

COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: COMMUNITY BENEFIT DERIVED THROUGH REZONING #11-49
EDMONDS TOWN CENTRE PLAN (7018/7070 14TH AVENUE)**

RECOMMENDATION:

1. THAT Council approve of a cash-in-lieu contribution as the community benefit to be derived through the density bonus granted to Rezoning Reference #11-49.

REPORT

The Community Development Committee, at its meeting held on 2012 April 24, received and adopted the *attached* report seeking consideration of acceptance of a cash-in-lieu contribution as the approved community benefit to be derived through Rezoning Reference #11-49.

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 |
| | O.I.C. RCMP |
| | City Solicitor |

TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT
COMMITTEE

DATE: 2012 April 18

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 20

Reference: Rez 11-49

SUBJECT: COMMUNITY BENEFIT DERIVED THROUGH REZONING #11-49
EDMONDS TOWN CENTRE PLAN (7008/7018/7070 14TH AVENUE)

PURPOSE: To seek consideration of acceptance of a cash-in-lieu contribution as the approved community benefit to be derived through Rezoning Reference #11-49.

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 #11-49.

REPORT

1.0 BACKGROUND

At its meeting of 2011 November 28, Council considered a staff report on a rezoning application for a CD (RM3s) multiple-family residential development on 14th Avenue between Griffiths Drive and 18th Street (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. 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 #11-49, 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 #11-49 is a multiple-family residential project consisting of two four-storey apartment buildings fronting on 14th Avenue and the Urban Trail to the south which links to the Secondary School and to the pedestrian-cycle bridge over Griffiths Drive. The development is anticipated to have a maximum residential density of 1.50 FAR and a Gross Floor Area of 207,377 sq. ft., inclusive of a 0.40 FAR density bonus (55,300 sq. ft.) in accordance with 's' category provisions within the Zoning Bylaw. The value of the community amenity bonus is \$123 per square foot buildable, which could yield an estimated total dollar value of \$6.8 Million. 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 RZ #11-49
2012 April 18..... Page 2

A number of options for use of the resultant community benefit could be pursued, including childcare and affordable and/or accessible housing units as potential on-site amenities. A number of park improvements in the neighbourhood could also be suitable for off-site use of amenity funds including a potential pedestrian crossing over Byrne Creek at 17th Ave. and 18th St.; enhancements to Taylor Park and Powerhouse Park. The estimated costs for each would be in the order of \$800,000 to \$1,000,000.

It is noted that a total of \$4,335,012 has been committed to the Edmonds Town Centre Financial Account by previous rezoning applications (assuming all complete the process). The \$6.8 Million associated with the subject amenity bonus would bring the total commitment to \$11,135,012, 80% of which (\$8,908,009) would be available for future off-site amenities. In accordance with Council's adopted policy of applying 20% of cash contribution in-lieu toward affordable or special needs housing, the balance of the City-wide housing fund would be increased to \$10,214,353 with the addition of the \$1,360,000 contribution proposed from this project. In future, this cash-in-lieu contribution could be applied to one or more substantial appropriate off-site amenities, a significant housing component, or for an allocation to an off-site park improvement as noted above, subject to Council approval.

Subject to Committee consideration of the options available, staff would propose that the \$6.8 Million be accepted as a cash-in-lieu contribution, and deposited in the Edmonds Town Centre Financial Account. As per the City's Community Benefit Policy, 20% of the total deposited in the account (\$1.36 Million) would be allocated to the affordable/special needs housing sub-account, leaving the remainder (\$5.44 Million) available for the provision of other community amenities, such as the park improvements noted above, and also housing, subject to future Committee and Council consideration.

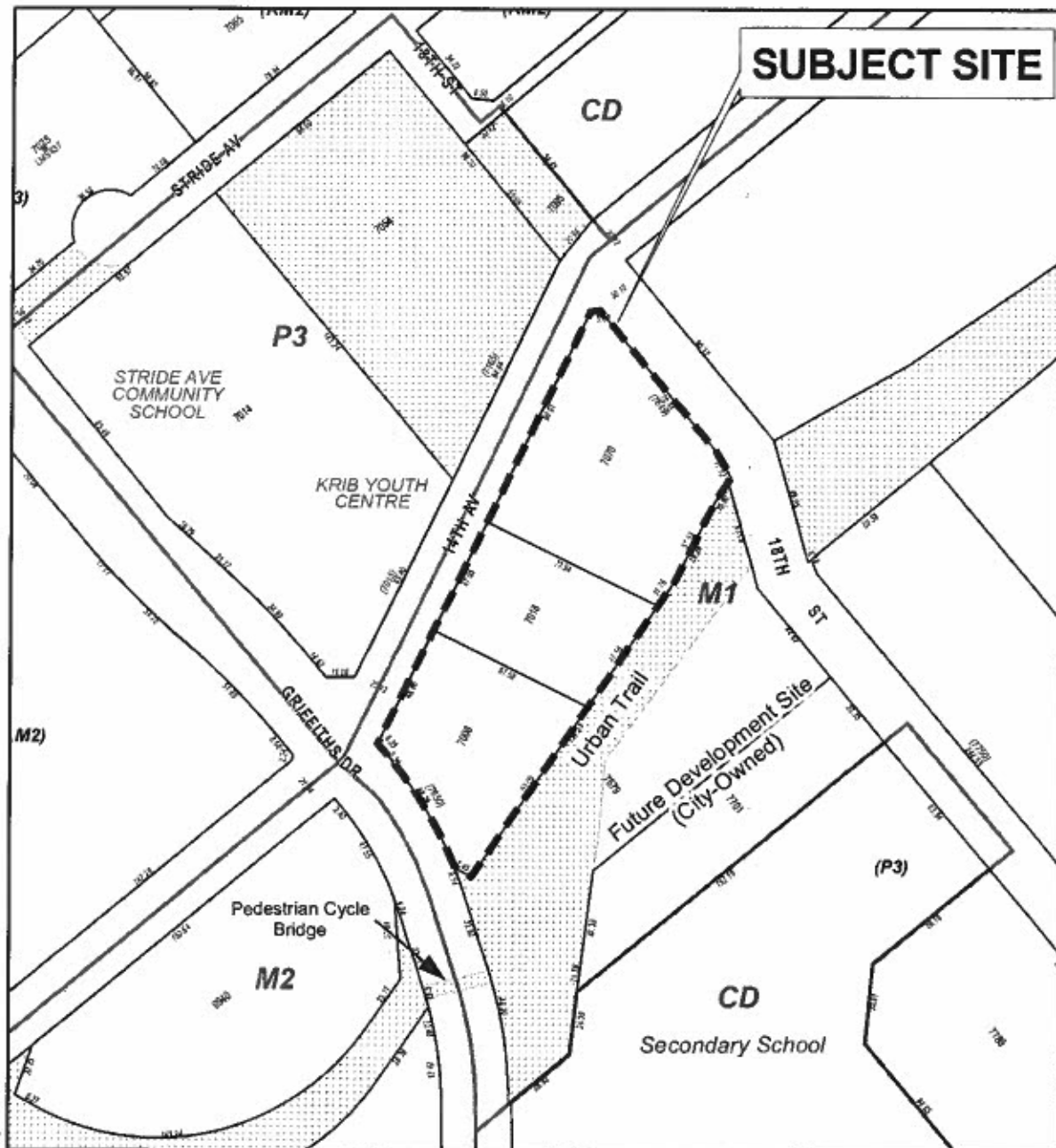
3.0 SUMMARY AND CONCLUSION

A community benefit estimate at \$6.8 Million will be derived through RZ #11-49, as outlined in this report. It is proposed that Council be requested to approve a cash-in-lieu contribution as the community benefit to be achieved through Rezoning Reference #11-49.


B. Luksun, Director
PLANNING AND BUILDING

RR:spf/tn

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



SUBJECT SITE



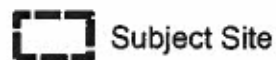
PLANNING & BUILDING DEPARTMENT



DATE:
APR 18 2012

SCALE:
1:2,500

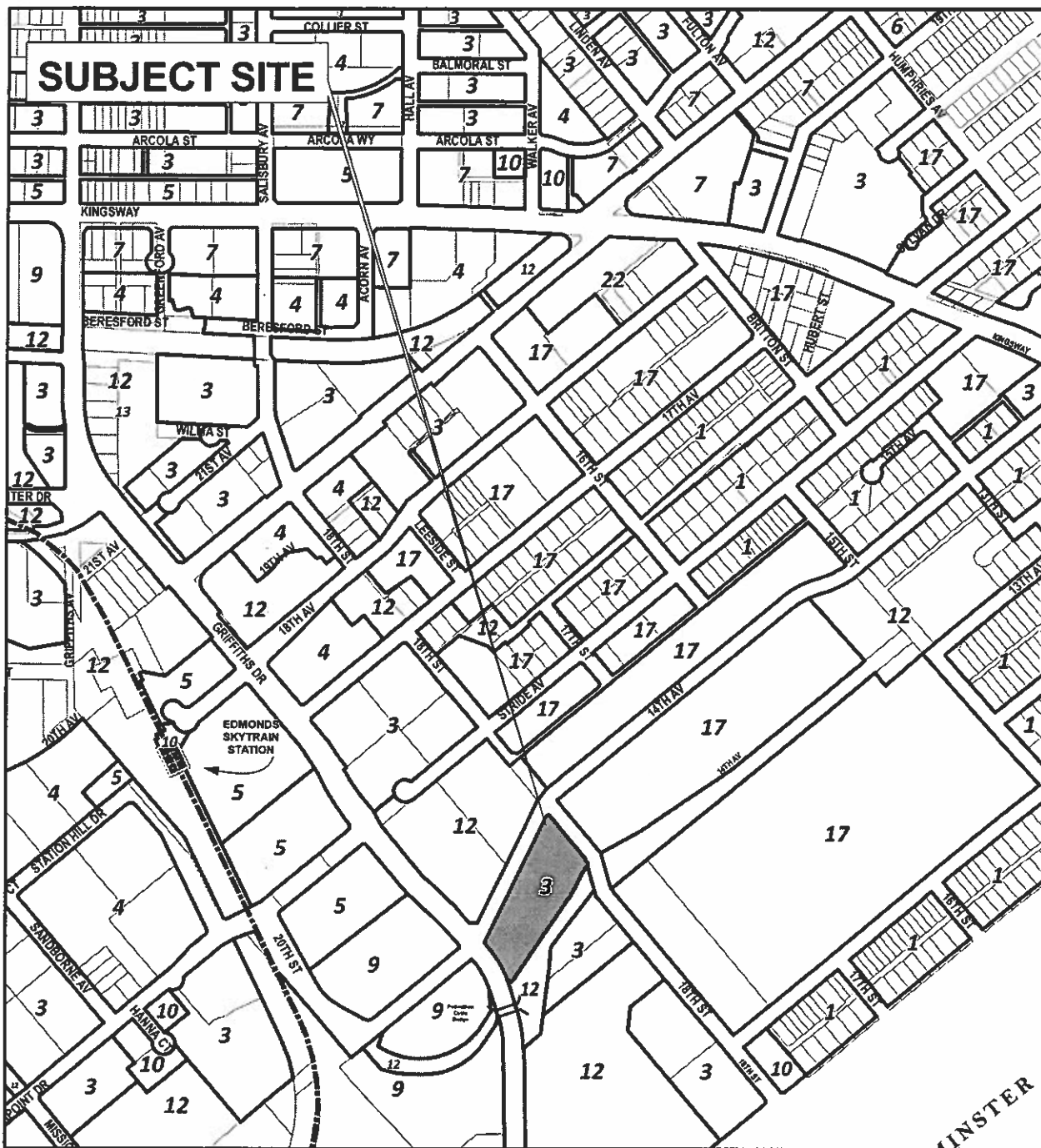
DRAWN BY:
DJ



Subject Site

REZONING REFERENCE #11-49
7008/7018/7070 FOURTEENTH AVE

Sketch #1



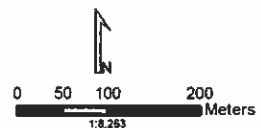
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|--|--|
| 1 Single and Two Family Residential | 7 High Density Mixed Use |
| 2 Low Density Multiple Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use | 22 Low/Medium Density Mixed Use |

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on Apr 18 2012

Sketch #2