

CD-1 Rezoning -
4255 Arbutus Street
(Arbutus Centre)

Council Presentation
July 12, 2011



Trafalgar
Park

King Edward

Arbutus Village Park

Site

Arbutus

Arbutus
Club

Nanton

Hellenic
Centre

Prince of Wales
Secondary

Prince of
Wales Park

Quilchena
Park

33rd Ave

Yew

Trafalgar
Elementary

Policy Background



- **1995 CityPlan**
 - *Identified creation of Neighbourhood Centres*



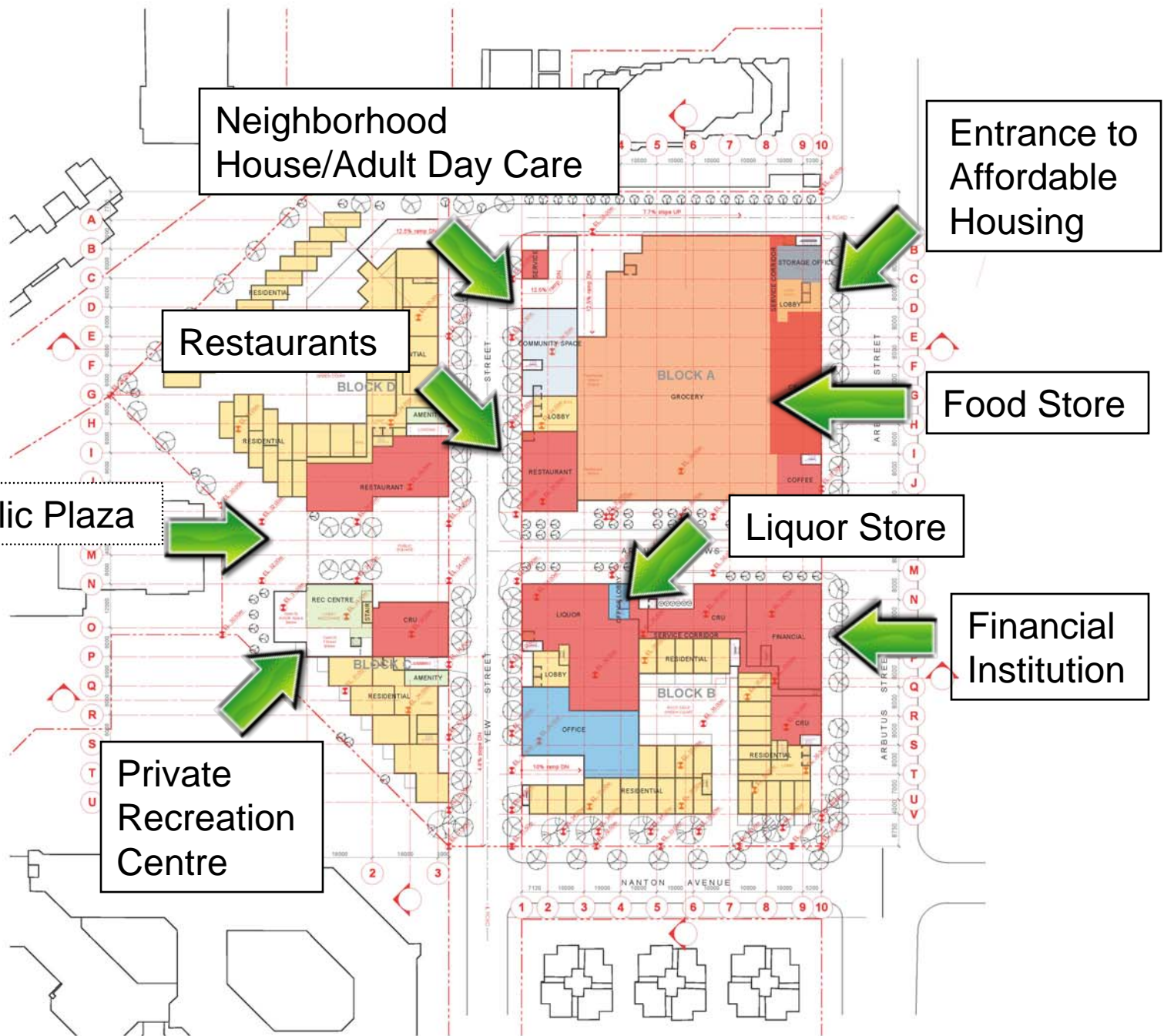
- **2005 Arbutus Ridge Kerrisdale**
- **Shaugnessy (ARKS) Community Vision**
 - *Identified Arbutus Centre as a Neighbourhood Centre*



- **2008 Arbutus Centre Policy Statement**
 - *Identified site would have significant residential density and the form of development*

Land Use and Density

- 400 Market Dwelling Units
- 100 Affordable Housing Units
- Neighbourhood House
- Adult Day Care
- 120,000 square feet of retail development, including food store, liquor store, financial institution, restaurants, and offices
- Possible self storage facility



Retail Viability and Office Impact Study

- Current level of retail and office space is viable in this location
- Site location cannot sustain an increase beyond current levels
- Site requires two access points to ensure feasibility

Form of Development





Illustrative Overall Perspective View with Block B in foreground



Photo montage of view towards Arbutus Village taken from SE corner of Quilchena Park

Public Input

- Notifications mailed to 4200 households
 - beyond standard notification
- First Open House January 27, 2010
 - 250 people attended
- Second Open House November 2010
 - 200 people attended

Community Amenity Contribution

Neighbourhood House/Adult Day Care	\$5,700,000
Endowments for Neighbourhood House and Adult Day Care	\$4,000,000
100 units of Affordable Housing	\$29,000,000
Upgrades to Arbutus Village Park	\$1,000,000
Unallocated Funds	\$6,500,000
Total Community Amenity Contribution	\$46,200,000

Affordable Housing - City Ownership

- Opportunity for needed affordable rental
- Location is key for mixed housing throughout city – no PEF or City sites available in for social housing in this area
- Low income families and seniors in this area
- Cash contribution to affordable housing fund would not generate same opportunities in this area
- Rent revenues cover operational/replacement reserve needs