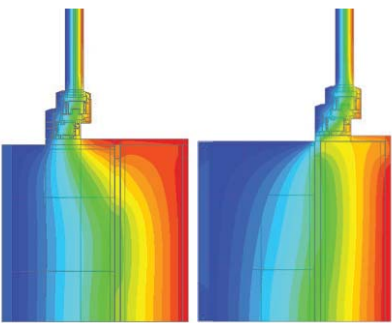
- Parametric energy modelling used in early design stages to optimize energy performance
- Air to air heat recovery providing “free” heat to incoming ventilation air
- High performance envelope with minimized thermal bridging

	Electricity (GJ)	Natural Gas (GJ)	Annual Energy (GJ)	TEDI (kWh/m²)	EUI (kWh/m²)	GHGI (ekgCO₂/m²)
Rezoning Targets, Mixed Use Building	-	-	-	29.0	122.6	5.5
Preliminary Design	6,331.0	1,351.4	7,682.4	25.1	103.1	2.9

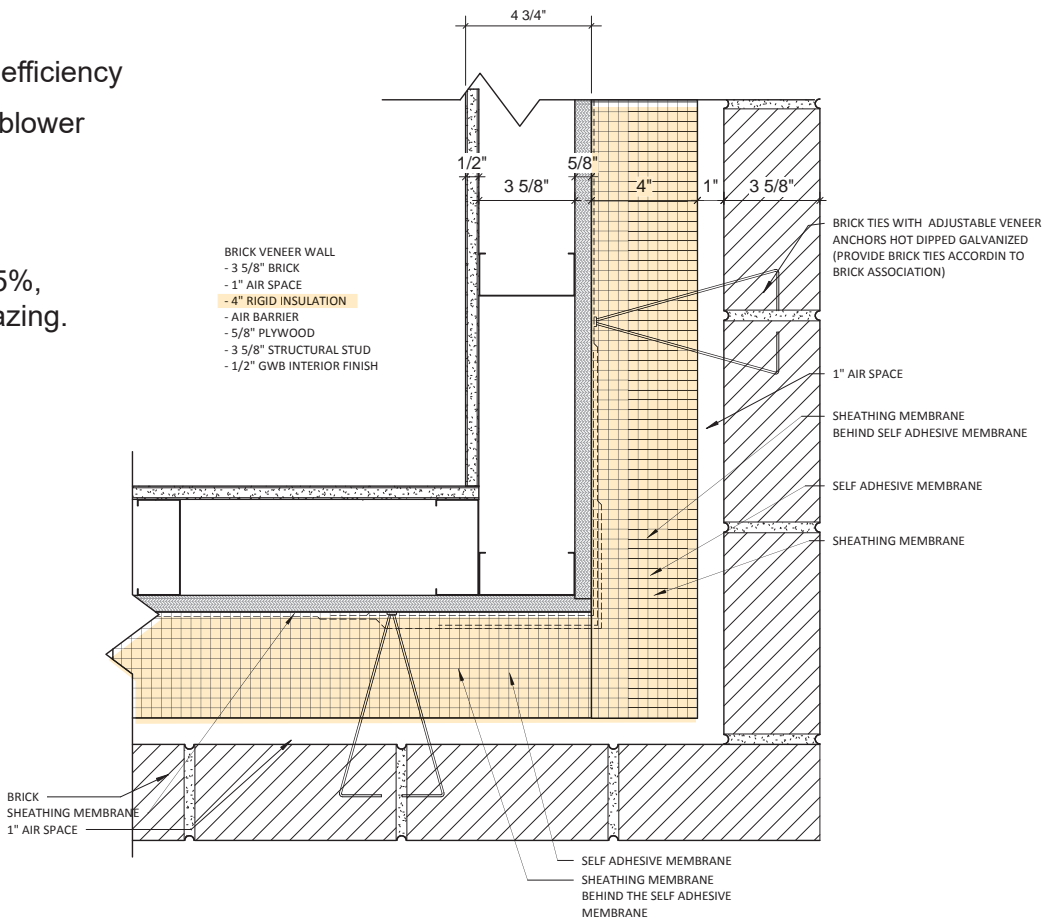


Building Envelope

- Insulation on the exterior of wall assemblies will improve energy efficiency
- Air leakage will be tested using blower door testing, controlling the amount of air loss through the envelope
- Overall window area is below 45%, minimizing heat loss through glazing.

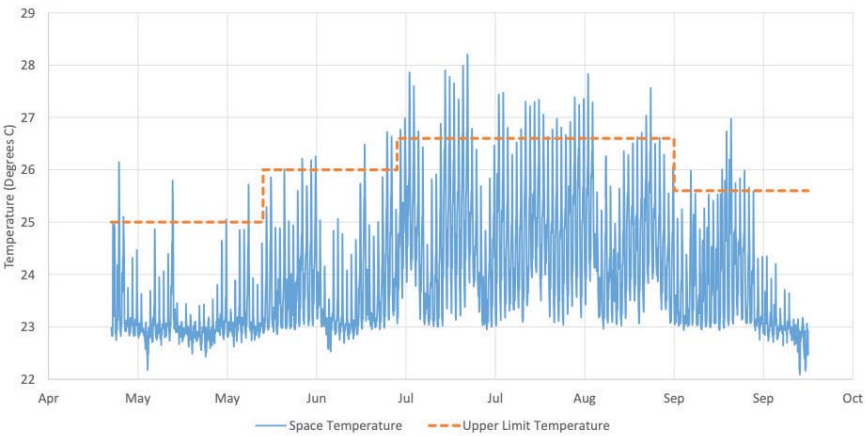


PLAN DETAIL OF EXTERIOR BRICK WALLS



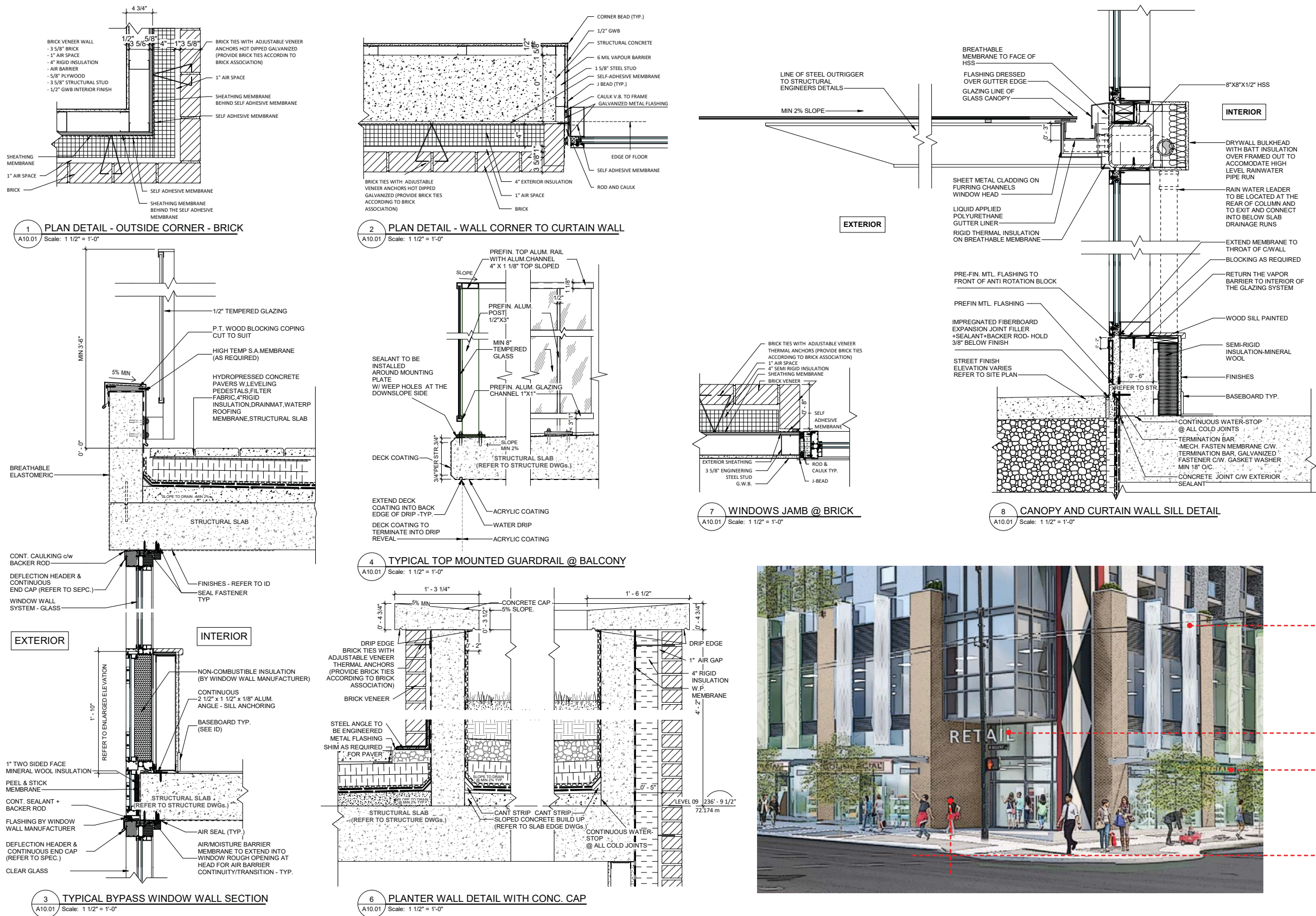
Passive Cooling

- Passive cooling study early in design to ensure temperatures are comfortable
- Operable windows
- High performance low-e coatings for windows improving thermal performance and limiting solar heat gains



NOTE: ALL DRAWINGS ARE SUBJECT TO CHANGE DURING THE REZONING PROCESS

Details & Signage



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
JAMESON
DEVELOPMENT
CORP

IBI Group
On behalf of: Jameson Broadway & Birch LP
Submitted for UDP July 10, 2019

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

Shadow Studies

The shadow study shows the minimal change of the proposed 28 storey building compared to the approved 17 storey building. The building will cast a shadow on office buildings on the north side of West Broadway for a short period during the day, depending on the time of the year. The proposed building does not cast shadows south of the lane between West Broadway and 10th Avenue.



EXISTING SHADOWS

17-STOREY BUILDING SHADOWS

28-STOREY BUILDING SHADOWS

March 21st

17 STOREY BUILDING



28 STOREY BUILDING



DIFFERENCE



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JAMESON
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IBI Group
On behalf of: Jameson Broadway & Birch LP

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

Shadow Studies

June 21st

EXISTING SHADOWS

17-STOREY BUILDING SHADOWS

28-STOREY BUILDING SHADOWS

17 STOREY BUILDING



28 STOREY BUILDING




DIFFERENCE



NOTE: ALL DRAWINGS ARE SUBJECT TO CHANGE DURING THE REZONING PROCESS

Shadow Studies

September 21st



EXISTING SHADOWS

17-STOREY BUILDING SHADOWS

28-STOREY BUILDING SHADOWS

17 STOREY BUILDING



21 SEPTEMBER - 10 AM



21 SEPTEMBER - 11 AM



21 SEPTEMBER- 12 PM



21 SEPTEMBER - 1 PM



21 SEPTEMBER - 2 PM



21 SEPTEMBER - 4 PM

28 STOREY BUILDING



21 SEPTEMBER - 10 AM



21 SEPTEMBER - 11 AM



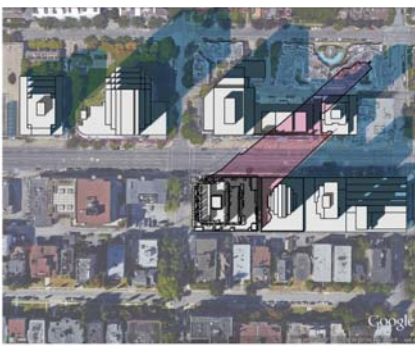
21 SEPTEMBER- 12 PM



21 SEPTEMBER - 1 PM



21 SEPTEMBER - 2 PM



21 SEPTEMBER - 4 PM

DIFFERENCE



21 SEPTEMBER - 10 AM



21 SEPTEMBER - 11 AM



21 SEPTEMBER- 12 PM



21 SEPTEMBER - 1 PM



21 SEPTEMBER - 2 PM



21 SEPTEMBER - 4 PM

NOTE: ALL DRAWINGS ARE SUBJECT TO CHANGE DURING THE REZONING PROCESS



JAMESON
DEVELOPMENT
CORP

IBI Group
On behalf of: Jameson Broadway & Birch LP

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

Shadow Studies

December 21st

EXISTING SHADOWS

17-STOREY BUILDING SHADOWS

28-STOREY BUILDING SHADOWS

17 STOREY BUILDING



28 STOREY BUILDING



DIFFERENCE



NOTE: ALL DRAWINGS ARE SUBJECT TO CHANGE DURING THE REZONING PROCESS



JAMESON
DEVELOPMENT
CORP

IBI Group
On behalf of: Jameson Broadway & Birch LP

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