

COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: COMMUNITY BENEFIT TO BE DERIVED THROUGH RZ #06-47

RECOMMENDATION:

1. **THAT** the Committee recommend to Council the approval of on-site amenity space and a cash-in-lieu contribution as the community benefits to be derived through the density bonus granted to Rezoning Reference #06-47, as outlined in this report.

REPORT

The Community Development Committee, at its Open meeting held on 2007 October 23, received and adopted the *attached* report regarding the community benefit to be derived through rezoning #06-47. The development being proposed is a large mixed-use commercial/residential project encompassing the block bounded by Lougheed Highway, Willingdon Avenue, Rosser Avenue and the lane north of Dawson Street.

Given the subject site's size, town centre context and mixed-use character, as outlined in this report, the Committee supported the community benefit to be derived through this rezoning proposal.

Respectfully submitted,

Councillor Colleen Jordan
Chair

Councillor Dan Johnston
Vice Chair

Councillor Garth Evans
Member

COPY: CITY MANAGER DIRECTOR PLANNING & BUILDING DIRECTOR FINANCE DIR. PARKS, REC. & CULTURAL SERV.



Meeting 2007 October 23

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT
COMMITTEE **DATE:** 2007 October 17

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: Rez 06-47

SUBJECT: COMMUNITY BENEFIT DERIVED THROUGH
REZONING REFERENCE #06-47
4420/44 LOUGHEED HIGHWAY; 2060 ROSSER AVENUE
4461/08 SUMAS STREET & 2131 WILLINGDON AVENUE

PURPOSE: To recommend on-site amenity space and a cash-in-lieu contribution as the approved community benefits to be derived through Rezoning Reference #06-47.

RECOMMENDATION:

2. **THAT** the Committee recommend to Council the approval of on-site amenity space and a cash-in-lieu contribution as the community benefits to be derived through the density bonus granted to Rezoning Reference #06-47, as outlined in this report.

REPORT

1.0 BACKGROUND

At its meeting of 2006 September 25, Council considered a staff report on a rezoning application for a large mixed-use development proposal for the block bounded by Lougheed Highway, Willingdon Avenue, Rosser Avenue and the lane north of Dawson Street (see *attached* Sketch #1). The report noted that the developer wished 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 and Council at the appropriate time. It is anticipated that a rezoning report will be submitted to the Council meeting of 2007 November 26 requesting advancement of the proposal to a Public Hearing. This subject report focuses on the community benefit to be achieved through Rezoning Reference #06-47 for inclusion in the Public Hearing report.

2.0 PROJECT OVERVIEW AND COMMUNITY BENEFITS

To: His Worship, the Mayor and Councillors
From: Community Development Committee
Re: Rezoning Reference #06-47
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The development being proposed through Rezoning Reference #06-47 is a large mixed-use commercial/residential project encompassing three high-rise apartment towers in the range of a 27-32 storeys, two office buildings (9 and 15 storeys) and about 126,000 sq. ft. of commercial/retail area. The residential component of the proposed development is anticipated to have a maximum 2.60 FAR, inclusive of a 0.40 FAR density bonus. The value of the community amenity bonus is \$44 per square foot buildable, which could yield a total dollar value of \$4,184,629 (subject to detailed survey and determination of final lot configuration).

A number of options for the resultant community benefit have been reviewed by staff. Given the size, mixed-use and Town Centre context of the site, it was determined that an on-site amenity and civic presence within the development is important. The developer is proposing to utilize the ground plane for retail/restaurant uses to support the development's Town Centre concept. However, the City was able to secure approximately 4,500 sq.ft. with double height volume of the street-front commercial area along Willingdon Avenue for future civic/community purposes. This space could be used to support a range of functions. A further report will be provided to Council on the specific use. Ten (10) parking spaces will also be provided to serve the amenity space. Ownership of the amenity space and associated parking spaces would be transferred to the City via an airspace parcel. More detailed development guidelines and finishing specifications for the proposed flex space will be prepared, and agreed upon with the developer, prior to the rezoning being given Third Reading. The guidelines may include such "fit-up" items as washrooms, meeting space finishes, office partitions, millwork and countertops, storage and reception areas.

It is the view of staff that the value of the community benefit will exceed the estimated cost of the identified amenity. Based on very preliminary estimates, the proposed space is anticipated to cost approximately \$1.8 M, leaving an estimated residual value of \$2,384,629. For this remaining value of the community benefit derived through the subject rezoning application, it is recommended that it be accepted as a cash-in-lieu contribution and deposited in the Brentwood Town Centre Financial Account. As per the City's Community Benefit Policy, 20% of the total deposited in the account (\$476,926) would be allocated to the affordable/special needs housing sub-account, leaving the remainder of \$1,907,703 available for the provision of other community amenities, including housing related initiatives, at some point in the future.

It should be noted that, through the density bonusing process in the Brentwood/Holdom areas, the City has already achieved two childcare centres (one is under construction), sixteen adaptable and affordable rental housing units, 10,000 sq. ft. of non-profit office space and funding for upgrades of the Willingdon Heights Community Centre. Three recent rezoning applications (Rezoning Reference #05-47, #06-40 and #06-60) have associated density bonus values estimated at \$1,954,295, \$525,420 and \$1,145,292 respectively for a total of \$3,625,007 to be deposited in the Brentwood Town Centre Financial Account once they receive Final Adoption. The \$2,384,629 associated with the subject amenity bonus could bring the Financial Account to \$6,009,636.

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3.0 SUMMARY AND CONCLUSION

A community benefit valued at \$4,184,629 will be derived through RZ #06-47. Given the subject site's size, town centre context and mixed-use character, it is recommended as outlined in this report that this community benefit be allocated as follows (final allocations will be subject to detailed survey, determination of final lot configuration and construction estimates):

- a) civic/community space of 4,500 sq. ft. within a double height volume and ten (10) allocated underground parking spaces (estimated value/cost = \$1,800,000); and,
- b) cash-in-lieu contribution balance of approximately \$2,384,629 to be deposited in the Brentwood Town Centre Financial Account (\$476,926 of which would be allocated to the affordable/special needs housing sub-account).

B. Luksun
Director Planning and Building

EK:gk
Attachment (1)

cc: City Manager
Director Finance
City Solicitor
Director Parks, Recreation & Cultural Services

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