

File No.: 04-1000-20-2021-285

September 8, 2021

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 May 19, 2021 for:

Recommendations provided and reviewed by the City of Vancouver to justify the decision to propose a 140 unit building at West 8th Ave and Arbutus Street. Specifically records (such as data, correspondence and meeting notes) to support this decision.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1), s.16(1), and s.17(1) of the Act. You can read or download these sections 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 (#04-1000-20-2021-285); 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,

[Signature on file]

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.

:ag

PMSH Initiative Preliminary Site Approval Recommendation

Recommendation:

That BC Housing and CMHC approve the sites listed below for inclusion as development sites within the PMSH Initiative and that the sites proceed to the next phase of development which, depending on the site, will include more detailed due diligence or schematic design.

Site	# of Units	Estimated Cost/sq. ft.**	Estimated Cost/Unit**
s.13(1), s.16(1) & s.17(1)	s.13(1), s.16(1) & s.17(1)	s.13(1), s.16(1) & s.17(1)	s.13(1), s.16(1) & s.17(1)
1406 & 1410 E King Edward Ave	~55-90 studio units		
2086, 2098 W 7 th Ave & 2091 W 8 th Ave	~90-142 studio units		
s.13(1), s.16(1) & s.17(1)	s.13(1), s.16(1) & s.17(1)		
2930 Renfrew*	~60 studio units		
Total/Average	s.13(1), s.16(1) & s.17(1)		

*Please note that this site is currently under offer to purchase from private landowner and anticipated for completion August 6, 2020. Upon completion, it will proceed through preliminary due diligence prior to schematic design.

** Costs include hard and soft costs and contingencies but exclude land.

Permanent Modular Supportive Housing Initiative - Background:

Homelessness in the City of Vancouver is on the rise and shelter providers are experiencing significant pressure from high occupancy rates and the increasingly complex mental and physical health and/or substance use issues experienced by clients. While shelters provide an important service, there is a need for more permanent supportive housing in order to transition individuals into stable, long-term housing with appropriate support services. Since 2017, the City of Vancouver, BC Housing and CMHC partnered to deliver over 650 new homes of temporary modular housing (TMH) operated as supportive housing across eleven sites. Adding these new temporary supportive homes was critical to slow the growth of homelessness while continuing to work to build permanent social and supportive housing. This subsequent Permanent Modular Supportive Housing Initiative (PMSHI) intends to fill the immediate and growing need for supportive housing in the City of Vancouver via the rapid deployment of permanent modular housing, which builds on the successes in the delivery of temporary modular supportive homes.

BC Housing (BCH), City of Vancouver (COV) and Canadian Mortgage and Housing Corporation (CMHC) are entering into a Memorandum of Understanding to deliver more than 300 units of supportive housing across the City of Vancouver. BCH will fully fund the capital and operating cost of the projects, as well as manage construction. CMHC will contribute to the capital costs and COV will provide the site via a nominal ground lease, as well as engagement and communications services while the Vancouver Affordable Housing Agency (VAHA) will provide Development Management Services to Building Permit issuance.

To date, the preliminary due diligence completed on the majority of the City-owned sites includes: Site Survey, Arborist Report, Environmental Site Assessments, Building Grades and Geotechnical Site Assessment, with this work still to be completed s.13(1), s.16(1) & s.17(1). The COV has accepted offers to acquire the site located on Renfrew with preliminary due diligence in progress.

This report provides a summary of the due diligence completed on the individual sites that are recommended to proceed to either more detailed due diligence or the schematic design phase.

s.13(1), s.16(1) & s.17(1)

s.13(1), s.16(1) & s.17(1)

s.13(1), s.16(1) & s.17(1)

Based on the due diligence completed to date, including Site Survey, Arborist Report, Environmental Site Assessment, Building Grades and Geotechnical Site Assessment, *it is recommended that this site be included within the PMSH Initiative and that it proceed to schematic design.*

Site Description:

s.13(1), s.16(1) & s.17(1)

Project Details:

Project Name:	s.13(1), s.16(1) & s.17(1)
Project Address:	
Land Owner:	
Legal Description:	

Location Plan	s.13(1), s.16(1) & s.17(1)
Funding Program:	BCH - Permanent Modular Supportive Housing Initiative <ul style="list-style-type: none"> • capital grant • operating subsidy • onsite support services subsidy CMHC - Seed Funding <ul style="list-style-type: none"> • non-repayable seed funding contribution CMHC – Co Investment Fund <ul style="list-style-type: none"> • capital grant
Development Potential:	s.13(1), s.16(1) & s.17(1)
Construction Timeline:	

Budget Estimate

	VAHA- Estimate	Percentage	Cost /sqft	Cost/Unit (Average)
s.13(1), s.16(1) & s.17(1)				
Construction Costs (including offsite costs)	s.13(1), s.16(1) & s.17(1)			
Soft Costs				
Land Costs				
Contingencies				
Total Capital Budget				
Equities				
Land Equity (City of Vancouver/VAHA)				
Society's Equity				
City of Vancouver DCL				
DCC metro Vancouver				
DCC Trans Link				
BC Housing Supportive Housing Fund				
CMHC Co-Investment Fund				
CMHC SEED Fund				

Total Equities	s.13(1), s.16(1) & s.17(1)
Net Capital Budget/Finance	

Predevelopment Cost Estimate for VAHA	
Traffic Study	s.13(1), s.16(1) & s.17(1)
Municipal Fees	
OCP/Rezoning Appl.	
Subdivision Appl.	
Development Permit	
Architect/Design Consultants	
Development Consultant	
Geotechnical	
Surveyor	
Environmental Consultant	
Hazardous Materials Consultant	
Sustainability Consultant / Certification	
Legal Fees	
Project Contingency	
GROSS BUDGET	

**All of the above costs included in the Capital Budget. It is anticipated that VAHA will manage the project to rezoning and cash-flow the costs, which will be reimbursed at project's first advance. BC Housing pays for design and permitting costs post rezoning.*

Environmental Site Assessment (ESA)

s.13(1), s.16(1) & s.17(1)

Geotechnical

s.13(1), s.16(1) & s.17(1)

s.13(1), s.16(1) & s.17(1)



Site Survey

s.13(1), s.16(1) & s.17(1)



Arborist

s.13(1), s.16(1) & s.17(1)



Municipal Permits / Zoning

s.13(1), s.16(1) & s.17(1)



s.13(1), s.16(1) & s.17(1)



s.13(1), s.16(1) & s.17(1)



Preliminary Due Diligence Summary – 1406 & 1410 E King Edward Ave Site

Based on the due diligence completed to date, including Site Survey, Arborist Report, Environmental Site Assessment and Geotechnical Site Assessment, ***it is recommended that this site be included within the PMSH Initiative and that it proceed to schematic design.***

Site Description:

The subject site is situated on the corner of 1400 block of East King Edward Avenue and 4100 block of Knight Street. It consists of two adjacent RM-1N zoned lots that total 0.15 acres in size and is relatively flat. The area is a grassy field with no on-site structures or trees. The south side

of the lot backs onto Kingcrest Park. The site has a level grade and is surrounded by offsite trees. An old stream runs through this site.

Project Details:

Project Name:	KING EDWARD
Project Address:	1406 & 1410 E King Edward Ave
Land Owner:	COV - within PEF, assessed value \$2.0 million
Legal Description:	PID 019-138-725 LOT X BLOCK 1 and 3 PLAN LMP21362 DISTRICT LOT 352 LAND DISTRICT 1 LAND DISTRICT 36 PID 019-138-733 LOT Y BLOCK 1 and 3 PLAN LMP21362 DISTRICT LOT 352 NEW WESTMINSTER
Aerial Photo:	
Development Potential:	A 6 to 12 storey social housing development of modular or wood/steel frame construction with a concrete foundation and 1 to 2 levels of below grade parking yielding up to approximately 55 to 90 studio units.
Funding Program:	BCH - Permanent Modular Supportive Housing Initiative <ul style="list-style-type: none"> • <i>capital grant</i> • <i>operating subsidy</i> • <i>onsite support services subsidy</i> CMHC - Seed Funding <ul style="list-style-type: none"> • <i>non-repayable seed funding contribution</i> CMHC – Co Investment Fund <ul style="list-style-type: none"> • <i>capital grant</i>
Construction Timeline:	The project is estimated to start site construction in 2022 and substantially complete in 2023.
Architect:	TBD
Contractor:	TBD

Budget Estimate

King Edward (90 Studio Units)	VAHA- Estimate	Percent	Cost /sqft	Cost/unit (average)
Construction Costs (including offsite costs)	s.13(1), s.16(1) & s.17(1)			
Soft Costs				
Land Costs				
Contingencies				
Total Capital Budget				
Equities				
Land				
Society's Equity				
City of Vancouver DCL fees				
DCC metro vancouver fee				
DCC Translink				
BC Housing SH Fund				
CMHC SEED Funding				
CMHC Co-Investment Fund				
Total Equities				
Net Capital Budget/Finance				

Predevelopment Cost Estimate for VAHA*	
Traffic Study	s.13(1), s.16(1) & s.17(1)
Municipal Fees	
OCP/Rezoning Appl.	
Subdivision Appl.	
Development Permit	
Architect/Design Consultants	
Development Consultant	
Geotechnical	
Topographical Surveyor	
Environmental Consultant	
Hazardous Materials Consultant	
Sustainability Consultant /Certification	
Legal Fees	
Project Contingency	
GROSS BUDGET	

**All of the above costs included in the Capital Budget. It is anticipated that VAHA will manage the project to rezoning and cash-flow the costs, which will be reimbursed at project's first advance. BC Housing pays for design and permitting costs post rezoning.*

Environmental Site Assessment (ESA)

A Phase 1 ESA was completed by Thurber Engineering Ltd. in January 2020 to identify the potential for soil, groundwater, and soil vapour contaminant concerns at the site. A low potential for contamination was identified since the property was confirmed to have been used primarily for residential purposes since it was developed. A tank scan was also completed and no evidence of any underground storage tanks (i.e. residential heating oil tanks) was detected. Given the low risk of contamination, no environmental remediation work is anticipated.

Geotechnical

Tetra Tech completed the Geotechnical site investigation and submitted a report dated June 18, 2020. Soil conditions generally consisted of existing fill to a depth of about 1.2 m to 1.4 m and silt to a depth of about 1.8 m and silty sand to sand with some gravel to depths upwards of 6.1 m. Groundwater was encountered 2.4 m to 3.0 m below the ground surface. The main findings are:

- the site is suitable from a geotechnical standpoint for the nature of development proposed;
- the proposed building can be supported on conventional spread footings; and
- a basement is feasible, but the base elevation should be kept above the groundwater level, or the basement will need to be tanked to prevent groundwater ingress.

Site Survey

Tetra Tech completed the Site Survey and submitted the report on March 31, 2020.

Arborist

Diamond Head Consulting conducted a Preliminary Arboricultural Inventory Survey and submitted the report on May 8, 2020.

Trees On-site

There are no trees on-site.

Trees on Adjacent Properties

There were 5 City trees with tree protection zones extending into or are immediately adjacent to the subject site. Two of these trees are to the south of the city within Kingcrest Park.

Recommendation

There were no trees on this site that posed a high or extreme risk at the time of assessment. There are no City trees observed to be of low retention value or that were assessed with high or extreme risk; Therefore the trees can be retained until site plans are finalized.

Municipal Permits / Zoning

The project site is located in an RM-1N Zone in the Kensington Cedar Cottage Geographic Division. Key policies include: Kensington Cedar Cottage Community Vision (1998); ZDBL Section 3.2.10 (enabling regulation, DOP can vary height/density).

FSR (net): 51,000 SF * .84 = 42,840 SF @ 80% efficiency = 34,125 SF

Setbacks: 6' set back from back lane; 10' setback from Knight St; 8' setback from E King Edward (18' from curb); City seeks at least 5.5 m along E King Edward (18' from curb, 8' setback) to improve the pedestrian realm.

Public Realm & Open Space:

Private outdoor space required for all 2 bedroom dwelling units. (Note: balconies may be permitted to extend into the side or rear yard setbacks). Co-located indoor-outdoor amenity space is required. Design to encourage social interaction between residents, particularly families with children.

Engineering

Water

Based on the current information provided on the development there should be no upgrades to the water mains required. Interconnected water service required.

Sewer

No Sewers upgrade required. The project site is within the floodplains. An old stream runs through this site, so a Natural Watercourse Agreement will be needed. 10 feet public utilities easement runs along the south of the site. The Easement no longer runs through 1406 but remains on 1410 E King Edward. You can build up to the ROW line, but no structures within the 10' ROW.

Risk

Initial review indicates minimal development risk.

Preliminary Due Diligence Summary – 2086 & 2098 W 7th Ave and 2091 W 8th Ave Site

Based on the due diligence completed to date, including Site Survey, Arborist Report, Environmental Site Assessments and Geotechnical Site Assessment, ***it is recommended that this site be included within the PMSH Initiative and that it proceed to schematic design.***

Site Description:

The project site is located in the Kitsilano District and consists of three adjacent RM-4 zoned lots with a total combined area of 19,326 square feet.


To the south Future Sky Train Station 1 block south at Broadway: major pedestrian-transit node.

Immediately due east is the Arbutus Corridor, a public thoroughfare established under the Arbutus Corridor Official Development Plan (2000), to provide enhanced rapid transit, and contributes to active lifestyle with increased walking and biking.

To the north across W 7th Ave. is Delamont Park (including a children's play area).

Project Details:

Project Name:	ARBUTUS
Project Address:	2086 & 2098 W 7 th Ave and 2091 W 8 th Ave
Land Owner:	COV - within PEF, assessed value \$12.5 million

Legal Description:	<p>PID 023-856-319 Parcel K Block 305 District Lot 526 Group 1 NWD Plan LMP34537;</p> <p>PID 015-188-485 Lot 20 Block 305 District Lot 526 Plan 590;</p> <p>PID 015-212-157 Lot 2 except the Vancouver and Lulu Island Railway Right of Way as shown on Miscellaneous Plan 218 Block 305 District Lot 526 Plan 590; and</p> <p>PID 015-188-451 Lot 19 except the Vancouver and Lulu Island Railway Right of way as Shown on Miscellaneous Plan 218 Block 305 DL 526 Plan 590.</p>
Aerial Photo:	
Development Potential:	A 6 to 12 storey social housing development of modular or wood/steel frame construction with a concrete foundation and 1 to 2 levels of below grade parking yielding up to approximately 90 - 142 studio units.
Funding Program:	<p>BCH - Permanent Modular Supportive Housing Initiative</p> <ul style="list-style-type: none"> • <i>capital grant</i> • <i>operating subsidy</i> • <i>onsite support services subsidy</i> <p>CMHC - Seed Funding</p> <ul style="list-style-type: none"> • <i>non-repayable seed funding contribution</i> <p>CMHC – Co Investment Fund</p> <ul style="list-style-type: none"> • <i>capital grant</i>
Construction Timeline:	The project is estimated to start site construction in 2022 and substantially complete in 2023.
Architect:	TBD
Contractor:	TBD

Budget Estimate

Arbutus (90 Studio units)	VAHA- Estimate	Percentage	Cost /sqft	Cost/unit (average)
Construction Costs (including offsite costs)	s.13(1), s.16(1) & s.17(1)			
Soft Costs				
Land Costs				
Contingencies				
Total Capital Budget				

	s.13(1), s.16(1) & s.17(1)
Equities	
Land	
Society's Equity	
City of Vancouver DCL fees	
DCC metro Vancouver fee	
DCC Trans Link	
BC Housing SH Fund	
CMHC SEED Funding	
CMHC Innovation Fund	
Total Equities	
Net Capital Budget/Finance	

Predevelopment Cost Estimate for VAHA*	
Traffic Study	s.13(1), s.16(1) & s.17(1)
Municipal Fees	
OCP/Rezoning Appl.	
Subdivision Appl.	
Development Permit	
Architect/Design Consultants	
Development Consultant	
Geotechnical	
Topographical Surveyor	
Environmental Consultant	
Hazardous Materials Consultant	
Sustainability Consultant / Certification	
Legal Fees	
Project Contingency	
GROSS BUDGET	

**All of the above costs included in the Capital Budget. It is anticipated that VAHA will manage the project to rezoning and cash-flow the costs, which will be reimbursed at project's first advance. BC Housing pays for design and permitting costs post rezoning.*

Environmental Site Assessment (ESA)

A Phase 1 ESA was completed by Thurber Engineering Ltd. in January 2020 to identify the potential for soil, groundwater, and soil vapour contaminant concerns at the site. A low potential for contamination was identified since the property was confirmed to have been used primarily for residential purposes since it was developed. A tank scan was also completed and no evidence of any underground storage tanks (i.e. residential heating oil tanks) was detected. Given the low risk of contamination, no environmental remediation work is anticipated.

Geotechnical

Tetra Tech completed the Geotechnical site investigation and submitted a report dated June 1, 2020. Soil conditions generally consisted of existing fill to a depth of about 1.5 m to 2 m and sand to sand and gravel to depths upwards of 6.1 m (except for a 0.5 m thick zone of sandy silt in BH20-04). Groundwater was encountered 3.0 m to 3.6 m below the ground surface. The main findings are:

- the site is suitable from a geotechnical standpoint for the nature of development proposed;
- the proposed building can be supported on conventional spread footings; and
- a basement is feasible, but the base elevation should be kept above the groundwater level, or the basement will need to be tanked to prevent groundwater ingress.

Site Survey

Tetra Tech completed the Site Survey and submitted the report on March 31, 2020.

Arborist

Diamond Head Consulting conducted a Preliminary Arboricultural Inventory Survey and submitted the report on May 11, 2020.

Trees On-site

There were 14 trees, of which 13 are protected on-site trees and one is shared with the site and the City Boulevard. One (1) has good or excellent health and structure with high retention value and potential longevity in an urban landscape. Eight (8) trees have moderate health and structure with medium retention value and may require remedial work to promote their health and structural integrity if retained. Four (4) trees have poor health and structure or are dying/dead with low retention value.

Trees on Adjacent Properties

Adjacent to the site are twenty (20) City trees and one City hedge with tree protection zones extending into the subject site. There were no trees on this site that posed a high or extreme risk at the time of assessment.

Recommendation

Consideration should be given to the short longevity of the four (4) low retention value/poor condition trees when designing site plans. Final tree removal / retention counts will be decided once site plans are finalized. The City of Vancouver Tree Bylaw requires that replacement trees be planted for trees that are removed for which the City will decide the quantity of replacement trees required and the project arborist or landscape architect can then prepare a tree replacement plan showing the location and species.

Construction

Ongoing monitoring by a consultant arborist should occur for the duration of a development project. Site visits should be more frequent during activities that are higher risk, including the first stages of construction when excavation occurs adjacent to the trees.

Municipal Permits / Zoning

The project site is located in an RM-4 Zone in the Broadway Kitsilano Geographical Division. Key policies include: Broadway Corridor (in process); Affordable Housing Policies (1989); and RM-4, ZDBL Section 3.2.10 (DOP can vary height/density).

FSR (net): 71,550 SF * .84 = 60,100 SF (145 residential modules = 54,375 SF; Indoor amenity = 3750 SF)

Public Realm & Open Space:

Develop public open space as appropriate around the site. Consider afternoon shadowing of adjacent greenway/rail line (25ft set back along E to mitigate, massing transitions can also assist to N and E). Integrate features reinforcing Kitsilano character, such as entry features and perimeter fencing and/or planting related to the context.

Setbacks: 15' – 7th Ave; 15' – 8th Ave; 10' – Arbutus; Greenway – approx. 3m (Engineering)

Proposed Streetcar Alignment:

s.13(1), s.16(1) & s.17(1)



12-storey Massing:

Articulation is needed to break down scale of long N-S building. Upper level building setbacks will reduce massing and winter shadows on the park. Consider mid-site breezeway from Arbutus to the Greenway.



Engineering

Streets

Requirements may be possible requirements from Rapid Transit Office and Arbutus Greenway teams. Due to the proximity to the future MLBE station, a 4.5m setback/SRW on Arbutus Street is required for sidewalk widening. A 2-3m SRW or dedication (TBC) from eastern property line of 2019 W 8th Av, plus additional space in the southeast corner is required to accommodate a planned streetcar alignment transition to on-street via W 8th Av to Arbutus St.

Sewer

On-site storm water management (infiltration, detention, etc.). If the connection is redirected to W 7th Ave, where it's less busy (from a construction perspective, W 7th is less busy than Arbutus), and infiltration is managed on 2091 W 8th Ave, then there will be no surcharge. Sanitary is fine but, if all storm water from both sites must be discharged to the W 7th location, existing capacity can still handle it with the surcharge; risk management will need to be considered.

Water

Based on the current information provided on the development there should be no upgrades to the water mains required. Interconnected water service required. Water services to come from the W 7th Av water main.

Risk

Initial review indicates minimal development risk. s.13(1), s.16(1) & s.17(1)

s.13(1), s.16(1) & s.17(1)

s.13(1), s.16(1) & s.17(1)

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s.13(1), s.16(1) & s.17(1)

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Preliminary Due Diligence Summary - 2930 Renfrew Site

VAHA and Real Estate & Facilities Management are in the process of acquiring this site from a private land owner. The City has entered into a contract of purchase and sale with the owner, known as 0803985 BC Ltd. REFM is in the process of completing the necessary due diligence prior to closing on August 6, 2020. COV and BC Housing will be entering into a Letter of Intent to include these sites in the PMSH Initiative prior to closing the sale.

Pending the initial due diligence associated with the purchase, additional due diligence to be completed for this site includes; Site Survey, Arborist Report, Environmental Site Assessments and Geotechnical Site Assessment. Should the purchase complete on August 6, *it is recommended that this site be included within the PMSH Initiative and that it proceed to the additional due diligence.*


Site Description:

The site is close to the intersection of Renfrew and Grandview Hwy. The site is within walking distance to public transportation (200m south of Renfrew Skytrain Station), public school, parks, and necessary services. Close to library, Fire Hall, Burnaby Hospital, and community centres.

The site area is 12,058 square feet (122 by 99 feet or 37m by 30.2m), consists of 3 lots and combined almost a square in shape. Current Assessed Value for three lots is at \$4,061,200 (3,260,000+801,200).

The site has a building built in the 70s and addition in 80s with some recent renovations. The existing building will be demolished to make way for the new development.

Project Name:	2930 Renfrew
Project Address:	2930 Renfrew (3 Lots)
Land Owner:	0803985 BC Ltd (attn. James Ko).
Legal Description:	PID # 006-866-468 and 006-866-441

Location Plan	
Development Potential:	Assuming FSR of 2.6, hybrid of one floor below grade parkade and modular or wood frame construction up to a maximum of 6 storeys with approximately 60 studio units with supportive services. 4 storeys under the current zoning C1 allowed under Rental 100 and anything above that height and density requires rezoning to potentially CD-1.
Funding Program:	BCH - Permanent Modular Supportive Housing Initiative <ul style="list-style-type: none"> • <i>capital grant</i> • <i>operating subsidy</i> • <i>onsite support services subsidy</i> CMHC - Seed Funding <ul style="list-style-type: none"> • <i>non-repayable seed funding contribution</i> CMHC – Co Investment Fund <ul style="list-style-type: none"> • <i>capital grant</i>
Architect:	TBD.
Contractor:	TBD.
Engineering (internal):	Dedication to achieve 4.2m from the back of the curb to the new property line required. And vehicle access to be provided from the lane. A sewer upgrade will be required. \$1.12M estimated and will be shared with three more applications currently in the process. Approx. \$255k. There is an old stream running near the site, and a covenant may be required.
Real Estate	Assessed Value - \$4 million
Environmental Services	<ul style="list-style-type: none"> - Environmental due diligence completed by the City indicates site will ultimately require a Certificate of Compliance due to migration of contamination from adjacent gasoline service station(s). An underground storage tank may be present in the former restaurant. - A visual assessment for suspect hazardous building materials has been conducted and they may be present. Suspect hazardous building materials are in good condition and can be managed in place. Prior to demolition, an intrusive hazardous building materials assessment must be conducted.
Risks	<ul style="list-style-type: none"> - Smaller site could add a little more challenge and therefore cost – there are a few standard modular unit sizes built in the factory, when deviating from those sizes, it will be considered customized.

	- Neighbours concern – modular housing / supportive housing appears a bit challenging in most communities. Earlier communication and partnership helps.
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Budget Estimate

Renfrew (60 Studio Units)	VAHA- Estimate April 2020	Percentage	Cost/ Sqft	Cost/Unit (Average)
Construction Costs (including offsite costs)	s.13(1), s.16(1) & s.17(1)			
Soft Costs				
Land Costs				
Contingencies				
Total Capital Budget				
Equities				
Land Equity (City of Vancouver/VAHA)				
Society's Equity				
City of Vancouver DCL fees waived				
DCC metro vancouver fee waived				
DCC Trans Link				
BC Housing CHF Grant				
CMHC Co-Investment Fund				
CMHC SEED Fund				
Total Equities				
Net Capital Budget/Finance				

Predevelopment Cost Estimate for VAHA*	
Traffic Study	s.13(1), s.16(1) & s.17(1)
Municipal Fees	
OCP/Rezoning Appl.	
Subdivision Appl.	
Development Permit	
Architect/Design Consultants	
Development Consultant	
Geotechnical	
Arborist	
Surveyor	
Environmental Consultant	
Hazardous Materials Consultant	
Sustainability Consultant / Certification	
Legal Fees	

Project Contingency	s.13(1), s.16(1) & s.17(1)
GROSS BUDGET	

*All of the above costs included in the Capital Budget. It is anticipated that VAHA will manage the project to rezoning and cash-flow the costs, which will be reimbursed at project's first advance. BC Housing pays for design and permitting costs post rezoning.

PRELIMINARY