

Refers Item No. P3
Regular Council Meeting of September 20, 2011

MEMORANDUM

September 20, 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 of Communications
W. Stewart, Assistant Director, Corporate Communications
D. McLellan, General Manager of Community Services
F. Connell, Director of Legal Services
P. Judd, General Manager of Engineering Services

FROM: B. Toderian, Director of Planning

SUBJECT: CD-1 Rezoning - 555 Robson Street, 775 Richards Street, 520 West Georgia Street (Telus Garden)

This memorandum provides further information for Council on the matter of the Community Amenity Contributions which had not been concluded when staff completed the policy report for this application. In addition, a minor change to Appendix A (draft by-law) is recommended as the report lists imperial numbers instead of metric numbers in the height section. Some typographical changes relating to the number of floors are also included.

DISCUSSION

With regard to the Community Amenity Contribution (CAC), Real Estate Services has concluded their review and negotiations and advised that the value of the developer's offering is \$15,253,000. Staff recommend this offering be accepted and that it be allocated as follows:

- A cash contribution of \$8,000,000 for park development of the future City park at Richards Street and Smithe Street (as previously indicated in the report)
- A cash contribution of \$1,000,000 for tenant upgrades at the City-owned space at the CBC Building (700 Hamilton Street) which would match the City's needs and priorities (identified as existing space focused on supporting multiple cultural organizations in shared space/shared services model);
- A cash contribution of \$1,000,000 for greenways and/or bikeways in the general area. When this is combined with the "above the line" costs of \$575,000 (both cash and in kind contributions) for site adjacent improvements noted in Appendix B brings the total greenway/bikeway financial contributions to \$1,575,000; and

- Transfer of heritage density to this site, as provided for under the City’s Transfer of Density Policy. The value of the heritage density shall be \$5,253,000. Staff support this transfer of density and recommend that a Letter of Intent (Letter A) be submitted prior to the Public Hearing.

AMENDMENTS TO REPORT

1. THAT the Recommendations as presented in the Policy Report “CD-1 Rezoning - 555 Robson Street, 775 Richards Street, 520 West Georgia Street (Telus Garden)” dated September 13, 2011, be amended to add the following:
 - C.1. THAT should the application be referred to a Public Hearing, the registered property owner shall submit confirmation, prior to Public Hearing, in the form of “Letter A”, that an agreement has been reached with the registered owner of the proposed donor site for the purchase of heritage bonus density.
2. THAT the report as presented to Council be amended on page 5 (Land Use) to reflect a 46 storey residential building and a 22 storey office building.
3. THAT the proposed Draft CD-1 Bylaw Provisions, as presented in Appendix A of the Policy Report “CD-1 Rezoning - 555 Robson Street, 775 Richards Street, 520 West Georgia Street (Telus Garden)” dated September 13, 2011, be amended to delete the section on Height and replace with the following:

Height

- The maximum building height, measured above base surface, must not exceed the maximum heights set out on the table below, except that the building must not protrude into the view corridors approved by Council in the City of Vancouver View Protection Guidelines.

Sub Area	Maximum building heights
A	125.7 m
B	91.5 m
C	91.5 m

- The Director of Planning may permit an increase in maximum building height to 136.2 m for a building located in sub-area A, if the building is wholly within a view shadow and does not further block a view corridor approved by Council.
4. THAT the conditions of zoning by-law enactment, as presented in Appendix B of the Policy Report “CD-1 Rezoning -555 Robson Street, 775 Richards Street, 520 West Georgia Street (Telus Garden)” dated September 13, 2011, be amended to replace condition (c)18 with the following:

Community Amenity Contribution (CAC)

18. Make arrangements with the City, to the satisfaction of the Director of Legal Services, to pay to the City prior to enactment of the rezoning by-law, the Cash portion of the Community Amenity Contribution of \$10,000,000 which the developer has offered.

Note to Applicant: The funds shall be allocated towards

- A cash contribution of \$8,000,000 for park development at the future City park at Richards Street and Smithe Street;
- a cash contribution of \$1,000,000 to provide tenant upgrades at the CBC space (700 Hamilton Street); and
- a cash contribution of \$1,000,000 for contributions to open space, greenways and/or bikeways in the general area.

5. THAT the conditions of zoning by-law enactment, as presented in Appendix B of the Policy Report "CD-1 Rezoning -555 Robson Street, 775 Richards Street, 520 West Georgia Street (Telus Garden)" dated September 13, 2011, be amended to add the following condition after (c) 21:

Transfer of Density

22. That the owner secure the purchase and transfer of heritage density valued at \$5,253,000 (a minimum of 61,800 sq. ft./5 741m²) from a suitable donor site;

Note to applicant: For this application, the City attributes a value of \$65 per buildable square foot density transferred to this site. (\$85 a square foot if density is transferred from Woodwards). 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 density, however it is noted that for this application the City will only recognize the above attributed values for a resulting total value of \$5,253,000.

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.

6. That the Public Benefits Summary contained in Appendix G of the Policy Report be replaced with the Public Benefits Summary attached to this memo.

Thank you,

B. Toderian,
Director of Planning

BT/dd/ws

**555 Robson Street, 775 Richards Street, 520 West Georgia Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

A mixed-use development with a 499,572 sq. ft. office tower, a 459 unit residential tower (including 56,617 sq. ft. of retail space, and additional 37,940 sq. ft. for the existing Telus office building on the site.

Public Benefit Summary:

Financial contributions to construction of a new park at Richards and Smithe Street, tenant improvements to the City-owned space at the CBC Building, greenways and/or bikeways in the area, heritage density, and public art in addition to DCL's

	Current Zoning	Proposed Zoning
Zoning District	DD	CD-1
FSR (site area Residential= 25,480 sq. ft.) (site area Office = 40,825 sq. ft.) (site area Existing Bldg.= 45,318 sq. ft.)	Residential - 5.0 FSR Office - 7.0 FSR Existing Bldg - 7.0 FSR	Residential - 17.59 FSR Office - 12.24 FSR Existing Bldg (with addition - 9.23 FSR
Buildable Floor Space (sq. ft.)	Residential - 127,400 sq. ft. Office - 285,775 sq. ft. Existing Bldg - 317,226 sq. ft.	Residential - 448,193 sq. ft. Office - 499,572 sq. ft. Existing Bldg - 418,285 sq. ft.
Land Use	Residential/Commercial	Residential/Commercial

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (See Note 1)	\$4,681,273	\$11,168,038
	DCL (Area Specific)	0	0
	Public Art	0	\$1,784,126
Offered (Community Amenity Contribution)	Childcare Facilities	N/A	
	Cultural Facilities		\$1,000,000
	Green Transportation/Public Realm		\$1,000,000
	Heritage (transfer of density receiver site)		\$5,253,000
	Housing (20% Housing)		
	Parks and Public Spaces		\$8,000,000
	Social/Community Facilities (Neighbourhood House and Adult Day Care)		
	Unallocated		
Other (Endowments for Social Facilities)			
TOTAL VALUE OF PUBLIC BENEFITS			\$28,205,164

* 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 for each of the Area Specific DCL Districts.