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**COMMUNITY DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: COMMUNITY BENEFIT DERIVED THROUGH REZONING #13-17  
METROTOWN TOWN CENTRE DEVELOPMENT PLAN  
6616, 6642, 6668 NELSON AVENUE AND 6635 DUNBLANE AVENUE**

**RECOMMENDATION:**

1. **THAT** Council approve of a cash-in-lieu contribution as the community benefit derived through the density bonus granted to Rezoning Reference #13-17.

**REPORT**

The Community Development Committee, at its meeting held on 2013 October 29, received and adopted the *attached* report recommend a cash-in-lieu contribution as the approved community benefit to be derived through Rezoning Reference #13-17.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor D. Johnston  
Vice Chair

Councillor P. Calendino  
Member

Copied to:	City Manager Director Planning & Building City Solicitor
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**TO:** CHAIR AND MEMBERS  
COMMUNITY DEVELOPMENT COMMITTEE

**DATE:** 2013 October 24

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 49500 20  
*Reference:* Rez.# 13-17

**SUBJECT:** **COMMUNITY BENEFIT DERIVED THROUGH REZONING #13-17**  
**Metrotown Town Centre Development Plan**  
**6616, 6642, 6668 Nelson Avenue and 6635 Dunblane Avenue**

**PURPOSE:** To recommend a cash-in-lieu contribution as the approved community benefit to be derived through Rezoning Reference #13-17.

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**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 #13-17.

**REPORT****1.0 BACKGROUND**

At its meeting of 2013 July 22, Council considered a staff report on a rezoning application for a CD (RM5s) multiple family residential development at 6616, 6642, 6668 Nelson Avenue and 6635 Dunblane 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. 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 #13-17, 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 #13-17 is a multiple family residential project consisting of a high-rise residential tower with two-storey town house units fronting Nelson Avenue and Dunblane Avenue. The development is anticipated to have a maximum residential density of 5.0 FAR and an estimated Gross Floor Area of 23,405.1 m<sup>2</sup> (251,930 sq. ft.), inclusive of a 1.60 FAR density bonus (80,618 sq. ft.) in accordance with 's' category provisions within the Zoning Bylaw. The value of the community amenity bonus is \$114 per square foot buildable, which could yield an estimated total dollar value of \$9,190,452. 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 #13-17  
6616, 6642 and 6668 Nelson Avenue and 6635  
Dunblane 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, 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, 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 \$9,190,452 associated with the subject amenity bonus, \$7.35 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 \$1.85 million (20%) to the City-wide affordable or special needs housing account.

Therefore, it is recommended that the \$9,190,452 be accepted as a cash-in-lieu contribution, of which \$7.4 million (80%) is to be deposited to the Metrotown Town Centre Financial Account and \$1.84 million (20%) is to be deposited to the City-wide affordable/special needs housing account.

### 3.0 SUMMARY AND CONCLUSION

A community benefit valued at approximately \$9,190,452 will be derived through REZ #13-17. It is recommended that Council be requested to approve a cash-in-lieu contribution as the community benefit to be achieved through Rezoning Reference #13-17, as outlined in this report.

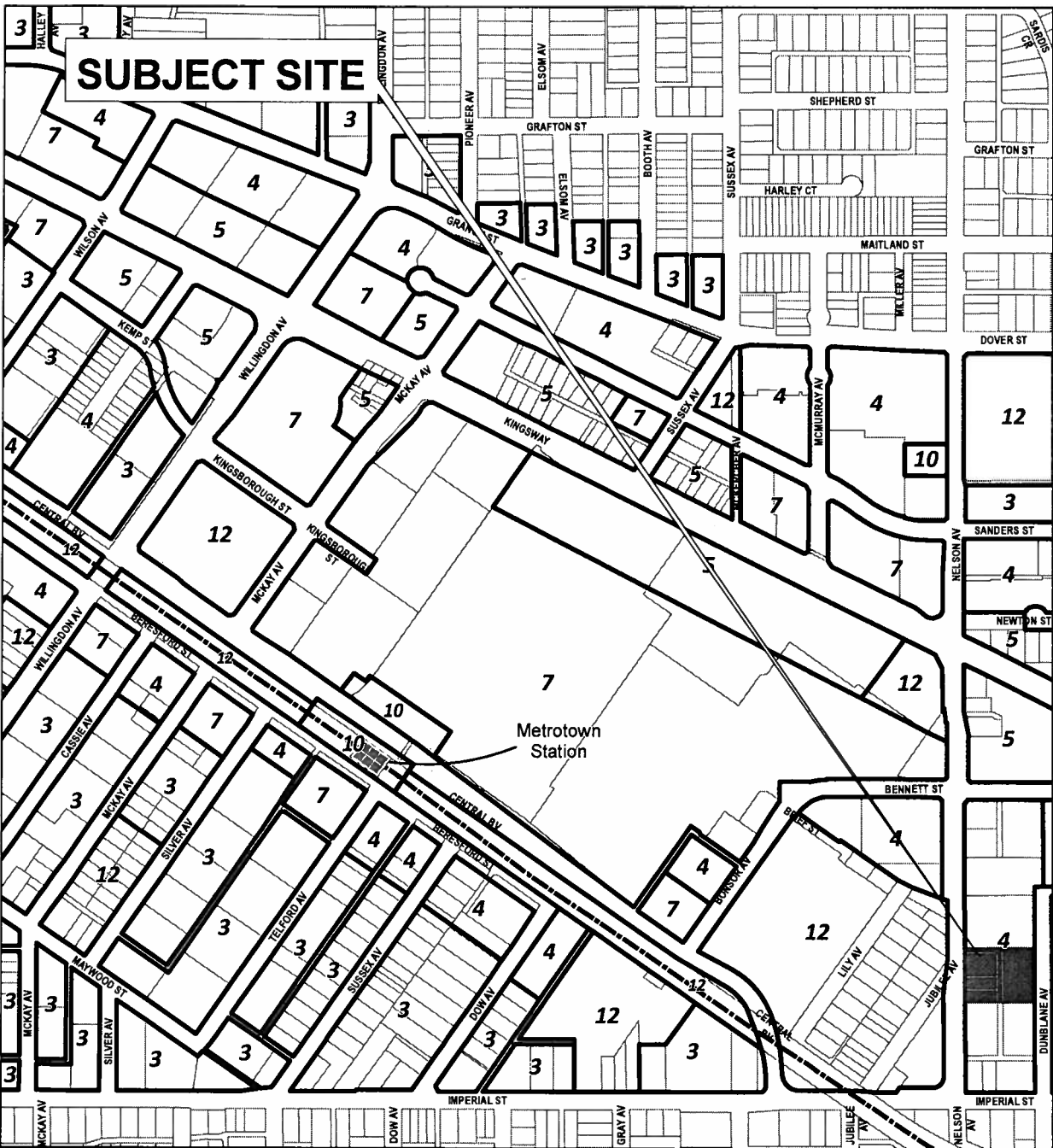
  
Lou Pelletier, Director  
PLANNING AND BUILDING

ZT:tn

#### **Attachments**

cc: City Manager  
City Solicitor  
Acting City Clerk





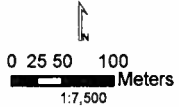
- |  |                                      |
|--|--------------------------------------|
| 1 Single and Two Family Residential          | 7 High Density Mixed Use             |
| 2 Low Density Multiple Family Residential    | 10 Institutional                     |
| 3 Medium Density Multiple Family 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

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## Metrotown Plan



Sketch #2