
COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: COMMUNITY BENEFIT DERIVED THROUGH REZONING #09-32

RECOMMENDATION:

1. THAT Council approve a cash-in-lieu contribution as the community benefit to be derived through the density bonus granted to Rezoning Reference #09-32.

REPORT

The Community Development Committee, at its meeting held on 2010 March 16, received and adopted the *attached* report recommending a cash-in-lieu contribution as the approved community benefit to be derived through Rezoning Reference #09-32.

Respectfully submitted,

Councillor Colleen Jordan
Chair

Councillor Dan Johnston
Vice Chair

Councillor Pietro Calendino
Member

Copied to:	City Manager Director Planning and Building Director Finance City Solicitor Director Parks, Recreation and Cultural Services
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TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT
COMMITTEE

DATE: 2010 March 10

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 20
Reference: Rez 09-32

SUBJECT: COMMUNITY BENEFIT DERIVED THROUGH REZONING #09-32

PURPOSE: To recommend a cash-in-lieu contribution as the approved community benefit to be derived through Rezoning Reference #09-32

RECOMMENDATION:

1. **THAT** the Committee recommend to Council the approval of a cash-in-lieu contribution as the community benefit to be derived through the density bonus granted to Rezoning Reference #09-32.

REPORT

1.0 BACKGROUND

At its meeting of 2010 March 01, Council gave Second Reading to the subject rezoning amendment bylaw, which, if approved, would permit construction of a multiple-family residential development between Wilson and Kathleen Avenues south of Beresford Street, in the Metrotown Town Centre. The Public Hearing report noted that the developer wished to utilize the City's density bonus provisions, and that a report detailing the value of the community benefit to be achieved and options for its use would be forwarded to the Community Development Committee and Council at the appropriate time, but prior to Third Reading. This report focuses on the community benefit to be achieved through the subject Rezoning Reference #09-32.

2.0 PROJECT OVERVIEW AND COMMUNITY BENEFITS

The development being proposed through Rezoning Reference #09-32 (see *attached* Sketch 1) is a multiple-family residential project consisting of a 21-storey apartment tower and street-fronting townhouses. The development is proposed to have a maximum 2.60 FAR, inclusive of a 0.40 FAR density bonus. The value of the community amenity bonus is \$70 per square foot buildable, which, for the bonused floor area of 19,542 sq.ft., could yield a total dollar value of \$1,367,940*.

* The Public Hearing report for the subject rezoning application originally noted a value of \$73 per square foot buildable. The Legal and Lands Department has advised that the \$70 per square foot buildable value noted above is a result of new information affecting the value of the amenity bonus arising since Council initially considered the matter.

To: Community Development Committee
From: Director Planning and Building
Re: Community Benefit Derived Through RZ #09-32
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In line with the Public Hearing report's indication that the resultant community benefit be offsite, staff would recommend taking the bonus as cash-in-lieu. Currently, unallocated cash in-lieu contributions on deposit total \$1,510,986 in the Metrotown Town Centre Financial Account. On receipt, the \$1,367,940 associated with the subject amenity bonus will raise the unallocated portion of the account to \$2,605,338, which could be applied to a future substantial appropriate amenity, to be identified through the Community Development Committee and Council.

It is recommended, therefore, that the \$1,367,940 be accepted as a cash-in-lieu contribution, and deposited in the Metrotown Town Centre Financial Account. As per the City's Community Benefit Policy, 20% of the total deposited in the account (\$273,588) would be allocated to the affordable/special needs housing sub-account, leaving the remainder of \$1,094,352 available for the provision of other community amenities, including housing, at some point in the future.

3.0 SUMMARY AND CONCLUSION

A community benefit valued at \$1,367,940 will be derived through Rezoning Reference #09-32. The Public Hearing report for the subject rezoning application determined that an onsite amenity is not practical. Therefore, it is recommended that Council be requested to approve a cash-in-lieu contribution as the community benefit to be achieved through Rezoning Reference #09-32.



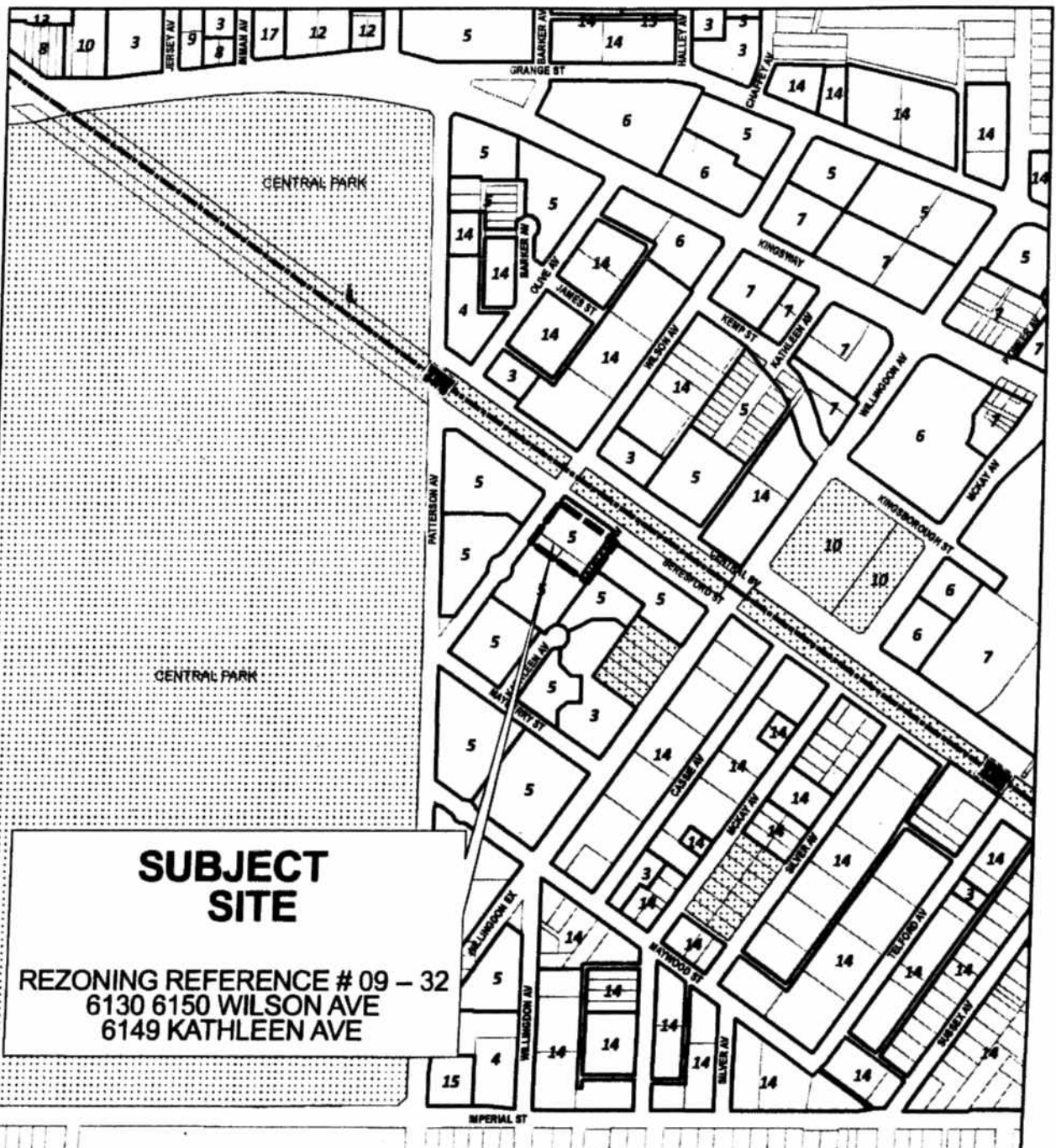
B. Luksun, Director

for PLANNING AND BUILDING

EK:gk/tn

Attachment

cc: City Manager
Director Finance
City Solicitor
Director Parks, Recreation & Cultural Services



SUBJECT SITE
 REZONING REFERENCE # 09 - 32
 6130 6150 WILSON AVE
 6149 KATHLEEN AVE

Metrotown Development Plan



PLANNING & BUILDING DEPARTMENT

- 2 > CD (RM2)
- 3 > CD (RM3)
- 4 > CD (RM4)*
- 5 > CD (RM5)*
- 6 > CD (RM5 / C2, C3)*
- 7 > CD (C3 USE GUIDELINE)*
- 8 > CD (RM3 / C1)*
- 9 > CD (RM3 / C2)*
- 10 > CIVIC FACILITIES
- 12 > CD (RM3 / INSTITUTIONAL)
- 13 > RM2
- 14 > RM3
- 15 > RM4
- 16 > R6
- 17 > CD (C2)

