

COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: COMMUNITY BENEFIT DERIVED THROUGH REZONING #11-31
METROTOWN TOWN CENTRE DEVELOPMENT PLAN
(PATTERSON/BARKER)**

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 #11-31.

REPORT

The Community Development Committee, at its meeting held on 2012 March 20, received and adopted the *attached* report recommending a cash-in-lieu contribution as the approved community benefit to be derived through Rezoning Reference #11-31.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor P. Calendino
Member

Copied to:	City Manager Deputy City Managers Director Planning & Building Director Finance Director Engineering Director Parks, Recreation & Cultural Services Chief Librarian Fire Chief OIC RCMP City Solicitor
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TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT COMMITTEE

DATE: 2012 March 14

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 20
Reference: Rez 11-31

SUBJECT: **COMMUNITY BENEFIT DERIVED THROUGH REZONING #11-31
METROTOWN TOWN CENTRE DEVELOPMENT PLAN
(PATTERSON/BARKER)**

PURPOSE: To recommend a cash-in-lieu contribution as the approved community benefit to be derived through Rezoning Reference #11-31.

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 #11-31.

REPORT**1.0 BACKGROUND**

At its meeting of 2011 July 25, Council considered a staff report on a rezoning application for multiple-family residential development with a street-fronting townhouse component along Patterson Avenue. The report noted that the developer wishes 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. It is anticipated that a rezoning report will be submitted to Council shortly, requesting advancement of the proposal to a Public Hearing. This report addresses the community benefit to be achieved through Rezoning Reference #11-31, and recommends a community benefit to be pursued in conjunction with the rezoning.

2.0 PROJECT OVERVIEW AND COMMUNITY BENEFITS

The development being proposed through Rezoning Reference #11-31 (see *attached* Sketches #1 and #2) is a multiple-family residential project consisting of an apartment tower and street-fronting townhouses along the Patterson Avenue frontage. The development is anticipated to have a maximum residential density of 5.0 FAR, inclusive of a 1.6 FAR density bonus in accordance with 's' category provisions within the Zoning Bylaw. The value of the community amenity bonus is \$93 per square foot buildable, which could yield a total dollar value of \$7,528,387. The actual amount will be determined once final plans have been prepared.

A number of options for the resultant community benefit have been reviewed by staff. Given the site's geometry and size, limited lane access and purely residential context, an on-site amenity would

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From: Director Planning and Building
Re: Community Benefit Derived Through RZ #11-31
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not generally be suitable. As such, it is proposed that the amenity bonus funds be taken as a cash in-lieu contribution.

It should be noted that, through the density bonusing process in Metrotown, the City has already achieved upgrades and improvements to Central and Inman Green Parks, as well as the Bonsor Park and Bonsor Recreation Complex. Improvements to the BC Parkway as well as the Bonsor Skateboard Park have also been secured through density bonusing. The City has also achieved a new seniors centre at the Bonsor Recreation Complex (under construction), as well as over 22,000 sq. ft. of new non-profit office space (under construction) within the Town Centre over the last year.

It is also noted that a total of \$28,371,312 has been committed to the Metrotown Town Centre Financial Account by previous rezoning applications (assuming all complete the process). The \$7,528,387 associated with the subject amenity bonus would bring the total commitment to \$35,899,699, 80% of which (\$28,719,759) could be applied to a more substantial appropriate off-site amenity, or for a more significant housing component, as determined by Council. In accordance with Council's adopted policy of applying 20% of a cash contribution in-lieu toward affordable or special needs housing, the balance of the housing sub-account would be increased to \$7,179,940 based on the above-noted contribution.

It is recommended, therefore, that the \$7,528,387 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 (\$1,505,677) would be allocated to the affordable/special needs housing sub-account, leaving the remainder of \$6,022,710 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 \$7,528,387 will be derived through RZ #11-31. The site for the subject multiple-family residential project is not considered appropriate for an on-site amenity, as outlined in this report. 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 #11-31.

B. Luksun, Director
PLANNING AND BUILDING

EK:spf

Attachment

cc: City Manager
Deputy City Managers
Director Finance
Director Engineering
Director Parks, Recreation & Cultural Services
Chief Librarian
Fire Chief
O.I.C. RCMP
City Solicitor