

File No.: 04-1000-20-2025-152

August 26, 2025

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 February 27, 2025 under the *Freedom of Information and Protection of Privacy Act* for:

**List of contracts entered into by the City of Vancouver with companies as a result of funding received through the Province of BC's \$51 million capacity funding, including:**

- 1. Name of the companies that received contracts for that work;**
- 2. Monetary value of each of the awarded contracts; and**
- 3. Scope of work for each of the contracts (e.g. project description, terms, etc.).**

**Date range: January 1, 2018 to February 27, 2025.**

All responsive records are attached. Some information in the records has been severed (blacked out) under s.15(1)(l), s.17(1), s.21(1), and s.22(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).

Under Part 5 of the Act, 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 (2025-152); 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,

Kevin Tuerlings, FOI Case Manager, for

*[Signed by Kevin Tuerlings]*

**Cobi Falconer, MAS, MLIS, CIPP/C**  
**Director, Access to Information & Privacy**

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. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response Package)

:dl

| Order    | CO Object Name                         | Cost element name   | Purchasing Docu | Purchase Order Text                      | Document Date | Posting Date | Val.in rep.cur. | Supplier Name                  | Name                                     | Fee Description  |
|----------|--|---------------------|-----------------|--|---------------|--------------|-----------------|--------------------------------|--|--|
| 40044523 | small-scale multi-unit housing (SSMUH) | CONSULTANT SERVICES |                 |  | 6/5/2024      | 5/31/2024    | 9,900.00        | Haeccity Studio                | Haeccity Studio Inv#2402-01              | Project Fees for Consultant Services Fee Proposal<br>"City of Vancouver 6-Plex SSMUH Study", submitted<br>February 28, 2024.<br>Multiplex Design Testing \ 6 units on small lot<br>For architectural services rendered from 19th March to 20th May 2024: |
| 40044523 | small-scale multi-unit housing (SSMUH) | CONSULTANT SERVICES |                 |  | 6/5/2024      | 5/31/2024    | 10,000.00       | Corporate Services-G           | Robins Architect Inv#24-007              |  |
| 40044425 | Transit Oriented Areas (TOA) Bylaws    | CONSULTANT SERVICES |                 |  | 1/31/2025     | 1/31/2025    | 20,000.00       |                                | Skeena Greenway cost share transfer.     |  |
|          |  |                     |                 |  |               |              | 39,900.00       |                                |  |  |
| 40044425 | Transit Oriented Areas (TOA) Bylaws    | CONSULTANT SERVICES | 4500617901      | Coriolis Professional Economic Viability | 3/31/2024     | 4/9/2024     | 24,262.52       | Coriolis Consulting Corp       | 24054                                    |  |
| 40044425 | Transit Oriented Areas (TOA) Bylaws    | CONSULTANT SERVICES | 4500617901      | Coriolis Professional Economic Viability | 4/30/2024     | 5/13/2024    | 19,914.48       | Coriolis Consulting Corp       | 24069                                    |  |
| 40044523 | small-scale multi-unit housing (SSMUH) | CONSULTANT SERVICES | 4500617901      | Coriolis Professional Economic Viability | 6/18/2024     | 6/18/2024    | 32,788.28       | Coriolis Consulting Corp       | Coriolis (24084) May 31, 2024            |  |
| 40044523 | small-scale multi-unit housing (SSMUH) | CONSULTANT SERVICES | 4500617901      | Coriolis Professional Economic Viability | 5/31/2024     | 6/20/2024    | -111,259.70     | Coriolis Consulting Corp       |  |  |
| 40044523 | small-scale multi-unit housing (SSMUH) | CONSULTANT SERVICES | 4500617901      | Coriolis Professional Economic Viability | 5/31/2024     | 6/20/2024    | 122,385.67      | Coriolis Consulting Corp       | 24081                                    |  |
| 40044523 | small-scale multi-unit housing (SSMUH) | CONSULTANT SERVICES | 4500617901      | Coriolis Professional Economic Viability | 7/12/2024     | 7/12/2024    | 2,210.48        | Coriolis Consulting Corp       | Coriolis (24100) June 2024               |  |
| 40044523 | small-scale multi-unit housing (SSMUH) | CONSULTANT SERVICES | 4500617901      | Coriolis Professional Economic Viability | 6/30/2024     | 7/18/2024    | 8,980.39        | Coriolis Consulting Corp       | 24098                                    |  |
|          |  |                     |                 |  |               |              | 99,282.12       |                                |  |  |
| 40044734 | Capacity Funding- PIP consultants      | CONSULTANT SERVICES | 4500622948      | CO#2 - Consultant Services               | 8/12/2024     | 8/12/2024    | 6,000.00        | Bill Boons Consulting Services | Bill Boons Consulting - 2024-04 Jul 2024 |  |
| 40044734 | Capacity Funding- PIP consultants      | CONSULTANT SERVICES | 4500622948      | CO#2 - Consultant Services               | 9/6/2024      | 9/6/2024     | 6,120.00        | Bill Boons Consulting Services | Bill Boons Consulting - 2024-05 - Aug    |  |
| 40044734 | Capacity Funding- PIP consultants      | CONSULTANT SERVICES | 4500622948      | CO#2 - Consultant Services               | 10/16/2024    | 10/16/2024   | 5,640.00        | Bill Boons Consulting Services | Bill Boons Consulting - 2024-06 Sep      |  |
| 40044734 | Capacity Funding- PIP consultants      | CONSULTANT SERVICES | 4500622948      | CO#2 - Consultant Services               | 11/21/2024    | 11/21/2024   | 5,700.00        | Bill Boons Consulting Services | Bill Boons Consulting - 2024-07          |  |
| 40044734 | Capacity Funding- PIP consultants      | CONSULTANT SERVICES | 4500622948      | CO#2 - Consultant Services               | 12/12/2024    | 12/12/2024   | 4,620.00        | Bill Boons Consulting Services | Bill Boons Consulting - 2024-08 Nov 2024 |  |
| 40044734 | Capacity Funding- PIP consultants      | CONSULTANT SERVICES | 4500622948      | CO#2 - Consultant Services               | 12/31/2024    | 12/31/2024   | 1,800.00        | Bill Boons Consulting Services | Bill Boons Consulting - 2024-09 Dec 2024 |  |
|          |  |                     |                 |  |               |              | 29,880.00       |                                |  |  |
| 40044523 | small-scale multi-unit housing (SSMUH) | CONSULTANT SERVICES |                 |  | 5/23/2024     | 6/10/2024    | 8,000.00        | Lanefab Design Build Ltd       |  |  |
|          |  |                     |                 |  |               |              | 8,000.00        |                                |  |  |
| 40044523 | small-scale multi-unit housing (SSMUH) | CONSULTANT SERVICES |                 |  | 5/27/2024     | 6/10/2024    | 10,000.00       | Architectural Collective Inc   |  |  |
|          |  |                     |                 |  |               |              | 10,000.00       |                                |  |  |
| 40044734 | Capacity Funding- PIP consultants      | CONSULTANT SERVICES | 4500632078      | CO#1 - Consultant Services               | 8/9/2024      | 8/9/2024     | 7,350.00        | Davies, Alan                   | Alan Davies Architect - 2024.11          |  |
| 40044734 | Capacity Funding- PIP consultants      | CONSULTANT SERVICES | 4500632078      | CO#1 - Consultant Services               | 9/11/2024     | 9/11/2024    | 3,900.00        | Davies, Alan                   | Alan Davies Architect - 2024.14          |  |
| 40044734 | Capacity Funding- PIP consultants      | CONSULTANT SERVICES | 4500632078      | CO#1 - Consultant Services               | 11/18/2024    | 11/18/2024   | 5,100.00        | Davies, Alan                   | Alan Davies Architect - 2024.15          |  |
| 40044734 | Capacity Funding- PIP consultants      | CONSULTANT SERVICES | 4500632078      | CO#1 - Consultant Services               | 12/12/2024    | 12/12/2024   | 4,350.00        | Davies, Alan                   | Alan Davies Architect - 2024.18 Dec 2024 |  |
| 40044734 | Capacity Funding- PIP consultants      | CONSULTANT SERVICES | 4500632078      | CO#1 - Consultant Services               | 1/10/2025     | 1/10/2025    | 6,900.00        | Davies, Alan                   | Alan Davies Architect - 2025.02          |  |
|          |  |                     |                 |  |               |              | 27,600.00       |                                |  |  |
|          |  |                     |                 |  |               |              | 214,662.12      |                                |  |  |

## **PDS - Regulatory Review to Improve Development Permit Processing**

### **External Review Consultancy**

#### **Consultant Scope of Work**

##### **1. Overview**

The City of Vancouver, under the direction of the City Manager's Office, is undertaking the Permitting Improvement Project (PIP). One of the tasks in the PIP is the review of Development Permit prior-to letters. Through this work, a number of potential improvements to development regulations have been identified (e.g. FSR improvements such as exclusions).

A primary consultant, Bill Boons Consulting has developed a list of potential regulatory changes for consideration and exploration with staff. The purpose of this External Review consultancy is to provide input to the on the proposed list of regulatory improvements from an external applicant's perspective and to provide comments on the proposed directions to improve the development permit process. The external reviewer is also expected to provide input on additional regulations to be considered for to be changed/repealed to support improved permit processing.

##### **2. Scope of work**

- a. review and provide input to the proposed regulatory improvements and provide verbal and written comments on the proposed directions.
- b. identify regulations, policies, guidelines, etc. to be changed/repealed.
- c. meet with the primary consultant as required.
- d. meet with DBL, ENG and PDS steering committee as required.
- e. meet with external advisory group as required.
- f. review the Child Care Technical Guidelines and identify requirements impacting project viability.
- g. review of planning, engineering, and landscape permit conditions.

##### **3. Desired Outcomes**

- a. To provide advice and input to the review of regulatory changes to improve development permit processing from an experienced external applicant perspective.

##### **4. Products**

- a. The external reviewer will be required to review the proposed regulatory improvements and provide input to the primary consultant and staff in the form of verbal and written comments.

##### **5. Timing**

- a. The work is to start in November 1, 2023 and be complete by June 30, 2024.

**6. Support**

- a. City staff will set up a staff steering committee to assist the primary consultant and external review consultant to provide advice/direction as needed.
- b. City staff will assist in setting up meetings with staff, the primary consultant, the external review consultant, and external review group as required.

**7. Expected Time Commitment**

- a. The proposed scope anticipates up to 180 hours (+/- 20 hours) of time to complete the project.



INVOICE

Invoice #: 24054  
Invoice Date: 31-Mar-24  
P. O. #: 4500617901  
File Name: City of Vancouver – Financial Analysis for TOAs

PLEASE REMIT AMOUNT DUE UPON RECEIPT:  
**\$25,475.65**

ATTENTION:  
Accounts Payable  
APInvoice@vancouver.ca  
cc: Mateja.Seaton@vancouver.ca  
cc: kirsten.behler@vancouver.ca

TO:  
City of Vancouver  
Accounts Payable, PO Box 7757, Vancouver, BC V6B 0L5

FOR:  
Work on Financial Analysis for TOAs - to March 31, 2024.

| Fees                             | Hours | Rate per Hour |         | Amount |             |
|----------------------------------|-------|---------------|---------|--------|-------------|
| B. Erb                           | 26.00 | @ \$          | s.21(1) | \$     | s.21(1)     |
| M. Savoy                         | 79.50 | @ \$          |         | \$     |             |
| A. Kalsi                         | 15.00 | @ \$          |         | \$     |             |
| Subtotal                         |       |               |         | \$     | 24,240.00   |
| Disbursements                    |       |               |         |        |             |
| Inhouse Photocopy/Printing       | 39    | @ \$          | 0.55    | \$     | 21.45       |
| 5% handling fee on disbursements |       |               |         | \$     | 1.07        |
| Subtotal                         |       |               |         | \$     | 22.52       |
| Subtotal                         |       |               |         | \$     | 24,262.52   |
| GST                              |       | @             | 5%      | \$     | 1,213.13    |
| Amount Due                       |       |               |         |        | \$25,475.65 |

Payable to: Coriolis Consulting Corp., 500-1130 West Pender Street, Vancouver, BC V6E 4A4

Invoice is due when rendered. Accounts not paid by 30 days after invoice date will bear interest in each calendar quarter at the prime rate quoted by the Bank of Montreal plus 2% per annum. Send EFT notices at nolenick@coriolis.ca and/or admin@coriolis.ca



INVOICE

Invoice #: 24069  
Invoice Date: 30-Apr-24  
P. O. #: 4500617901  
File Name: City of Vancouver – Financial Analysis for TOAs

PLEASE REMIT AMOUNT DUE UPON RECEIPT:  
**\$20,910.20**

ATTENTION:  
Accounts Payable  
APInvoice@vancouver.ca  
cc: Mateja.Seaton@vancouver.ca  
cc: kirsten.behler@vancouver.ca

TO:  
City of Vancouver  
Accounts Payable, PO Box 7757, Vancouver, BC V6B 0L5

FOR:  
Work on Financial Analysis for TOAs - to April 30, 2024.

| Fees                             | Hours | Rate per Hour |         | Amount |             |
|----------------------------------|-------|---------------|---------|--------|-------------|
| B. Erb                           | 11.00 | @ \$          | s.21(1) | \$     | s.21(1)     |
| M. Savoy                         | 88.00 | @ \$          |         | \$     |             |
| Subtotal                         |       |               |         | \$     | 19,855.00   |
| Disbursements                    |       |               |         |        |             |
| Inhouse Photocopy/Printing       | 103   | @ \$          | 0.55    | \$     | 56.65       |
| 5% handling fee on disbursements |       |               |         | \$     | 2.83        |
| Subtotal                         |       |               |         | \$     | 59.48       |
| Subtotal                         |       |               |         | \$     | 19,914.48   |
| GST                              |       | @             | 5%      | \$     | 995.72      |
| Amount Due                       |       |               |         |        | \$20,910.20 |

Payable to: Coriolis Consulting Corp., 500-1130 West Pender Street, Vancouver, BC V6E 4A4

Invoice is due when rendered. Accounts not paid by 30 days after invoice date will bear interest in each calendar quarter at the prime rate quoted by the Bank of Montreal plus 2% per annum. Send EFT notices at nolenick@coriolis.ca and/or admin@coriolis.ca

# INVOICE

Invoice #: 24081  
Invoice Date: 31-May-24  
P. O. #: 4500617901  
File Name: City of Vancouver – Financial Analysis for TOAs

PLEASE REMIT AMOUNT DUE UPON RECEIPT:  
**\$11,682.27**

ATTENTION:  
Accounts Payable  
APInvoice@vancouver.ca  
cc: Mateja.Seaton@vancouver.ca  
cc: kirsten.behler@vancouver.ca

TO:  
City of Vancouver  
Accounts Payable, PO Box 7757, Vancouver, BC V6B 0L5

FOR:  
Work on Financial Analysis for TOAs - to May 31, 2024.

| Fees                             | Hours | Rate per Hour |         | Amount      |           |
|----------------------------------|-------|---------------|---------|-------------|-----------|
| B. Erb                           | 12.00 | @ \$          | s.21(1) | \$          | s.21(1)   |
| M. Savoy                         | 40.50 | @ \$          |         | \$          |           |
| Subtotal                         |       |               |         | \$          | 11,115.00 |
| Disbursements                    |       |               |         |             |           |
| Inhouse Photocopy/Printing       | 19    | @ \$          | 0.55    | \$          | 10.45     |
| 5% handling fee on disbursements |       |               |         | \$          | 0.52      |
| Subtotal                         |       |               |         | \$          | 10.97     |
| Subtotal                         |       |               |         | \$          | 11,125.97 |
| GST                              |       | @             | 5%      | \$          | 556.30    |
| Amount Due                       |       |               |         | \$11,682.27 |           |

Payable to: Coriolis Consulting Corp., 500-1130 West Pender Street, Vancouver, BC V6E 4A4

Invoice is due when rendered. Accounts not paid by 30 days after invoice date will bear interest in each calendar quarter at the prime rate quoted by the Bank of Montreal plus 2% per annum. Send EFT notices at nolenick@coriolis.ca and/or admin@coriolis.ca





INVOICE

Invoice #: 24084  
Invoice Date: 31-May-24  
P. O. #: 4500617901  
Invoice Order # 40044523  
File Name: City of Vancouver – SSMUH Zoning in RT and FSD Districts

PLEASE REMIT AMOUNT DUE UPON RECEIPT:  
**\$34,427.69**

ATTENTION:  
Accounts Payable  
APInvoice@vancouver.ca  
cc: Nathan.Bunio@vancouver.ca  
cc: Chris.Clibbon@vancouver.ca

TO:  
City of Vancouver  
Accounts Payable, PO Box 7757, Vancouver, BC V6B 0L5

FOR:  
Work on Financial Analysis of SSMUH Zoning in RT and FSD Districts - to May 31, 2024.

| Fees                             | Hours   | Rate per Hour | Amount       |
|----------------------------------|---------|---------------|--------------|
| B. Erb                           | s.21(1) | @ \$ s.21(1)  | \$ 32,775.00 |
| Subtotal                         |         |               | \$ 32,775.00 |
| Disbursements                    |         |               |              |
| Inhouse Photocopy/Printing       | 23      | @ \$ 0.55     | \$ 12.65     |
| 5% handling fee on disbursements |         |               | \$ 0.63      |
| Subtotal                         |         |               | \$ 13.28     |
| Subtotal                         |         |               | \$ 32,788.28 |
| GST                              |         | @ 5%          | \$ 1,639.41  |
| Amount Due                       |         |               | \$34,427.69  |

Payable to: Coriolis Consulting Corp., 500-1130 West Pender Street, Vancouver, BC V6E 4A4

Invoice is due when rendered. Accounts not paid by 30 days after invoice date will bear interest in each calendar quarter at the prime rate quoted by the Bank of Montreal plus 2% per annum. Send EFT notices at nolenick@coriolis.ca and/or admin@coriolis.ca



INVOICE

Invoice #: 24098  
Invoice Date: 30-Jun-24  
P. O. #: 4500617901  
File Name: City of Vancouver – Financial Analysis for TOAs

PLEASE REMIT AMOUNT DUE UPON RECEIPT:  
**\$ 9,429.41**

ATTENTION:  
Accounts Payable  
APInvoice@vancouver.ca  
cc: Mateja.Seaton@vancouver.ca  
cc: kirsten.behler@vancouver.ca

TO:  
City of Vancouver  
Accounts Payable, PO Box 7757, Vancouver, BC V6B 0L5

FOR:  
Work on Financial Analysis for TOAs - to June 30, 2024.

| Fees                             | Hours | Rate per Hour |         | Amount |          |
|----------------------------------|-------|---------------|---------|--------|----------|
| B. Erb                           | 23.50 | @ \$          | s.21(1) | \$     | s.21(1)  |
| M. Savoy                         | 12.00 | @ \$          |         | \$     |          |
| Subtotal                         |       |               |         | \$     | 8,977.50 |
| Disbursements                    |       |               |         |        |          |
| Inhouse Photocopy/Printing       | 5     | @ \$          | 0.55    | \$     | 2.75     |
| 5% handling fee on disbursements |       |               |         | \$     | 0.14     |
| Subtotal                         |       |               |         | \$     | 2.89     |
| Subtotal                         |       |               |         | \$     | 8,980.39 |
| GST                              |       | @             | 5%      | \$     | 449.02   |
| Amount Due                       |       |               |         | \$     | 9,429.41 |

Payable to: Coriolis Consulting Corp., 500-1130 West Pender Street, Vancouver, BC V6E 4A4

Invoice is due when rendered. Accounts not paid by 30 days after invoice date will bear interest in each calendar quarter at the prime rate quoted by the Bank of Montreal plus 2% per annum. Send EFT notices at nolenick@coriolis.ca and/or admin@coriolis.ca

# INVOICE

Invoice #: 24100  
Invoice Date: 30-Jun-24  
P. O. #: 4500617901  
Invoice Order # 40044523  
File Name: City of Vancouver – SSMUH Zoning in RT and FSD Districts

PLEASE REMIT AMOUNT DUE UPON RECEIPT:  
**\$ 2,321.00**

ATTENTION:  
Accounts Payable  
APInvoice@vancouver.ca  
cc: Nathan.Bunio@vancouver.ca  
cc: Chris.Clibbon@vancouver.ca

TO:  
City of Vancouver  
Accounts Payable, PO Box 7757, Vancouver, BC V6B 0L5

FOR:  
Work on Financial Analysis of SSMUH Zoning in RT and FSD Districts - to June 30, 2024.

| Fees                             | Hours   | Rate per Hour | Amount      |
|----------------------------------|---------|---------------|-------------|
| B. Erb                           | s.21(1) | @ \$ s.21(1)  | \$ 2,208.75 |
| Subtotal                         |         |               | \$ 2,208.75 |
| Disbursements                    |         |               |             |
| Inhouse Photocopy/Printing       | 3       | @ \$ 0.55     | \$ 1.65     |
| 5% handling fee on disbursements |         |               | \$ 0.08     |
| Subtotal                         |         |               | \$ 1.73     |
| Subtotal                         |         |               | \$ 2,210.48 |
| GST                              |         | @ 5%          | \$ 110.52   |
| Amount Due                       |         |               | \$ 2,321.00 |

**Payable to: Coriolis Consulting Corp., 500-1130 West Pender Street, Vancouver, BC V6E 4A4**

Invoice is due when rendered. Accounts not paid by 30 days after invoice date will bear interest in each calendar quarter at the prime rate quoted by the Bank of Montreal plus 2% per annum. Send EFT notices at nolenick@coriolis.ca and/or admin@coriolis.ca



677 East 27th Avenue,  
Vancouver, BC, V5V 2K7  
www.architecturalcollective.com  
PH. 604.266.4679

**Client:** City of Vancouver / c/o Neil Hrushowy  
Director, Community Planning,  
Planning, Urban Design & Sustainability  
Graham Anderson  
Graham.Anderson@vancouver.ca  
**CoV Contact:**  
**CoV Contact email:** Multiplex Testing Large Lots  
**Project:** Account code: 40044523 (SSMUH)  
2420  
**Project Number:** 2324205  
**Invoice:** May 27, 2024  
**Invoice Date:** May-24  
**Invoice Period:**

**Invoice for Architectural Services for the property at:** City of Vancouver, - Community Planning  
453 West 12th Avenue, Vancouver, V5Y 1V4

| Phase   | Description                           | % Complete |    | Total Fixed Fee |  | Total Fee Invoiced to Date |
|---|---------------------------------------|------------|----|-----------------|--|----------------------------|
| 1   | Multiplex testing sloped lot 33' wide | 100%       | of | 10,000.00       |  | 10,000.00                  |
|   |                                       |            |    |                 |  |                            |
|   |                                       |            |    |                 |  |                            |
| Less previously invoiced (consolidated):<br>Fixed Fees this Period: |                                       |            |    |                 |  | 10,000.00                  |
|   |                                       | Hours      |    | Rate            |  |                            |
|   | Architectural Services                |            |    |                 |  |                            |
|   | Principal                             | 0.00       | x  | 285.00          |  | 0.00                       |
|   | Architectural Staff                   | 0.00       | x  | 165.00          |  | 0.00                       |
|   | Senior Technologist                   | 0.00       | x  | 135.00          |  | 0.00                       |
|   | Technologist                          | 0.00       | x  | 100.00          |  | 0.00                       |
|   |                                       |            |    |                 |  |                            |
|   |                                       |            |    |                 |  |                            |
| Hourly Fees this Period:  |                                       |            |    |                 |  | 0.00                       |
| Subtotal Professional Fees:   |                                       |            |    |                 |  | 10,000.00                  |
| GST s.21(1)   |                                       |            |    |                 |  | 500.00                     |
| Total Professional Fees this Period:                                |                                       |            |    |                 |  | 10,500.00                  |
|   | Disbursements                         |            |    |                 |  |                            |
|   | 1                                     |            |    |                 |  |                            |
|   | 2                                     |            |    |                 |  |                            |
|   | 3                                     |            |    |                 |  |                            |
|   |                                       |            |    |                 |  |                            |
|   |                                       |            |    |                 |  |                            |
| Subtotal Disbursements:   |                                       |            |    |                 |  | 0.00                       |
| GST s.21(1)   |                                       |            |    |                 |  | 0.00                       |
| Disbursement (NO GST)   |                                       |            |    |                 |  | 0.00                       |
| Total Disbursements this Period:                                    |                                       |            |    |                 |  | 0.00                       |
| Grand Total This Invoice/This Period:                               |                                       |            |    |                 |  | 10,500.00                  |



Graham Anderson

City of Vancouver - Community Planning

453 West 12 Avenue, Vancouver, BC V5Y 1V4

May 23, 2024

Invoice # 218

| Item   | Cost    |
|--|---------|
| SSMUH related testing<br><br>RT Zone multiplex testing including 3D massing studies for 3, 4 and 6 plex options on multiple small lot configurations | \$8,000 |

Subtotal \$ 8,000

GST \$ 400

**Total \$ 8,400 DUE**

-Please make 'Payment' cheques payable to "Lanefab Design Build Ltd".

Thanks,

Bryn Davidson / Mat Turner/ Lanefab Team

Lanefab Design / Build Ltd. 3728 Commercial Street, Vancouver BC V5N 4G2  
GST # 84265 7256 Contact 604-558-1123



**From:** ["Seaton, Mateja" <Mateja.Seaton@vancouver.ca>](mailto:Mateja.Seaton@vancouver.ca)  
**To:** ["Seaton, Mateja" <Mateja.Seaton@vancouver.ca>](mailto:Mateja.Seaton@vancouver.ca)  
**Date:** 6/10/2025 10:47:53 PM  
**Subject:** Fw: TOA testing  
**Attachments:** TOA Economic Testing Assumptions.docx  
TOA Testing Scenarios.docx

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**From:** Seaton, Mateja  
**Sent:** Tuesday, February 27, 2024 4:27PM  
**To:** Blair Erb <berb@coriolis.ca>  
**Cc:** Behler, Kirsten <kirsten.behler@vancouver.ca>; Anderson, Graham <Graham.Anderson@vancouver.ca>  
**Subject:** RE: TOA testing

Hi Blair,

We've prepared a list of testing assumptions, and a separate document which outlines the testing scenarios and test sites broken down by the 5 TOAs, as well as the 2 bus loops.

Paperwork side seems fine also, just shuffling some funds around and confirming whose name should go on invoice and which PO number. Will follow up shortly.

Unfortunately, we can't get a meeting time for the three of us until Monday at 9.30 am. Would that work for you? I'll send a placeholder and can reschedule if it doesn't.

Mateja

---

**From:** Blair Erb <berb@coriolis.ca>  
**Sent:** Friday, February 23, 2024 11:34 AM  
**To:** Seaton, Mateja <Mateja.Seaton@vancouver.ca>  
**Cc:** Behler, Kirsten <kirsten.behler@vancouver.ca>; Anderson, Graham <Graham.Anderson@vancouver.ca>  
**Subject:** RE: TOA testing

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Hi Mateja.

This is great. Thanks for the extra info and clarifications.

As far as I'm concerned, we can get going on this as soon as we can confirm with your team the assumptions about site selection (other assumptions/inputs/items can follow as we go).

I am assuming that we may learn some things as we go on this, so if it is okay with your team, I think we should get going soon. If we learn new information along the way (either due to new Provincial input or our own research/findings), I am completely comfortable adding/subtracting scenarios and changing assumptions as the new information becomes available.

If that sounds good, how about you send me whatever you can over the next couple business days and then we meet on Wednesday afternoon to discuss?

Also, let me know if you need anything from me on the "paperwork" side. We have a standing PO with the City for this type of work, so I assume that can be used. However, I don't know if you need something specific/formal from me for authorization.

Thanks again.

Blair Erb

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---

From: Seaton, Mateja <[Mateja.Seaton@vancouver.ca](mailto:Mateja.Seaton@vancouver.ca)>

Sent: Friday, February 23, 2024 10:31 AM

To: Blair Erb <[berb@coriolis.ca](mailto:berb@coriolis.ca)>

Cc: Behler, Kirsten <[kirsten.behler@vancouver.ca](mailto:kirsten.behler@vancouver.ca)>; Anderson, Graham

<[Graham.Anderson@vancouver.ca](mailto:Graham.Anderson@vancouver.ca)>

Subject: RE: TOA testing

Hi Blair,

Thanks for the quick response. I'm providing some responses below in red. I will follow up in a separate email later today or Monday at the latest with specific sites, and more detailed assumptions around rent, parking etc.

If you'd like to schedule a meeting next week to talk through anything, happy to arrange that.

Mateja

---

From: Blair Erb <[berb@coriolis.ca](mailto:berb@coriolis.ca)>

Sent: Sunday, February 18, 2024 12:36 PM

To: Seaton, Mateja <[Mateja.Seaton@vancouver.ca](mailto:Mateja.Seaton@vancouver.ca)>

Cc: Behler, Kirsten <[kirsten.behler@vancouver.ca](mailto:kirsten.behler@vancouver.ca)>

Subject: TOA testing

Hi Mateja,

Thanks for sending this to me...it is very helpful.



I have a few comments/questions on the scope:

- Some scenarios include social housing. I assume this would be turnkey social housing units turned over the City at no cost to the City (as opposed to being retained by the developer). This is what we have typically been asked to assume. Let me know if this is correct. **Correct, social housing would be turnkey to the City.**
- Some scenarios include childcare. Same as above. I assume this is turnkeyed to the City at no cost to the City. Let me know if this is correct. If it is privately owned space that is rented to a for-profit child care operator, then this space effectively functions as privately owned commercial space and would be rented at full market rent (so I am not sure if it is necessary to test). **One scenario is in-kind/turnkey childcare, but we also wanted to test private childcare which is commercial space technically. If not necessary to test, because we're already testing other scenarios that include commercial component, then we can remove that one, sure.**
- Any scenarios that include rental or social housing are highly unlikely to support turnkey childcare in addition (we can test this, but just giving you a heads-up). **Yup, we figured that's the case, but wanted to confirm. Mostly, wanted to know if it's feasible if extra density beyond 5FSR is permitted, or if it's a total no-go and not viable in this combination.**
- I would want to confirm the assumptions about rents (and related assumptions) for any below market rental units. The City's policy/approach to BMR unit rents has changed over the past year or so and is typically based on a discount from CMHC average rents (not household incomes). **We will send you list of assumptions in separate email (coming from Graham, cc'd).**
- Just a heads-up that most of the scenarios with below market rental or turnkey social housing are going to be challenging financially. Based on our previous work on these topics, I don't expect 5.0 FSR to be sufficient to create a viable opportunity in most cases. Increased density may help in some locations, but in other locations (lower value) the extra density will not be very valuable so extra density (on its own) may not be enough to achieve the 20% affordable housing target. **Understood. We would like to know which locations it may be feasible in, and where it might not. Or, where it may be feasible if some extra density is allowed.**

Regarding schedule...there are a lot of locations and scenarios to test. If this needs to be completed by the end of April (which will be difficult), adding additional sites in Granville and Broadway will make it even more challenging. So, I would ask that this be thought through carefully unless there is extra time. I would expect adding sites in Broadway will be less challenging than adding sites in Granville (due to the complexity of determining the existing value of properties). **Makes sense. Granville St is on a different timeline. I have mentioned this to Thomas Daley, and he may reach out separately. For Broadway, they were not really needing to test much except a site or two, but we don't have to add them in as they didn't fully confirm they need to test. Let's focus on the scenarios and locations we are providing.**

In terms of budget...it looks like about \$50,000 plus GST as currently scoped. Additional locations or scenarios would change this. This assumes the main deliverable is a summary of our findings (not a detailed report). **Sounds good. Yes, just a summary of findings is sufficient, no report needed.**

I am in meetings out of town on Tuesday, but in the office the rest of this week if you would like to discuss. **We can meet next week to discuss/confirm any assumptions.**

In order to meet the desired schedule, we would need to start very quickly (i.e. within one week). **Sending more info by end of day, or Monday at the latest so you can get going. Thanks!**



Thanks very much.

Blair Erb  
**Coriolis Consulting Corp.**  
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From: Seaton, Mateja <[Mateja.Seaton@vancouver.ca](mailto:Mateja.Seaton@vancouver.ca)>  
Sent: Friday, February 16, 2024 5:19 PM  
To: Blair Erb <[berb@coriolis.ca](mailto:berb@coriolis.ca)>  
Cc: Behler, Kirsten <[kirsten.behler@vancouver.ca](mailto:kirsten.behler@vancouver.ca)>  
Subject: RE: TOA testing - potential?

Hi Blair,

Kirsten and I have put together a summary document on scenarios we'd like to test for the TOAs (see attached).

We will need to follow up next week with more specific site selections and assumptions, but wanted to get an estimate of general timelines and approximate cost based on the attached scope.

We'll likely throw in a couple sites in the Broadway Plan area (Mount Pleasant Village where we have some shallower lots), and another 2-3 within our Granville Street planning area. Some staff were away so we weren't able to confirm exact detail this week.

Please let me know if there are any questions once you review the document, and happy to work on details in coming weeks. Also, if you have suggestions on other scenarios to test that I may have missed, happy to hear your recommendations!

Hope you have a great long weekend!

**Mateja Seaton** MPlan, MCIP RPP  
Planner | Community Planning  
Planning, Urban Design & Sustainability  
(604) 829-4217  
[mateja.seaton@vancouver.ca](mailto:mateja.seaton@vancouver.ca)

---

From: Blair Erb <[berb@coriolis.ca](mailto:berb@coriolis.ca)>  
Sent: Wednesday, February 7, 2024 12:12 PM  
To: Behler, Kirsten <[kirsten.behler@vancouver.ca](mailto:kirsten.behler@vancouver.ca)>  
Subject: RE: TOA testing - potential?

That all makes sense and shouldn't be a problem to accommodate.  
We would likely need the following types of input/guidance:

- Location and types of sites to test (e.g. current zoning/use on the assumed property).
- Achievable density at the 20 and 12 storey heights.
- Any opportunities to increase density/height beyond 12/20 storeys and the requirements (e.g. density bonus payments or similar).
- Specifics about any rental requirements or below market requirements (share of space, rents permitted, annual increases permitted).
- Assumptions about parking (number of stalls) and bicycle parking (floorspace likely required for bikes) – we could weight in on this if helpful.
- If the TOA is in a location with known water table/soils issues, we would need to agree on how any cost premiums can be incorporated into the analysis (e.g. are there cost inputs available from the City).

Let me know if you want to discuss further anytime.

Thanks!

Blair Erb  
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From: Behler, Kirsten <[kirsten.behler@vancouver.ca](mailto:kirsten.behler@vancouver.ca)>  
 Sent: Wednesday, February 7, 2024 11:02 AM  
 To: Blair Erb <[berb@coriolis.ca](mailto:berb@coriolis.ca)>  
 Subject: RE: TOA testing - potential?

Hi Blair,

Sounds promising! Best guess at this point:

- We need to know whether 20 storeys and 12 storeys are working (with certain conditions, like rental and /or BMR)
- Would need to test at least 2 sites each for 5 stations (one site for 20 storeys, one for 12 storeys)

That would be the absolute minimum... we could add more, if there is capacity at your end.

Kirsten

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From: Blair Erb <[berb@coriolis.ca](mailto:berb@coriolis.ca)>  
 Sent: Wednesday, February 7, 2024 8:58 AM  
 To: Behler, Kirsten <[kirsten.behler@vancouver.ca](mailto:kirsten.behler@vancouver.ca)>  
 Subject: RE: TOA testing - potential?

H Kirsten.

Yes, we can help during March and April. However, having said this, I am not sure what you have in mind so I don't know the level of effort/time that would be required.

Blair Erb  
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From: Behler, Kirsten <[kirsten.behler@vancouver.ca](mailto:kirsten.behler@vancouver.ca)>  
Sent: Wednesday, February 7, 2024 8:31 AM  
To: Blair Erb <[berb@coriolis.ca](mailto:berb@coriolis.ca)>  
Subject: TOA testing - potential?

Hi Blair,

Hope you're doing well!

I have a quick question on some work we are doing to implement the new TOA legislation and regs. We are currently scoping the work, including a potential rezoning policy. We are weighing the pros and cons of getting some financial testing done at this point in the process, noting that there is still a lot of uncertainty of what we can require/condition in these developments.

Before we explore this further, I wanted to check whether you have any capacity in the short term (March-April). I'm assuming you are quite busy! Could you please give me a sense of whether you would be available?

Thanks,  
Kirsten

TOA Economic Testing Assumptions  
February 2024

Assumptions By Tenure Type

| Housing Type                                      | Unit Mix                                      | Unit Size   | Starting Rents<br>(see tables below for detail)                     | Rent Increases  | Senior Government Incentives  | DCLs   | Metro Vancouver DCCs<br>(Sewerage & Drainage/Water) | TransLink Regional DCC                        |
|---|---|---|---|---|---|--|---|---|
| Inclusionary Social Housing (Turn-key to the COV) | S: 20%<br>1 BR: 30%<br>2 BR: 30%<br>3BR: 20%  | S: 370 ft <sup>2</sup><br>1 BR: 550 ft <sup>2</sup><br>2 BR: 750 ft <sup>2</sup><br>3 BR: 950 ft <sup>2</sup>   | 30% of residential floor area below HILs                            | No annual increase or increase at unit turn over for HILs units   | Per-door funding and low-cost financing (TBC with consultant), GST refund on construction costs | Exempt from city-wide & utilities DCLs                   | Waiver for social housing component (TBC)           | Waiver for social housing component (confirm) |
| Secured Below-Market Rental Housing               | S: 25%<br>1 BR: 40%<br>2 BR: 25%<br>3 BR: 10% | S: 425 ft <sup>2</sup><br>1 BR: 500-575 ft <sup>2</sup><br>2 BR: 750-775 ft <sup>2</sup><br>3 BR: 950-1,000 ft <sup>2</sup><br><br>*Coriolis 2021 mkt research & rental testing assumptions | 20% of residential floor area at 20% below- city-wide average rents | Annual RTA allowable increases apply to below-market units - assume annual increase by CPI<br><br>BMR rents may be re-indexed to current city-wide average rents at turnover minus required % | Low-cost construction financing, GST Waiver (TBC with consultant)                               | Class A city-wide DCL waiver (100% waiver), UDCLs paid   | Waiver (TBC - Metro consultation)                   | No waiver                                     |
| Secured Market Rental Housing                     | S: 25%<br>1 BR: 40%<br>2 BR: 25%<br>3 BR: 10% | S: 425 ft <sup>2</sup><br>1 BR: 500-575 ft <sup>2</sup><br>2 BR: 750-775 ft <sup>2</sup><br>3 BR: 950-1,000 ft <sup>2</sup><br><br>*Coriolis 2021 mkt research & rental testing assumptions | Maximum DCL starting rents set at time of Building Permit           | Annual RTA allowable increases apply - assume annual increase by CPI<br><br>No rent restrictions at unit turnover   | Low-cost construction financing, GST Waiver (TBC with consultant)                               | Class B city-wide DCL waiver (86.24% wavier), UDCLs paid | Waiver (TBC - Metro consultation)                   |   |
| Strata Condominium                                | S: 25%<br>1 BR: 40%<br>2 BR: 25%<br>3 BR: 10% | TBC with consultant   | N/A   | N/A   | N/A   | No waiver  | No waiver   |   |



Rent Rate Assumptions

| Unit Type | DCL Waiver Max Rents (Class B) |           | Below-Market Rental Rents (20% Below CMHC) |              | Low-End Market Rents | HILs                  | Shelter Rates   |
|-----------|--------------------------------|-----------|--|--------------|----------------------|-----------------------|---|
|           | East Area                      | West Area | 10% Discount                               | 20% Discount |                      | 70% of HILs Max Rents |   |
| Studio    | \$2,032                        | \$2,235   | \$1,376                                    | \$1,223      | \$1,829              | \$1,015               | \$500 (1 person)  |
| 1 BR      | \$2,34                         | \$2,575   | \$1,607                                    | \$1,429      | \$2,107              | \$1,260               | \$500 (1 person)<br>\$695 (2 persons)                       |
| 2 BR      | \$3,243                        | \$3,567   | \$2,215                                    | \$1,969      | \$2,919              | \$1,505               | \$790 (3 persons)<br>\$840 (4 persons)                      |
| 3 BR      | \$3,723                        | \$4,095   | \$2,695                                    | \$2,395      | \$3,351              | \$1,881               | \$840 (4 persons)<br>\$890 (5 persons)<br>\$940 (6 persons) |
| 4 BR      | N/A                            | N/A       | N/A  | N/A          | N/A                  | \$1,015               | N/A   |

TRPP Assumptions

Standard TRPP

- For scenarios with BMR units, assume ROFR tenants go into the BMR units (i.e. don't factor in additional BMR units to accommodate returning tenants, unless it's needed to ensure returning tenants are able to access a BMR unit)
- Assume \$11,000 in total compensation per tenant (includes TRP requirements of free rent + moving expenses + assumptions for additional compensation for vulnerable tenants)
- 10% of tenants return (assumes majority will not want to move back after 3+ years needed for construction)
- Returning rent rates:
  - Market rental: 20% discount to market rents
  - BMR: assume ROFR tenants will occupy a BMR unit (20% discount to city-wide CMHC average rent)
  - 7 years at discounted rents (based on average tenancy length)
- Returning unit mix: TBC depending on location and base zone

Enhanced (Broadway Plan-type) TRPP

- For scenarios with BMR units, assume ROFR tenants go into the BMR units (i.e. don't factor in additional BMR units to accommodate returning tenants, unless it's needed to ensure returning tenants are able to access a BMR unit)
- Assume \$2,170 compensation per tenant (includes TRP requirements of moving expenses + assumptions for additional compensation for vulnerable tenants) PLUS a temporary relocation rent top-up of \$20,520/tenant (average between east and west side costs for difference between existing average retns in older buildings & average city-wide rents for buildings built 2005+)
- 75-100% of tenants return (assumes majority of tenants will return based on more deeply discounted rents + assumption that financial institutions will assume 100% return when assessing financing for rental projects)
- Returning rent rates:
  - BMR rates (20% discount to city-wide CMHC average rents)
  - For tenants returning to BMR units assume for life of building, tenants returning to 'market' units assume 7-10 years
- Returning unit mix: TBC depending on location and base zone

Other Assumptions

- Assembly premium: 20%
- Green infrastructure and rainwater management: \$350 per square meter
- Utilities upgrades and latecomer agreement: \$1.5M cost, 50% recouped through latecomer
- Rental replacement requirements: apply per RHS ODP, **COV to provide unit mix for any case studies involving redevelopment of purpose-built rental**

- Processing: CD-1 rezoning
- Parking: Assume existing parking standards (per TDM reductions / market expectation to be confirmed by consultant) **Tanking premium? Above-grade scenarios?**

## **TOAs: ECONOMIC TESTING**

**Purpose:** To test select sites within provincially mandated Transit-Oriented Areas (TOAs) in order to:

- confirm economic viability of proposed land use mixes and tenures at provincially legislated heights and densities (profit margin, annual yield for rental, and residual land value); and
- if scenarios are not viable at provincial heights and densities, to identify what densities would be required to make scenarios financially viable.

### **Testing Scenarios:**

#### **1. Residential-only (5 sites)**

20 storeys, 5 FSR

- 80% market rental, 20% below market rental
- 80% strata, 20% social housing
- 70% strata, 30% social (for Cambie TOAs ONLY)
- 80% market rental, 20% below market rental, childcare (private)
- 80% market rental, 20% below market rental (childcare, turnkey to City)

12 storeys, 4 FSR

- Market rental
- Market rental, 20% BMR

#### **2. Mixed use (20 storeys, 5 FSR of which 0.35 FSR is ground floor retail) (5 sites)**

- At-grade retail, commercial podium (up to 60 ft.), market rental with 20% below market rental
- At-grade retail, commercial podium (up to 60 ft.), market rental
- At-grade retail, commercial podium (up to 60 ft.), strata
- Commentary on whether residential with ground floor commercial generally works, or if further testing is required

#### **3. Mixed use (12 storeys, 4 FSR of which 0.35 FSR is ground floor retail) (5 sites)**

- At-grade retail, 80% market rental, 20% below market rental
- At-grade retail, 100% market rental
- 80% market rental, 20% below market rental

#### **4. Bus Loops**

Test one site per ring, two in each bus loop (4 sites total)

12 storeys, 4 FSR (2 sites)

- Market rental
- Market rental, 20% BMR
- Market rental with childcare (private)
- Market rental with childcare (turnkey to City)
- 100% strata with childcare (private or turnkey to City)

6 storeys, up to 3.0 FSR (2 sites)

- Market rental with 20% BMR (can assume 10% discount from CMHC average rents)

#### **Testing Locations**

##### **Rapid Transit TOAs:**

Two sites within 200 m to test residential-only and mixed-use scenarios; one site within 400 m; 3 per station, in the following TOAs:

- King Edward Station TOA
  - o 4005 & 4033 Cambie St (existing C-2 zoning) – 20-storey mixed use
  - o 481-455 W 23<sup>rd</sup> Ave – 20-storey residential (existing R1-1 zoning)
  - o 520-548 W 27<sup>th</sup> Ave (existing RM-8A zoning) – 12-storey residential
- 49th Ave TOA
  - o 510 W 49<sup>th</sup> Ave, 6537-6561 Cambie St & 515 W 50th Ave (existing R1-1 zoning) – 20-storey mixed use
  - o 6611 Ash St & 618-622 W 50<sup>th</sup> Ave (existing R1-1 zoning) – 20-storey residential
  - o 6287-6329 Alberta St (existing RM-8A zoning) – 12-storeys residential
- Joyce-Collingwood TOA
  - o 4997-4955 Joyce St (existing RM-4N zoning) – 20-storey mixed use
  - o 5084-5058 Payne St (existing R1-1 zoning) – 20-storey residential
  - o 3324-3348 Clive Ave (existing RM-9) – 12-storey residential



- Recent testing for Financing Growth team completed shows that 12 storeys at 3.5 FSR was not viable. Would like confirmation of what height/density would make a rental tower scenario viable
- 29th Ave Station TOA
  - 4563-4595 Earles St (existing CD-1 zoning) – 20-storey residential
  - 2905-2915 E29th Ave (existing R1-1 zoning) – 20-storey mixed use
  - 2882-2890 Euclid Ave (existing RM-7 zoning) – 12-storey residential
  - 2692-2698 E28th Ave & 4415-4423 Slocan St (existing R1-1 zoning) – 12-storey residential
- Commercial-Broadway Station TOA
  - 2279-2287 Commercial Dr (existing C-2C zoning) – 20-storey mixed use
  - 2611 E10th Ave (existing RM-4 zoning) – 20-storey residential
  - 1420 E8th Ave (existing RM-4 zoning / strata site) – 12-storey residential
  - 1638-1664 E11th Ave (existing RT-5 zoning) – 12-storey residential

**Bus Loops (one site in each):**

- Dunbar Loop (all off-arterials sites are R1-1)
  - 5757-5791 Dunbar St (existing R1-1 zoning) – 12-storey residential
  - 3506-3522 W 49<sup>th</sup> Ave (existing R1-1 zoning) - 6-storey residential
- Kootenay Loop (all off-arterials sites are R1-1)
  - 3586-3599 Franklin St (existing R1-1 zoning) - 12-storey residential
  - 3581-3597 E Georgia St: 6-storey residential
  - General question: what height/density is generally needed to make a 100% rental with 20% BMR and retail at grade work in C-2 zone?

**General Assumptions (see also separate, detailed spreadsheet ‘TOA Economic Testing Assumptions’):**

- "%" refers to % of net floor area
- Minimum lot frontage of 150 ft. for towers (3-5 lots, depending on neighbourhood); 132 ft. ok for corner sites
  - 12-storey buildings are also considered towers
- Towers could be tower on podium, or tower in open space
  - When testing for inclusion of childcare, assume tower on podium form to allow for outdoor childcare space on top of podium

- When testing mixed-use scenario with commercial podium, assume tower on podium form
- Below market rental housing income limits as per [Below Market Rental Housing Policy for Rezonings](#), social housing income limits as per HILS
- Enhanced Broadway-style TRPP requirements
- Parking ratios to be confirmed (0.5 -0.6 parking stalls per unit? Flexible/TBD based on market demand and residential tenure)
- DCL waiver to be confirmed (refer to [Rental Incentives Program Bulletin](#))
- Assume existing CAC, DBZ and DCL/UDCL frameworks as a new city-wide ACC framework will take some time to develop

**Timeline:**

- Set up analysis early March
- Assume update to provincial TOA manual in late March, which may require tweaking of scenarios
- All work to be completed by mid- to end of April, to inform a TOA Rezoning Policy ready for internal sign-off by May 28.

**From:** [Clibbon, Chris](#)  
**To:** [Blair Erb](#); [Bunio, Nathan](#)  
**Cc:** [Anderson, Graham](#); [Huber, Paula](#)  
**Subject:** RE: Quote for SSMUH Economic Testing - DRAFT - CONFIDENTIAL  
**Date:** Monday, April 15, 2024 9:10:16 AM

Hi Blair,  
In case we didn't formally accept this, please proceed with work. Thanks for the scope of work.  
Thanks.

**From:** Blair Erb  
**Sent:** Saturday, April 6, 2024 10:59 AM  
**To:** Bunio, Nathan  
**Cc:** Clibbon, Chris ; Anderson, Graham ; Huber, Paula  
**Subject:** Quote for SSMUH Economic Testing - DRAFT - CONFIDENTIAL

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Hi Nathan.

Thanks for providing me with the revised draft scope of work (in your email email) for the SSMUH economic testing for the RT7/RT9 District and FS District.

It will be interesting to see the results of this analysis and how it compares with the R1-1 findings.

In order to complete this work, I suggest establishing a budget of \$35,000 plus GST. We may not require all of this, but it is hard to know in advance as some of the scenarios (i.e., FSD) may evolve during the work.

This assumes that:

- We complete the analysis to a draft level by the second week of May.
- The scenarios we analyze are all attached (multiplex) forms of housing (not individual detached units).
- We provide a summary of our findings (not a detailed report) and meet with staff two discuss the findings.
- We participate in one council briefing session (if desired).
- We do not participate in any presentations or engagement with industry (that would require a separate budget).

I think we have all of the information that we require to start the work. However, I would like to confirm the amount of parking that can be accommodated for the FSD scenarios (I assume there is no physical constraint).

I assume you will keep me updated on any changes to the FSD scenarios that the City would like to test.

Please let me know if this is all acceptable as we will need to get started quickly to meet the schedule.

If so, I assume we can invoice under the standard PO that we have with the City.

Thanks very much!

Blair Erb  
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**From:** Bunio, Nathan <[Nathan.Bunio@vancouver.ca](mailto:Nathan.Bunio@vancouver.ca)>

**Sent:** Friday, April 5, 2024 1:57 PM

**To:** Blair Erb <[berb@coriolis.ca](mailto:berb@coriolis.ca)>

**Cc:** Clibbon, Chris <[Chris.Clibbon@vancouver.ca](mailto:Chris.Clibbon@vancouver.ca)>; Anderson, Graham <[Graham.Anderson@vancouver.ca](mailto:Graham.Anderson@vancouver.ca)>; Huber, Paula <[Paula.Huber@vancouver.ca](mailto:Paula.Huber@vancouver.ca)>

**Subject:** RE: SSMUH Economic Testing - DRAFT - CONFIDENTIAL

Hi Blair,

Thanks for meeting with us today. As discussed, see below for the summary of testing sites/scenarios:

RT-7/RT-9

| Lot Size         | Lot Dimensions | Base Density/Development | Redeveloped Density/Development                   | Example Sites |
|------------------|----------------|--------------------------|---|---------------|
| 3000 sqft (RT-7) | 25 ft X 118 ft | 0.7 FSR (duplex)         | 1.0 FSR (3 units)                                 | s.17(1)       |
| 4000 sqft (RT-7) | 33 ft X 110 ft | 0.7 FSR (duplex)         | 1.0 FSR (4-6 units, whatever is highest/best use) |               |
| 4000 sqft (RT-9) | 33 ft X 120 ft | 0.7 FSR (duplex)         | 1.0 FSR (4-6 units, whatever is highest/best use) |               |
| 6000 sqft (RT-7) | 50 ft X 120 ft | 0.7 FSR (duplex)         | 1.0 FSR (4-6 units, whatever is highest/best use) |               |
| 8000 sqft (RT-7) | 67 ft X 120ft  | 0.7 FSR (duplex)         | 1.0 FSR (4-6 units, whatever is highest/best use) |               |

- Looking to test whether the existing west-side R1-1 rates are applicable / close enough to use for the RT-7/RT-9 lots
- Assume all test sites would redevelop to 4-6 units, whatever is highest/best use (probably 6 units?)
- Assume similar parking assumptions used for R1-1 as well as other costs (PMT) and floor area exclusions
- For the base density, we are using 0.7 FSR to match the base density in R1-1 (it's envisioned the DBZ would be applicable to lots above 3,400 sqft, where 0.7 FSR can accommodate 6 units at the minimum 400 sqft unit size). Redevelopment is up to 1.0 FSR.
- For the test site at 3,000 sqft, want to get your opinion whether this is worth testing – is there a scenario where there would be land lift for such a small lot and you can only build 3 units?

FSD

| Lot Size Range | Amount of FSD lots in range (non-protected only) | Avg Lot Size in Range                | Lot Dimensions  | Base / Redeveloped FSR                              | Base Number of Units | Redeveloped FSR       | Redeveloped Number of units | Example Sites |
|----------------|--|--------------------------------------|-----------------|---|----------------------|-----------------------|-----------------------------|---------------|
| <15k sqft      | 129 lots   | 12,000 sqft                          | 85 ft X 140 ft  | 0.25 FSR + 1500 sqft (4,450 sqft)                   | 1 units              | 0.5 FSR (6,000 sqft)  | 6 units (1,000 sqft each)   | S.17(1)       |
| 15-30k sqft    | 110 lots   | 20,000 sqft (non-protected property) | 100 ft X 200 ft | 0.25 FSR + 1500 sqft (6,500 sqft)                   | 2 units              | 0.5 FSR (10,000 sqft) | 6 units (1,670 sqft each)   |               |
| Above 30k sqft | 18 lots  | 38,000 sqft (non-protected property) | 160 ft X 235 ft | 0.25 FSR + 1500 sqft (Max floor area of 9,800 sqft) | 3 units              | 0.5 FSR (19,000 sqft) | 6 units (3,170 sqft each)   |               |

- We are assuming the base density is 0.25 FSR + 1500 sqft, up to a maximum of 9800 sqft (as per existing FSD Zoning)
- The redevelopment scenario will go up to 0.5 FSR
- Assume the building form is attached, along with other R1-1 assumptions (e.g PMT, parking, floor area exemptions, etc)
- Note that the testing above may change slightly, particularly the 'Above 30k sqft' scenario which might have a cap on total redevelopable floor area. We will look to confirm this ASAP.
- You can ignore the previous FSD testing scenarios noted in the previous email

Please let us know if you have any questions. Have a great weekend.

Nate

**From:** Bunio, Nathan

**Sent:** Thursday, March 28, 2024 4:53 PM

**To:** Blair Erb <[berb@coriolis.ca](mailto:berb@coriolis.ca)>

**Cc:** Clibbon, Chris <[Chris.Clibbon@vancouver.ca](mailto:Chris.Clibbon@vancouver.ca)>; Anderson, Graham <[Graham.Anderson@vancouver.ca](mailto:Graham.Anderson@vancouver.ca)>; Huber, Paula <[Paula.Huber@vancouver.ca](mailto:Paula.Huber@vancouver.ca)>

**Subject:** RE: SSMUH Economic Testing - DRAFT - CONFIDENTIAL

Hi Blair,

Thanks for the update. I've sent an invite for next Friday @ 1pm for us to meet.

Agree with your reasons for not re-using the R1-1 sites. We'll do more thinking around the FSD conversion piece.

Have a great weekend,

Nate

**From:** Blair Erb <[berb@coriolis.ca](mailto:berb@coriolis.ca)>

**Sent:** Thursday, March 28, 2024 3:31 PM

**To:** Bunio, Nathan <[Nathan.Bunio@vancouver.ca](mailto:Nathan.Bunio@vancouver.ca)>

**Cc:** Clibbon, Chris <[Chris.Clibbon@vancouver.ca](mailto:Chris.Clibbon@vancouver.ca)>; Anderson, Graham <[Graham.Anderson@vancouver.ca](mailto:Graham.Anderson@vancouver.ca)>; Huber, Paula <[Paula.Huber@vancouver.ca](mailto:Paula.Huber@vancouver.ca)>

**Subject:** RE: SSMUH Economic Testing - DRAFT - CONFIDENTIAL

Hi Nathan.

Thanks for sending this over. I have time on both Wednesday and Friday between 10am and 2pm. Let me know if there is a time on either day that works.

We should be able to do the R7/R9 scenarios in a timely manner. However, I don't think we would want to reuse the previous R1-1 case sites for two reasons:

- Lot size differences between the lots outlined in your email and the case sites we used last time around.
- Likely differences in starting/existing values (particularly Kits Point) from the case sites we used last time.

For FSD, we should be able to do reasonable analysis on the "build new" scenarios (although market evidence will be limited so the results will be approximate).

However, any scenarios that involve renovating and converting existing houses into multiple units will be a problem as we do not have any information on the likely costs involved (which probably are unique to each individual project). So, I don't think we can do those in a timely manner unless the City can provide assumptions/estimates of the costs involved.

Blair Erb

**Coriolis Consulting Corp.**  
500 - 1130 West Pender Street  
Vancouver, BC V6E 4A4  
604.682.9714  
[berb@coriolis.ca](mailto:berb@coriolis.ca)  
[www.coriolis.ca](http://www.coriolis.ca) [[coriolis.ca](http://www.coriolis.ca)]

**From:** Bunio, Nathan <[Nathan.Bunio@vancouver.ca](mailto:Nathan.Bunio@vancouver.ca)>

**Sent:** Thursday, March 28, 2024 12:34 PM

**To:** Blair Erb <[berb@coriolis.ca](mailto:berb@coriolis.ca)>

**Cc:** Clibbon, Chris <[Chris.Clibbon@vancouver.ca](mailto:Chris.Clibbon@vancouver.ca)>; Anderson, Graham <[Graham.Anderson@vancouver.ca](mailto:Graham.Anderson@vancouver.ca)>; Huber, Paula <[Paula.Huber@vancouver.ca](mailto:Paula.Huber@vancouver.ca)>

**Subject:** SSMUH Economic Testing - DRAFT - CONFIDENTIAL

Hi Blair,

Our team has done some initial thinking on the SSMUH changes to the RT-7, RT-9, and FSD district schedules. We provided some high-level direction below to guide your testing. Wanted to get this to you before the weekend, but thinking we probably will want to meet next week to discuss and get your initial thoughts/questions. Can you please provide some times you would be available next week?

#### RT-7/RT-9

| Lot Size         | Lot Dimensions | Base Density/Development | Redeveloped Density/Development                   | Example Sites |
|------------------|----------------|--------------------------|---|---------------|
| 3000 sqft (RT-7) | 25 ft X 118 ft | 0.7 FSR (duplex)         | 1.0 FSR (3 units)                                 | S.17(1)       |
| 4000 sqft (RT-7) | 33 ft X 110 ft | 0.7 FSR (duplex)         | 1.0 FSR (4-6 units, whatever is highest/best use) |               |
| 4000 sqft (RT-9) | 33 ft X 120 ft | 0.7 FSR (duplex)         | 1.0 FSR (4-6 units, whatever is highest/best use) |               |
| 6000 sqft (RT-7) | 50 ft X 120 ft | 0.7 FSR (duplex)         | 1.0 FSR (4-6 units, whatever is highest/best use) |               |

|                  |               |                  |   |         |
|------------------|---------------|------------------|---|---------|
| 8000 sqft (RT-7) | 67 ft X 120ft | 0.7 FSR (duplex) | 1.0 FSR (4-6 units, whatever is highest/best use) | S.17(1) |
|------------------|---------------|------------------|---|---------|

- Looking to test whether the existing west-side R1-1 rates are applicable / close enough to use for the RT-7/RT-9 lots
- Assume all test sites would redevelop to 4-6 units, whatever is highest/best use (probably 6 units?)
- Assume similar parking assumptions used for R1-1 as well as other costs (PMT) and floor area exclusions
- For the base density, we are using 0.7 FSR to match the base density in R1-1 (it's envisioned the DBZ would be applicable to lots above 3,400 sqft, where 0.7 FSR can accommodate 6 units at the minimum 400 sqft unit size). Redevelopment is up to 1.0 FSR.
- For the test site at 3,000 sqft, want to get your opinion whether this is worth testing – is there a scenario where there would be land lift for such a small lot and you can only build 3 units?
- We provided example sites in the table above, but wondering if we could re-use the westside test sites for R1-1 to save time?

#### FSD

| Lot Size                             | Lot Dimensions  | Base / Redeveloped FSR            | Base Number of Units | Redeveloped Number of units | Example Sites |
|--------------------------------------|-----------------|-----------------------------------|----------------------|-----------------------------|---------------|
| 17,000 sqft (non-protected property) | 90 ft X 180 ft  | 0.25 FSR + 1500 sqft (5,750 sqft) | 1 units              | 6 units (960 sqft each)     | S.17(1)       |
| 20,00 sqft (protected property)      | 143 ft X 140 ft | 0.45 FSR (9,000 sqft)             | 2 units              | 6 units (1,500 sqft each)   |               |

- For the above scenarios, we are not adding density, but rather increasing the number of units allowable
- For the non-protected property, we'd like to test a conversion (no demo of existing building), as well as a new build opportunity (demo of existing building and creating a new building)
- For the protected property, we are not building a new home, but rather allowing the existing house to be subdivided into 6 units
- Note that we're likely to add more test scenarios for FSD, but still working on the design testing

Thanks,

Nathan Bunio | Planner, Citywide and Regional Planning, Urban Design & Sustainability | City of Vancouver

[nathan.bunio@vancouver.ca](mailto:nathan.bunio@vancouver.ca)

604-829-9812

**From:** [Anderson, Graham](#)  
**To:** [bryn](#); [Huber, Paula](#)  
**Cc:** [Zonouzi, Sara](#); [Dinh, Ryan](#)  
**Subject:** RE: Scope of Work - Lanefab - Hold  
**Date:** Tuesday, March 5, 2024 3:50:00 PM

Hi Bryn,

Thanks for the summary, and for your patience on us getting back to you on this. We discussed further and think the following scenarios might make more sense for us. Have also included a list of other notes, questions and deliverables. Let us know what you think – happy to find time for a quick call to discuss further if needed. For scenario 5, we were thinking it might be worth testing a conversion scenario of an existing house – Paula mentioned you might have a project in Strathcona that could serve as a suitable test site?

|   | Units | W  | L   | Area         |           | FSR  | Lane? | Other Parameters             | Rationale   |
|---|-------|----|-----|--------------|-----------|------|-------|------------------------------|---|
| 1 | 3     | 33 | 91  | 3,003<br>ft2 | 279<br>m2 | 1.0  | Y     | None                         | Only 3 units required per legislation on this site size; approximates typical end of block sites oriented towards side street |
| 2 | 3     | 33 | 91  | 3,003<br>ft2 | 279<br>m2 | 1.0  | N     | None                         |   |
| 3 | 6     | 25 | 122 | 3,025<br>ft2 | 281<br>m2 | 1.0  | Y     | None                         | Typical of RT-3 (Strathcona) – most lots have lanes; would need to allow 6 units given size per legislation                   |
| 4 | 6     | 25 | 122 | 3,025<br>ft2 | 281<br>m2 | 1.0* | Y     | *Passive house scenario      |   |
| 5 | 6     | ?  | ?   | ?            | ?         | 1.0  | Y     | Conversion of existing house | Want to test retention option to 6 units on a small/standard lot  |

Other Parameters/Assumptions:

- Mid-block lots
- Generally aim to comply with R1-1 regs as starting point
  - Aim to maintain 4' side yards
  - No requirement or exclusion for bulk storage (under stair area exclusion available)
  - Units cannot be oriented to side yards only
  - Include PMT and rainwater detention tank
  - No bicycle parking required (encourage where/if possible)

Questions for Analysis:

- What building depth and rear yard setback do you come up with?
- What unit mix is achievable? What's the max. number of 2+ BR units achievable? Note: R1-1 currently requires 2 units with 2+ BRs in triplexes and 3 units with 2+ BRs in 6-plexes
- Does the front yard need to be reduced (e.g. from 16' to 12')?
- How much vehicle parking is achievable? How would it be configured?
- Do any scenarios drive a part 3 building? What are the barriers preventing part 9?
- How does this influence basement vs above-grade design decision?



- What are the accessibility implications if a basement design scenario is explored?
- Does R1-1 height limit work or is something more needed?

Deliverables

- Digital files (including native editable format) of the schematics and 3D models produced
- Brief point form summary of analysis and key findings, recommendations and issues identified

Thanks,

Graham

**From:** Bryn Davidson

**Sent:** Wednesday, February 28, 2024 6:40 PM

**To:** Huber, Paula ; Anderson, Graham

**Subject:** Re: Scope of Work - Lanefab - Hold

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To follow up, I'm proposing doing some massing studies looking at the following small RT lot sizes for 1.0 FSR multiplex.

For each lot size I would be doing it with and without a lane, for a total of 8 massing studies.

| RT Plex Lots | W  | L   | Area     |        |
|--------------|----|-----|----------|--------|
| 3 Plex       | 25 | 121 | 3,014 sf | 280 m2 |
| 3 Plex       | 33 | 91  | 3,014 sf | 280 m2 |
| 4 Plex       | 25 | 132 | 3,294 sf | 306 m2 |
| 4 Plex       | 33 | 100 | 3,294 sf | 306 m2 |

Please let me know if I understood the lot area thresholds.

thanks

**Bryn Davidson**

B.Eng. M.Arch.

**Lanefab Design / Build**

Custom Homes, Infill and Multiplex Housing

Passivhaus, Net-Zero & BC Step Code

3728 Commercial St. Vancouver. V5N 4G2

O: 504.558.1123. [bryn@lanefab.com](mailto:bryn@lanefab.com) [lanefab.com](http://lanefab.com)

I'm currently located in the Central Indonesia Time Zone

and am available to talk via Whatsapp or Facetime after 4pm Vancouver time.

Phone: +62 812 3973 6693

Whatsapp: +1 604-728-0606

[WhatsApp Voice Call \[call.whatsapp.com\]](https://www.whatsapp.com/call/6047280606)

[WhatsApp Video Call \[call.whatsapp.com\]](https://www.whatsapp.com/call/6047280606)

[Facetime Video Call \[facetime.apple.com\]](https://www.whatsapp.com/call/6047280606)

On Saturday, February 24, 2024 at 03:59:18 AM GMT+8, Bryn Davidson <[bryn@lanefab.com](mailto:bryn@lanefab.com)> wrote:

Yes - I'll see you then

Bryn Davidson B.Eng. M.Arch.

Lanefab Design / Build

Custom Homes, Infill and Multiplex Housing

Passivhaus, Net-Zero & BC Step Code

3728 Commercial St. Vancouver. V5N 4G2

O: 504.558.1123. [bryn@lanefab.com](mailto:bryn@lanefab.com) [lanefab.com](http://lanefab.com)

I'm currently located in the Central Indonesia Time Zone

and am available to talk via Whatsapp or Facetime after 4pm Vancouver time.

+62 812 3973 6693

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[Facetime Video Call \[facetime.apple.com\]](https://www.whatsapp.com/call/6047280606)

On Friday, February 23, 2024, 11:21 AM, Huber, Paula <[Paula.Huber@vancouver.ca](mailto:Paula.Huber@vancouver.ca)>

wrote:

Hello Bryn,

Would 4 pm today work for a scope discussion on testing? You can have a beer on your end.

Paula

---

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**From:** ["Anderson, Graham" <Graham.Anderson@vancouver.ca>](mailto:Graham.Anderson@vancouver.ca)  
**To:** [carman@architecturalcollective.com](mailto:carman@architecturalcollective.com)  
**CC:** ["Huber, Paula" <Paula.Huber@vancouver.ca>](mailto:Paula.Huber@vancouver.ca)  
["Zonouzi, Sara" <Sara.Zonouzi@vancouver.ca>](mailto:Sara.Zonouzi@vancouver.ca)  
["Dinh, Ryan" <Ryan.Dinh@vancouver.ca>](mailto:Ryan.Dinh@vancouver.ca)  
**Date:** 3/22/2024 4:40:00 PM  
**Subject:** SSMUH Testing Follow Up

---

Hi Carman,

Apologies for the long silence on this – there's been a lot of just trying to keep our heads above water on things for the last while.

We're still hopeful you're interested and available to do some design testing for our SSMUH implementation work. At this stage these are the scenarios we think might be most helpful:

1. 50'x100' lot, mid-block, no rear lane – 6 units, 1.0 FSR max
2. 100'x150' lot (FSD), mid-block, no rear lane – 6 units, 0.45 FSR max
3. Conversion test – 33'x122' lot, mid-block, no rear lane – 4-6 units (depending on existing house?), 1.0 FSR max (we can provide plans for an existing house to work from, and were thinking a Van Special might make sense as a test case)

The idea is to work from the R1-1 regulations otherwise as much as possible.

As for questions we're interested in exploring:

- ☐ What unit mix is achievable?
- ☐ What deviations from the R1-1 standards are needed?
- ☐ How much vehicle parking is achievable? How would it be configured?
- ☐ Does your solution drive a part 3 building and if so what are the barriers preventing part 9?
- ☐ Does your solution drive a basement vs above-grade design?

For the Shaughnessy in particular:

- For lots deeper than 200' (20% of lots in FSD), would there be any fire access issues and solutions to get to rear buildings?
- Would a larger front yard make sense to maximize tree retention and limit impacts?
- Recognizing there are a lot of substantial trees along the shared property lines for lots without lanes, how would we maximize tree retention?
- What are the outcomes for unit sizes and do they seem to make sense for a strata multiplex product? We are contemplating whether a max floor area cap should be included to limit building size on the very large lots (working from 0.45 FSR at 12,000 sq. ft that would impact ~15% of FSD lots)

In terms of deliverables, we're looking for:

- ☐ Digital files (including native editable format) of the schematics and 3D models produced
- ☐ A brief point form summary of analysis and key findings, recommendations and issues identified

As we're bound to the June 30 compliance deadline, we're still trying to get things moving on an ASAP basis. Hoping this gives you enough additional detail to give us a sense of what your turnaround timeline might be? And in terms of our budget constraints – we'll need to find a way to keep the scope of this to something that can be done for \$10k or under, as beyond that we get kicked into a protracted procurement process. Happy to find time for a call early next week to discuss further if helpful.

Thank you!  
Graham

**Graham Anderson**

Planner | Housing Policy

Planning, Urban Design & Sustainability | City of Vancouver

Unceded Traditional Coast Salish Territory of the Musqueam, Squamish & Tsleil-Waututh First Nations

[graham.anderson@vancouver.ca](mailto:graham.anderson@vancouver.ca) | 604-829-9264

# Change Order Request

Number: 2 Issue Date: July 16, 2024

Purchase Order: 4500622948

Project: PS20230259-PUDS-NOITC

City of Vancouver,  
Department: PDS

Attn: Marco D'Agostini  
Address: 4<sup>th</sup> floor – 510 West Broadway  
Vancouver, BC V5Z 1E9  
Phone: 604-873-7172

Contractor: Bill Boons Consulting Services

Attn: Bill Boons  
Address: s.22(1)  
s.22(1)  
Phone: s.22(1)

Once approved, this Change Order supersedes all previous purchase orders or change orders and constitutes the final authorized amount. Execution of work is subject to the same terms and conditions of the original contract.

## Description of Work:

See attachment for scope of work to be completed.

Estimate is s.21(1) hours at s.21(1) hour = \$36,000.

Work will be in accordance with drawing number: N/A

Contract total (including PST) \$ 131,000

Contract price will: (a) increase (including PST) \$36,000.00 \$

(b) decrease (including PST) \$0.00

Contract total (including PST) \$ 167,000

Note: Only PST should be included in price estimates. GST has a net zero impact.

\*\*\* If total change >10% of previous contract total, bonding company must be notified

Current projected completion date: Feb 1, 2025

Contract time will: a) increase 37.5 days

Completion date as of this change order: May 1, 2025

b) decrease days



\*\*If funding for the project is within current budget and/or contingency, complete the first section below. If funding is from a new source, complete the second section of this table.

Funding Source: ☒ Current budget ☐ Contingency Source:

Confirmed by: NAME SIGNATURE DATE

Dept. Finance

Type of Funding: ☒ New funding Source: 4044734

☐ Operating ☐ Capital \*\*if request is for more than \$50K of new Capital funding, it must be approved by Council through the quarterly budget adjustment process prior to proceeding. All new funding requests must be submitted through a shopping cart.

☐ Quarterly Budget adjustment has been requested (if applicable) Council Review Date:

Confirmed by: NAME SIGNATURE DATE

Dept. Finance

Corp. Finance

To ensure compliance and minimize risk to the City of Vancouver, this change order must be reviewed and accepted by the Supply Chain for execution:

DEPARTMENT

NAME

SIGNATURE

DATE

Supply Chain  
Management

Approval of this Change Order is subject to the City of Vancouver's financial authority. Appropriate sign off must be obtained prior to the performance of any work described in this Change Order.

NAME

SIGNATURE

DATE

Contractor acceptance

Project Manager

Department Director

Marco D'Agostini

Marco D'Agostini

July 17, 2024

## SCOPE OF WORK FOR BILL BOONS AND ALAN DAVIES

\*\*Where Estimates in this table refer to “total hours”- this is for two consultants combined

| Categories                | Anticipated Steps  | Estimated Hours**                                |
|---------------------------|--|--|
| <b>Initial Priorities</b> |  |  |
| 1. FSR update             | <ul style="list-style-type: none"> <li>-review/update master list of FSR exclusions/inclusions to target.</li> <li>-complete FSR area data summary (sample projects for typical %)</li> <li>-review list of possible changes with staff/external panel</li> <li>-identify/review with staff experts possible updated “amenity” excl.</li> <li>-consult with staff/ panel amenity priorities (possibly out of scope)</li> <li>-explore options for “omnibus” exclusion to replace individual exclusions and to offset impacts on DCL’s (as with Zero Emission Bldgs –(see Section-10.33.1(e))</li> <li>-evaluate extent of by-law changes needed (resources?)</li> <li>-develop overall scope (what’s in/out?)</li> <li>-develop schedule and timing/resources needed</li> <li>-review recommendations with Jesse &amp; Exec. Steering Cttee</li> <li>-Prepare consultant report on initial recommendations.</li> </ul> <p><b>NOTE: Items 1 &amp; 2) are considered priority items.....consultants to target making initial recommendations on these two projects in initial stages of contract.</b></p> <p><b>Consultants to deliver reports and recommendations for Item #1 by End of August 2024.</b><br/> <b>(Confirm this deadline with Jesse and Marco)****</b></p> | See totals for initial phase under Item 2 below. |

|   |   |   |
|---|---|---|
| <b>Initial Priorities</b>                 |   |   |
| 2.Development Permit Process Optimization | <ul style="list-style-type: none"><li>-embed in up to 5 current projects (4 DPs/1Rezoning).</li><li>- consultants meet with applicant/project team to review protocols.</li><li>- consultants receive/review applicant submission (plans/documents).</li><li>-consultants to receive copies of all project correspondence.</li><li>-consultants to receive all draft PT conditions.</li><li>-consultants attend all scheduled mtgs (applicant/staff).</li><li>-consultants to meet with applicant/staff teams as needed to clarify process and timelines.</li><li>-consultants to meet with decision-makers to discuss proposed PT conditions prior to Design Review decisions.</li><li>- consultants to identify process steps/reviews that could be eliminated or reduced and assess the impact. Ex. All technical regulations to be reviewed for possible adjustments. (ie. Height Calculations, Yards, Shadowing, FSR Overlays etc)</li><li>-identify project review groups that could be removed. (liaise with Engineering-Neal/Chalys)</li><li>-Consultants to prepare recommendations and ideas for streamlining and/or shortening the DP process. (Use of Levers....stop checking, rely on professionals, consolidate reviews)</li><li>Consultants to provide advice and recommendations regarding improved. Intake/Submission requirements especially as related to signing/sealing of drawings by professionals (architects &amp; landscape arch)</li><li>-review recommendations with Jesse and Exec. Steering Cttee</li></ul> <p><b>**NOTE: as with item 1 above, set a deadline for consultants to make initial recommendations (report) on what to change, adjust, or eliminate from current processes and staff reviews.</b></p> <p><b>Estimated total Consultant Hours for Items 1&amp;2-----</b></p> | <p>Consultant totals for Items 1 and 2 (priorities)</p> <p>Deliver report on Item 1 by end of August (Approx. 12 weeks)</p> <p>Deliver report on item 2 by end of September (approx. 16 weeks)</p> <p><b>Total hours estimated for consultants to deliver reports and recommendations for Item 1&amp; 2</b></p> |
|   |   | <b>400 Hours</b>  |
|   |   |   |



|   |  |   |
|---|--|---|
| <b>Ongoing Items</b><br>the work on items 3,4, & 5 would continue on as-needed basis through the year.<br><br><b>3.Support Work of External Panel</b> | Consultants to continue to support the work of this panel, attend meetings/draft agendas, discuss recommendations as needed.<br>-schedule new meetings to seek additional opportunities to improve permitting<br>-anticipate 5-6 additional meetings to be scheduled.<br><br><b>Note: Totals for this item are an Estimate Only and may require additional consultant hours if scope of reviews/extent of panel mtgs expand.</b>   | <b>Estimated Initial Total Consultants Hours for Item 3</b> |
|   |  | <b>50 Hours</b>   |
|   |  |   |
| <b>4.Support Implementation of Provincial Legislation</b>   | <b>(More info required on the components/timelines of this work)</b><br><br>Consultants to act as independent reviewers of any new proposed regulations and processes that are drafted by City Staff.<br>(i.e DP Procedure By-law)<br>Consultants to provide comments and input as required.<br><br><b>Note: Totals for this item are an Estimate Only and may require additional consultant hours if scope of reviews expand.</b>   | <b>Estimated Initial Total Consultant Hours for Item 4</b>  |
|   |  | <b>50 Hours</b>   |
|   |  |   |
| <b>5. Support Ongoing Process and Regulatory Improvements</b>   | Continue to support current/new initiatives and reviews of existing regulations and processes.<br>(i.e. Apartment Living guidelines, view cones, city-wide design guidelines, Childcare, Urban Design Panel, Intake Protocols, Enquiry processes etc) and including on-going work on DP PT conditions).<br>Consultants to act as independent reviewers and provide comments and input to DRAFT changes to regulation and related policy.<br><b>Note: Totals for this item are an Estimate Only and may require additional consultant hours if scope of reviews expand.</b> | <b>Estimated Initial Total Consultants Hours for Item 5</b> |
|   |  | <b>100 Hours</b>  |
|   |  |   |
| <b>Overall Contract Estimates</b>   | <b>Total Estimated Consultant Hours Items 1-5, based on current understanding of Scope: (some additional info on scope TBD, especially for Items #4 and #5)</b>  |   |
|   |  | <b>600 Hours</b>  |
|   |  |   |

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| <b>Overall Contract Provisions &amp; Terms</b> | <b>-one year contract term (June 2024-June 2025?./confirm dates)</b><br><b>-each consultant commits to Max.15 hrs per week on the project work.</b><br><b>-Any additional hours beyond delivery of initial recommendations to be billed at agreed upon hourly rates.</b> |  |
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