
COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: COMMUNITY BENEFIT DERIVED THROUGH REZONING #12-15
METROTOWN TOWN CENTRE DEVELOPMENT PLAN
6530 AND 6550 NELSON AVENUE**

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 #12-15.

REPORT

The Community Development Committee, at its 'Open' meeting held on 2012 October 23, received and adopted the *attached* report to recommend a cash-in-lieu contribution as the approved community benefit to be derived through Rezoning Reference #12-15.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor P. Calendino
Member

Copied to: City Manager Dir. Plng. & Bldg. City Solicitor

TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT COMMITTEE

DATE: 2012 October 11

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 20
Reference: Rez. # 12-15

SUBJECT: **COMMUNITY BENEFIT DERIVED THROUGH REZONING #12-15**
Metrotown Town Centre Development Plan
6530 and 6550 Nelson Avenue

PURPOSE: To recommend a cash-in-lieu contribution as the approved community benefit to be derived through Rezoning Reference #12-15.

RECOMMENDATION:

1. **THAT** the Committee recommend to Council the approval of a cash-in-lieu contribution as the community benefit derived through the density bonus granted to Rezoning Reference #12-15.

REPORT**1.0 BACKGROUND**

At its meeting of 2012 July 30, Council considered a staff report on a rezoning application for a CD (RM5s) multiple family residential development at 6550 Nelson Avenue (see *attached* Sketches #1 and 2). 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 at the appropriate time. As noted in the 2012 October 15 report to Council, the developer has since acquired the adjacent property to the north at 6530 Nelson Avenue for consolidation with the proposed development site. 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 #12-15, 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 #12-15 is a multiple family residential project consisting of a high-rise residential tower with three-storey town house units fronting Nelson Avenue. The development is anticipated to have a maximum residential density of 5.0 FAR and an estimated Gross Floor Area of 25,590.1 m² (275,450 sq. ft.), inclusive of a 1.60 FAR density bonus (88,144 sq. ft.) in accordance with 's' category provisions within the Zoning Bylaw. The value of the community amenity bonus is \$108 per square foot buildable, which could yield an estimated total dollar value of \$9,519,499. The final amount will be determined once final plans have been prepared.

To: Community Development Committee
From: Director Planning and Building
Re: Community Benefit Derived through Rezoning #12-15
6530 and 6550 Nelson Avenue

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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 not generally be suitable. As such, it is proposed that the amenity bonus funds be taken as a cash-in-lieu contribution.

It is noted that, through the density bonusing process in Metrotown, the City has already achieved upgrades 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 development of 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.

In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward a Town Centre Financial Account and 20% to the City-wide affordable or special needs housing fund. Of the \$9.5 million associated with the subject amenity bonus, \$7.6 million (80%) would be allocated to the Metrotown Town Centre Financial Account. These funds could be applied to a more substantial appropriate off-site amenity, or for a more significant housing component in the future, as determined by Council. This project would also contribute an additional \$1.9 million (20%) to the City-wide affordable or special needs housing account.

Therefore, it is recommended that the \$9.5 million be accepted as a cash-in-lieu contribution, of which \$7.6 million (80%) is deposited to the Metrotown Town Centre Financial Account and \$1.9 million (20%) is deposited to the City-wide affordable/special needs housing account.

3.0 SUMMARY AND CONCLUSION

A community benefit valued at approximately \$9.5 million will be derived through REZ #12-15. It is recommended that Council be requested to approve a cash-in-lieu contribution as the community benefit to be achieved through Rezoning Reference #12-15, as outlined in this report.

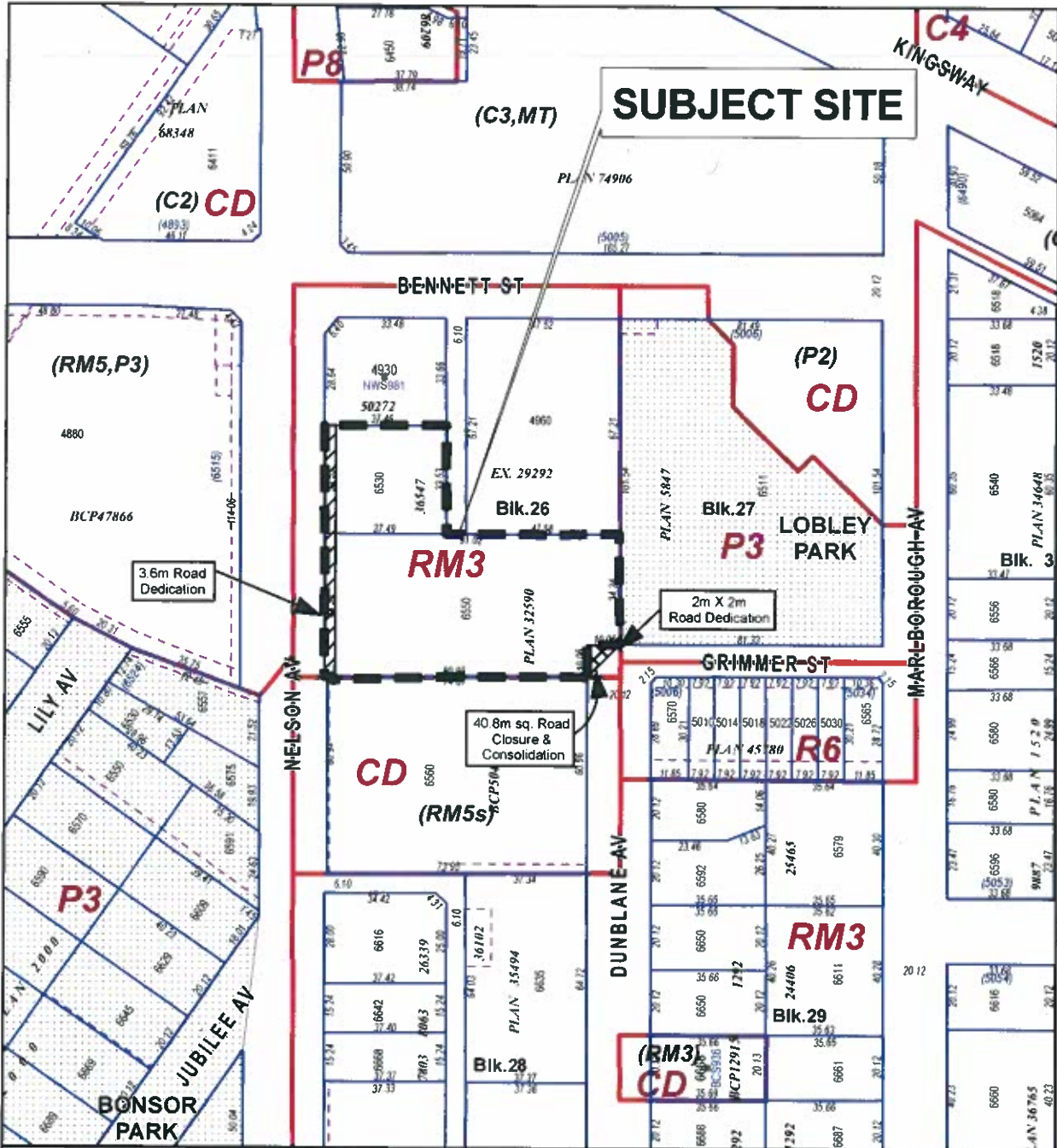


Lou Pelletier, Director
PLANNING AND BUILDING

ZT:tn

Attachments

cc: City Manager
City Solicitor
Acting City Clerk



PLANNING & BUILDING DEPARTMENT



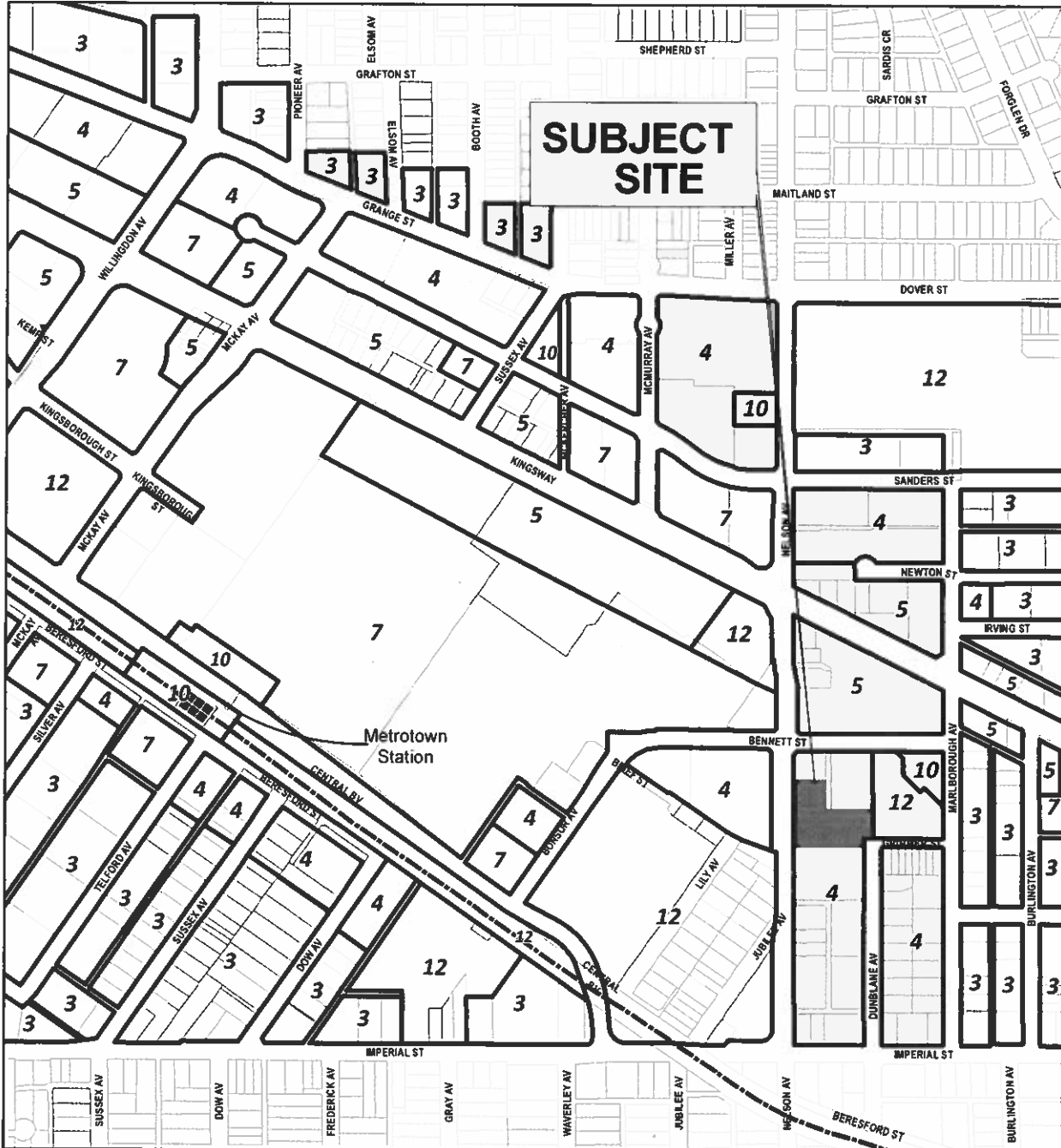
DATE: OCT 12 2012

REZONING REFERENCE #12 -- 15
6530 & 6550 NELSON AVE

SCALE: 1:2,000

 Subject Site

DRAWN BY: AY

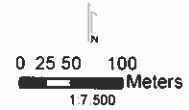


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|--|--------------------------------------|
| 1 Single and Two Family Residential | 7 High Density Mixed Use |
| 2 Low Density Multiple Family Residential | 10 Institutional |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public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



Planning and Building Dept

Metrotown Plan



Printed on October 12, 2012

Sketch #2