

File No.: 04-1000-20-2018-416

August 17, 2018

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of July 13, 2018 for:

On page 18 of the June 20, 2018 Policy Report under Economic Viability of Alternative Development Scenarios, it states that "Staff retained the services of an independent consultant to evaluate the economic viability of hypothetical development scenarios that might be considered along the Broadway Corridor". Request is for the copy of the said report prepared by Coriolis Consulting.

Date Range: November 1, 2017 to June 30, 2018.

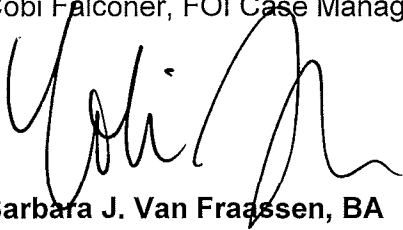
All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1) and s.17(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2018-416); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Cobi Falconer, FOI Case Manager, for

A handwritten signature in black ink, appearing to read 'Cobi', written over the typed name of the sender.

Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

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Exhibit 1

Matrix of Case Study Sites, Zoning Districts and Redevelopment Scenarios to Test

		Addresses	Zoning	Max Existing Permitted FSR	Site Size (sf)	Assumed Existing Rental Units	Redevelopment Density Scenarios (FSR)		Strata Residential	Rental Residential
							Assumed Total Density	Assumed Commercial Density		
1	a	1050/1070 West 10th Avenue	RM-3	1.75	31,250	s.13(1), s.17(1)				
	b	1050/1070 West 10th Avenue	RM-3	1.75	31,250					
2	a	2404/2024 West Broadway	RM-4	1.45	18,750					
	b	2404/2024 West Broadway	RM-4	1.45	18,750					
	c	2404/2024 West Broadway	RM-4	1.45	18,750					
	d	2404/2024 West Broadway	RM-4	1.45	18,750					
3	a	1424 West Broadway	C-3A	3.30	15,625					
	b	1424 West Broadway	C-3A	3.30	15,625					
	c	1424 West Broadway	C-3A	3.30	15,625					
4		259/293 East 11th Avenue	C-3A	3.30	28,875					
5		1838/1852 West Broadway	C-3A	3.00	18,750					
6		1269/85/95 West 8th Avenue	FM-1	1.50	16,500					
7		430/38/40 East 10th Avenue	RT-5	0.75	12,325					
8		2315/25/35 West 8th Avenue	RT-8	0.75	16,800					
9		425 East Broadway	C-2C	3.00	19,643					

s.13(1), s.17(1)

Exhibit 2
Summary of Calculated CAC psf* of Increased FSR for Strata Redevelopment Scenarios
Draft - for discussion purposes only

Calculated CAC psf of Increased Permitted FSR				Residential Scenarios	Residential + Retail	Residential + Retail + Office			
Redevelopment Scenario		Total FSR		s.13(1), s.17(1)					
		Residential FSR							
		Commercial FSR							
Case Study Site		Existing Zoning	Existing Permitted FSR						
1 b	1050/1070 West 10th Avenue	RM-3	1.75						
2 c	2404/2024 West Broadway	RM-4	1.45						
2 d	2404/2024 West Broadway	RM-4	1.45						
3 a	1424 West Broadway	C-3A	3.30						
3 b	1424 West Broadway	C-3A	3.30						
3 c	1424 West Broadway	C-3A	3.30						
4	259/293 East 11th Avenue	C-3A	3.00						
5	1838/1852 West Broadway	C-3A	3.00						
6	1269/85/95 West 8th Avenue	FM-1	1.50						
7	430/38/40 East 10th Avenue	RT-5	0.75						
8	2315/25/35 West 8th Avenue	RT-8	0.75						
9	425 East Broadway	C-2C	3.00						

- concept is financially viable under current market conditions
- concept is not financially viable under current market conditions
- financial viability is marginal

s.13(1), s.17(1)

Exhibit 3
Summary of Calculated CAC* psf of Increased FSR for Rental Redevelopment Scenarios
Draft - for discussion purposes only

Calculated CAC psf of Increased Permitted FSR

			Residential Scenarios	Residential + Retail	Residential + Retail + Office
Redevelopment Scenario			Total FSR	s.13(1), s.17(1)	
			Residential FSR		
			Commercial FSR		
Case Study Site		Existing Zoning	Existing Permitted FSR		
1 a	1050/1070 West 10th Avenue**	RM-3	1.75		
1 b	1050/1070 West 10th Avenue	RM-3	1.75		
2 a	2404/2024 West Broadway**	RM-4	1.45		
2 b	2404/2024 West Broadway**	RM-4	1.45		
2 c	2404/2024 West Broadway	RM-4	1.45		
2 d	2404/2024 West Broadway	RM-4	1.45		
3 a	1424 West Broadway	C-3A	3.30		
3 b	1424 West Broadway	C-3A	3.30		
3 c	1424 West Broadway	C-3A	3.30		
4	259/293 East 11th Avenue	C-3A	3.00		
5	1838/1852 West Broadway	C-3A	3.00		
6	1269/85/95 West 8th Avenue	FM-1	1.50		
7	430/38/40 East 10th Avenue	RT-5	0.75		
8	2315/25/35 West 8th Avenue	RT-8	0.75		

- concept is financially viable under current market conditions for sites built to low existing densities (i.e. land value only)
- concept is not financially viable under current market conditions
- financial viability is marginal - low profit margin

s.13(1), s.17(1)