

File No.: 04-1000-20-2019-599

November 6, 2019

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 September 25, 2019 for:

Records of studies, analyses, and/or reports that document the need for 14 floors versus 6 floors along arterial roads, for building projects being considered as part of the MIRHPP program, from January 1, 2017 to September 20, 2019.

All responsive records are attached. Please note that the results specific to the need for 14 storeys on arterial roads are contained in exhibits 3 and 4 of the records. FSR was the output of these analyses as it is the primary metric related to the scale of the building necessary for financial viability.

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review 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 assigned to your request (#04-1000-20-2019-599); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,



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.

:kt

Exhibit 1
Rental 100+ Analysis
RS-1 Lot Assemblies on Arterials
Preliminary Estimates of Minimum Density Required for Rental Redevelopment Viability

DRAFT - for discussion purposes only
28-Aug-17

Notes:

Some FSRs may not be physically achievable in woodframe construction but are shown for illustrative purposes
Below market rent rates and unit mix provided by the City
All below market rental scenarios assume that rent increases are limited to 2% per year (less than RTA allows)
Assumes project makes no CAC or DB contribution - other than rental or affordable housing
Analysis based on market conditions as of mid 2017

Woodframe Rental Apartment Development (6 storeys or less)		Lower Value East Side	Higher Value East Side	High Value West Side	High Value West Side - smaller lots	RS-1 Assembly Near Nanaimo Station
Minimum Estimated FSR Required for Viability:						
1	Rental - 100% Market	1.8 FSR	1.8 FSR	1.8 FSR	2.3 FSR	1.8 FSR
2	Rental - 80% Market/20% Below Market	2.5 FSR	2.6 FSR	2.5 FSR	3.1 FSR	2.6 FSR
3	Rental - 70% Market/30% Below Market	3.0 FSR	3.1 FSR	2.9 FSR	3.7 FSR	3.1 FSR
4	Rental - 50% Market/50% Below Market	4.7 FSR	4.8 FSR	4.5 FSR	5.7 FSR	not analyzed
5	Rental - 50% Market/20% Below Market/ 30% HILs	5.5 FSR	5.7 FSR	5.1 FSR	6.4 FSR	not analyzed

Concrete Rental Apartment Development		Lower Value East Side	Higher Value East Side	High Value West Side	High Value West Side - smaller lots	RS-1 Assembly Near Nanaimo Station
Minimum Estimated FSR Required for Viability:						
1	Rental - 100% Market	2.9 FSR	3.0 FSR	2.5 FSR	3.1 FSR	2.9 FSR
2	Rental - 80% Market/20% Below Market	4.5 FSR	4.7 FSR	3.7 FSR	4.6 FSR	4.5 FSR
3	Rental - 70% Market/30% Below Market	6.2 FSR	6.4 FSR	4.8 FSR	6.0 FSR	6.3 FSR
4	Rental - 50% Market/50% Below Market	over 20 FSR	over 20 FSR	11.0 FSR	13.5 FSR	not analyzed
5	Rental - 50% Market/20% Below Market/ 30% HILs	over 20 FSR	over 20 FSR	15.5 FSR	20.0 FSR	not analyzed

Exhibit 2
Rental 100+ Analysis
Sensitivity Analysis on RS-1 Assemblies
DRAFT - for discussion purposes only

DRAFT - for discussion purposes only
11-Jul-17

Preliminary Estimates of Minimum Density Required for Redevelopment Viability - RS-1 Scenarios

Notes:

Some FSRs may not be physically achievable in woodframe construction but are shown for illustrative purposes
Below market rent rates and unit mix provided by the City
Assumes Below Market Unit rents can increase annually at 2% + CPI (RTA)
Assumes project makes no CAC or DB contribution - other than rental or affordable housing
Analysis based on market conditions as of mid 2017

Woodframe Rental Apartment Development (6 storeys or less)		Lower Value East Side	Higher Value East Side	High Value West Side	High Value West Side - smaller lots
Assuming Below Market Unit Rents Can Increase at 2% + CPI (RTA):					
1	Rental - 100% Market	1.8 FSR	1.8 FSR	1.8 FSR	2.3 FSR
2	Rental - 80% Market/20% Below Market	2.4 FSR	2.5 FSR	2.3 FSR	2.9 FSR
3	Rental - 70% Market/30% Below Market	2.7 FSR	2.8 FSR	2.7 FSR	3.4 FSR
4	Rental - 50% Market/50% Below Market	3.7 FSR	3.8 FSR	3.7 FSR	4.6 FSR
5	Rental - 50% Market/20% Below Market/ 30% HILs	4.3 FSR	4.5 FSR	4.2 FSR	5.3 FSR

Exhibit 3

Rental 100+ Analysis

C-2 Lot Assemblies on Arterials

Preliminary Estimates of Minimum Density Required for Mixed Retail and Rental Apartment Redevelopment Viability

DRAFT - for discussion purposes only

28-Aug-17

Notes:

All scenarios assume one level of retail at grade - estimated required FSR includes the retail component

Some FSRs may not be physically achievable in woodframe construction but are shown for illustrative purposes

Below market rent rates and unit mix provided by the City

All below market rental scenarios assume that rent increases are limited to 2% per year (less than RTA allows)

Assumes project makes no CAC or DB contribution - other than rental or affordable housing

Analysis based on market conditions as of mid 2017

Woodframe Rental Apartment Development (6 storeys or less)		Lower Value East Side	Higher Value West Side
Minimum Estimated FSR Required for Viability:			
1	Rental - 100% Market	3.0 FSR	4.5 FSR
2	Rental - 80% Market/20% Below Market	3.7 FSR	5.8 FSR
3	Rental - 70% Market/30% Below Market	4.4 FSR	6.9 FSR
4	Rental - 50% Market/50% Below Market	6.8 FSR	10.5 FSR
5	Rental - 50% Market/20% Below Market/ 30% HILs	9.0 FSR	13.0 FSR

Concrete Rental Apartment Development		Lower Value East Side	Higher Value West Side
Minimum Estimated FSR Required for Viability:			
1	Rental - 100% Market	4.2 FSR	5.9 FSR
2	Rental - 80% Market/20% Below Market	6.2 FSR	8.4 FSR
3	Rental - 70% Market/30% Below Market	8.5 FSR	10.8 FSR
4	Rental - 50% Market/50% Below Market	over 20 FSR	over 20 FSR
5	Rental - 50% Market/20% Below Market/ 30% HILs	over 20 FSR	over 20 FSR

Exhibit 4

Rental 100+ Analysis

Sensitivity Analysis on C-2 Assemblies

Preliminary Estimates of Minimum Density Required for Mixed Retail and Rental Apartment Redevelopment Viability

DRAFT - for discussion purposes only

28-Aug-17

Notes:

All scenarios assume one level of retail at grade - estimated required FSR includes the retail component

Some FSRs may not be physically achievable in woodframe construction but are shown for illustrative purposes

Below market rent rates and unit mix provided by the City

Assumes Below Market Unit rents can increase annually at 2% + CPI (RTA)

Assumes project makes no CAC or DB contribution - other than rental or affordable housing

Analysis based on market conditions as of mid 2017

Woodframe Rental Apartment Development (6 storeys or less)		Lower Value East Side	Higher Value West Side
Assuming Below Market Unit Rents Can Increase at 2% + CPI (RTA):			
1	Rental - 100% Market	3.0 FSR	4.5 FSR
2	Rental - 80% Market/20% Below Market	3.5 FSR	5.5 FSR
3	Rental - 70% Market/30% Below Market	4.0 FSR	6.3 FSR
4	Rental - 50% Market/50% Below Market	5.2 FSR	8.5 FSR
5	Rental - 50% Market/20% Below Market/ 30% HILs	6.9 FSR	10.7 FSR

Concrete Rental Apartment Development		Lower Value East Side	Higher Value West Side
Assuming Below Market Unit Rents Can Increase at 2% + CPI (RTA):			
1	Rental - 100% Market	4.7 FSR	5.9 FSR
2	Rental - 80% Market/20% Below Market	5.6 FSR	7.8 FSR
3	Rental - 70% Market/30% Below Market	7.0 FSR	9.4 FSR
4	Rental - 50% Market/50% Below Market	13.0 FSR	16.0 FSR
5	Rental - 50% Market/20% Below Market/ 30% HILs	over 20 FSR	over 20 FSR

Exhibit 5

Rental 100+ Analysis

C-1 Lot Assemblies on Arterials

Preliminary Estimates of Minimum Density Required for Rental Redevelopment Viability

DRAFT - for discussion purposes only

28-Aug-17

Notes:

All scenarios assume one level of retail at grade - estimated required FSR includes the retail component

Some FSRs may not be physically achievable in woodframe construction but are shown for illustrative purposes

Below market rent rates and unit mix provided by the City

All below market rental scenarios assume that rent increases are limited to 2% per year (less than RTA allows)

Assumes project makes no CAC or DB contribution - other than rental or affordable housing

Analysis based on market conditions as of mid 2017

		Existing Value Based on Rental 100 Opportunity for 2.5 FSR*		Existing Value Based on C-1 Zoning	
		C-1 Site - Lower Value East Side	C-1 Site - Higher Value West Side	C-1 Site - Lower Value East Side	C-1 Site - Higher Value West Side
Woodframe Rental Apartment Development (6 storeys or less)					
Minimum Estimated FSR Required for Viability:					
1	Rental - 100% Market	2.5 FSR	2.5 FSR	2.3 FSR	2.3 FSR
2	Rental - 80% Market/20% Below Market	3.2 FSR	3.2 FSR	2.8 FSR	2.9 FSR
3	Rental - 70% Market/30% Below Market	3.8 FSR	3.7 FSR	3.3 FSR	3.4 FSR

		Existing Value Based on Rental 100 Opportunity for 2.5 FSR*		Existing Value Based on C-1 Zoning	
		C-1 Site - Lower Value East Side	C-1 Site - Higher Value West Side	C-1 Site - Lower Value East Side	C-1 Site - Higher Value West Side
Concrete Rental Apartment Development					
Minimum Estimated FSR Required for Viability:					
1	Rental - 100% Market	3.6 FSR	3.2 FSR	3.2 FSR	2.9 FSR
2	Rental - 80% Market/20% Below Market	5.3 FSR	4.5 FSR	4.6 FSR	4.1 FSR
3	Rental - 70% Market/30% Below Market	7.2 FSR	5.7 FSR	6.3 FSR	5.2 FSR

* Under Rental 100 Incentive Guidelines, C1 sites are generally considered for C-2 form of development (e.g. 4 storeys and 2.5 FSR).

This guideline creates higher existing land value than supported by C1 zoning.

Exhibit 6

RM Redevelopment Analysis

Preliminary Estimates of Minimum Density Required for Redevelopment of Existing Rental Building to be Viable

All Scenarios Assumes Redevelopment to 100% Rental - Woodframe (6 Storeys or less)

DRAFT - for discussion purposes only

17-Oct-17

Notes:

Some FSRs may not be physically achievable in woodframe construction but are shown for illustrative purposes

Below market rent rates and unit mix provided by the City

All replacement, below market, or HILs rental scenarios assume that rent increases are limited to 2% per year (less than RTA allows)

Assumes project makes no CAC or DB contribution - other than rental or affordable housing

Analysis based on market conditions as of mid 2017

Redevelopment of Existing Older Rental Building Built to Existing Density of 0.7 FSR		Kitsilano RM4	Mount Pleasant RM4	South Granville/Fairview RM3
Minimum Estimated FSR Required for Viability:				
1	Rental - 100% Market	2.1 FSR	2.0 FSR	2.4 FSR
2	Rental - 80% Market/20% Below Market	2.9 FSR	2.9 FSR	3.3 FSR
3	Rental - 70% Market/30% Below Market	3.4 FSR	3.5 FSR	3.9 FSR
4	Rental - Rents in replacement units set to below market rents	3.2 FSR	3.1 FSR	3.4 FSR
5	Rental - Rents in replacement units set to current CMHC neighbourhood average	3.2 FSR	3.2 FSR	3.4 FSR
6	Rental - Rents in replacement units set to current CMHC neighbourhood average + rents for an additional 10% of units at below market rents	3.6 FSR	3.6 FSR	3.8 FSR
7	Rental - 50% Market/20% Below Market/ 30% HILs	6.0 FSR	6.4 FSR	6.9 FSR

Redevelopment of Existing Older Rental Building Built to Existing Density of 1.0 FSR		Kitsilano RM4	Mount Pleasant RM4	South Granville/Fairview RM3
Minimum Estimated FSR Required for Viability:				
1	Rental - 100% Market	2.6 FSR	2.3 FSR	2.5 FSR
2	Rental - 80% Market/20% Below Market	3.5 FSR	3.3 FSR	3.4 FSR
3	Rental - 70% Market/30% Below Market	4.2 FSR	4.0 FSR	4.0 FSR
4	Rental - Rents in replacement units set to below market rents	4.1 FSR	3.8 FSR	3.8 FSR
5	Rental - Rents in replacement units set to current CMHC neighbourhood average	4.0 FSR	3.8 FSR	3.8 FSR
6	Rental - Rents in replacement units set to current CMHC neighbourhood average + rents for an additional 10% of units at below market rents	4.6 FSR	4.3 FSR	4.3 FSR
7	Rental - 50% Market/20% Below Market/ 30% HILs	7.4 FSR	7.0 FSR	7.1 FSR

Redevelopment of Existing Older Rental Building Built to Existing Density of 1.5 FSR		Kitsilano RM4	Mount Pleasant RM4	South Granville/Fairview RM3
Minimum Estimated FSR Required for Viability:				
1	Rental - 100% Market	3.8 FSR	3.4 FSR	3.7 FSR
2	Rental - 80% Market/20% Below Market	5.2 FSR	4.9 FSR	5.0 FSR
3	Rental - 70% Market/30% Below Market	6.2 FSR	5.8 FSR	5.9 FSR
4	Rental - Rents in replacement units set to below market rents	6.1 FSR	5.6 FSR	5.6 FSR
5	Rental - Rents in replacement units set to current CMHC neighbourhood average	6.0 FSR	5.7 FSR	5.5 FSR
6	Rental - Rents in replacement units set to current CMHC neighbourhood average + rents for an additional 10% of units at below market rents	6.8 FSR	6.5 FSR	6.3 FSR
7	Rental - 50% Market/20% Below Market/ 30% HILs	11.0 FSR	10.8 FSR	10.5 FSR

Exhibit 7

RM Redevelopment Analysis

Preliminary Estimates of Minimum Density Required for Redevelopment of Existing Rental Building to be Viable

All Scenarios Assumes Redevelopment to 100% Rental - Concrete

DRAFT - for discussion purposes only

17-Oct-17

Notes:

Below market rent rates and unit mix provided by the City

All replacement, below market, or HILs rental scenarios assume that rent increases are limited to 2% per year (less than RTA allows)

Assumes project makes no CAC or DB contribution - other than rental or affordable housing

Analysis based on market conditions as of mid 2017

Redevelopment of Existing Older Rental Building Built to Existing Density of 0.7 FSR		Kitsilano RM4	Mount Pleasant RM4	South Granville/Fairview RM3
Minimum Estimated FSR Required for Viability:				
1	Rental - 100% Market	2.9 FSR	3.3 FSR	3.4 FSR
2	Rental - 80% Market/20% Below Market	4.3 FSR	5.3 FSR	5.0 FSR
3	Rental - 70% Market/30% Below Market	5.6 FSR	7.0 FSR	6.4 FSR
4	Rental - Rents in replacement units set to below market rents	4.3 FSR	4.8 FSR	4.6 FSR
5	Rental - Rents in replacement units set to current CMHC neighbourhood average	4.2 FSR	4.9 FSR	4.5 FSR
6	Rental - Rents in replacement units set to current CMHC neighbourhood average + rents for an additional 10% of units at below market rents	5.0 FSR	5.8 FSR	5.3 FSR
7	Rental - 50% Market/20% Below Market/ 30% HILs	20+ FSR	20+ FSR	20+ FSR

Redevelopment of Existing Older Rental Building Built to Existing Density of 1.0 FSR		Kitsilano RM4	Mount Pleasant RM4	South Granville/Fairview RM3
Minimum Estimated FSR Required for Viability:				
1	Rental - 100% Market	3.6 FSR	3.7 FSR	3.4 FSR
2	Rental - 80% Market/20% Below Market	5.3 FSR	5.9 FSR	5.1 FSR
3	Rental - 70% Market/30% Below Market	6.9 FSR	8.0 FSR	6.6 FSR
4	Rental - Rents in replacement units set to below market rents	5.5 FSR	5.7 FSR	5.2 FSR
5	Rental - Rents in replacement units set to current CMHC neighbourhood average	5.4 FSR	5.8 FSR	5.1 FSR
6	Rental - Rents in replacement units set to current CMHC neighbourhood average + rents for an additional 10% of units at below market rents	6.4 FSR	7.0 FSR	6.0 FSR
7	Rental - 50% Market/20% Below Market/ 30% HILs	20+ FSR	20+ FSR	20+ FSR

Redevelopment of Existing Older Rental Building Built to Existing Density of 1.5 FSR		Kitsilano RM4	Mount Pleasant RM4	South Granville/Fairview RM3
Minimum Estimated FSR Required for Viability:				
1	Rental - 100% Market	5.3 FSR	5.5 FSR	5.1 FSR
2	Rental - 80% Market/20% Below Market	7.8 FSR	8.7 FSR	7.5 FSR
3	Rental - 70% Market/30% Below Market	10.0 FSR	12.0 FSR	9.7 FSR
4	Rental - Rents in replacement units set to below market rents	8.2 FSR	8.4 FSR	7.6 FSR
5	Rental - Rents in replacement units set to current CMHC neighbourhood average	8.1 FSR	8.6 FSR	7.5 FSR
6	Rental - Rents in replacement units set to current CMHC neighbourhood average + rents for an additional 10% of units at below market rents	9.5 FSR	10.5 FSR	8.9 FSR
7	Rental - 50% Market/20% Below Market/ 30% HILs	20+ FSR	20+ FSR	20+ FSR

RM Redevelopment Analysis

17-Oct-17

Preliminary Estimates of Minimum Density Required for Redevelopment of Existing Rental Building to be Viable
Sensitivity Analysis on Permitted Annual Rent Increases
Based on South Granville RM3 District - Fairview Existing Rental Property

Notes:
All replacement, below market, or HILs rental scenarios assume that rents can increase annually at 2% + CPI (RTA)
Below market rent rates and unit mix provided by the City
Assumes project makes no CAC or DB contribution - other than rental or affordable housing
Analysis based on market conditions as of mid 2017

Redevelopment of Existing Older Rental Building Built to Existing Density of 0.7 FSR		Base Case Rent Control Woodframe	Sensitivity Woodframe
Minimum Estimated FSR Required for Viability:			
1	Rental - 100% Market	2.4 FSR	2.4 FSR
2	Rental - 80% Market/20% Below Market	3.3 FSR	3.2 FSR
3	Rental - 70% Market/30% Below Market	3.9 FSR	3.6 FSR
4	Rental - Rents in replacement units set to below market rents	3.4 FSR	3.3 FSR
5	Rental - Rents in replacement units set to current CMHC neighbourhood average	3.4 FSR	3.2 FSR
6	Rental - Rents in replacement units set to current CMHC neighbourhood average + rents for an additional 10% of units at below market rents	3.8 FSR	3.6 FSR
7	Rental - 50% Market/20% Below Market/ 30% HILs	6.9 FSR	5.7 FSR

Redevelopment of Existing Older Rental Building Built to Existing Density of 0.7 FSR		Base Case Rent Control Concrete	Sensitivity Concrete
Minimum Estimated FSR Required for Viability:			
1	Rental - 100% Market	3.4 FSR	3.4 FSR
2	Rental - 80% Market/20% Below Market	5.0 FSR	4.6 FSR
3	Rental - 70% Market/30% Below Market	6.4 FSR	5.6 FSR
4	Rental - Rents in replacement units set to below market rents	4.6 FSR	4.4 FSR
5	Rental - Rents in replacement units set to current CMHC neighbourhood average	4.5 FSR	4.4 FSR
6	Rental - Rents in replacement units set to current CMHC neighbourhood average + rents for an additional 10% of units at below market rents	5.3 FSR	5.0 FSR
7	Rental - 50% Market/20% Below Market/ 30% HILs	20+ FSR	13.0 FSR

Redevelopment of Existing Older Rental Building Built to Existing Density of 1.0 FSR		Base Case Rent Control Woodframe	Sensitivity Woodframe
Minimum Estimated FSR Required for Viability:			
1	Rental - 100% Market	2.5 FSR	2.5 FSR
2	Rental - 80% Market/20% Below Market	3.4 FSR	3.2 FSR
3	Rental - 70% Market/30% Below Market	4.0 FSR	3.7 FSR
4	Rental - Rents in replacement units set to below market rents	3.8 FSR	3.6 FSR
5	Rental - Rents in replacement units set to current CMHC neighbourhood average	3.8 FSR	3.6 FSR
6	Rental - Rents in replacement units set to current CMHC neighbourhood average + rents for an additional 10% of units at below market rents	4.3 FSR	3.9 FSR
7	Rental - 50% Market/20% Below Market/ 30% HILs	7.1 FSR	5.8 FSR

Redevelopment of Existing Older Rental Building Built to Existing Density of 1.0 FSR		Base Case Rent Control Concrete	Sensitivity Concrete
Minimum Estimated FSR Required for Viability:			
1	Rental - 100% Market	3.4 FSR	3.4 FSR
2	Rental - 80% Market/20% Below Market	5.1 FSR	4.7 FSR
3	Rental - 70% Market/30% Below Market	6.6 FSR	5.7 FSR
4	Rental - Rents in replacement units set to below market rents	5.2 FSR	4.9 FSR
5	Rental - Rents in replacement units set to current CMHC neighbourhood average	5.1 FSR	4.8 FSR
6	Rental - Rents in replacement units set to current CMHC neighbourhood average + rents for an additional 10% of units at below market rents	6.0 FSR	5.5 FSR
7	Rental - 50% Market/20% Below Market/ 30% HILs	20+ FSR	13.0 FSR