



Refers Item 4.

Public Hearing of December 12, 2006

## MEMORANDUM

December 01, 2006

TO: Mayor and Councillors

CC: J. Rogers, City Manager  
B. MacGregor, Deputy City Manager  
S. Baxter, City Clerk  
J. Forbes-Roberts, General Manager, Community Services  
B. Toderian, Director of Planning  
C. Gray, Director of the Housing Centre  
M.C. Zak, Director of Social Planning  
S. Harvey, Managing Director of Cultural Services  
T. Timm, General Manager of Engineering Services  
M. Flanigan, Director of Real Estate Services  
K. Bayne, Director of Financial Planning and Treasury  
F. Connell, Director of Legal Services

FROM: P. Mondor, Rezoning Planner

SUBJECT: CD-1 Text Amendment: 1133 West Georgia Street  
RECOMMENDATION: Community Amenity Contribution

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This memo reports to City Council on the matter of Community Amenity Contribution, which was not yet concluded when staff completed the report on this application and when Council referred the application to a Public Hearing.

### RECOMMENDATION (included in the Summary and Recommendation)

THAT the registered owner's offer of a contribution be accepted and that, prior to enactment of the CD-1 By-law amendment, such offer be secured to the satisfaction of the Director of Legal Services through an agreement confirming that the registered owner has purchased heritage bonus density with value of \$1,583,000 from a suitable heritage donor site.

## BACKGROUND

In the report **CD-1 Text Amendment: 1133 West Georgia Street** (report dated November 01, 2006), staff have assessed a rezoning application to increase the maximum residential floor area by 1 607 m<sup>2</sup> (17,300 sq. ft.). This would increase the maximum floor space ratio (FSR) for dwelling use from 8.08 to 8.74, and the total maximum FSR would be increased from 17.08 to 17.74. The minimum FSR for commercial uses remains 9.0, to achieve the base commercial capacity of the site.

The proposed additional floor area would be utilized within the existing form of development for the site approved at public hearing in 2005. Building height will not be altered by approval of this request, and floor-to-floor heights within the tower will not be reduced.

In the report, staff advised that negotiations in respect of a community amenity contribution were not yet concluded and therefore that staff would report their recommendations on this matter at the Public Hearing.

## DISCUSSION

In the context of Financing Growth Policy, the City anticipates the offer of a community amenity contribution (CAC) from the owner of a rezoning site to address the impacts of rezoning. For a downtown rezoning, this contribution is negotiated and is generally evaluated by staff in light of the increase in land value expected to result from rezoning approval.

For this small rezoning, the owner, West Georgia Holdings Ltd. (Holborn Group), has offered to undertake a transfer of heritage bonus density from a donor site in Chinatown with value of \$1,583,000. Staff in Real Estate Services have confirmed that this amount is appropriate. It represents a significant increase in land value per square foot compared to the CAC which was offered and accepted in conjunction with the initial CD-1 rezoning in September, 2005.

Planning staff recommend that this offer be accepted. Staff agree that the amenity contribution be wholly in the form of heritage bonus density transferred from a suitable donor site - given the relatively small amount involved, given the state of the heritage density bank, and considering that \$7.5 million of the CAC for the initial rezoning (out of a total of \$12.5 million) was in the form of a cash payment available for addressing amenity needs and City objectives in the area surrounding the rezoning site. (Note: Staff will soon prepare a recommendation to City Council for the expenditure of these funds.)

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PM/ss