

**INVITATION TO OFFER TO LEASE NO. PS20180852
GRANVILLE LOOPS**

QUESTIONS AND ANSWERS NO. 1

ISSUED ON JUNE 7, 2018

Q1.1	<p>I have a question regarding the required/recommended unit mix for Parcels B1 & C1 (rental buildings) of the Granville Loops site. We have not yet found conclusive information for both Market and Below-Market unit mix and sizes.</p> <p>My question is, what unit mix and net area for each unit type on Parcel B1 & C1 is recommended by the City? I have been looking through the Family Room Housing Mix Policy and found that 10% of the units must be 3BR and 25% 2BR, although I haven't found the recommended mix for studios and 1BRs or their respective sizes. Also, are the Rental Pilot Program or the Rental 100 Program applicable for this site and if so, is there a preference for which policy should be used to determine the Market & Below-Market rental unit mix.</p> <p>If you could kindly point me in the right direction to find out this information it would be much appreciated.</p>
A1.1	<p>Policy #2 of the <u>Family Room Housing Mix Policy for Rezoning Projects</u> would apply to Parcels B1 and C1. This Policy requires rezoning applications for secured market rental projects to include a minimum of 35 percent family units with two or more bedrooms.</p> <p>The Policy does not specify any requirements for the remaining studios or one-bedroom units in terms of unit mix or size requirements.</p> <p>The Rental 100 program does specify average maximum unit sizes to be eligible for DCL waivers. However, the Rental 100 program is not available for this location.</p>
Q1.2	<p>Can you confirm the FSR is calculated on the gross site area? If this is inaccurate, can you please clarify?</p>
A1.2	<p>The FSR area is calculated on the gross site area. Please refer to the FTP site (Schedule I – Granville Loops Development Study). The first page of the Review Study presents an FSR area summary. Please note that the FSR areas are estimates only. Achievable densities may be affected by further design</p>

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	development as well as assumptions made with regards to the size of amenity areas, balconies, set back requirements etc.
Q1.3	Does the City of Vancouver have estimates for offsite service costs i.e. Granville Bridge off ramp removal & road replacement?
A1.3	We have provided a cost estimate for the three options referenced on the Stantec Business Case Study dated May 8th, 2017. This cost estimate is available on the FTP site. The City of Vancouver provides these estimates on the understanding that they have been prepared by a third party and City does not make any representations as to the accuracy or validity of the figures presented. The City has not estimated the cost of road replacement.