

File No.: 04-1000-20-2021-585 - Phased Release Part 2 of 3

April 27, 2022

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 November 17, 2021 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

**Records of the sale, purchase price, and appraisal of the laneway reviewed during December 9, 2019 Development Permit Board meeting relating to application for 1489 West Broadway (1465 - 1489 West Broadway, DP-2019-00704), specifically regarding it stated that "Arrangements for the purchase of the lane are to be made between the City of Vancouver and the Developer". Date Range: January 1, 2017 to November 17, 2021.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.21(1) of the Act. You can read or download these sections here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

Please note, this is a phased release part one of three was sent to you on April 14, 2022 and part three of three will be sent to you no later than May 19, 2022.

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](mailto: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 (#04-1000-20-2021-585); 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,

*[Signed by Cobi Falconer]*

**Cobi Falconer, MAS, MLIS, CIPP/C**  
**Director, Access to Information & Privacy**  
[cobi.falconer@vancouver.ca](mailto:cobi.falconer@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the Acting FOI Case Manager at 604-871-6584.

Encl. (Phased release records package)

:ma

**From:** "Dan Turner" <DTurner@pci-group.com>  
**To:** "Newman, Andrew" <Andrew.Newman@vancouver.ca>  
**Date:** 6/26/2019 2:00:11 PM  
**Subject:** FW: 1497 W Broadway - Relocation Estimate  
**Attachments:** 1497 W Broadway Conduit Markup For Relocation - rev1 to eliminate MH346.pdf  
1497 W Broadway Conduit Markup For Relocation.pdf

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Andrew

This is Telus.....as I said Nathan thinks this is high. He is calling Nemetz, our electrical consultant to get in writing their estimate that they have given us regarding hydro. He thinks it is a million for Hydro.

Help us.

Just remember that the COV is getting 725 a foot now that your site is unencumbered with the relocation of the station\u-10179 ?\u-8694 ?

Dan

Dan Turner  
EXECUTIVE VICE PRESIDENT



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604 684 1151 tel | 604 331 5260 direct  
604 230 5577 cell | 604 688 2328 fax  
dturner@pci-group.com  
www.pci-group.com

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**From:** Nathan Shuttleworth <Nshuttleworth@pci-group.com>  
**Sent:** Wednesday, June 26, 2019 1:53 PM  
**To:** Dan Turner <DTurner@pci-group.com>  
**Subject:** FW: 1497 W Broadway - Relocation Estimate

Estimates from Telus below.

Nathan

Nathan Shuttleworth  
ARCHITECT-AIBC, LEED AP, CPHD  
DEVELOPMENT MANAGER



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[nshuttleworth@pci-group.com](mailto:nshuttleworth@pci-group.com)  
[www.pci-group.com](http://www.pci-group.com)

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**From:** Edwin Luk <[Edwin.Luk@telus.com](mailto:Edwin.Luk@telus.com)>  
**Sent:** June 13, 2019 4:01 PM  
**To:** Nathan Shuttleworth <[Nshuttleworth@pci-group.com](mailto:Nshuttleworth@pci-group.com)>  
**Cc:** Steve Nemetz <[steven@nemetz.com](mailto:steven@nemetz.com)>  
**Subject:** RE: 1497 W Broadway - Relocation Estimate

Hi Nathan.

After reviewing the cables and cabinets in greater detail, I can provide you the estimate below. Note that the relocation costs does not include the relocation of licensees who maybe using the conduits in the area. I believe you have already consulted Shaw on this relocation project as well.

Below is my high-level estimate for the relocation of TELUS work as per my markups in the attached PDF. Costs can change upon manhole audits and consultation with the City of Vancouver. The routing and costs of conduit can change pending approval from the City of Vancouver.

Lane Closure Without relocating MH 346			Lane Closure and Re	
Conduit Total		s.21(1)		Conduit Total
Cabling Total				Cabling Total
Total				Total

Thank you.  
Edwin

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**From:** Nathan Shuttleworth [<mailto:Nshuttleworth@pci-group.com>]  
**Sent:** June 7, 2019 10:49 AM  
**To:** Edwin Luk <[Edwin.Luk@telus.com](mailto:Edwin.Luk@telus.com)>  
**Cc:** Steve Nemetz <[steven@nemetz.com](mailto:steven@nemetz.com)>  
**Subject:** RE: 1497 W Broadway - Relocation Estimate

Hi Edwin,  
Touching base per your email below. Will you be able to send us confirmation that you can move your services and provide an estimate?

Feel free to call to discuss.

**Nathan**

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**Sent:** May 31, 2019 8:13 AM  
**To:** Nathan Shuttleworth <[Nshuttleworth@pci-group.com](mailto:Nshuttleworth@pci-group.com)>  
**Cc:** Steve Nemetz <[steven@nemetz.com](mailto:steven@nemetz.com)>  
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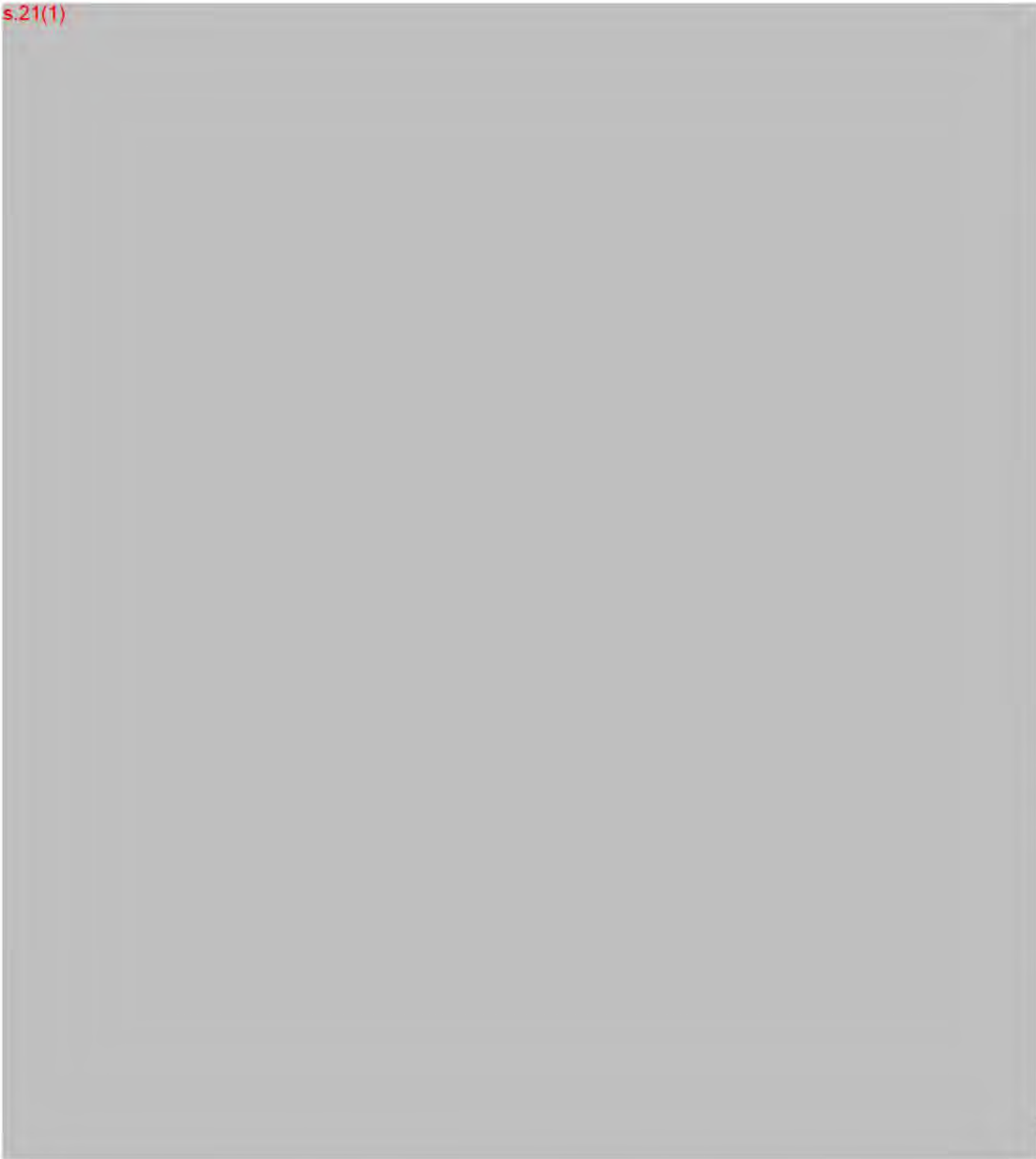
**Edwin Luk, AScT**

Sr. Design Specialist  
Broadband Networks and Implementation, OP Engineering - BC Design  
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This email, including any attachments, is for the sole use of the intended recipient and may contain confidential information. If you are not the intended recipient, please notify us immediately and destroy this email and any copies.

Thank you.





**From:** "Newman, Andrew" <Andrew.Newman@vancouver.ca>  
**To:** "Dan Turner" <DTurner@pci-group.com>  
**Date:** 6/26/2019 4:33:14 PM  
**Subject:** RE: 1497 W Broadway - Relocation Estimate

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Thanks Dan

Just saw your other email on the Hydro estimate. So as I understand, you're looking at \$1,000,000 Hydro + \$1,230,000 Telus = \$2.23 million, subject to further refinement (and whether this "MH 346" needs relocating too). Ouch.

But to clarify: the City-site was never going to be encumbered by the station infrastructure under the Reference Case scenario, so the \$725pba value we are seeking from Shato is not impacted by where the station ends up.

I appreciate some discount from the Shato deal is warranted; that said, these lane relocation costs are part of PCI's proposed assembly/redevelopment scheme and the City can't be asked to make up those associated costs. While the City endorses the station being moved to the corner, we're by no means requiring PCI to purchase the lane and make it all happen. Nor does the Province have a preference in where the station finally lands.

I believe PCI is in receipt of our appraisal for the City-lands, which was undertaken by CWPC (if not I can forward again). Although it's for a different site, it provides a thorough analysis and opinion of value at this location, which is important given we use "across the fence" valuations for lane/road sales. The appraisal includes a value range, and I'm prepared to consider a number in the low to mid-point of the range. Anything below this will be challenged.

I need to be able to defend the sale as market value; more importantly, I'm concerned with securing Council approval for this deal so it doesn't die at the 11<sup>th</sup> hour, and waste the Province's, PCI's and City's time (when time is already short on the Broadway Subway Project). Given Council will be approving the Shato sale and likely the Lane sale in close proximity to each other, there needs to be some consistency.

Give this some thought, I'm available to discuss

AN

Andrew Newman, RI, B.Comm  
Associate Director | Real Estate Services | Real Estate and Facilities Management  
CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4  
t: 604.673.8105 | f: 604.873-7064 | e: [andrew.newman@vancouver.ca](mailto:andrew.newman@vancouver.ca)

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**Edwin Luk, AScT**

Sr. Design Specialist  
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