

PH 1 - 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue - Support

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|---|--|---------------------|----------------------------|
| 2023-12-12 | 17:29 | PH 1 - 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue | Support | I am writing to strongly support this proposal. This area is going to be one of the densest transit corridors in North America in two years. It's critical that we take advantage of that by allowing people to live, work, and play here. | Peter Dowdy | Renfrew-Collingwood | |
| 2024-01-17 | 18:17 | PH 1 - 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue | Support | I support this creative development | Andrew Harmsworth | Mount Pleasant | APPENDIX A |
| 2024-01-17 | 22:50 | PH 1 - 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue | Support | Vancouver needs more housing options and this building has a perfect location | Luis Galvan | Kitsilano | |
| 2024-01-18 | 16:32 | PH 1 - 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue | Support | Our association represents the interests of 8,000 businesses, and approximately 130,000 people visit our district to work each day. As such, we are deeply invested in the health, supply and affordability of our regional housing and rental housing market. We see new developments with secured rental housing as beneficial for our district, as it helps attract and retain skilled employees. Moreover, it is crucial to have a diverse and abundant mix of housing options within convenient commuting distance of the downtown core. | organization Downtown Vancouver BIA (Downtown Van) | Downtown | APPENDIX B |

4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue - Support

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|--|----------|---|-------------|----------------|------------|
| 2024-01-11 | 18:30 | 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue | Support | I support this rezoning. I would strongly encourage car share spaces to be considered in the absence of parking though - on site or nearby. | Landon Hoyt | Mount Pleasant | |
| 2024-01-11 | 21:51 | 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue | Support | I support the Broadway Plan and adding much needed housing to our neighbourhood, especially at below market rates. The Broadway plan relies heavily on transit and cycling, shown in this proposal with no parking provided, yet the city cut the new Broadway bike lane. A safe, separated, continuous bike lane is needed and should be reconsidered. Why provide hundreds of bike stalls and allow for no parking if safe cycling networks aren't provided? This project proposes a simple form and repeated panels which is a good strategy, but to be successful it's critical that the materiality be high quality, natural looking, and long lasting (ie. not 'value engineered' or faux wood pattern looking). The back/north side with public art helping to break the massing looks more interesting than the 5th Ave side, which feels too long and continuous. The mural public art fits well with the area, and the laneway activation will be beneficial. | Emily Brett | Mount Pleasant | |

January 16, 2024

Via Email andrew@westbankcorp.com
Phone 604 893 1780

Mr. Andrew Klukas
Westbank Corp
6th Floor, 1067 West Cordova Street
Vancouver, BC
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**BALCONY CONSTRUCTION FOR MASS TIMBER BUILDINGS
M5 TOWER
2015 MAIN STREET
VANCOUVER, BC**

GHL File 7791.00

Dear Andrew:

You have asked me to comment on the feasibility and implications of balconies on mass timber buildings such as the M5 Tower located at 2015 Main Street in Vancouver, BC.

As background, I am a Certified Professional and have been involved in multiple large residential mass timber buildings, as well as Code Development including two completed buildings, namely the Origine in Quebec City and Tallwood House at the University of British Columbia.

Mass timber construction is a relatively new form of construction. Our experience with mass timber buildings, specifically cross laminated timber (CLT) has shown that cantilevered balcony construction, as is typical for concrete buildings, is likely unfeasible due to air and moisture movement within the CLT that can lead to difficulties sealing up the building from an energy perspective. In addition, air infiltration may bring moisture into the CLT, leading to rot.

While smaller bolt-on balconies of noncombustible construction may be feasible, traditional balconies that are integral to the building construction increase complexity and raise additional performance risks.

Given mass timber is a relatively new form of construction for tall buildings, we can only recommend that the building design be simplified to reduce performance risks, until the industry, including construction, building management, and insurance industries have additional experience with this relatively new form of construction.



We trust this is the information you require. Please contact our office with any questions or comments on the foregoing.

Prepared by,
GHL CONSULTANTS LTD
Permit to Practice 1002752

Andrew Harmsworth, M Eng, P Eng, CP, FEC

Enclosures

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|----|----------------|-------------------------------|----------------|--|
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| | Shawn Lapointe | Henriquez Partners Architects | P 604 687 5681 | E shawnlapointe@henriquezpartners.com |
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| | Luke Kong | GHL Consultants Ltd | | |

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This technical report addresses only specific Building Code issues under the GHL/Client agreement for this project and shall in no way be construed as exhaustive or complete. This technical report is issued only to the Authority Having Jurisdiction, the Client, Prime Consultants, and Fire Suppression Designer to this project and shall not be relied upon (without prior written authorization from GHL) by any other party.

AH/LK/cye P:\PRJ\77\7791 - Main & 5th Residential, Vancouver\Report\Westbank Letter\2024-01-16 Klukas - Balcony Construction for MT Buildings (GHL 7791.00).docx

**DOWNTOWN VANCOUVER
BUSINESS IMPROVEMENT ASSOCIATION**
Suite 1380 -1100 Melville St
Vancouver, BC V6E 4A6
info@dtvan.ca



January 18, 2024

Dear Mayor and Council,

Re: Downtown Van support for secured rental housing developments at public hearing

I am writing on behalf of the Downtown Vancouver Business Improvement Association (Downtown Van) to express our support for three rental housing development applications, as outlined on the agenda and supporting materials of the public hearing dated January 23, 2024, and as recommended by city staff.

Our association represents the interests of 8,000 businesses, and approximately 130,000 people visit our district to work each day. As such, we are deeply invested in the health, supply and affordability of our regional housing and rental housing market. We see developments with secured rental housing as beneficial for our district, as it helps attract and retain skilled employees. Moreover, it is crucial to have a diverse and abundant mix of housing options within convenient commuting distance of the downtown core.

We also see these transit-friendly developments as providing additional transportation and commuting options to Vancouver residents who wish to visit or participate in the cultural and social as well as economic opportunities found only in our city's central business district.

Downtown Van is in full support of the following developments:

- 3352-3386 Vanness Avenue and 4437 Clive Avenue
- 2015 Main Street and 190 East 4th Avenue
- 1055 Harwood Street

Together, these developments deliver 1158 units of secured rental housing, including 161 below-market units. Moreover, they are either adjacent to our district or located near rapid transit hubs. Downtown Van was also pleased to note that the development proposed for a site directly by Joyce Station (3352-3386 Vanness Avenue) includes a purpose-built childcare space – an essential amenity desperately needed for our region.

Delivering more rental housing stock in comfortable commuting proximity to our district plays a role in long-term vibrancy of our downtown area, and positively benefits the overall economic and social fabric of our city. Thank you for your time and consideration. I look forward to a favourable outcome for these applications.

Sincerely,

s. 22(1) Personal and Confidential



Jane Talbot
President & CEO
Downtown Van