

Areas 5 & 6, Rodgers Creek

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Background – Rodgers Creek

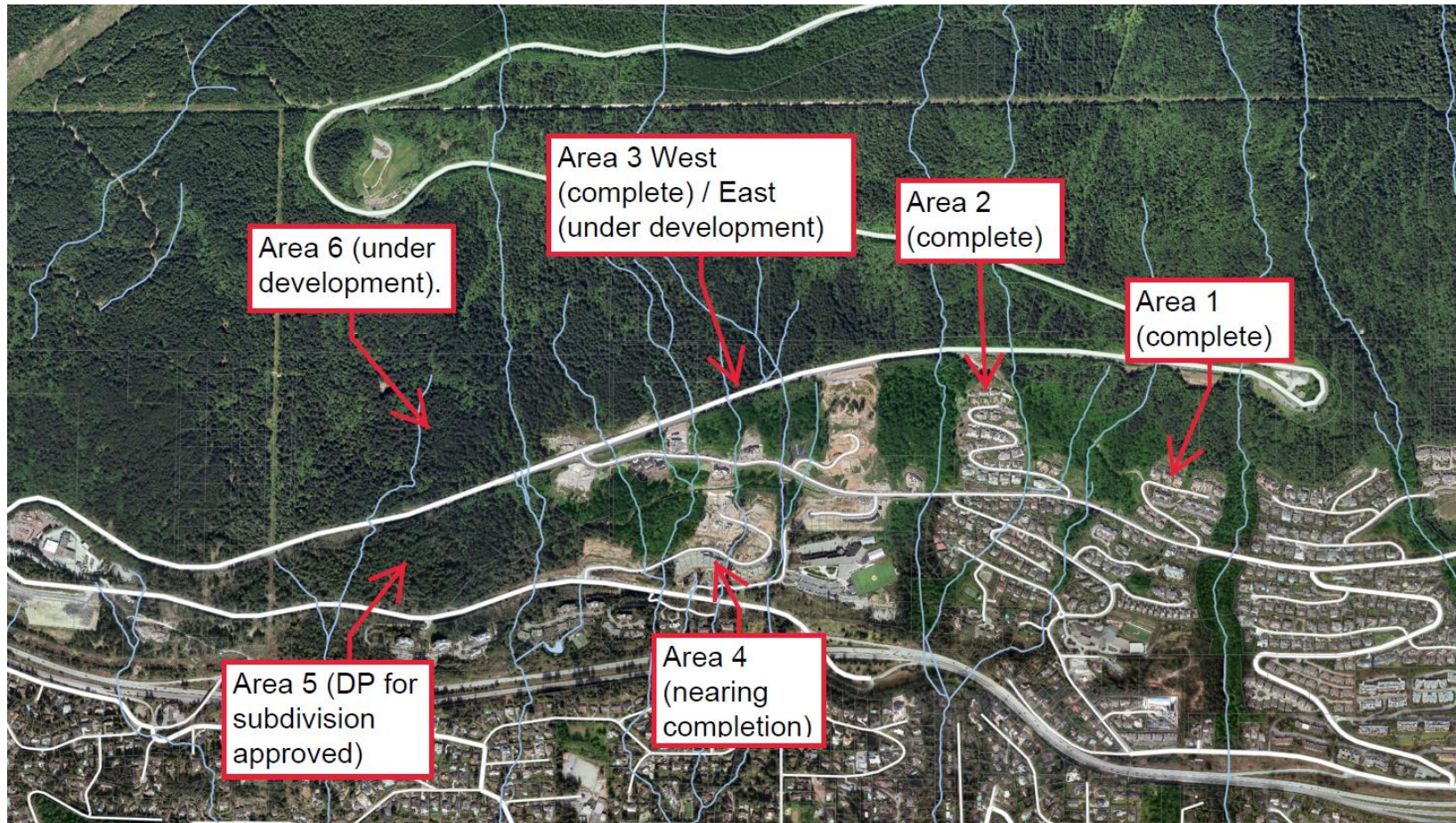
- 215 acres, above upper levels and below 1200 ft. contour
- 2008 – CD3 zoning, Rodgers Creek OCP amendment and original Phased Development Agreement (PDA)
- 6 distinct areas:
 - Areas 1 & 2 – Chairlift neighbourhood; majority built out; single-family and townhouses
 - Areas 3 & 4 – Mulgrave neighbourhood; some sites built out; mix of single-family, duplexes, townhouses, mid-rise apartments
 - Area 5 – Lower East Village neighbourhood; preliminary subdivision approved; no development built; mix of townhouses and high-rise apartments
 - Area 6 – Upper East Village neighbourhood; subdivision complete; some DPs approved; no development constructed; mix of single-family, cluster housing and high-rise apartments
- Original PDA expired in 2018; new PDA approved (Sept 2019 expired)

Rodgers Creek



AREAS WITHIN RODGERS CREEK

Status of Development in Rodgers Creek



Existing



Proposed



Summary of Changes

- Increase in “for sale” units from 493 to 699 (206 additional units) by decreasing units sizes (no increase in floor area)
- Increased density to allow up to 275 secured rental units including up to 150 on Lot 11, the District-owned parcel
- Extension of Uplands Way to connect to Cypress Bowl Road
- New Phased Development Agreement including green building and adaptability commitments
- Noise bylaw amendment to allow for expanded construction hours in Areas 5 and 6
- Development Procedures Bylaw amendment to allow for delegated development permits

Existing



Proposed



OCP Policies

Housing

Secure new market and non-market rental housing using incentives such as bonus density, increased height, parking reductions, tax incentives, etc.

Ensure that new multi-family and mixed-use housing meets the community needs with a range of unit sizes, a variety of housing forms, accessible housing types, etc.

Use surplus District-owned lands to increase the availability of more diverse and affordable housing.

Rodgers Creek

Provide a diversity of housing types and forms with density concentrated westward toward the future Cypress Village

CACs and Phased Development Agreement

Proposed CACs¹:

- \$7.14 million:
 - \$2 million for delivering lighting for Mountain Paths
 - \$71,400 (1%) for public art reserve fund
 - \$5,068,600 cash (unallocated) to be paid as follows:
 - \$3,068,600 prior to zoning adoption
 - \$1 million upon subdivision of Area 5 and no later than July 2020
 - \$1 million upon subdivision of Area 6 and no later than Dec 2021

District Land Sale:

- Approximately 1,533 square metres of unopened road allowance
- \$2.86 million (value confirmed by 3rd party appraiser)

Outstanding Contributions and Amenities (Previous PDA expired September 25, 2019):

- \$2.5 million upon issuance of building permits for the 245th unit in Rodgers Creek
- \$500,000 for environmental remediation projects
- Final delivery of the upper mountain path and mountain path

Summary	
Item	Value
CAC package	\$7.14 million
Land Sale	\$2.86 million
Outstanding (previous PDA)	\$3 million
Total	\$13 million

Recommendation

- Staff recommends support of the proposal and that council give the bylaws first reading and set the date for public hearing in November in Council Chamber.

Thank You!
Questions?