
COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: DENSITY BONUS COMMUNITY AMENITY PROVISIONS REZONING
REFERENCE #11-32 METROTOWN DEVELOPMENT PLAN**

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 #11-32.

REPORT

The Community Development Committee, at its 'Open' meeting held on 2012 February 21, received and adopted the *attached* report to recommend a cash-in-lieu contribution as the approved community benefit to be derived through Rezoning Reference #11-32.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor P. Calendino
Member

Copied to: City Manager Deputy City Managers Dir. Plng. & Bldg. Director Finance Director Engineering Director Parks, Rec and Cult Services City Solicitor Chief Librarian

TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT COMMITTEE

DATE: 2011 February 16

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 20
Reference: Rez 11-32

SUBJECT: DENSITY BONUS COMMUNITY AMENITY PROVISIONS
REZONING REFERENCE #11-32
METROTOWN DEVELOPMENT PLAN

PURPOSE: To recommend a cash-in-lieu contribution as the approved community benefit to be derived through Rezoning Reference #11-32.

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 #11-32.

REPORT**1.0 BACKGROUND**

At its meeting of 2011 July 25, Council received a staff report regarding Rezoning Reference #11-32 for a multiple-family residential development with a street-fronting townhouse component along McKay Avenue. The report noted that the developer wishes to utilize the City's density bonus provisions, and that a further 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 #11-32, 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 #11-32 (see *attached* Sketches #1 and #2) is for a 36 condominium unit and eight (8) rental unit multiple-family residential project, consisting of a four storey apartment building with street-fronting townhouses along McKay Avenue. The development is anticipated to have a maximum residential density of 1.5 FAR, inclusive of a 0.4 FAR density bonus in accordance with RM3s category provisions within the Zoning Bylaw. The value of the community amenity bonus is \$125 per square foot buildable, which could yield a total dollar value of \$971,663.00. 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 limited size, purely residential context, and commitment to provide eight (8) replacement rental

To: Community Development Committee
From: Director Planning and Building
Re: Community Benefit Derived Through RZ #1-32
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units, an on-site amenity is not considered to 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.

The Metrotown Town Centre Community Benefit account currently has received just over \$4,000,000 in amenity bonus funds. It is also noted that a total of \$24,621,892 has been committed to the Metrotown Town Centre Community Benefit account through rezoning applications currently in process within the Metrotown Development Plan area. The \$971,663.00 associated with the subject amenity bonus, in conjunction with those proposed for the noted rezoning applications, would bring the current commitment to \$25,593,555. In accordance with Council's adopted policy, 20% of cash-in-lieu contributions would be allocated to the housing sub-account for use toward affordable or special needs housing on a city-wide basis to leverage partnerships with direct housing providers. The remainder 80% would be allocated to the Metrotown Town Centre Amenity Bonus account available for the provision of other community amenities within the Metrotown Development Plan area in the future.

It is recommended, therefore, that the \$971,663.00 be accepted as a cash-in-lieu contribution, with 20% (\$194,333.00) of the total deposited in the housing sub-account for affordable/special needs housing, and the remainder 80% (\$777,330.00) available for the provision of other community amenities, including housing, at some point in the future and deposited in the Metrotown Town Centre Community Benefit Account.

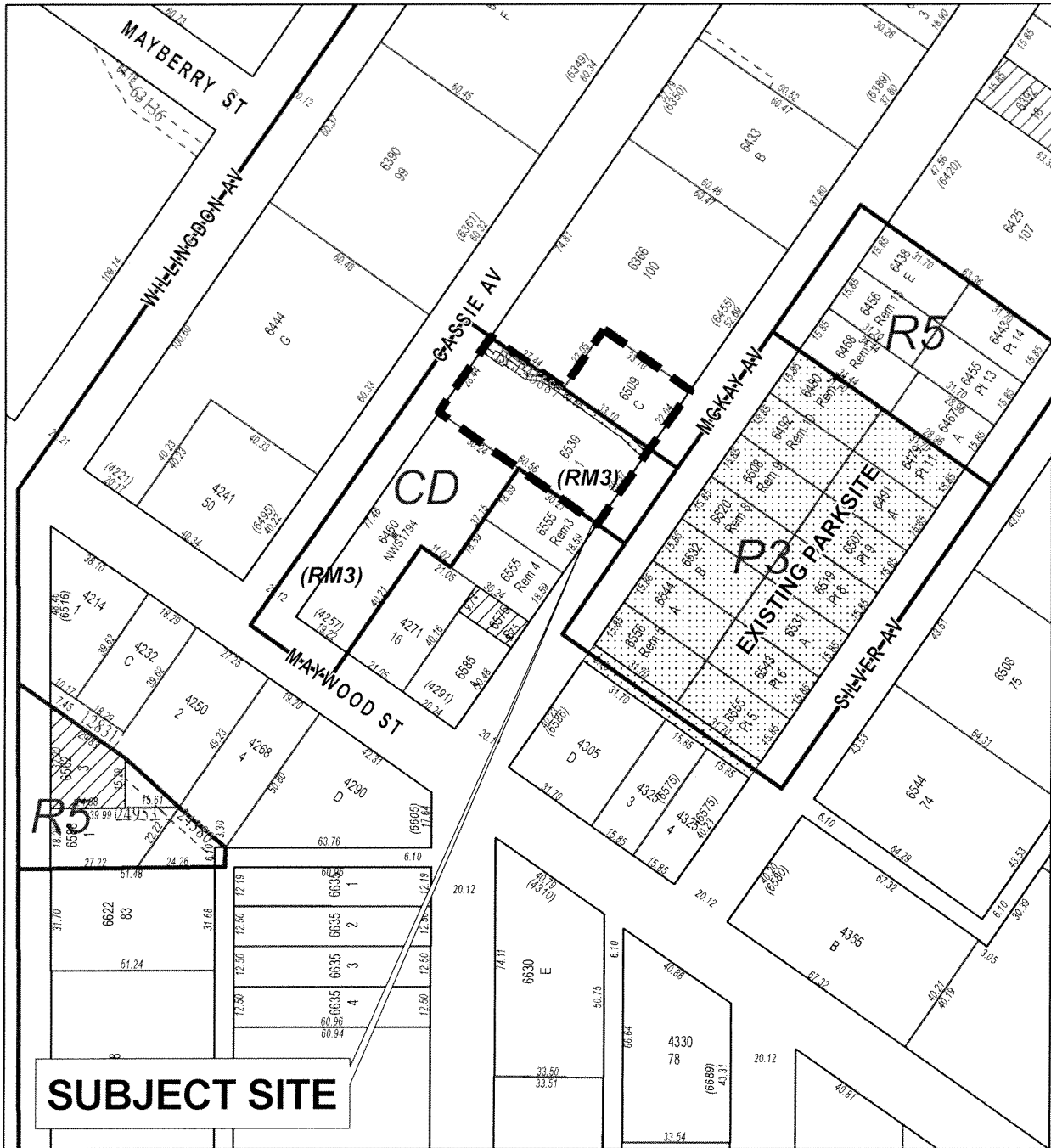
2.0 SUMMARY AND CONCLUSION

A community benefit valued at \$971,663.00 will be derived through RZ #11-32. 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 #11-32.


B. Luksun, Director
PLANNING AND BUILDING

JBS:tn
Attachments

cc: City Manager
Deputy City Managers
Director Finance
Director Engineering
Director Parks, Recreation & Cultural Services
City Solicitor
Chief Librarian



SUBJECT SITE





PLANNING & BUILDING DEPARTMENT



DATE:
FEB 16 2012

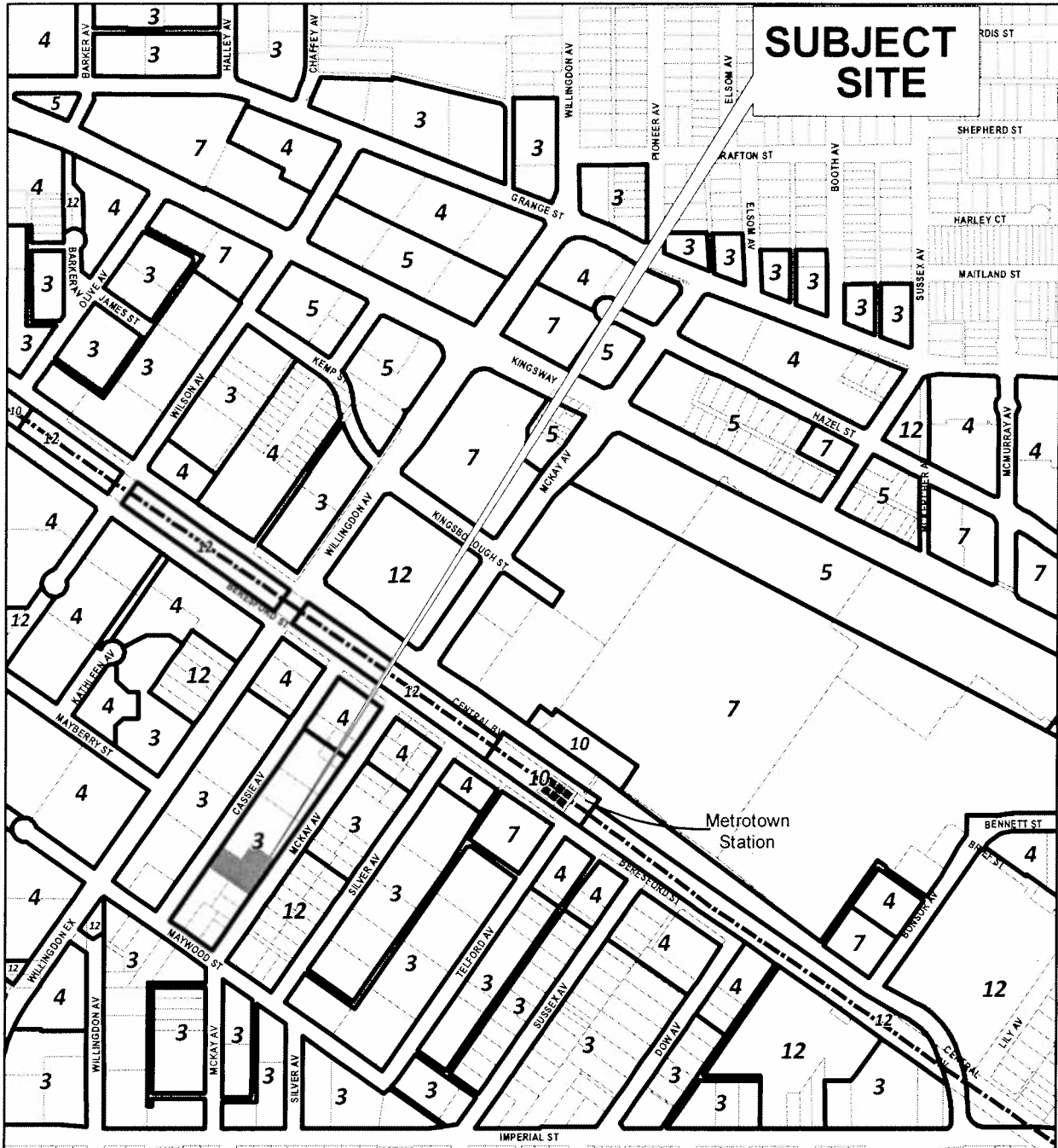
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DRAWN BY:
DJ

 Subject Site  City-Owned Property

REZONING REFERENCE # 11 -- 32

6509 and 6539 MCKAY AVE.



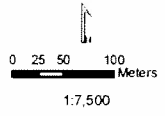
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|--|--------------------------------------|
| 1 Single and Two Family Residential | 7 High Density Mixed Use |
| 2 Low Density Multiple Family Residential | 10 Institutional |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 4 High Density Multiple Family Residential | |
| 5 Commercial | |
| 6 Medium Density Mixed Use | |



Planning and Building Dept

Printed on Feb 16 2012

Metrotown Plan



Sketch #2