



MEMORANDUM

March 2, 2005

TO: Mayor Campbell and Councillors

CC: J. Rogers, City Manager
B. MacGregor, Deputy City Manager
J. Forbes-Roberts, General Manager of Community Services
F. Connell, Director of Legal Services
S. Baxter, City Clerk

FROM: Larry Beasley, Director of Current Planning

SUBJECT: CD-1 Text Amendment - Vancouver Community College - 1155 East Broadway
Rezoning Conditions

This memorandum recommends an amendment to recommended condition of rezoning (b) (xii) to increase the unallocated Community Amenity Contribution in phase four from \$318,000 to \$414,000 and recommends adding a condition to secure start-up daycare operating subsidies provided by Vancouver Community College.

During CAC negotiations, it was unclear how much Vancouver Community College would be contributing for initial start-up costs for an expanded day care. This has now been clarified to be an amount to be secured and credited of \$96,000. This results in a further \$96,000 residual amount in the phase four unallocated Community Amenity Contribution.

Staff RECOMMEND Council revise condition (b) (xii) to read as follows:

- (b) (xii) Execute an agreement, satisfactory to the Director of Legal Services securing an unallocated Community Amenity Contributions (CAC) payable to the City in the amount of **\$414,000** adjusted to account for changes in the consumer price index, from the date of enactment of this rezoning payable prior to issuance of the a building permit for any development in Sub-Area B.

Staff RECOMMEND Council approve the following condition:

- b) (xiii) That prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, make arrangements to the satisfaction of the Director of Legal Services in consultation with the Director of Social Planning, to secure payment to the city of \$2,000 per space, per year for start up costs for the first two years of operation in the new facility for 24 infant and toddler spaces.***

Larry Beasley
Director of Current Planning