
TO: CITY MANAGER **DATE:** 2006 September 07

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: Rez #03-69; SUB#04-62

SUBJECT: CITY COST SHARE FOR SERVICING
"BRENTWOOD GATE"
LOUGHEED/BETA/DELTA
REZONING REFERENCE #03-69
SUBDIVISION REFERENCE #04-62

PURPOSE: To seek Council approval for the City cost share component of the subject rezoning proposal.

RECOMMENDATION:

1. **THAT** Council authorize an expenditure and the preparation of a cost sharing agreement with Ledingham McAllister Communities Ltd. not to exceed \$397,500 (inclusive of 6% GST) for the City's share of servicing of the subject sites, as outlined in this report.

REPORT**1.0 BACKGROUND**

On 2006 January 23, Council gave Third Reading to Rezoning Reference #03-69 for a significant multiple family redevelopment involving six four storey frame buildings and one 26-storey apartment tower at the northwest corner of Lougheed Highway and Delta Avenue. The development would create two parcels; Lot A exclusively for low-rise apartment development, and Lot B for low and high-rise residential development. A component of the proposed development is six townhouse units at the podium level of the tower fronting the Lougheed Highway. These units which are to be used for non-market housing are to be owned by the City and achieved through the density bonus process.

On 2006 January 23, Council approved the terms of sale for City lands to be included into the development – which includes both fee simple land parcels and considerable unopened road rights of way (see **attached** Sketch #1). The value of the City lands being sold to the applicant is in the range of \$13,014,111 (subject to final survey). On 2005 January 24, Council approved, in principle, a cost share contribution for off-site servicing based on the broader benefits resulting from the proposed works to the City at this location, and in support of City development objectives in the Brentwood Town Centre.

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Residential- Site Servicing
City Cost Share

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2.0 SERVICING COST SHARE

Details of the City share of servicing costs and the developer's payment for the acquisition of the City land have now been finalized. The City is to be responsible for the portions of the storm, water, utility and road works related to Beta Avenue, Lougheed Highway and Delta Avenue, works which are not directly attributable to the development, to a maximum of \$397,500 inclusive of GST. The subject works would be undertaken by the applicant under the standard City servicing agreement with the City contributing payments for the completed works to a maximum amount of \$397,500 inclusive of GST. The development's estimated servicing costs are in the range of \$2.4 million.

3.0 FINANCING

A capital allocation for this project is currently provided for within the adopted 2006 – 2010 Annual Capital Program under the Land Assembly and Development component. As part of the preparation of the Provisional 2007-2011 Capital Program, staff will program this expenditure for 2008 under the Land Assembly and Development (\$232,670) and Engineering Capital Works Program (\$164,830) components.

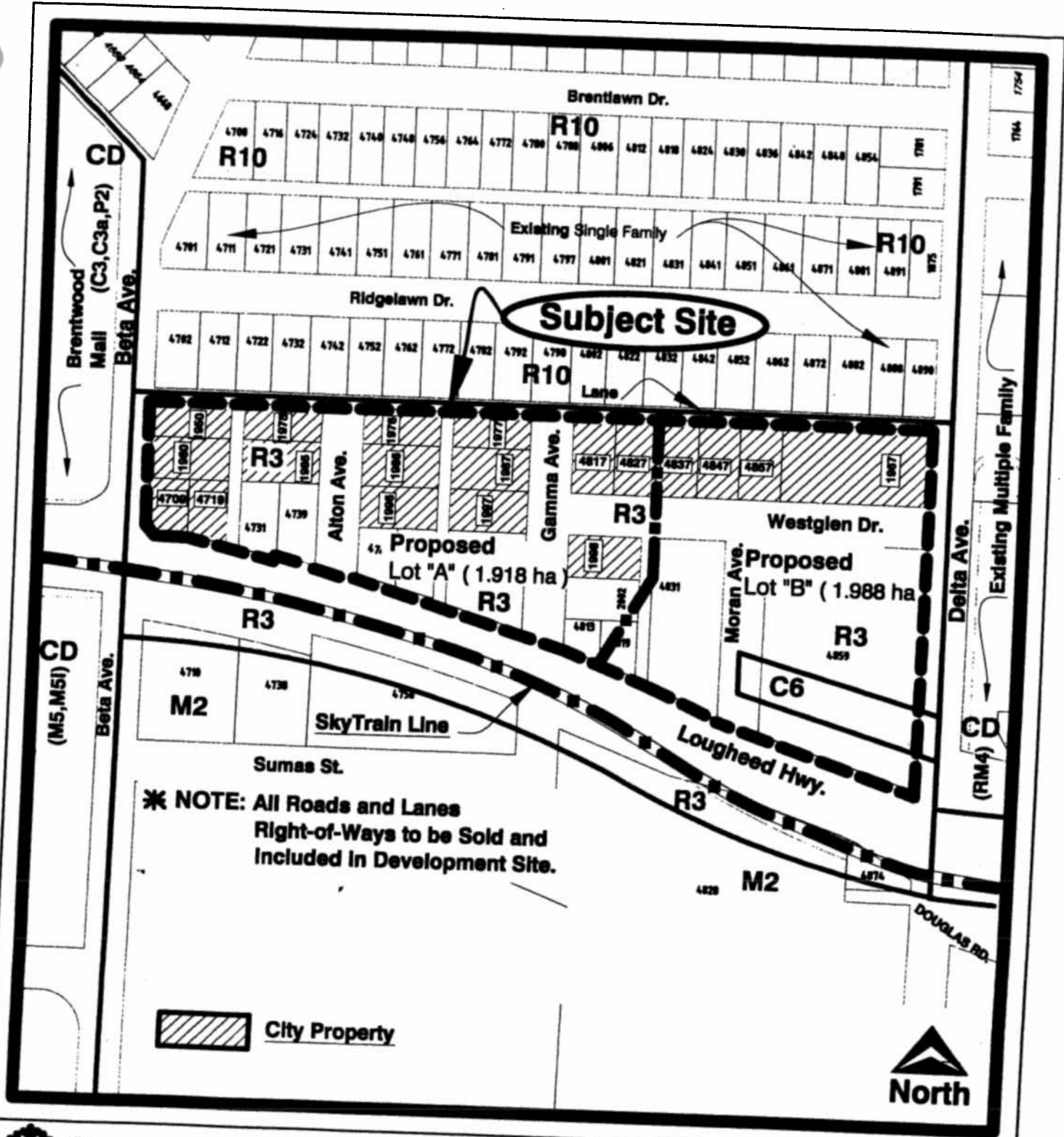
This report seeks Council authorization for the required expenditure, and for preparation of the subject cost share agreement with Ledingham McAllister Communities Ltd.


Basil Luksun
Director Planning and Building

EK:gk
Attach

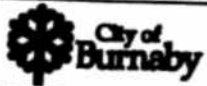
cc: Director Finance
Director Engineering
City Solicitor

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* NOTE: All Roads and Lanes Right-of-Ways to be Sold and Included in Development Site.

 City Property



Planning and Building Department

Scale: 1 : 3000

Drawn By: J.P.C.

Date: January 2006

REZONING REFERENCE # 03 -- 69
Beta, Delta, Loughheed

Sketch # 1

