

COUNCIL AGENDA/INFORMATION		
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DISTRICT OF WEST VANCOUVER

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

COUNCIL REPORT

Date: April 9, 2008

File: 0117-20-RCAP

From: Geri Boyle, Manager, Community Planning

Subject: **Rodgers Creek - Proposed Community Benefits and Public Amenities**

RECOMMENDED THAT:

1. The report from the Manager of Community Planning dated April 9, 2008 entitled "Rodgers Creek - Proposed Community Benefits and Public Amenities" be received for information.

Purpose

To provide information on the current status of the Community Benefit component of the proposed Rodgers Creek Development Plan.

1.0 Discussion

The Public Amenity Contribution Policy adopted by Council provides that all new development must provide:

- a) basic services to accommodate the development
- b) works to centreline of abutting streets;
- c) mitigations actions to address any direct negative impacts on the community; and
- d) under certain conditions, the provision of *public amenities* or a financial contribution toward the cost of such amenities.

The policy identifies *public amenity* contributions as one type of community benefit from new development and are over and above payments such as Development Cost Charges and Property Taxes. *Public Amenity* is defined as a feature that improves the quality of life in the community, over and above the basic development; and may fall within a broad range of categories including: public realm enhancements, arts and cultural facilities, public art, parks and environment, heritage conservation, greater housing choice, and adaptable design features, child care facilities and similar features or facilities

The community benefits associated with the proposed project are as follows:

- Environment – riparian areas and environmentally sensitive lands are protected, resulting in approximately 55% of the land area being retained as open space
- Sustainability – in addition to the environmental conservation and protection features of the proposal, the development is to incorporate sustainable development features such as housing diversity, green buildings and green infrastructure

- Diversity of Housing – Both Options A and B achieve the OCP target of non-single family housing accounting for at least 40% of the housing: in Option A non-single family account for 80% and in Option B it accounts for 87%.
- Public Amenities are as follows:

TYPE	DESCRIPTION	AMENITY VALUE
OVERSIZING OF SERVICES	Oversizing of peak storm water diversion – Stormwater planning for the Upper Lands provides for diversion piping to improve current conditions below the Highway and to avoid downstream impacts. It is estimated to cost about 4.46 million. 50% of this cost is attributable to Rodgers and is the responsibility of the developer. The remaining 50% is necessary whether or not Rodgers proceeds and is proposed as an amenity contribution.	\$2,230,000
OFF-SITE AMENITY	McGavin Field – This \$800,000 would complete a larger playfield and parking areas to rough grade. Several million would be necessary to provide an all-weather field, lighting, parking and a field house.	\$ 800,000
ON-SITE AMENITY	Environmental restoration and enhancements – While the Rodgers planning area is a greenfield area, not all creeks are in their proper functioning condition. This fund would be used to restore and enhance these areas and is additional to any costs incurred to mitigate projects impacts (such as those associated with building bridges and installing culverts).	\$ 500,000
	Mountain Paths – The Mountain Path and the Upper Mountain Path are estimated to have a construction cost in the order of \$5.46 million. Some sections of the path replace sidewalks and, to a basic level of construction, link neighbourhoods; these standard components are not identified as amenity contributions.	\$4,940,000
	Activity Nodes – The proposed plan for Rodgers includes 12 activity nodes. These nodes range from a major trailhead for the mountain path with parking, wayfinding and signage to small viewpoint. They are an important feature of the proposed plan, but go beyond a basic development cost and for this reason are recognized as amenities.	\$2,570,000
	Public access to the proposed on-site amenity building in Area 5	To be determined
	Secondary Trails – The proposed plan includes construction of numerous secondary trails which link neighbourhoods and other destinations. As with the activity nodes they go beyond a basic development cost.	\$2,190,000
	Upgrading of Chelsea Park – This park is located outside but in proximity to the planning area. Renewal of the park is necessary and would occur in consultation with the existing neighbourhood.	\$ 200,000
OTHER AMENITY	This would be a cash contribution to a District reserve fund to be used for projects to be determined by Council and could include McGavin Field, Arts on Argyle, and community and arts and culture facilities elsewhere in West Vancouver	\$2,000,000
TOTAL		\$15,430,000*

* This equates to a per unit value under Option A of \$28,680.

Is the level of Public Amenity appropriate to the proposed rezoning change?

As a benchmark to consider the appropriateness of the proposed Public Amenity contribution, the Evelyn Drive project and the Province's recent expropriation of District lands are provided as references.

	APPLYING SEA-TO-SKY LAND VALUE TO OPTION A ¹	EVELYN PROJECT
Total Units	538	349
Increase in Units	163 unit increase over current zoning	293 unit increase from 56 developed single family lots
Land Value per unit	\$101,000	n/a
Total Estimated Land Value of Additional units	\$16,463,000	\$8,500,000 ²
If 50% to District	\$8,231,500	n/a
If 75% to District	\$12,347,250	
Estimated Value of amenity package		\$5,850,000 ³
Public Amenity unit share based on 50%	\$15,300	\$16,800
Public Amenity unit share based on 75%	\$23,000	

Notes:

- 1 Option B has not been calculated as the building square footage is the same as in Option A
- 2 From report from the Director of Planning, Lands and Permits dated November 27, 2007 entitled "Community Benefits Associated with the Rezoning of Millennium Evelyn Drive Planning Area Properties"
- 3 \$2.5 million cash + \$350,000 traffic management contribution + \$1 million for off-site services + Evelyn Walk estimated cost of \$500,000 + 30 rental housing units (\$1 - \$2 million value identified in previous reports – \$1.5 million used here)

2.0 Options

Council may receive the report for information (recommended) or request further information.

Author: _____