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**COMMUNITY DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: COMMUNITY BENEFIT DERIVED THROUGH REZONING #13-23  
METROTOWN TOWN CENTRE DEVELOPMENT PLAN  
6280 CASSIE AVENUE AND 6331, 6363 AND 6377 MCKAY AVENUE**

**RECOMMENDATION:**

1. THAT Council approve a cash-in-lieu contribution as the community benefit derived through the density bonus available to Rezoning Reference #13-23.

**REPORT**

The Community Development Committee, at its meeting held on 2014 May 27, received and adopted the *attached* report seeking Council's approval of a cash-in-lieu contribution as the approved community benefit to be derived through Rezoning Reference #13-23.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor D. Johnston  
Vice Chair

Councillor P. Calendino  
Member

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

**DATE:** 2014 May 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 49500 20  
*Reference: Rez.# 13-23*

**SUBJECT: COMMUNITY BENEFIT DERIVED THROUGH REZONING #13-23**  
**Metrotown Town Centre Development Plan**  
**6280 Cassie Avenue and 6331, 6363 and 6377 McKay Avenue**

**PURPOSE:** To recommend a cash-in-lieu contribution as the approved community benefit to be derived through Rezoning Reference #13-23.

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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 available to Rezoning Reference #13-23.

**REPORT****1.0 BACKGROUND**

At its meeting of 2013 September 30, Council considered a staff report on a rezoning application for CD (RM5s, C2) mixed-use development at 6280 Cassie Avenue and 6331, 6363 and 6377 McKay 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 #13-23, 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 #13-23 consists of two residential apartment buildings and a four storey commercial podium on Beresford Street. More specifically, the north tower, measuring 42 storeys in height, is oriented towards McKay Avenue and a central landscaped courtyard. The north tower accommodates the bulk of the allowable residential density for the proposed development, given its relationship to Beresford Street. The north tower is also supported by a 4-storey commercial podium (ground floor retail with offices above) that is oriented towards Beresford Street. The roof deck of the commercial podium forms part of the residential tower's rooftop garden amenity space. The south tower is oriented towards Cassie Avenue, and is 27-storeys in height. Along the south portion of the site are townhouses

To: Community Development Committee  
From: Director Planning and Building  
Re: Community Benefit Derived through Rezoning #13-23  
6280 Cassie Avenue and 6331, 6363 & 6377 McKay  
Avenue

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which front onto McKay Avenue and an east-west mews which connects McKay Avenue to Cassie Avenue. All parking for the proposed development is proposed to be underground.

The development is anticipated to have a maximum residential density of 5.0 FAR and an estimated Gross Floor Area of 40,646 m<sup>2</sup> (437,525 sq. ft.), inclusive of a 1.60 FAR density bonus (140,008 sq. ft.) in accordance with 's' category provisions within the Zoning Bylaw. The value of the community amenity bonus is \$118 per square foot buildable, which could yield an estimated total dollar value of \$16,520,944. The final amount will be determined once final plans have been prepared.

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 Bonsor Park and the Bonsor Recreation Complex. Improvements to the BC Parkway as well as the development of 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, 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, of the \$16,520,944 associated with the subject amenity bonus, 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. These funds would be applied to a more substantial appropriate off-site amenity, in the future, as determined by Council.

Therefore, it is recommended that the \$16,520,944 be accepted as a cash-in-lieu contribution, of which \$13,216,755 (80%) is deposited to the Metrotown Town Centre Financial Account and \$3,304,189 million (20%) is deposited to the City-wide affordable/special needs housing account.

### **3.0 SUMMARY AND CONCLUSION**

A community benefit valued at approximately \$16,520,944 million will be derived through Rezoning Reference #13-23. It is recommended that Council be requested to approve a cash-in-lieu contribution as the community benefit to be achieved through Rezoning Reference #13-23, as outlined in this report.

Lou Pelletier, Director  
PLANNING AND BUILDING

ZT:spf

#### **Attachments**

cc: City Manager  
City Solicitor  
City Clerk