

LATE DISTRIBUTION FOR COUNCIL - FEBRUARY 13, 2007

A5



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: February 6, 2007
Author: Vickie J. Morris
Phone No.: 604.871.6229
RTS No.: 6543
VanRIMS No.: 11-3500-10
Meeting Date: February 13, 2007

TO: Vancouver City Council

FROM: Director of Social Planning in consultation with the Directors of Real Estate Services, Planning and Development Services

SUBJECT: Amendment to Childcare Amenity Density Bonus at 833 Homer Street

RECOMMENDATION

THAT Council amend clause A of the resolution approved on January 16, 2007, regarding the Childcare Amenity Bonus at 833 Homer Street (amendments in italics) and approve an additional clause D as follows:

- a) The design, construction, fit, finish, and equipping by the Owner, at its cost, of a licensed 37-space child care facility, on the 3rd floor, of approximately *14,957 square feet*, including contiguous outdoor area, *and including* shared use of lobby, elevators and stairs, and dedicated parking, as per the City of Vancouver Childcare Design Guidelines, and acceptable to the Directors of Social Planning, Facilities Design and Management, Community Care Facilities Licensing (CCFL), and Director of Legal Services.
- b) The foregoing is provided in exchange for 78,503 square feet of amenity bonus floor area, under section 6. II of the Downtown ODP.

GENERAL MANAGER'S COMMENTS

The General Manager recommends approval of the foregoing.

COUNCIL POLICY

On January 16, 2007, when considering the report "Childcare Amenity Density Bonus at 833 Homer Street" (RTS 6195), dated January 2, 2007, City Council approved the following:

THAT Council approve, in principle, the applicant's request for a Childcare Amenity Bonus at 833 Homer Street pursuant to DE 410566, as outlined in this report, subject to the signing and registration in the Land Title Office, prior to issuance of the development permit, of the necessary legal Agreement providing for:

- A. The design, construction, fit, finish, and equipping by the Owner, at its cost, of a licensed 37-space child care facility, on the 3rd floor, of approximately 13,900 square feet, including contiguous outdoor area, plus shared use of lobby, elevators and stairs, and dedicated parking, as per the City of Vancouver Childcare Design Guidelines, and acceptable to the Directors of Social Planning, Facilities Design and Management, Community Care Facilities Licensing (CCFL), and Director of Legal Services, and
- B. The creation of an airspace parcel containing the child care facility, which airspace parcel the applicant will sell and transfer to the City for a nominal \$10.00 purchase price, on the terms contained in this report, and;
- C. A cash contribution no less than \$1.1m to the City Childcare Endowment Fund to ensure ongoing maintenance and affordability of the proposed child care facility as established by Council policy.

PURPOSE and SUMMARY

The purpose of this report is to amend the approved Council resolution contained in the report January 2, 2007, approved on January 16, 2007, in acknowledgement of a staff oversight in reporting the amount of residential amenity bonus area and to clarify the amount of child care amenity area.

BACKGROUND

On January 16, 2007, Council approved, in principle, the acceptance of the applicant's offer of a fully-fit, finished and furnished child care amenity for 37 children of approximately 13,900 square feet plus a contribution of \$1.1 million to the City's Childcare Endowment Fund in exchange for a density bonus of 68,841 square feet of residential density. The child care facility would be located on level three of the podium of a 29-storey mixed-use building containing retail at grade, offices on the second and third floors, and 202 residential dwelling units on the fourth through 29th floors.

DISCUSSION

Following Council's January 16, 2007, approval of the amenity bonus, staff found an oversight in the technical calculation of daycare floor area. What was originally reported as a 13,900 square foot daycare space should have been reported as a 14,957 square foot space. With this actual floor space now confirmed, and related adjustments made to the terms of the

amenity business deal, a commensurate increase in density bonus (from 68,841 to 78,503 square feet) is justified.

Most importantly, Council is advised that the form of development, Floor Space Ratio, massing, and height of the proposed development have not changed from the January 16, 2007, report.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

An oversight was made in reporting the area of the child care amenity and determining the resulting amenity bonused density as required by the Downtown Official Development Plan. This report seeks to correct and clarify those oversights.

* * * * *