Formal Report: Feasibility and Highest and Best Use of 1510 E Pender St

Date: November 16, 2019

Questions for April Green (Owner of 1510 E Pender St)

1. What are your main reasons and motivations in redeveloping the property?
2. Are there any other ideas or options that you would consider? (Selling the property, keeping it as is etc.)
3. What is you long term strategy for the property?
4. Is there a specific type of use that you would prefer developing the property for?
5. Are there any investment return requirements that need to be achieved in order to go through with the redevelopment?
6. If the uses that are identified don’t meet your investment return requirements, what will you do?
7. Do you have any social or non-monetary related goals or visions for the potential use of the property? (Affordable Housing)

Questions for the City of Vancouver Development Staff

1. What are the current bylaws and polices that are applicable for properties that are currently in use as rental housing?
2. Are there any related policies for tenants that need to be followed?
3. What incentive programs does the city currently provide to encourage more purpose built rental?
4. What additional resources can I research to help determine what potential uses can be developed on the property?
5. What are the costs associated with developing the property? (DCL fees, permit fees,)