

Refers Item No. 6
Public Hearing of March 15, 2011

MEMORANDUM

March 15, 2011

TO: Mayor Robertson and Councillors

COPY TO: P. Ballem, City Manager
S.A. Johnston, Deputy City Manager
M. Coulson, City Clerk
M. Welman, Director, Corporate Communications
W. Stewart, Assistant Director, Corporate Communications
D. McLellan, General Manager of Community Services
B. Toderian, Director of Planning
Y. Liljefors, Assistant Director, Development and Real Estate, Legal Services
P. Judd, General Manager of Engineering Services

FROM: K. Munro, Assistant Director of Planning, Current Planning Division

SUBJECT: CD-1 Rezoning - 984 West Broadway - Community Amenity Contribution

This memorandum relates to the matter of a community amenity contribution (CAC). Since Council's referral of this application to a Public Hearing (report dated July 5, 2010 entitled "CD-1 Rezoning - 984 W Broadway") staff have concluded discussions with the applicant regarding a community amenity contribution. Accordingly, this memorandum puts forward a Recommendation and an additional condition of enactment to be considered by Council at the Public Hearing.

RECOMMENDATION

1. To add a RECOMMENDATION D as follows:
 - D. THAT subject to approval of the rezoning, the registered property owner shall submit confirmation, in the form of a "Letter A", that an agreement has been reached with the registered owner of a suitable donor site for the purchase of heritage bonus density, as described in Appendix B, condition (c) 9.
2. To re-letter Recommendation D in the policy report to Recommendation E as a consequence of the foregoing.

3. To amend Appendix B, to add a new condition as follows:

(c)9. that the owner secure the purchase and transfer of 676.96 m² (7,287 sq. ft.) of heritage density (which has a value of \$473,625) from a suitable donor site.

Note to applicant: For this application, the City attributes a value of \$65 per buildable square foot of density transferred to this site. This value is based on the analysis of current and prevailing market activity and the determination of the value is subject to periodic updating. The Owner may negotiate its best price to secure the required 7,287 square feet of density, however, it is noted that for this application the City will only recognize the attributed value to a maximum of \$65 per buildable square foot or a resulting total value of \$473,625.

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 heritage density purchase, including the amount, sale price, and total cost of the heritage density.

Background

In the report dated July 5, 2010 entitled "CD-1 Rezoning - 984 West Broadway", staff assessed an application to rezone this site from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit a mixed-use commercial building at an FSR of 5.22 and a height of 40.23 m (132 ft.). In the report, staff advised that discussions in respect of a community amenity contribution were not yet concluded and, therefore, that staff would report their recommendations on this matter prior to the Public Hearing.

The City's Financing Growth Policy anticipates community amenity contributions from rezoning applicants to mitigate the impacts of rezoning. For this rezoning, the developer has offered a CAC of \$473,625 which is deemed to be consistent with current policy. Staff recommend acceptance of this offer and that all of this CAC be directed to the purchase of transferable heritage density from a suitable donor site. In anticipation of Council's consideration of this application, a "Letter A" (letter of intent with proposed vendor) has been submitted. The community amenity contribution is recommended to be secured through submission of a "Letter B" prior to enactment of the CD-1 by-law, should Council approve this rezoning application.

CONCLUSION

Staff have concluded discussions with the applicant regarding a community amenity contribution and have put forward a Recommendation and additional condition of enactment to be considered by Council at the Public Hearing.

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984 West Broadway—PUBLIC BENEFITS SUMMARY

Project Summary:

A mixed-use commercial building with retail, service and office uses.

Public Benefit Summary:

The project would generate a DCL payment as well as a CAC offering to be directed towards the purchase of heritage density from the density bank.

	Current Zoning	Proposed Zoning
Zoning District	C-3A	CD-1
FSR (site area = 1 742 m ² /18,750 sq. ft.)	3.0 (retail/service)	5.22 (retail/service/office)
Max. Allowable Buildable Floor Space (sq. ft.)	56,250	97,879
Land Use	Commercial/residential	Commercial

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	\$586,125	\$1,019,899
	DCL (Area Specific)	0	
	Public Art	0	
	20% Social Housing	0	
Offered (Community Amenity Contribution)	Childcare Facilities	N/A	
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		\$473,625
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
Other			
TOTAL VALUE OF PUBLIC BENEFITS		\$0	\$1,493,524

Other Benefits (non-market and/or STIR components):

Project incorporates space for a pedestrian entrance portal for a future transit station.

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ among Area Specific DCL Districts.