

Refers Item 9.
Public Hearing of July 8, 2008

MEMORANDUM

July 3, 2008

TO: Mayor Sullivan and Councillors

CC: J. Rogers, City Manager
J. Ridge, Deputy City Manager
M. Coulsen, Acting City Clerk
C. Warren, Acting General Manager of Community Services
R. Jenkins, Assistant Director of Planning, Current Planning
T. French, Assistant Director of Planning, Central Area Planning
C. Gray, Managing Director, Social Development
M. Flanigan, Director, Real Estate Services
T. Timm, General Manager of Engineering Services
F. Connell, Director of Legal Services

FROM: B. Toderian, Director of Planning

SUBJECT: CD-1 Text Amendment - 711 West Broadway (700 West 8th Avenue)

In this memo, the Director of Planning addresses two issues left outstanding in the Policy Report referring the application to rezone the above noted property to public hearing:

1. the transfer of amenity bonus density to these lands, and
2. the amount and allocation of the community amenity contribution (CAC) offered by the developer.

1. AMENITY BONUS DENSITY TRANSFER

The Director of Planning recommends that the following proposed resolution be adopted by Council:

"THAT the rezoning conditions in Appendix C of the Policy Report dated May 27, 2008 for 711 West Broadway be amended to include the following condition as B)(a)(vii):

Amenity Bonus Density Transfer

- (vii) secure the purchase and transfer of 6 503 m² (70,000 sq. ft.) of amenity bonus density to the site at 711 West Broadway from a suitable donor site or sites, on terms and conditions satisfactory to the Director of Legal Services;

Note to Applicant: Letter B in the City's standard format is to be completed by both the owner of the subject site, also referred to as the "receiver" site, and the owner of the "donor" site, and submitted to the City together with receipt(s) of amenity bonus density purchase(s), including the amount, sale price, and total cost of the amenity bonus density."

DISCUSSION

The May 27, 2008 Policy Report described the applicant's proposal to transfer amenity bonus density from the Woodward's Project to the rezoning site. The amount of floor space to be transferred was unknown at the time and was to be reported to Council by way of this memo. The developer has offered to transfer 70,000 sq. ft. of the available density from their project at Woodward's to their site at 711 West Broadway.

When Council approved the CD-1 rezoning of Woodward's, 179,000 sq. ft. of amenity space bonus density was made available for transfer off-site, in exchange for the provision of public amenity spaces in that development. Council also set the price for which that density would sell at \$85 per sq. ft. The 70,000 sq. ft. proposed for transfer to 711 West Broadway is valued at \$5.95 million and represents 43% of the remaining 162,422 sq. ft. available for transfer.

2. VALUE AND ALLOCATION OF PROPOSED COMMUNITY AMENITY CONTRIBUTION

The Director of Planning submits for Council's consideration the following proposed resolutions:

"THAT the rezoning conditions in Appendix C of the Policy Report dated May 27, 2008 for 711 West Broadway be amended to delete the condition titled "vi) Affordable Housing" and substitute the following condition therefor:

Community Amenity Contribution

Deliver the Community Amenity Contribution of \$1,000,000.00, which the developer has offered to the City, to be allocated to the cost of functional and streetscape improvements to the Heather Bikeway between West 7th Avenue and West Broadway;"

OR

"THAT the rezoning conditions in Appendix C of the Policy Report dated May 27, 2008 for 711 West Broadway be amended to delete the condition titled "vi) Affordable Housing" and substitute the following condition therefor:

Affordable Housing

- vi) execute agreements, satisfactory to the Director of the Housing Centre, obligating the developer to construct and convey to the City four to six dwelling units in the proposed redevelopment of the lands for affordable rental housing to be managed by a housing co-operative under agreement with the City, on the following basis:
 - A. the developer's in-kind community amenity contribution of \$1,000,000.00 towards the cost to construct these units be accepted by the City; and

- B. the City will fund the balance of the cost to construct these units, provided the balance does not exceed \$300,000.00, the source of funds to be the subject of a further report to Council.”

DISCUSSION

The May 27, 2008 Policy Report anticipated the offering of a CAC by the developer to fund functional and streetscape improvements to the Heather Bikeway between West 7th Avenue and West Broadway. The report also mentioned that the developer had agreed to provide four to six units of affordable rental housing in the development, of which the City would take ownership and contract with a housing co-operative to operate them. The report stated the developer’s share of the cost of providing these units had not been determined, although a rezoning condition was included in Appendix C requiring an agreement between the developer and the City ensuring the transfer of the units to the City at no cost.

After the Policy Report was submitted, staff learned more detailed information on the project’s economics and concluded that it could not fund both the housing benefit and the bikeway improvements. Staff therefore offer the above two resolutions for Council’s consideration that essentially ask Council to choose between the bikeway improvements and the housing benefit. The resolution concerning the housing benefit also clarifies that the developer’s share of the cost of constructing the four to six units would be an in-kind CAC of \$1 million, with the City funding the balance. The Managing Director of Social Development will provide further information at the Public Hearing on the City’s role in achieving the four to six units of affordable housing.

Brent Toderian
Director of Planning

*Phone: 604.873.7698
Fax: 604.873.7045
brent.toderian@vancouver.ca*

BT/MN/ws