

Public Hearing – July 12, 2022



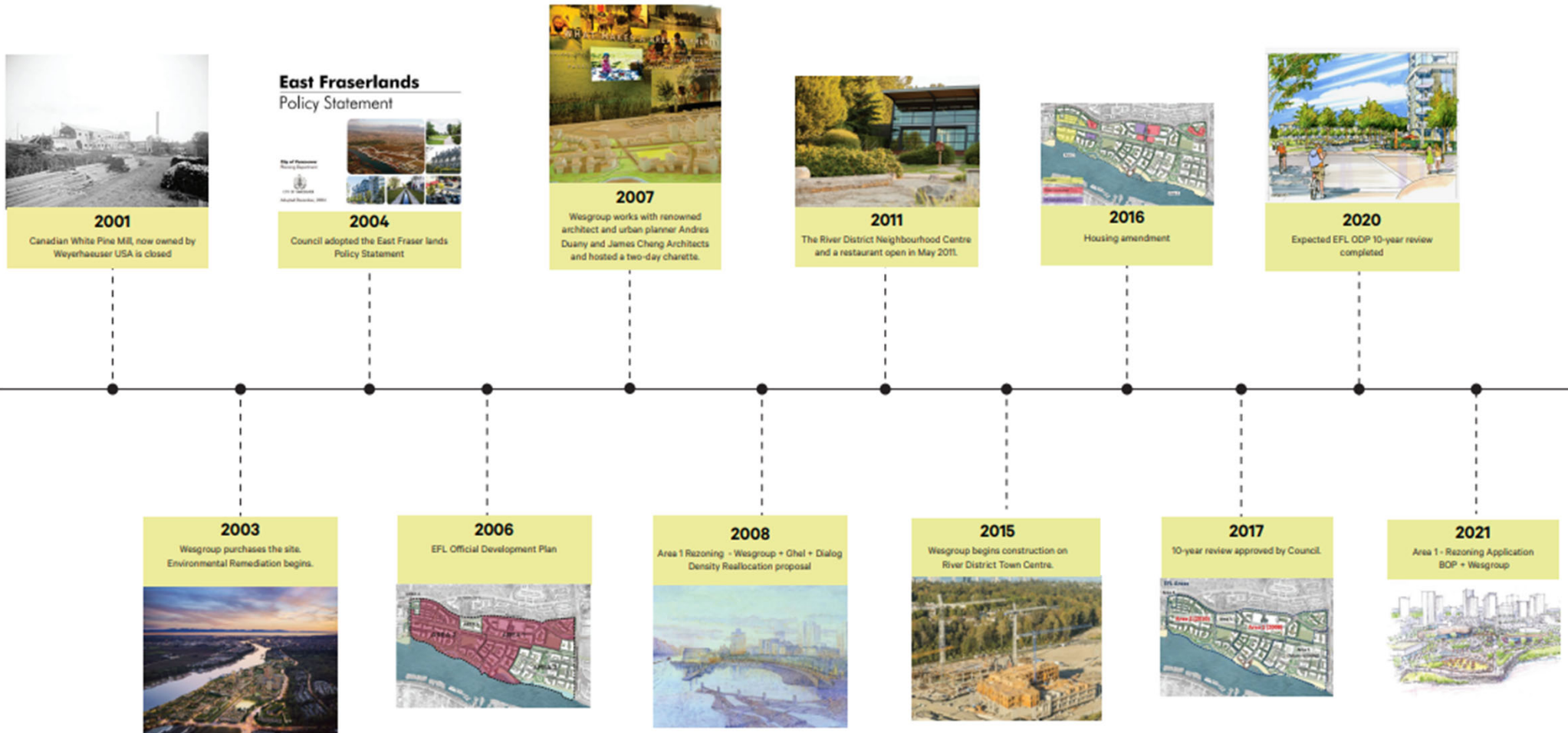
CD-1 Rezoning: 3480 & 3522 East Kent Avenue South
East Fraser Lands, Area 1 Waterfront Precinct



Existing Site and Context



East Fraser Lands – Timeline



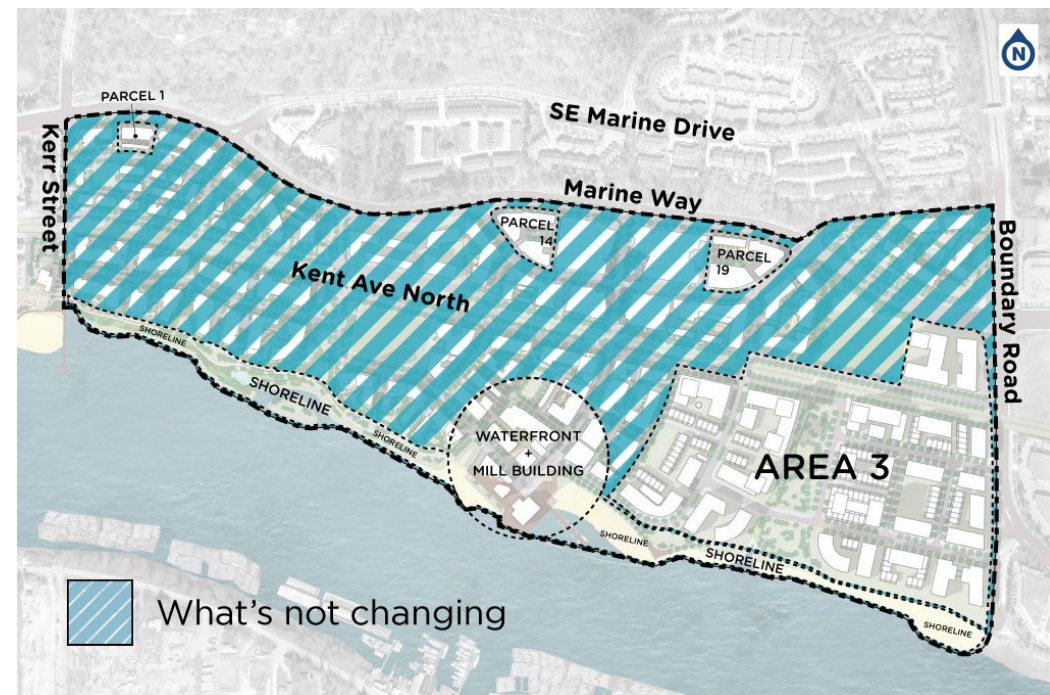
Policy Context – EFL Official Development Plan



Policy Context – EFL 10-year Review

In 2021, Council approved the *East Fraser Lands Official Development Plan and Public Amenity Financial Plan and Strategy: 10-year Review and Update*.

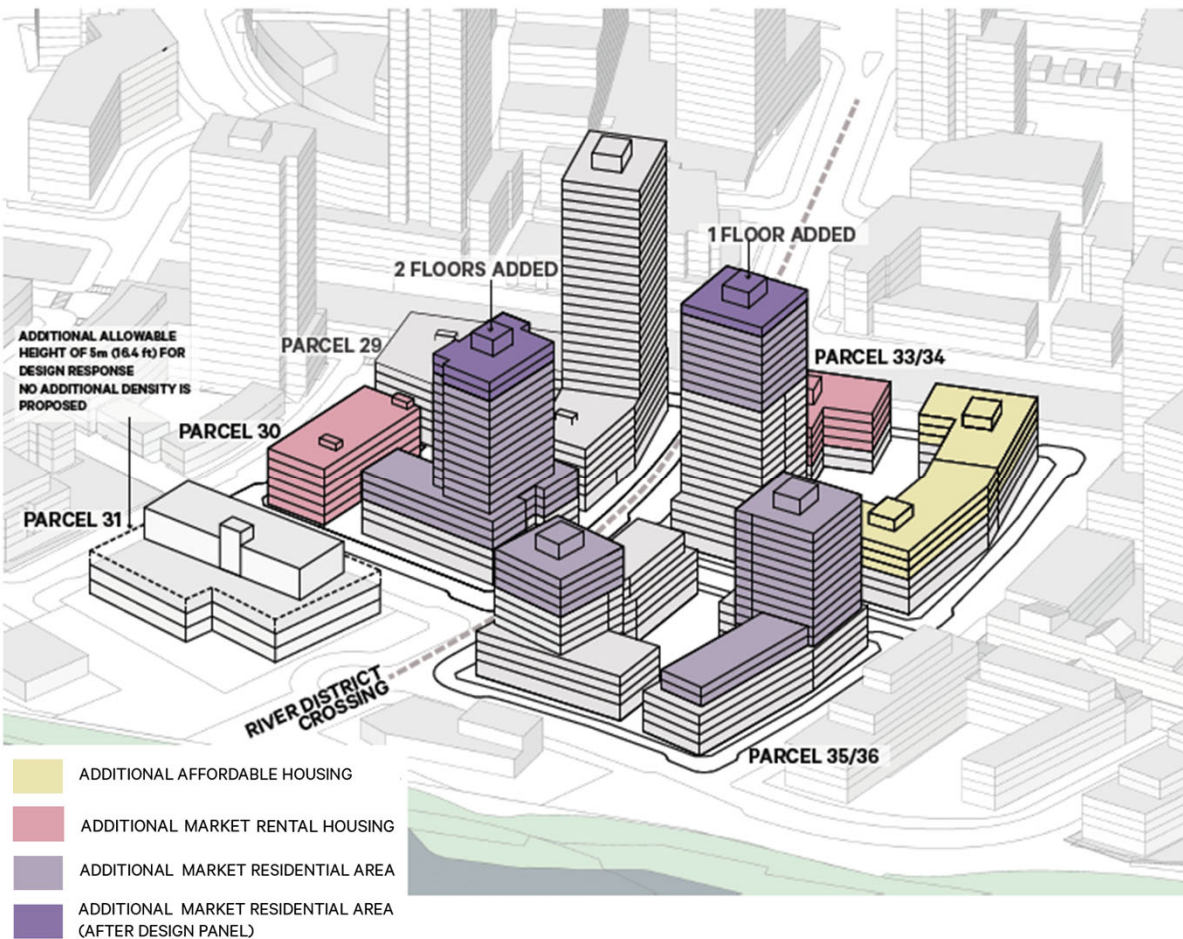
- Part 1 – EFL ODP Update and Amendments
- Part 2 – EFL Amenity Financial Plan and Strategy Update



Rezoning Site

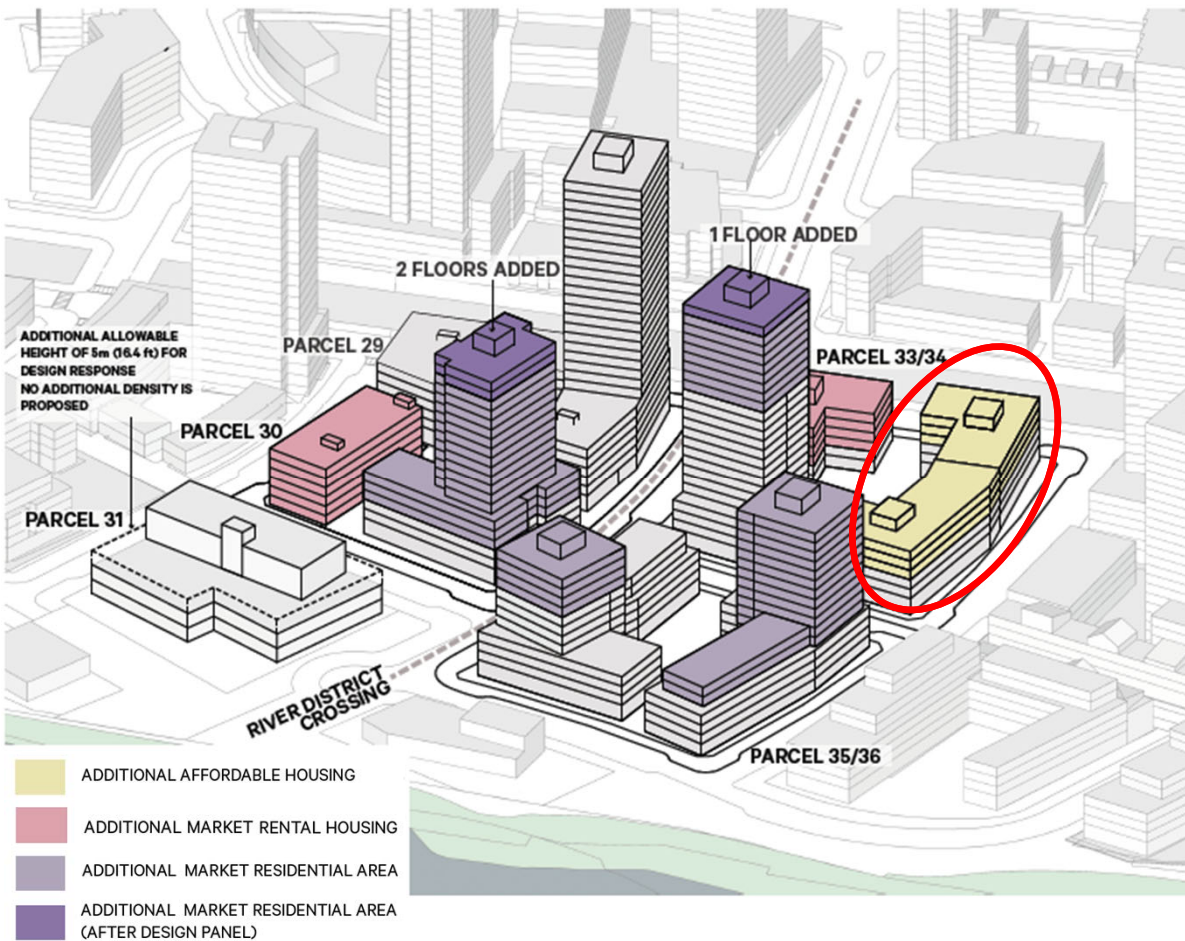


Rezoning Proposal Summary



- Total additional floor area of 443,442 sq. ft.;
 - 55,000 sq. ft. of social housing (~ 67 units),
 - 100,000 sq. ft. of market rental housing (~ 121 units), and
 - 288,442 sq. ft. of strata-titled housing (~ 324 units).
- Height adjustments to CD-1 (567) to allow additional density.
- EFL ODP consequential amendments to reflect additional density and maintain affordable housing % requirement.

Social Housing



- Creation of stand-alone dirt site
- Additional floor area for Social Housing
- VAHA delivery

Parcel 34 Summary	Floor Area (sq. ft.)	# Units (approx.)
Original Rezoning (2008)	80,245	76
Proposed Addition (2022)	55,000	67
New Total	135,245	143

Renting vs. Ownership (Eastside)



	Market Rent in Newer Buildings		Ownership		
	Average Market Rents	Average Household Income Served	Monthly Cost Median-Priced Unit	20% Down Payment Amount	Average Household Income Served
studio	\$1,598	\$63,920	\$2,200	\$79,550	\$88,000
1-bed	\$1,772	\$70,880	\$2,885	\$108,000	\$115,400
2-bed	\$2,402	\$96,080	\$3,809	\$141,300	\$152,360
3-bed	\$3,272	\$130,880	\$5,565	\$213,000	\$222,600

Public Consultation



**Postcards Mailed
February 25, 2022**

Postcards distributed	6,856
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Questions	6
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Comment forms	71
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Other input	9
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Total	86
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**City-hosted
Virtual Open House
February 28, 2022 to
March 30, 2022**



Comments of Support

- Building height, density and context
- Delivery of a community centre
- Housing mix: increased social and rental housing

Comments of Concern

- Building height and density
- Lack of local services and amenities
- Process to deliver the community centre
- Increased parking and traffic

Public Benefits



Housing Mix

- 55,000 sq. ft. (~ 67 units) of social housing units, ~ 4,300 sq. ft. in future phase
- 100,000 sq. ft. (~ 121 units) of secured market rental units

	Amount
CAC	\$16,000,000
City-wide DCL *	\$7,085,182
Utilities DCL	\$0**
Public Art	\$489,437
Total Value of Public Benefits	\$23,574,619

* a DCL waiver is permitted under the DCL By-law. Value of the waiver is applicable on the residential floor area only and would be approximately \$1,824,000.

** Subject to Council approval of UDCL removal.

Community Centre and Plaza Delivery



Community Centre

- 30,000 sq. ft.
- Delivered by Wesgroup Properties
- \$47M cost to construct
- Funded through EFL CACs and UDCL removal

Associated Amenities

Childcare Centre (74-space)

- Constructed by Wesgroup Properties
- Funded through city-wide DCLs

Community Centre Plaza

- Park Board and Wesgroup to coordinate construction
- Funded through city-wide DCLs

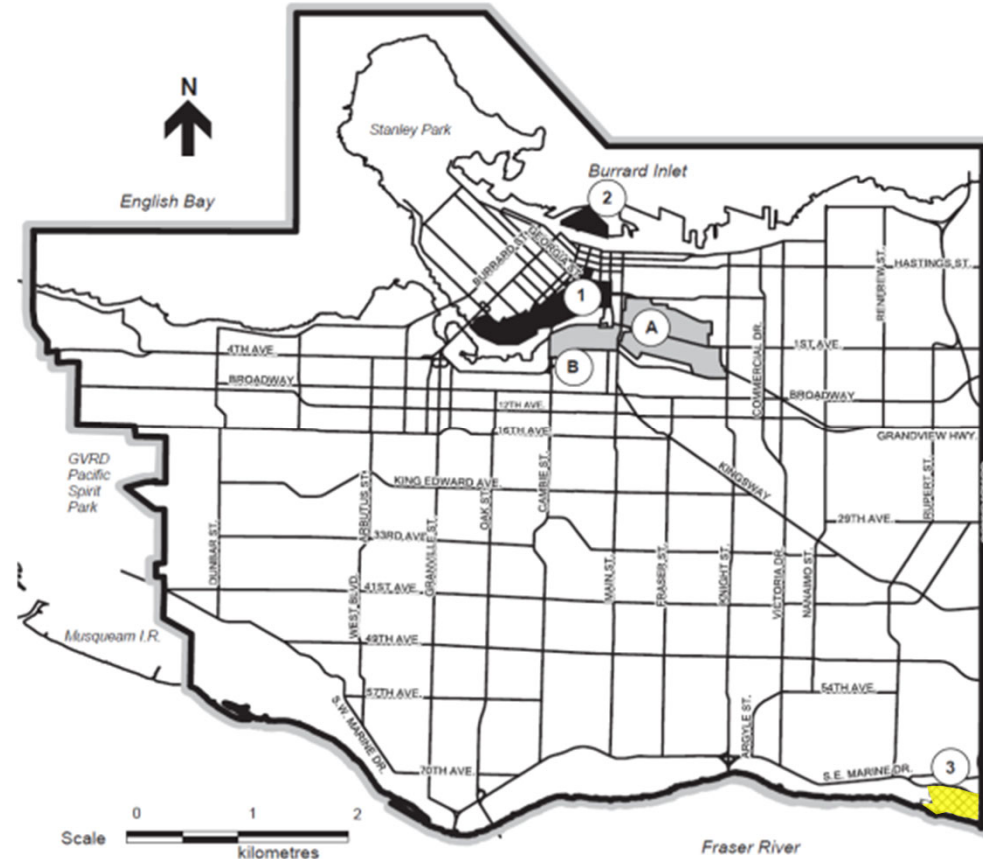
Removal from Utilities Development Cost Levy By-law



As part of the EFL 10-year Review, staff recommended removal of EFL from the UDCL to redirect surplus utilities revenues to the community centre.

Unique context of EFL

- Utilities DCL was introduced in 2018
- UDCL generates \$48 M in EFL (\$45 M from Wesgroup sites)
- UDCL Project List includes 3 EFL items (\$21 M)
- Infrastructure upgrades are largely secured as servicing requirements (rezoning conditions)
- Large portion of remaining infrastructure flows directly east into Burnaby
- Proposed area to be removed from UDCL (in yellow)



Delivery Approach - Community Centre and Drainage Items



Delivery Approach

- Remove EFL from UDCL boundary to secure community centre delivery and cash payment for drainage items
- Developer has offered 87% of UDCL (\$38M)
- Approach requires 'top up' from CACs collected and additional density in Area 1

Package Items	Cost (\$M)	Source of Revenue	Revenue (\$M)	Balance (\$M)
Drainage Items	(\$21)	UDCL Removal	\$38*	\$22
		UDCL collected from non-WG sites	\$5	
Community Centre	(\$47)	CAC – Area 1 additional density (subject of this rezoning)	\$16**	(\$22)
		CAC – previously collected	\$9	
TOTAL	(\$68)		\$68	\$0

*UDCL removal is proposed to be:

- 87% of UDCL recaptured as negotiated in 2021
- Reduced by \$1.1M due to delays to create waterfront site for community centre

** CAC is offered by the developer as part of this rezoning.

Summary

Benefits of Delivery Approach

- Secures source of funds for community centre
- Secures in-kind delivery of the community centre
- Shifts construction cost escalation risk from the City to the developer
- Secures cash payments, timed with delivery, for the drainage works
- Removes EFL community centre from city-wide prioritization and competition for importing CACs
- Provides delivery certainty for the community centre and childcare facility, coordinated with the waterfront plaza

*Creekside Community Centre
Franc Architecture*



Conclusion



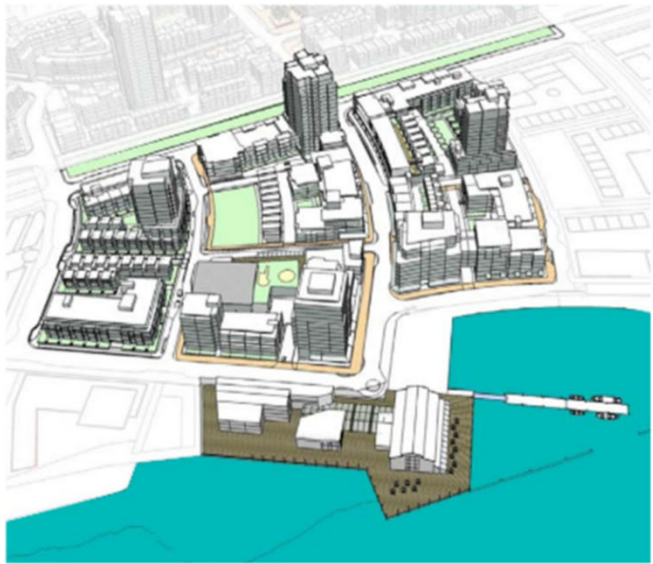
- Proposal aligns with:
 - *East Fraser Lands Official Development Plan (2006, amended 2021)*
 - *EFL 10-year Review (2021)*
 - *Housing Vancouver Strategy (2017)*
 - *Housing Needs Assessment (2022)*
- + 55,000 sq. ft. (approx. 67 units) of social housing
- + 100,000 sq. ft. (approx. 121 units) of secured market rental housing
- + 288,442 sq. ft. (approx. 324 units) of strata housing
- Delivery approach for the community centre, childcare facility and plaza
- Staff support the application subject to conditions in Appendix B

End of Presentation

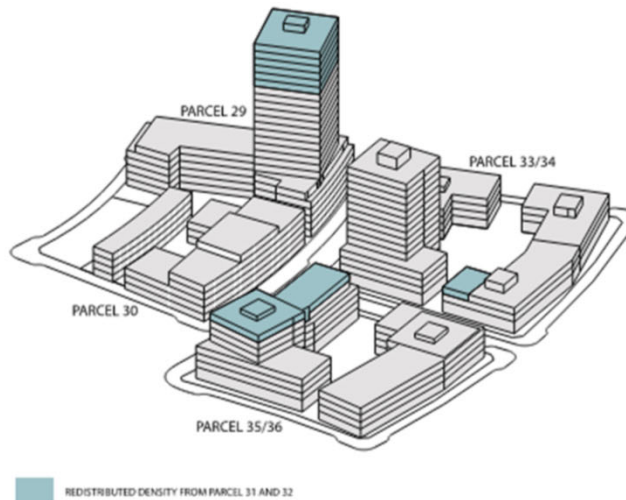
EXTRAS FOR INTERNAL USE ONLY

Form of Development Evolution

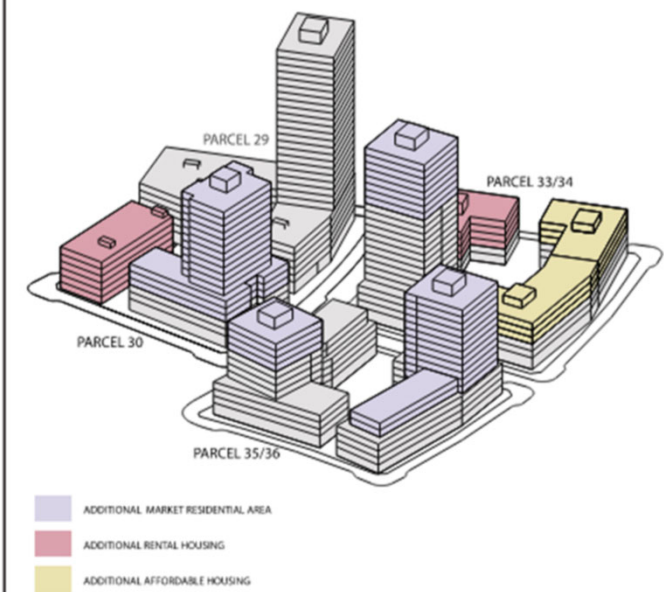
Original Rezoning (2008)



Community Centre
Redistribution (2018)



PROPOSED Rezoning (2022)



Shadow Studies (June 21)



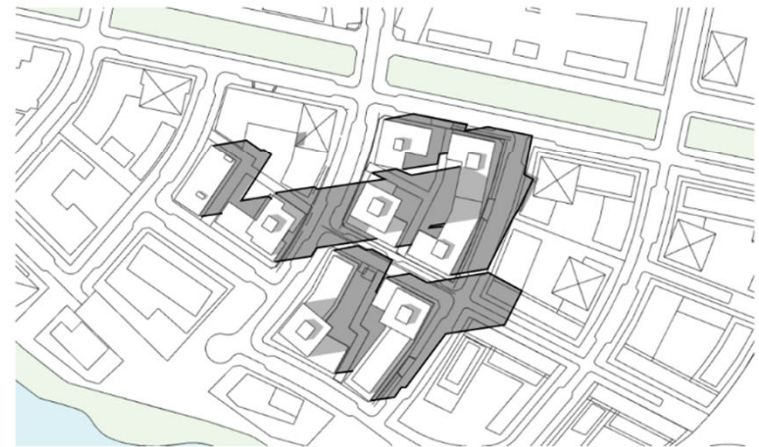
JUNE 21 - 10 AM



JUNE - 12 PM



JUNE 21 - 2 PM



JUNE 21 - 4 PM

Shadow Studies (March 21)



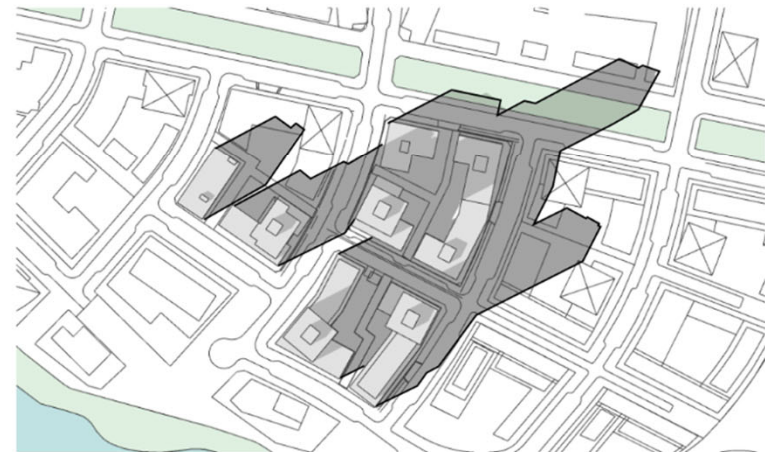
MARCH 21 / SEPT 21 - 10 AM



MARCH 21 / SEPT 21 - 12 PM



MARCH 21 / SEPT 21 - 2 PM



MARCH 21 / SEPT 21 - 4 PM

Shadow Studies (December 21)



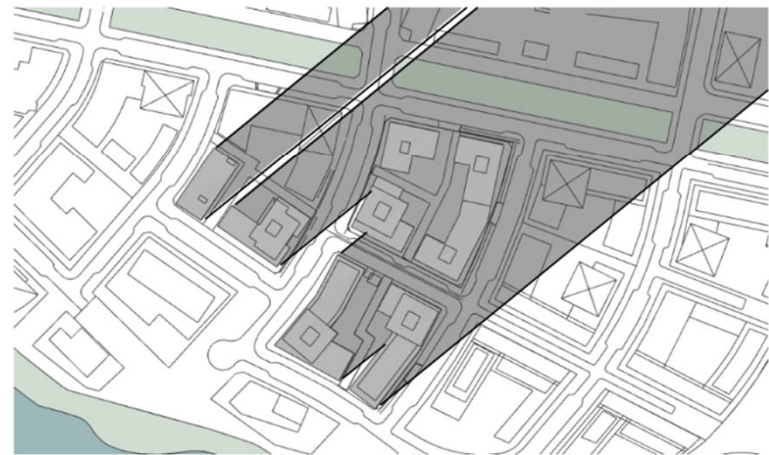
DECEMBER 21 - 10 AM



DECEMBER - 12 PM



DECEMBER 21 - 2 PM

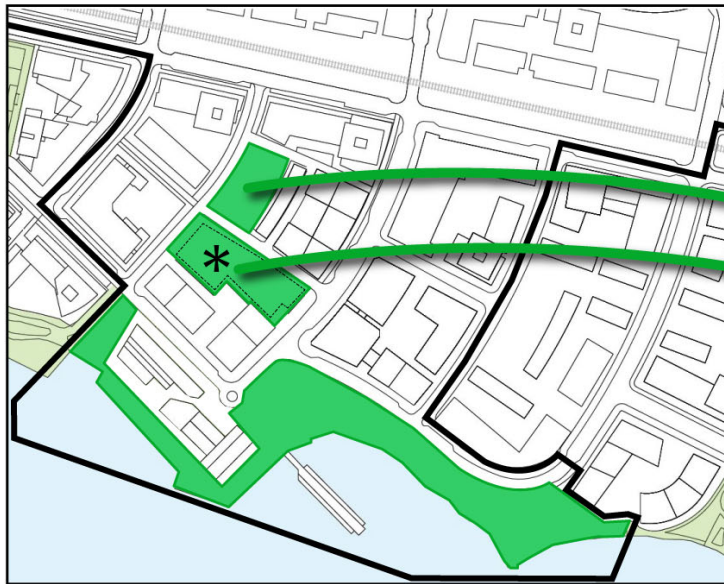


DECEMBER 21 - 4 PM

EFL – Amenities and Services






Original Park Configuration (2008 Rezoning)



Revised Park Configuration (2018 Amendment)



-  Park Consolidation
-  Community Centre Site
-  Area 1 Boundary

Policy Context – EFL Official Development Plan



Policy Context – EFL ODP Amenities



East Fraser Lands – Implementation



Local Amenities and Services



Burnaby

