
TO: CITY MANAGER **DATE:** 2007 November 23

FROM: DIRECTOR PLANNING AND BUILDING **FILE** 49500 20
Reference Rez #06-40

**SUBJECT: CITY LAND SALE AND AMENITY BONUS CONTRIBUTION
REZONING REFERENCE #06-40
BRENTWOOD TOWN CENTRE, SUB-AREA 4**

PURPOSE: To obtain Council approval for the sale of City land and receipt of the amenity bonus contribution related to the subject rezoning application

RECOMMENDATION:

1. **THAT** Council approve the terms of sale for City land and receipt of the amenity bonus contribution related to Rezoning Reference #06-40, as outlined in this report.

R E P O R T

On 2007 January 08, Council gave Second Reading to the subject rezoning application, which proposes a multiple family redevelopment involving a single four storey frame building at the southeast corner of Lougheed Highway and Beta Avenue (See Sketch 1, *attached*).

On 2007 November 20, as part of the Public Hearing report for the subject development, Council approved in principle the closure of a portion of Sumas Street and a small strip of redundant road right-of-way along the Lougheed Highway for inclusion in the subject development site as shown on Sketch 1, *attached*. In addition, the Public Hearing report indicated the applicant's proposal to take advantage of the available density bonus process, and that a separate report related to the bonus' value would be submitted at a later date. This report seeks Council approval for the terms of sale of City land and receipt of the amenity bonus contribution related to the subject rezoning application.

The Legal and Lands Department has now concluded negotiations with the developer as to the value of the subject land sale and amenity bonus contribution. The combined Sumas Street and Lougheed Highway closure area is approximately 1,870.6 m² (20,136 sq. ft.). The total area to be dedicated by the development as road is approximately 221.0 m² (2,379 sq. ft.). Therefore, the total net area to be acquired by the applicant is approximately 1,649.6 m² (17,757 sq. ft.). The Legal and Lands Department has valued this sale of the balance of City-owned right-of-way (19,532.7 buildable sq. ft.) at \$60 per sq.ft. buildable, resulting in an aggregate value of \$1,171,962 (subject to final survey).

To: City Manager
From: Director Planning and Building
Re: Sale of City Land
Rezoning Reference #06-40

2007 November 23.....Page 2

Given the site's Town Centre location, the applicant is also proposing to utilize the amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 0.14 FAR, which translates into 8,757 additional sq. ft. of floor area (subject to confirmation by site survey). The Legal and Lands Department reports the value of the density bonus to be \$60 per sq. ft. of buildable area, for a total value of \$525,420.

On 2006 March 06, Council adopted the recommendation of the Community Development Committee which established a policy for receipt of cash contributions in lieu of on-site amenities for bonus contributions valued at less than \$800,000.00, which would not require the review of the Community Development Committee. Therefore, the subject contribution of \$525,420 will be deposited to the Community Benefit account for the Brentwood Town Centre Development Plan Area as a prerequisite of this rezoning application. Further, in line with adopted Council policy, 20% or \$105,084 will be allocated to the affordable/special needs housing sub-account, leaving a remainder of \$420,336 for the provision of other community amenities, including housing, within the town centre area.

The Legal and Lands Department has now concluded negotiations with the developer as to the value of the subject land sale and amenity bonus contribution associated with the subject rezoning application. It is recommended that Council approve the terms of sale for City land and use of density bonus funds as outlined in this report. It is noted that the subject payments are required to be received by the City prior to Final Adoption of the subject rezoning bylaw amendment.

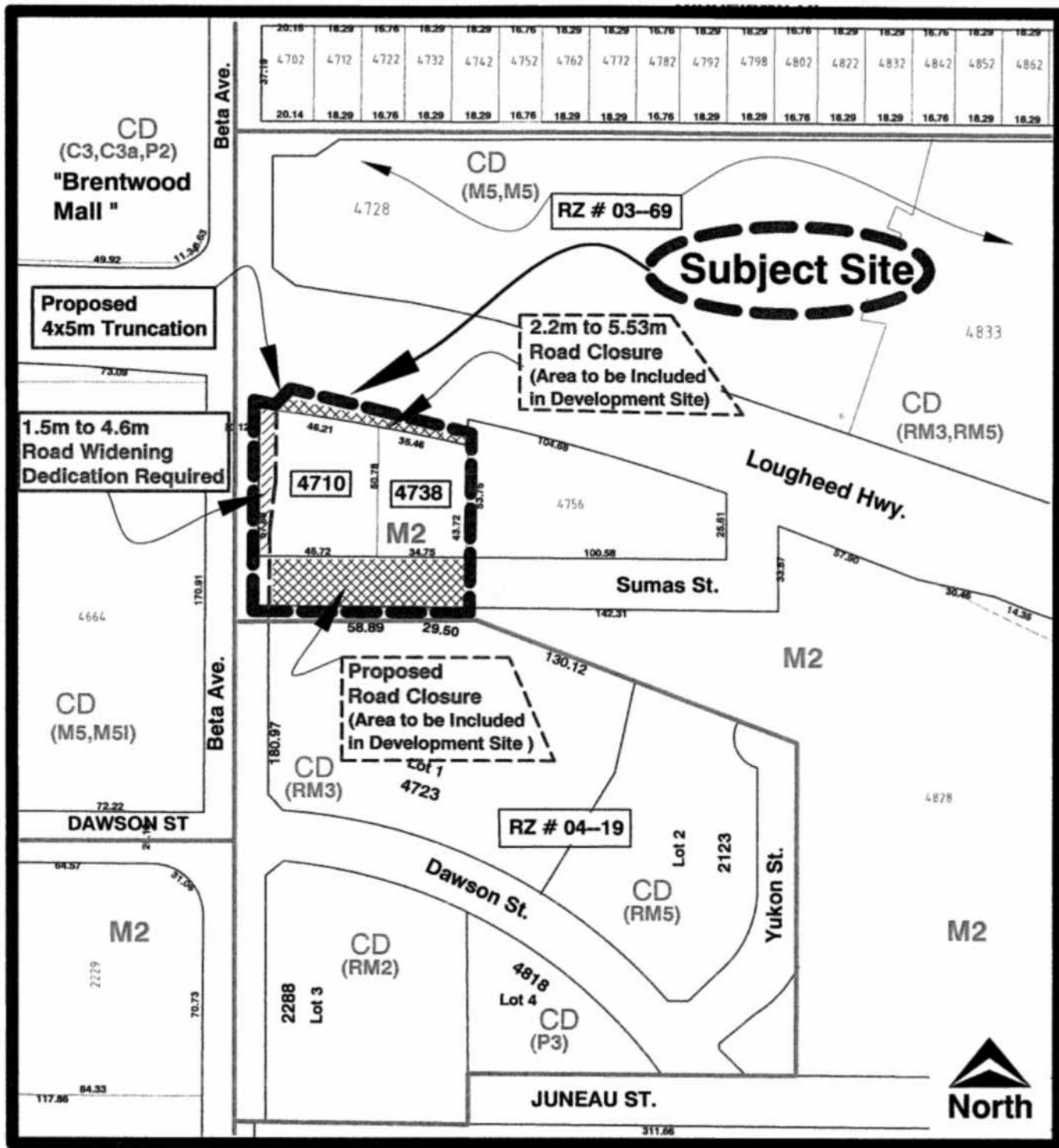


B. Luksun
DIRECTOR PLANNING AND BUILDING

EK:gk
Attach

cc: Director Finance
City Solicitor
Director Engineering

P:\Gulzar\Edward Kozak\Rezoning 2006\Rez 06-40\Sale of City Lands Report.doc



Planning and Building Department

Scale: 1 : 2500

Drawn By: J.P.C.

Date: November 2007

REZONING REFERENCE # 06 -- 40

4710,4738 Lougheed Hwy. and
Portion of Sumas Street

Sketch # 1