

COUNCIL AGENDA/INFORMATION		
📁 Closed	Date: _____	Item # _____
📁 Reg. Council	Date: _____	Item # _____
📁 Supplemental	Date: _____	Item # _____

_____	_____
Director	CAO

DISTRICT OF WEST VANCOUVER
750 – 17TH STREET, WEST VANCOUVER, BC V7V 3T3

COUNCIL REPORT

Date: July 10, 2013 File: 1010-20-12-069
 From: Andrew Browne, Senior Community Planner
 Geri Boyle, Manager, Community Planning
 Subject: **Progress report on Community Amenity Contribution (CAC) for the 1300 block Marine Drive development application**

RECOMMENDED THAT:

1. In finalizing a CAC proposal for the 1300 block development application, staff move forward on the basis of an approximate 80% cash / 20% in-kind split, subject to further evaluation of the in-kind portion of the CAC;
2. A public parking facility, with tennis courts above, at the southeast corner of Marine Drive and 13th Street, be explored as the primary in-kind CAC item subject to further evaluation;
3. Council provide direction as to whether or not the community space in the east building should be evaluated as a possible component of a CAC; and,
4. Staff report back to Council with an update on the CAC prior to bylaws being presented for first reading.

Purpose

To provide Council with a progress report on the potential Community Amenity Contribution for the 1300 block Marine Drive development application.

1.0 Background

1.1 Prior Resolutions

June 17, 2013 – Council directed that the application advance in the development consideration process, that the applicant work to complete various refinements to their proposal, that staff bring forward the necessary bylaws and permits for Council consideration after refinement, design development, and additional Design Review Committee evaluation, and that staff return to Council with a progress report on a potential CAC.

May 13, 2013 – Council directed that the revised proposal be referred to the DRC for evaluation of the applicant’s response to Council’s direction of March 4, 2013, and directed that staff return to Council with recommendations for final revisions and potential direction for bylaw preparation.

March 4, 2013 – Council set direction for revisions to the application and asked that the proposal come back to Council prior to returning to the DRC.

November 19, 2012 – Council directed that consultation begin, that the proposal be referred to the DRC for comment, and that staff report back on the outcome.

2.0 Balanced Scorecard

STRATEGIC INITIATIVES	MILESTONES
1.4.5 – Advance major development applications consistent with the District vision	- Implement and process 1300 block Marine Drive

3.0 Analysis

3.1 Community amenity contribution (CAC)

The District has retained the services of Burgess Cawley Sullivan & Associates Ltd. to estimate the ‘lift’ in land value upon rezoning for the non-District owned portion of the full-block redevelopment. It is District policy that 75% of the estimated ‘land lift’ is to be returned to the District as part of a CAC.

At the time of writing a preliminary estimate of the land lift is not yet available.

It is important to note that a CAC is only applicable to the privately-owned lands on the block. The District-owned lands that are the subject of Purchase & Sale Agreements have been conditionally sold as a ‘zoned’ site; consequently, the District has captured the land lift in the sale price.

For the purposes of the ‘land lift’ analysis, the project density is to be considered as uniform across the site (e.g. a uniform FAR of 2.9 as opposed to a spot-by-spot analysis). This avoids any CAC distortion resulting from, for example, a terraced building form that might impact the valuation of the District-held lands more or less than the valuation of the privately-held lands.

The District’s CAC policy recognizes that a CAC may be cash, in-kind, or a combination of both. While Council typically receives CACs as 100% cash, indications are that this will be a sizeable CAC with the financial capacity for both a cash payment and the delivery of physical, in-kind amenities as appropriate. Staff supports a split in the realm of 20% in-kind amenities and 80% unrestricted cash-in-lieu as it provides Council with the opportunity to consider and debate the merits of how to allocate the majority of CAC funds separate from deliberation of the development application. This general 80/20 split could vary upward or downward depending on the specific in-kind amenities agreed to by Council.

Irrespective of whether amenities are provided in-kind by the developer or via cash, staff supports allocating a significant portion of the CAC from this project for amenities within the Ambleside waterfront and town centre.

Grosvenor has indicated which project elements it feels are above and beyond and thus constitute a community amenity. Please note that staff has not endorsed these; the staff opinion of each item and/or a potential request for Council direction is included with each item.

- Additional public parking to be provided east of 13th Street – Grosvenor has prepared a preliminary concept for a fully underground level of parking such that the tennis courts would remain approximately at their present elevation, with parking underneath. The preliminary concept yields 112 stalls for \$5.6 million, using an assumed \$50,000 per stall costing. Staff have advised the applicant that the District would likely prefer a more modest option – e.g. the tennis courts being raised to approximately equal the grade of Marine Drive, with covered parking underneath at approximately the present-day grade of the tennis courts. This simpler structure would be open on at least two sides and obviate the need for mechanical ventilation or other costly building systems. This simpler solution is expected to yield a net increase of approximately 74 stalls, with a cost on the order of \$2.6 million (about \$35,000 per stall). Further design and costing examination is required regardless of preferred option. Staff recommend that additional public parking be included as a CAC, with details to be determined.
- Community space – While the northeast corner of the project remains under review by the architect (both architecturally and also in its internal composition of uses), it is likely that some space could be available for *Artists for Kids* or a similar initiative should it be desired. Grosvenor has presented a preliminary estimate of \$800,000 for a 1200 square foot space (\$667/p.s.f.), exclusive of operating costs. Should Council desire some form of community space in the area (be it for art studio, art gallery, meeting space, or something else entirely), this would appear to be a good option (having both a prominent, gateway location and proximity to the waterfront and Ambleside Park). Staff request that Council provide direction as to whether this option should be further evaluated.
- Public art – Grosvenor suggests that \$750,000 of the CAC be allocated to public art provided in-kind. Staff recommend that this item not be considered as a component of a CAC. Should Council wish to allocate funds for public art this can be drawn from the cash CAC in the future, allowing for Council to direct a community juried process or similar.

Date: July 10, 2013
From: Andrew Browne, Senior Community Planner
Geri Boyle, Manager, Community Planning
Subject: **Progress report on Community Amenity Contribution (CAC) for the 1300 block Marine Drive development application**

Page 4

- Off-site civil works and upgrades – Grosvenor suggests that approximately \$900,000 of off-site civil works could be considered a community amenity, such as work beyond the road centreline for 13th Street, 14th Street, and Bellevue Avenue. While staff recommend that this item not be considered in its entirety as a component of the CAC, there is the potential for some works to qualify. Civil works beyond the centreline are triggered by the very nature of the project (e.g. raising Bellevue Ave), and it is not possible in most instances to comply with the Ambleside Streetscape Standards while stopping civil works at the road centerline (14th Street).

3.2 Timeline

See Appendix A for an updated project timeline.

4.0 Options

(as recommended by staff)

A. As recommended by staff in the report dated July 10, 2013;

(or, alternatively)

B. Provide different or modified direction (to be specified) and/or request additional information (to be specified).

Authors:

Andrew Browne

Geri Boyle

Appendices:

A – Application timeline

APPENDIX A – Application timeline

#	Date	Milestone & Description
1	18 Oct 2012	Complete application received.
2	19 Nov 2012	RTC #1 – Council authorized public consultation.
3	13 Dec 2012	DRC #1 – Recommended resubmission.
4	17 Jan 2013	Open House #1 – WVCC Atrium
5	19 Jan 2013	Open House #2 – WVCC Atrium
6	23 Jan 2013	Public Meeting #1 – Kay Meek
7	4 Mar 2013	RTC #2 - Presented consultation results and Council affirmed direction for revisions.
8	13 May 2013	RTC #3 – Returns revised concepts to Council, referred to DRC, set next steps.
9	30 May 2013	DRC #2 – Recommended advancement to development permit drawings.
10	17 Jun 2013	RTC #4 – Recommends application advance in approval process.
11	29 Jul 2013	RTC #5 – Progress report on Community Amenity Contribution.
12	Sep 2013 *	DRC #3 – Review of progress on final revisions directed by Council in June.
13	Sep 2013 *	RTC #6 – Progress report on Community Amenity Contribution.
14	Oct 2013 *	RTC #7 – Council receives draft bylaws (may give 1 st reading)
15	TBD	Open House #3 – Public information meeting (pre-public hearing)
16	TBD	Open House #4 – Public information meeting (pre-public hearing)
17	Nov 2013 *	Public Hearing
18	Nov / Dec 2013 *	Council may give 2 nd and 3 rd reading
19	conditional	RTC #8 – Confirms conditions precedent to adoption have been met (adoption of bylaws and development permit issuance).

RTC means Report to Council

DRC means Design Review Committee

* Dates are tentative.