

AGENDA

COUNCIL WORKSHOP

Tuesday, March 5, 2019

5:00 p.m.

Committee Room, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Mathew Bond

Councillor Megan Curren

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Lisa Muri



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COUNCIL WORKSHOP

5:00 p.m.
Tuesday, March 5, 2019
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

1. ADOPTION OF THE AGENDA

1.1. March 5, 2019 Council Workshop Agenda

Recommendation:

THAT the agenda for the March 5, 2019 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

3. REPORTS FROM COUNCIL OR STAFF

3.1. Infrastructure and Amenities

p. 7-43

File No. 13.6480.30/001.001

Report: Infrastructure and Amenities, February 25, 2019

Attachment 1: Community Amenity Contribution Policy

Attachment 2: Infrastructure and Amenities - Presentation

Attachment 3: Summary Table

Attachment 4: Detailed Project List

Attachment 5: Centres and Outside of Centres Summary Tables

Recommendation:

THAT the February 25, 2019 report of the General Manager – Planning, Properties & Permits entitled Infrastructure and Amenities is received for information.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

THAT the March 5, 2019 Council Workshop is adjourned.

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REPORTS

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AGENDA INFORMATION	
<input type="checkbox"/> Council Workshop	Date: March 5, 2019
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____

Dept. Manager	GM/ Director	CAO
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The District of North Vancouver REPORT TO COMMITTEE

February 25, 2019

File: 13.6480.30/001.001.000

AUTHOR: Dan Milburn, General Manager of Planning, Properties & Permits

SUBJECT: Infrastructure and Amenities

RECOMMENDATION:

THAT the February 25, 2019, report from the General Manager of Planning, Properties and Permits entitled Infrastructure and Amenities be received for information.

REASON FOR REPORT:

This report provides a summary of the revenue collected and pending collection by the District from developers for infrastructure and amenities since the adoption of the OCP in 2011, including works and services, Development Cost Charges (DCCs), and Community Amenity Contributions (CACs).

SUMMARY:

Development often results in population and employment growth, which creates demand for new or improved infrastructure like water, sewer, drainage, roads, and parks, as well as amenities like civic facilities or social housing. Local governments need revenue to improve infrastructure and amenities in response to growing demand. Provincial legislation enables local governments to establish standards for works and services, and require developers to pay for certain works and services through the subdivision and building permit process. Like many local governments, the District of North Vancouver also negotiates Community Amenity Contributions through the rezoning process to help pay for new and improved amenities not funded through statutory mechanisms.

This report includes a summary of the revenue collected and pending collection by the District for infrastructure and amenities since the adoption of the Official Community Plan in 2011. Specifically, this report provides a summary of the revenue associated with the following capital costs recovery mechanisms:

- Works and Services,
- Development Cost Charges (DCCs), and
- Community Amenity Contributions (CACs).

ANALYSIS:

Works and Services

The District may regulate and require the provision of works and services, and may establish minimum standards for sewage, water, drainage, roads, sidewalks, boulevards, street lighting and underground wiring etc. as a condition of subdivision or the issue of a building permit. These works and services are typically within or immediately adjacent to the land being subdivided or developed. Local governments may also require excess or extended services under the conditions established in the *Local Government Act* or through rezoning negotiation.

Works and services may be collected once from residential, commercial, industrial and institutional developers. The works and services required must be directly attributable to the subdivision or development. Most development projects provide works and services, with certain exceptions described in the Development Servicing Bylaw 8145.

The last major update to the works and services standards was on June 19, 2017. This update was to address the District's changing needs and to stay aligned with industry-wide servicing standards: Master Municipal Construction Documents (MMCD) Association, as amended or supplemented for the District's particular needs.

The total value of works and services required (including collected and pending) since the since the adoption of the OCP in 2011 = \$72.3M

Development Cost Charges (DCCs)

Development Cost Charges are fees that local governments may choose to collect from new development to help pay for the costs of directly or indirectly attributable off-site infrastructure needed to accommodate growth. Specifically, DCCs may be used to help offset costs associated with the provision, construction, alteration or expansion of sewage, water, drainage and roads, and to pay the cost of acquiring and improving parklands and park facilities. DCCs may not be used for other amenities like recreation, policing, fire and library facilities.

DCCs are applied as a one-time charge against residential, commercial, industrial and institutional developments, and are collected from developers at the time of subdivision or building permit approval. DCCs are imposed on most but not all development in the community, and exceptions are described in the *Local Government Act* and DCC Bylaw.

The District has collected DCCs from developments that impose a new capital costs burden on the municipality since 1998. The last major update to the DCC Bylaw was approved by Council on April 30, 2018. This update was needed in response to higher construction and land costs for infrastructure projects, the addition of new road projects in and between Town/Village Centres, and parkland acquisition and improvements.

The total amount of District DCCs charged (including collected and pending) by the District since the adoption of the OCP in 2011 = \$52.7 M.

Community Amenity Contributions (CACs)

CACs are amenity contributions agreed to by the developer and local government as part of a rezoning process initiated by the developer. CACs can include amenities such as civic facilities, public art, social housing and financial contributions towards other infrastructure that cannot be obtained through DCCs.

CACs are applied as a one-time charge paid by a developer. The agreed-to contribution would be obtained by the District if, and when, the District decides to adopt the rezoning bylaw, or at a pre-defined future phase of the approved development. The total value of the CAC should be a maximum of 75% of the estimated increase in market value of the land attributable to the density increase.

The District's CAC calculation methodology is established in the Community Amenity Contribution Policy approved in December 2010 to establish a fair, clear and consistent process for negotiating community amenities. Subsequent amendments to the Policy have increased the recommended flat rate CACs based on changing market conditions over time, as well as introducing an annual inflation to the recommended flat rate CACs based on the Engineers News Record Construction Cost Index.

The total amount of CACs approved (including collected and pending) by the District since the adoption of the OCP in 2011 = \$102.5 M.

Conclusion:

The community expects new development to pay its own way and make a positive contribution to the community. The District requires developers to provide infrastructure and amenities such as works and services, Development Cost Charges (DCCs), and Community Amenity Contributions (CACs) to cover the cost of capital cost improvements.

Respectfully submitted,



Dan Milburn
General Manager of Planning, Properties & Permits

Attachments:

- 1) Community Amenity Contribution Policy**
- 2) Infrastructure and Amenities – Presentation**
- 3) Summary Table**
- 4) Detailed Project List**
- 5) Centres and Outside of Centres Summary Tables**

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input checked="" type="checkbox"/> Finance		<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		



The Corporation of the District of North Vancouver

ADMINISTRATIVE POLICY MANUAL

Section:	Land Administration	8
Sub-Section:	Development	3060
Title:	Community Amenity Contribution Policy	2

1. OBJECTIVE:

To create policy guidance for the provision of community benefits and community amenities achieved through new development.

2. INTERPRETATION:

“Community Benefit” means the overall contribution or improvement that a new development could make to the community.

“Community Amenity” means any public amenity or benefit that improves the quality of life of a community, over and above the new development itself and over and above the Community Benefits listed in Section 3.1 (a) to (e) of this Policy, and may include any of the amenities listed in 3.8 of this Policy.

“Community Amenity Contribution” or **“CAC”** means a community amenity contribution as set out in Sections 3.4 through 3.7 of this policy.

“Gross Floor Area” is the total floor area permissible on a site inclusive of areas exempted from the FSR calculation for zoning purposes, but excluding underground parking.

“OCP” means the District Official Community Plan.

“OCP Designated Centres” means areas as shown in Schedule 2 to this policy.

3. POLICY:**PROVISION OF COMMUNITY BENEFITS:**

3.1 New development must meet the goals set out in the District of North Vancouver’s Official Community Plan and provide the following community benefits:

- a) Works and services required to accommodate the development and works and services to the centreline of abutting streets;
- b) Development Cost Charges as specified in the District of North Vancouver Development Cost Charge Bylaw;
- c) Mitigation actions, works and measures to address negative impacts on the community;
- d) Subdivision requirements as applicable;
- e) Any required road dedications;
- f) In certain circumstances, as outlined in Section 3.3 below, new development should provide community amenities or a financial contribution to cover the cost of a specified Community Amenity or a portion thereof sufficient that the District can make provision toward the specified Community Amenity.

- 3.2 The requirements for basic works and services, development cost charges and mitigation measures will be determined through the development review process and in accordance with any applicable statutory requirements and District bylaws and policies. The provision of Community Amenity Contributions should be determined as specified in the balance of this policy. Council supports the view that residents expect new development to pay its own way and make a positive contribution to the community.

PROVISION OF COMMUNITY AMENITY CONTRIBUTIONS:

- 3.3 Community Amenity Contributions should be provided for rezonings that involve an increase in density in accordance with:
- (a) Section 3.4 for sites within the OCP Designated Centres (as defined in Part 2);
 - (b) Section 3.5 for residential development sites outside a designated town centre or village centre for which the OCP contemplates an increase in density;
 - (c) Section 3.6 for sites where the increase in density is not contemplated in the OCP.
- 3.4 The OCP or other adopted town or village centre policy will guide decisions related to Community Amenity Contributions for sites within an OCP designated town centre or village centre. Where a developer is seeking an increase in density for a site within a town centre or village centre, the CACs should be negotiated on a case specific basis, except for the areas specified within the OCP Designated Centres (as defined in Part 2) where the recommended CAC target is \$21.30 per square foot of increased residential gross floor area calculated on the basis of the proposed gross floor area for the subject site requested by the developer minus the gross floor area under the "base density", where "base density" means the floor space ratio for the site calculated in accordance with "Schedule 1"
- 3.5 For sites within an area contemplated for increased density in the OCP but outside of a town centre or village centre, the recommended CAC target should be calculated as follows:
- (a) \$6.40 per square foot of increased residential gross floor area for any project with an FSR less than or equal to 0.8 FSR;
 - (b) \$13.85 per square foot of increased residential gross floor area for any project with an FSR greater than 0.8 but less than or equal to 1.0 FSR
 - (c) \$21.30 per square foot of increased residential gross floor area for any project with an FSR greater than 1.0

For the purpose of this section 3.5, the increase in gross floor area should be calculated on the basis of the proposed gross floor area for the subject site requested by the developer minus the gross floor area on the site under the "base density", where "base density" means the floor space ratio for the site calculated in accordance with "Schedule 1".

While the above formula is intended to be applicable in the majority of circumstances, there may be rezoning applications where the District or the developer identifies the formula to be inappropriate and in those cases, the CACs should be negotiated outside the above formula. Where the CACs are negotiated outside the above formula, the total value of the CAC should be a maximum of 75% of the estimated increase in the market value of the land attributable to the density increase.

- 3.6 For sites that are being rezoned to permit an increase in gross floor area over and above that which is contemplated in the OCP, CACs should be negotiated on a case by case basis and the value of the CACs should be a maximum of 75% of the estimated increase in the market value of the land attributable to the density increase.
- 3.7 For the purpose of estimating the increase in the market value of land attributable to a proposed density increase, the base market value of the subject land (not necessarily equal to acquisition cost) should be calculated on the basis of the applicable zoning as at the date of the complete preliminary application for the increased density.
- 3.8 When considering the inclusion of a specific amenity rather than cash-in-lieu, the District's OCP or other Council direction or policy may provide guidance as to the type of Community Amenity

Contributions that may be provided and if there are no such policies applicable to a proposed new development, then the following list should be used as a guide for determining the type of Community Amenity Contribution(s) (in no particular order of priority):

- Land for, or provision of, affordable, rental or special needs housing;
- Community, cultural, school, library or recreation facility or facility improvements;
- Seniors care, seniors day care or seniors wellness facility or facility improvements;
- Child care facility or facility improvements;
- Youth, children or family facility or facility improvements;
- Heritage conservation;
- Public Art in accordance with established policy;
- Provision of park land or park improvements;
- Extraordinary pedestrian, cycling, streetscape, public plaza or other public-realm linkages and improvements beyond those required by District bylaws and design guidelines;
- Environmental, or sustainability measures beyond the normal environmental development permit requirements;
- Other Community Amenities as identified by the District of North Vancouver to meet established community goals, policies or needs.

- 3.9 Negotiation of CAC's, as above, will be directed by senior staff and reported to Council.
- 3.10 CAC's should be a cash payment in-lieu of specific Community Amenities unless the District requires the inclusion of a specific Community Amenity. If specific Community Amenities are required, they should be valued in accordance with Section 3.4, 3.5 or 3.6 as applicable.
- 3.11 Where CAC's are being negotiated, the developer should be required to pay the District's costs of the negotiation including the District's cost to engage a qualified consultant for the purposes of such negotiation.
- 3.12 In the case where policy objectives in the OCP or other established policies are inconsistent with this policy, the CAC should be negotiated with the aim of achieving Council's priority objectives in relation to the particular rezoning proposal being applied for.

4.0 SECURING COMMUNITY AMENITY CONTRIBUTIONS:

- 4.1 The provision of CACs may be secured through one or more of the following methods:
- A phased development agreement, under Section 905.1 of the *Local Government Act*, as may be amended from time to time;
 - Zoning for amenities and affordable housing, under Section 904 of the *Local Government Act* as may be amended from time to time;
 - A housing agreement for affordable and special needs housing, under Section 904 and/or 905 of the *Local Government Act* as may be amended from time to time;
 - As articulated in the terms of a sale agreement for projects involving the disposition of an interest in land owned by the District; or
 - Other methods as recommended by the Municipal Solicitor.

5.0 REASON FOR POLICY

To ensure that the community obtains benefits from new development through a fair and equitable approach and to provide opportunities to achieve community improvements and innovation through development.

6.0 PROCEDURE

Planning staff are directed to implement the community amenity policy as part of development application processing and to include a summary of the community benefits when new development requires a report to Council.

This policy should be reviewed at the staff level every two years.

7.0 AUTHORITY TO ACT

Senior staff will negotiate appropriate amenities which will then be referred to Council for final approval.

8.0 TRANSITIONAL PROVISIONS

8.1 The Community Amenity Charges in this policy do not apply until August 1, 2016, unless the applicant agrees in writing that this policy should have effect. During this transitional period all CACs should continue to be determined through the Community Amenity Policy adopted in December 2010.

9.0 ANNUAL INFLATION

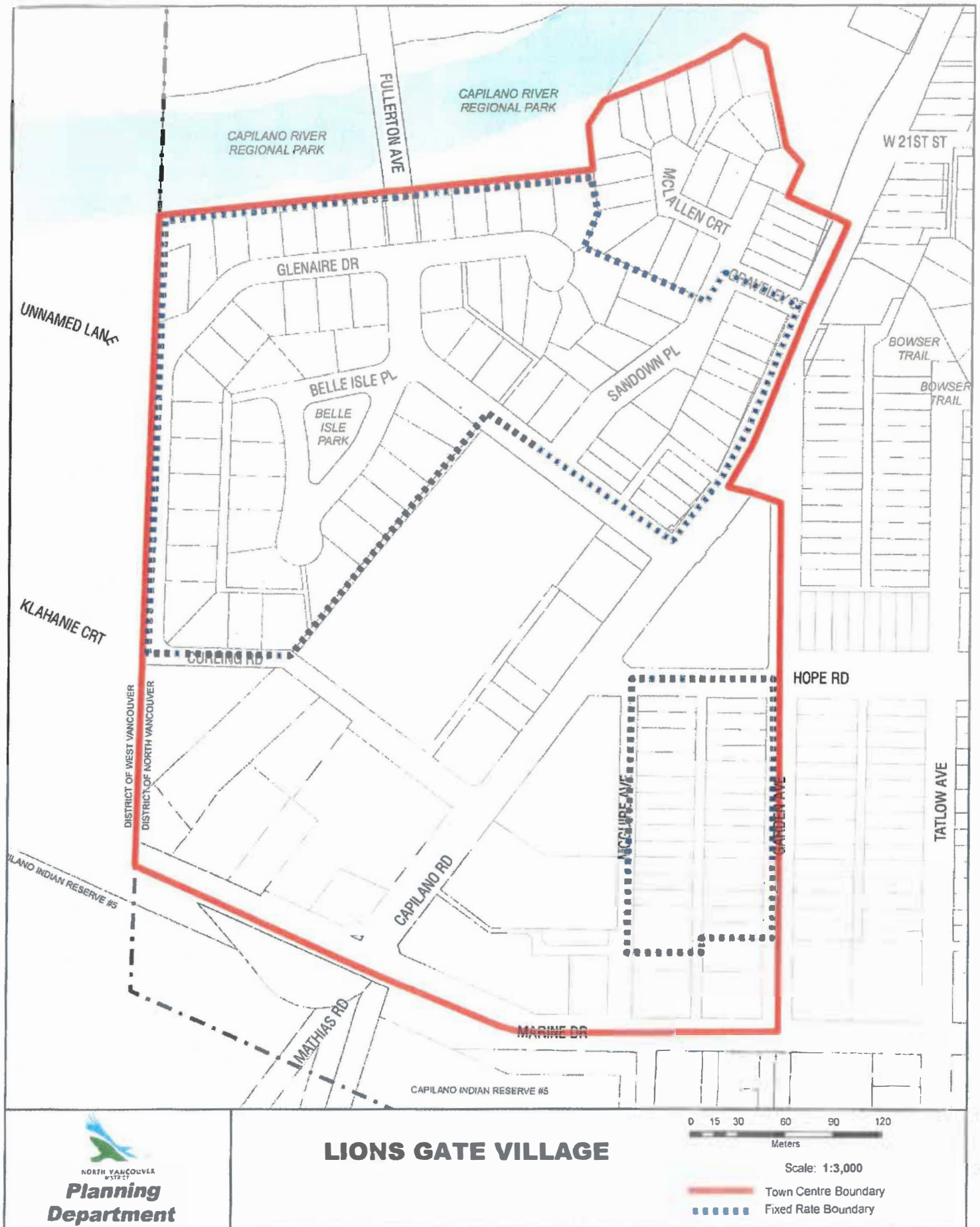
9.1 The Community Amenity Contribution target rates in Section 3.4 and 3.5 of this policy will be adjusted annually for inflation using the Engineering News Record Construction Cost Index.

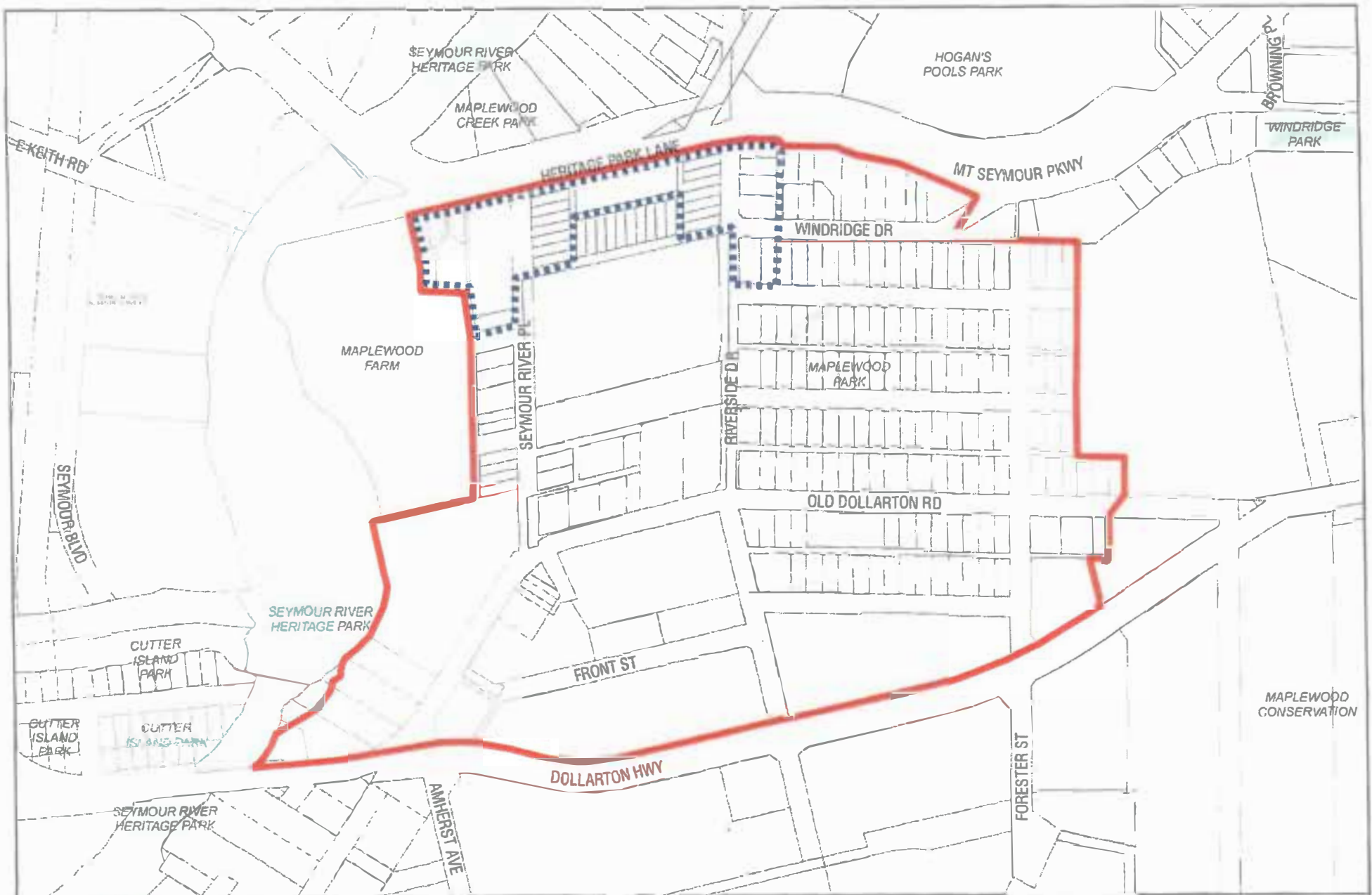
<i>Approval Date:</i>	December 13, 2010	<i>Approved by:</i>	Chief Administrative Officer
<i>1. Amendment Date:</i>	January 20, 2016	<i>Approved by:</i>	Chief Administrative Officer
<i>2. Amendment Date:</i>	January 1, 2017	<i>Approved by:</i>	Chief Administrative Officer
<i>3. Amendment Date:</i>	February 27, 2018	<i>Approved by:</i>	Chief Administrative Officer

SCHEDULE 1: DEEMED DENSITIES IN DNV ZONING DISTRICTS

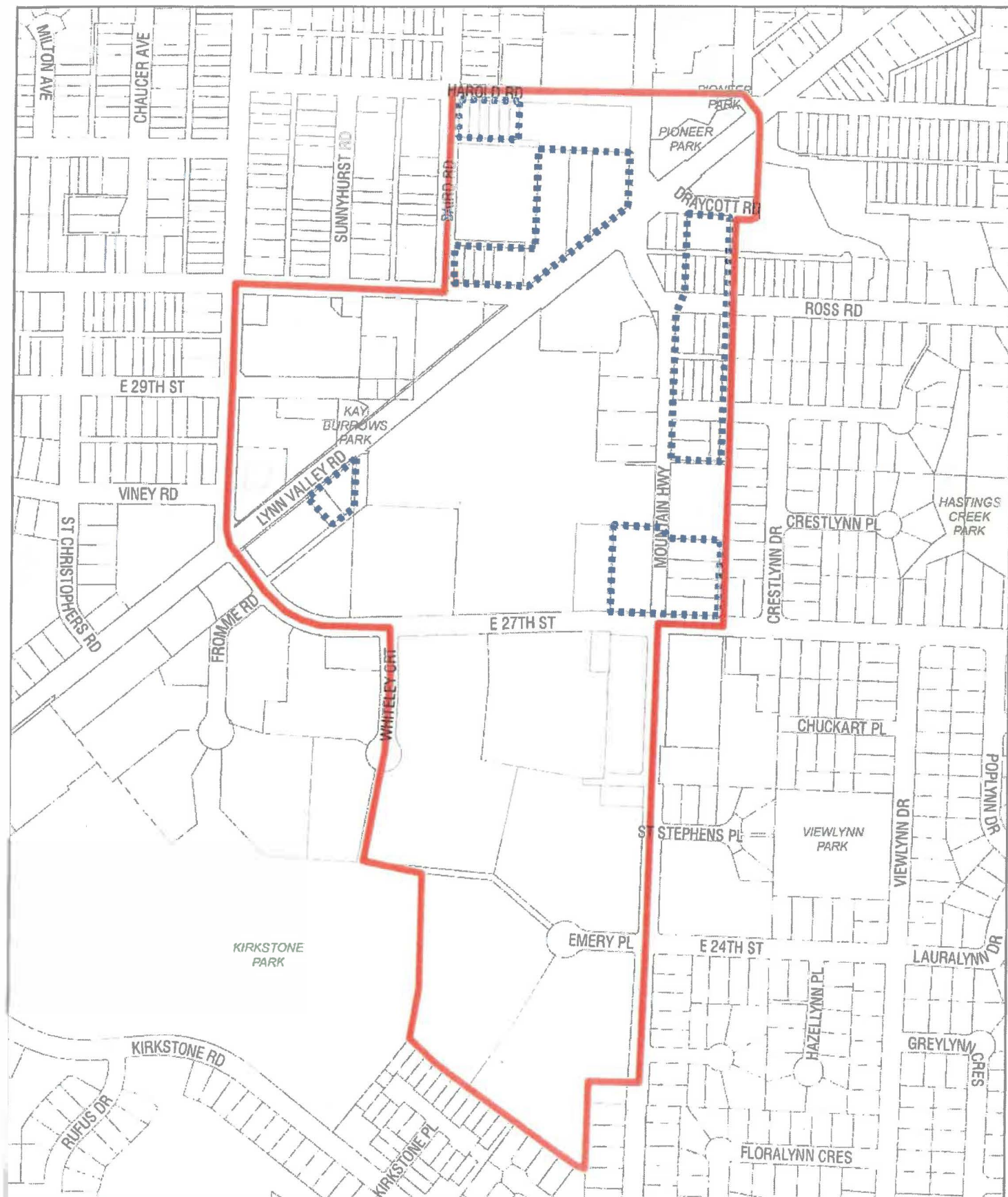
ZONING CATEGORY	ZONE	Building Form	Deemed Density
RESIDENTIAL			
Single Family Residential (RS)			
	RS1	Single Family	0.45
	RS2	Single Family	0.45
	RS3	Single Family	0.45
	RS4	Single Family	0.45
	RS5	Single Family	0.45
	Neighbourhood Zones		0.45 – 0.55 As specified in zone
Multi-Family Residential (RM)			
	RM1	Single Family	0.45
	RM1	Townhouse	0.45
	RM2	Single Family	0.45
	RM2	Townhouse	0.6
	RM2	Low-rise Apartment	0.6
	RM3	Townhouse	0.75
	RM3	Low-rise Apartment	0.75
	RM5	Townhouse	0.45
	RM6	Townhouse or Low-rise Apt.	0.80
	RM7	Townhouse or Low-rise Apartment	0.80
Low-rise Residential (RL)			
	RL1	Townhouse	1.0
	RL1	Low-rise Apartment	1.0
	RL2	Low-rise Apartment	1.2
	RL3	Low-rise Apartment	1.25
	RL4	Low-rise Apartment	1.3 FSR
High-rise Residential (RH)			

	RH2	High-rise Apartment	1.75
COMMERCIAL	ZONE	Building Form	Deemed Density
General Commercial Zone 1	C 1		1.75
Local Commercial Zone 1A	C 1A		0.55
Corner Store Commercial Zone 1B	C 1B		0.55
General Commercial Zone 1L	C 1L		1.75
General Commercial Zone 2	C 2		1.75 except 1.0 in Edgemont Village
General Commercial Zone 3	C 3		1.75 except 1.0 in Edgemont Village
General Commercial Zone 3A	C 3A		1.75 except 1.0 in Edgemont Village
Tourist Commercial Zone	C 4	Tourist Accommodation	1.2 for commercial use (Change in use would trigger negotiated process)
Entertainment Commercial Zone	C 5		2.4 for commercial use (Change in use would trigger negotiated process)
Entertainment/Outdoor Tourist Attraction	C 5A	Suspension Bridge	0.35 for commercial use (Change in use would trigger negotiated process)
Public House Commercial Zone 6	C 6	Neighbourhood Pub	1.75 for commercial use (Change in use would trigger negotiated process)
General Commercial Zone 7	C 7	Garden Centre	0.5 (Change in use would trigger negotiated process)
Commercial Business Zone 8	C 8		1.0 (Change in use would trigger negotiated process)
Marine Drive Commercial Zone	C 9		1.0 for lots less than 1,100 m ² 1.75 for lots = to or greater than 1,100 m ²
Commercial Business Zone 10	C 10		1.75 (Change in use would trigger negotiated process)
COMPREHENSIVE DEVELOPMENT ZONES (CD)	ZONE	Building Form	Deemed Density
	CD-1 through CD-61+	Varies by zone	Refer to Zone





MAPLEWOOD VILLAGE CENTRE



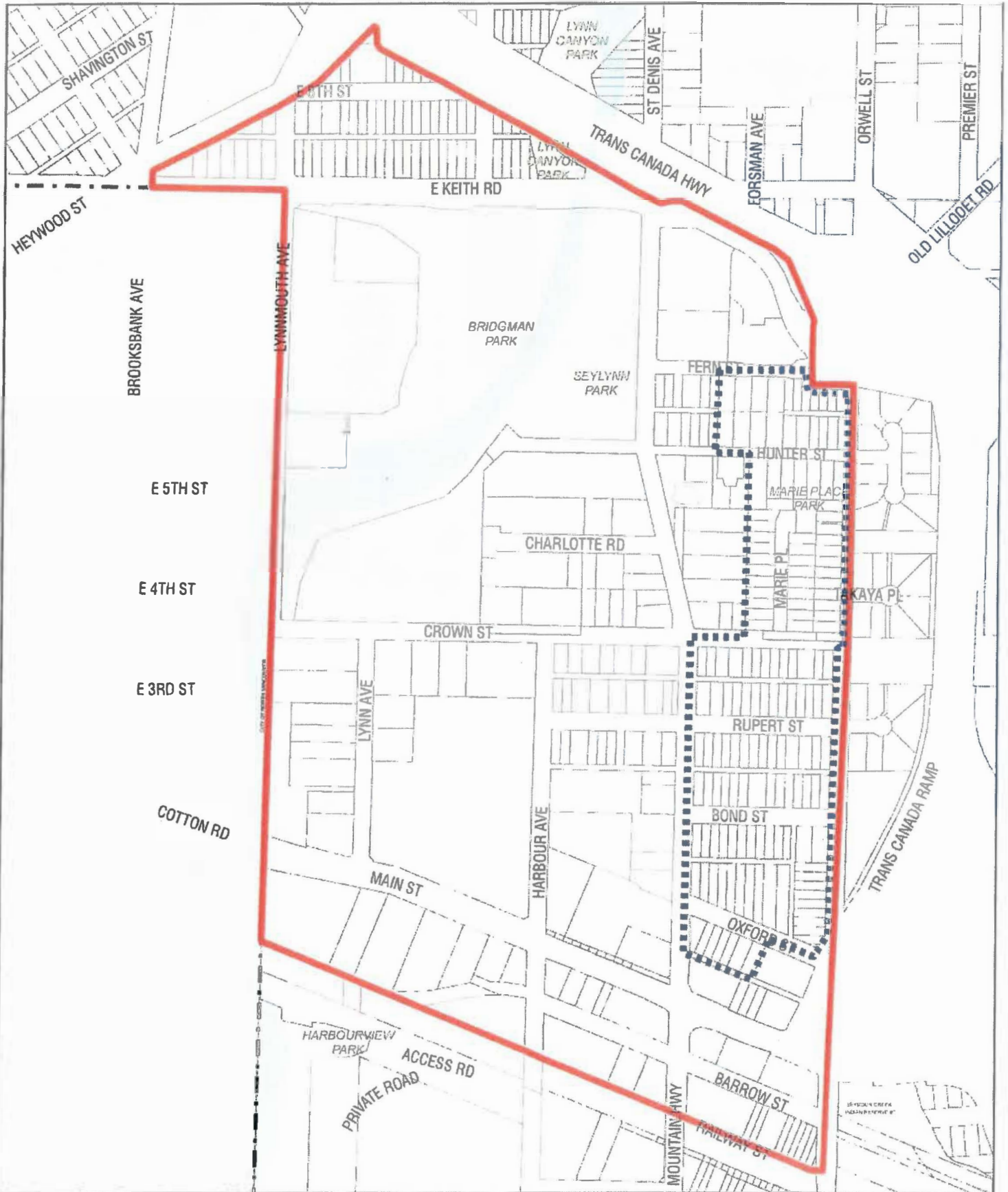
**Planning
Department**

LYNN VALLEY TOWN CENTRE

0 25 50 100 150 200
Meters

Scale: 1:5,000

— Town Centre Boundary
- - - - - Fixed Rate Boundary



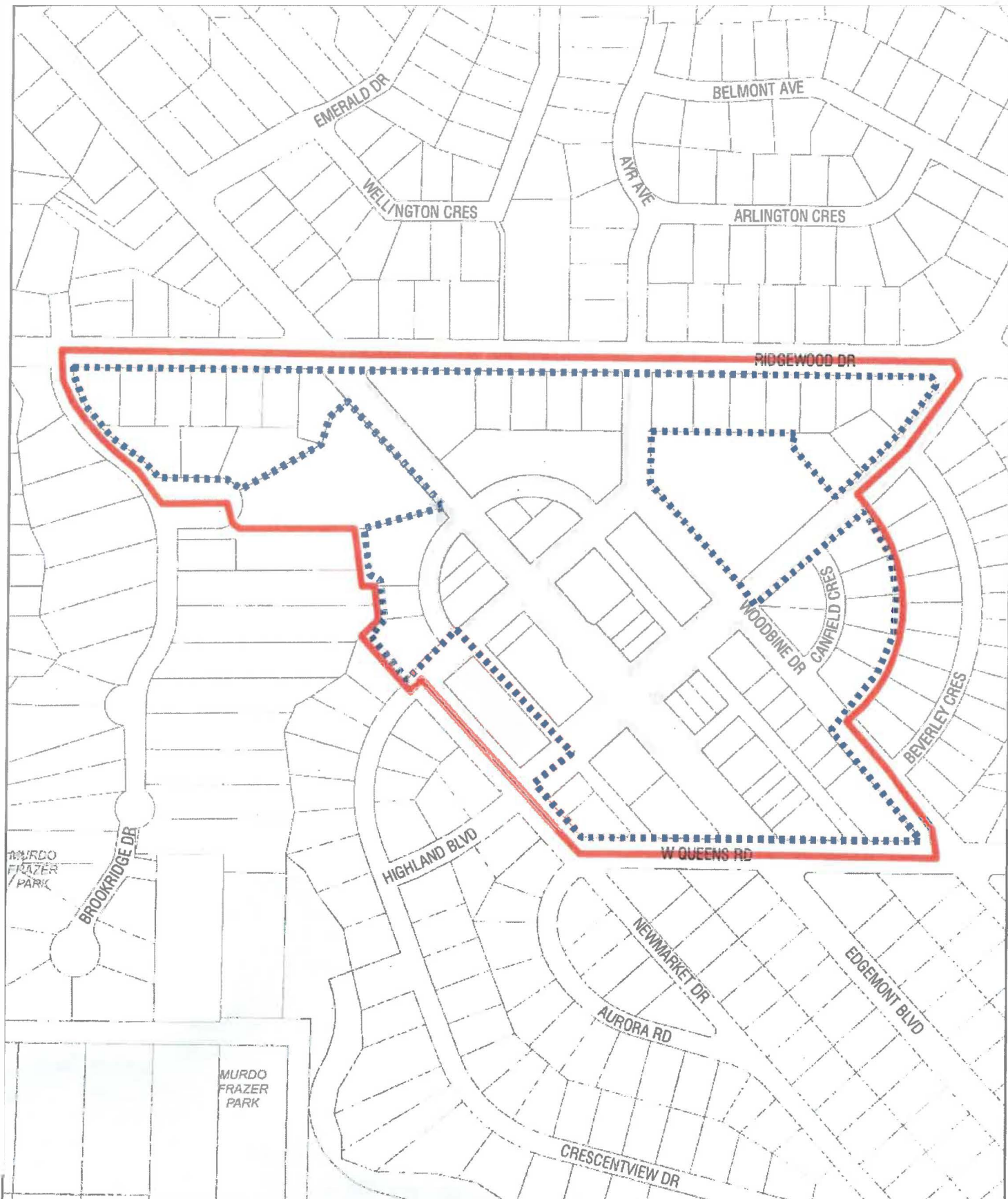
**Planning
Department**

LYNN CREEK TOWN CENTRE

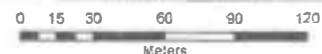
0 15 30 60 90 120
Meters

Scale: 1:5,500

— Town Centre Boundary
- - - Fixed Rate Boundary



EDGEMONT VILLAGE CENTRE



Scale: 1:3,000

- Town Centre Boundary
- Fixed Rate Boundary



Infrastructure and Amenities

March 5, 2019, Council Workshop

Dan Milburn, General Manager of Planning, Properties and Permits
Rick Danyluk, Manager, Financial Planning



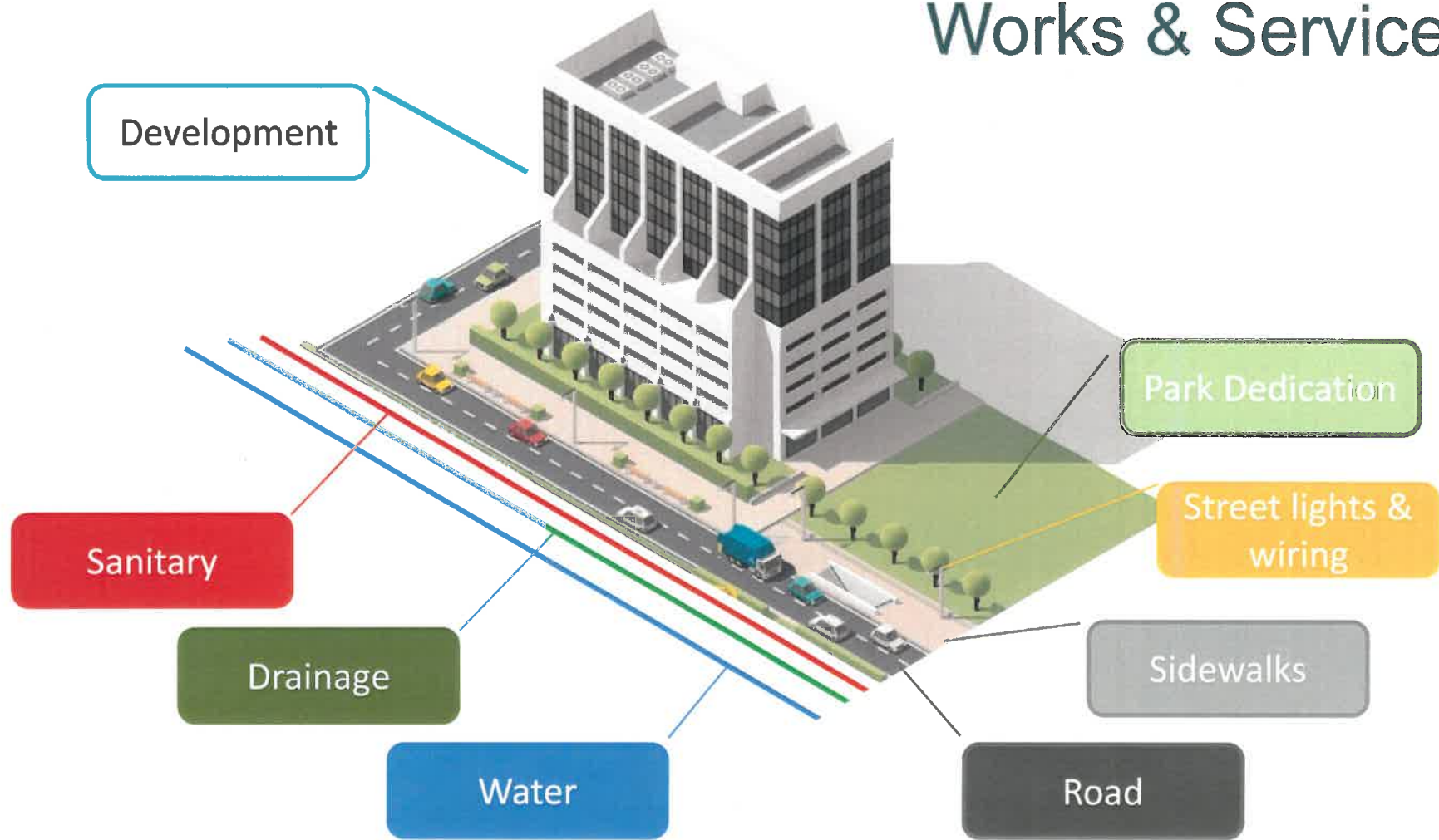
Outline

- Financial Principles
- Financial Mechanisms:
 - Works & Services
 - Development Cost Charges (DCCs)
 - Community Amenity Contributions (CACs)
- Financial Reporting

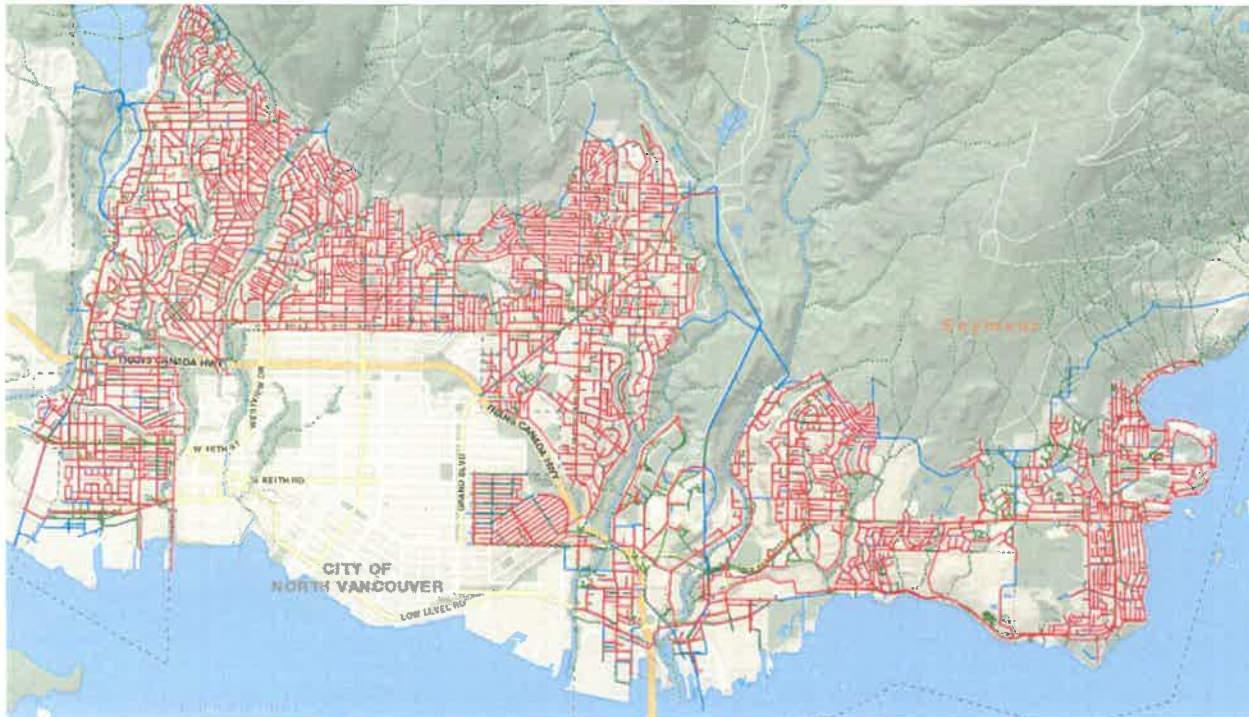
Financial Principles

- Development pays for impacts of growth
- Capital costs “attributable” to the development project:
 - clear connection
 - proportional
 - concurrent
- Certainty, fairness, and transparency
- Consider financial and market impacts

Works & Services



Development Cost Charges



Park

Sanitary

Drainage

Water

Road

Development

Community Amenity Contributions



Childcare



Enhanced Park



Social Housing



Urban Trails



Street scape, Public Art



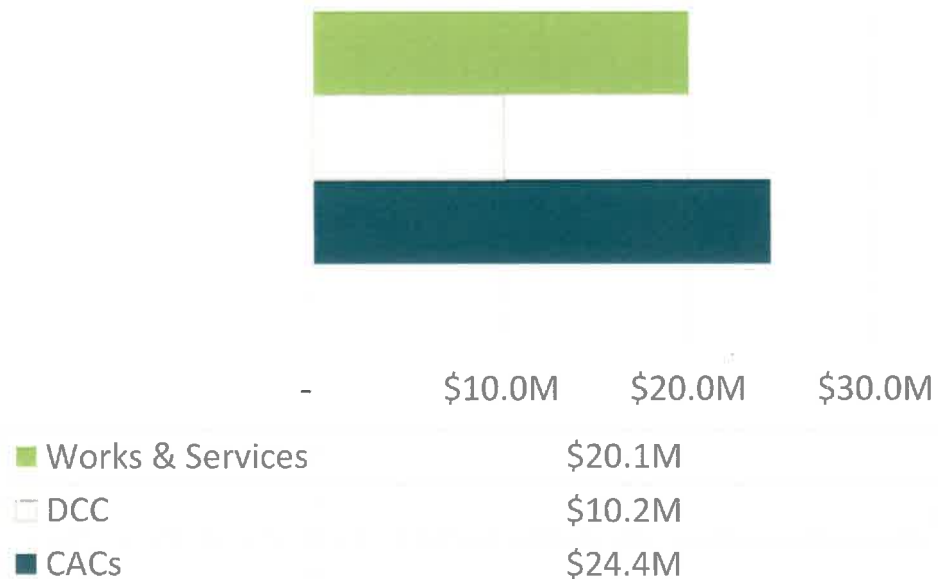
Works & Services, DCCs, CACs

Financial Reporting (2011 – 2018)

Works & Services, DCCs, CACs Lions Gate

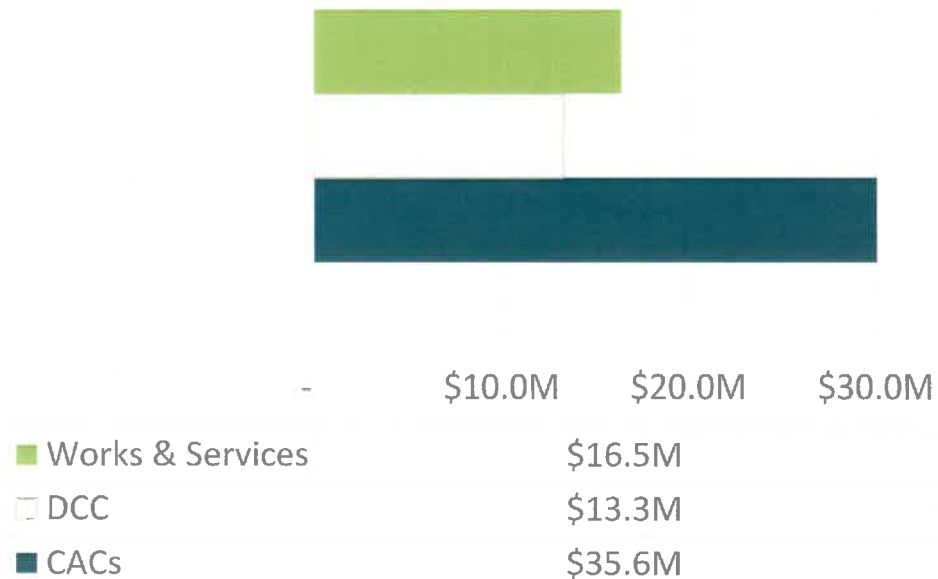


Works & Services, DCCs, CACs Lynn Valley



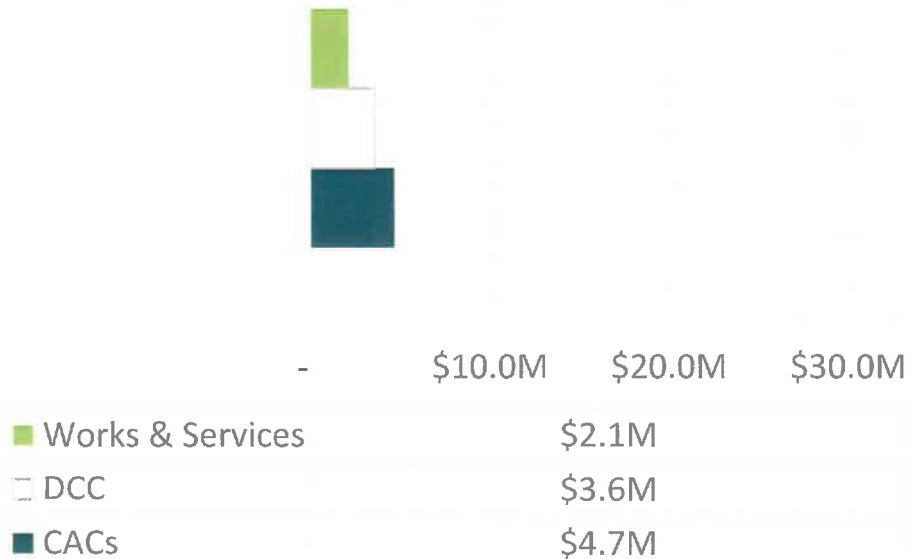
Works & Services, DCCs, CACs

Lynn Creek

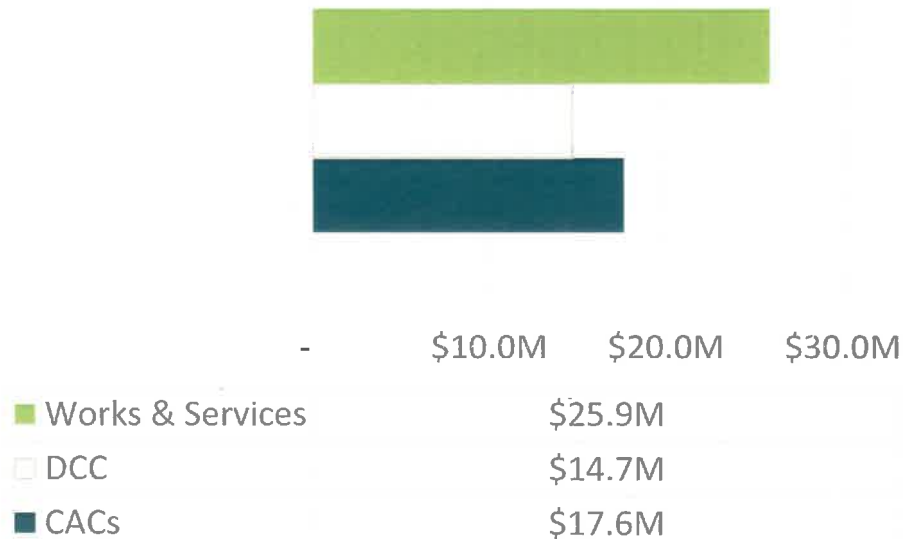


Works & Services, DCCs, CACs

Maplewood



Works & Services, DCCs, CACs Outside Key Centres



Works & Services, DCCs, CACs

Total of District



Next Steps

- OCP Review
- DCC Bylaw Review
 - adjust rates
- CAC Policy Review
 - adjust rates
 - review amenity list
 - market rental and social housing

TOOLS FOR ACHIEVING OUR NON-MARKET HOUSING TARGETS



Density bonus



DNV Land



CACs
(Community Amenity Contributions)



355 West Queens Road
North Vancouver, BC
V7N 4N5

604-990-2311



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INFRASTRUCTURE & AMENITIES FROM APPROVED DEVELOPMENT 2011-2018

	[A]	[B]	[C]	[A + B + C] = [D]	[E]	[F]	[G]	[E + F + G] = [H]
KEY CENTRE	TOTAL AMENITIES	DCC	WORKS & SERVICES	TOTAL CONTRIBUTIONS	MARKET RENTAL	NON-MARKET RENTAL	NEW OWNER	TOTAL BEDS/UNITS
LYNN CREEK TOWN CENTRE	27,387,696	13,267,292	16,295,803	56,950,791	186	70	1,131	1,387
LYNN VALLEY TOWN CENTRE	22,661,148	10,189,069	20,078,762	52,928,980	(19)	42	1,063	1,086
MAPLEWOOD VILLAGE CENTRE	4,672,041	3,297,532	2,138,222	10,107,795	80	10	293	383
LIONS GATE VILLAGE CENTRE	20,079,282	10,853,845	7,689,410	38,622,538	119	-	1,010	1,129
OUTSIDE OF CENTRE	15,709,335	10,282,510	15,604,670	41,596,515	232	116	898	1,246
RESIDENTIAL Sum	90,509,502	47,890,248	61,806,868	200,206,618	598	238	4,395	5,231
LYNN CREEK TOWN CENTRE	8,250,000	-	-	8,250,000	30	150	-	180
LYNN VALLEY TOWN CENTRE	1,771,745	-	-	1,771,745	-	9	-	9
OUTSIDE OF CENTRE	1,515,000	-	85,005	1,600,005	31	22	-	53
CARE Sum	11,536,745	-	85,005	11,621,750	61	181	-	242
LYNN CREEK TOWN CENTRE	-	58,730	160,630	219,360	-	-	-	-
LYNN VALLEY TOWN CENTRE	-	-	-	-	-	-	-	-
MAPLEWOOD VILLAGE CENTRE	-	286,346	-	286,346	-	-	-	-
OUTSIDE OF CENTRE	407,975	4,427,810	10,253,117	15,088,902	-	-	-	-
NON RESIDENTIAL Sum	407,975	4,772,886	10,413,747	15,594,609	-	-	-	-
Grand Total	102,454,222	52,663,134	72,305,620	227,422,976	659	419	4,395	5,473

Notes & Assumptions:

- 1 Infrastructure and amenities from approved development, includes contributions collected and pending collection
- 2 Total Amenities include: Cash CACs, Contributed Asset CACs and Housing Amenities
CACs negotiated as per CAC Policy & approved by Council
Housing Amenity valuations are based on 2017 Coriolis market analysis report;
Due to the unique nature of each care bed/unit valuations are complex, the information above represents the best estimate based on sources available
- 2 DCCs as per DCC Bylaw rates, amounts estimated per Bylaw
- 3 Works & Services per Development Services Bylaw, amounts per Engineering Service Agreements and include a 25% contingency
- 4 Works & Services marked as "TBD" are yet to be defined in Engineering Service Agreements
- 5 1080 Marine Dr (29 units) & 3568 Mt Seymour Pkwy (6 units) are "Development Permit" only and do not require "Rezoning" Council approval
- 6 17 units for 2900 Lonsdale had been included in the 14th of January "Pace of Development" materials, however this application has since been withdrawn

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INFRASTRUCTURE & AMENITIES FROM APPROVED DEVELOPMENT 2011-2018

		[A]	[b]	[c]	[a+b+c] = [A]	[B]	[C]	[A + B + C] = [D]	[E ₁]	[F ₁]	[E ₂]	[F ₂]	[G]	[E + F + G] = [H]
KEY CENTRE	DEVELOPMENT NAME	CAC - CASH	CAC - CONTRIBUTED ASSET	HOUSING AMENITY	TOTAL AMENITIES	DCC	WORKS & SERVICES	TOTAL CONTRIBUTIONS	MARKET RENTAL	NON-MARKET RENTAL	MARKET RENTAL - CARE BEDS	NON-MARKET RENTAL - CARE BEDS	NEW OWNER	TOTAL BEDS/UNITS
LYNN CREEK TOWN CENTRE	1550 Fern St (Seylynn Village - Building C - "Beacon")	150,000	530,000	-	680,000	826,129	3,897,055	5,403,184	-	-	-	-	175	175
	1561 Oxford (Oxford Flats)	50,000	-	2,450,000	2,500,000	562,293	258,564	3,320,857	98	-	-	-	(4)	94
	650 Seylynn Cres (Seylynn Village - Building D - "Horizon")	-	-	7,350,000	7,350,000	9,105	-	7,359,105	-	70	-	-	-	70
	680 Seylynn Cres (Seylynn Village - Building A - "Compass")	1,500,000	900,000	-	2,400,000	2,222,524	-	4,622,524	-	-	-	-	243	243
	1503 Crown St (Crown Street Apartments)	100,000	-	-	100,000	100,481	939,829	1,140,310	-	-	-	-	43	43
	467 Mountain Hwy	705,000	-	-	705,000	472,022	2,368,340	3,545,362	-	-	-	-	63	63
	1502 Oxford St (Creekstone Care Centre)	-	5,000	-	5,000	311,505	1,452,290	1,768,795	-	-	-	-	(8)	(8)
	1401 Hunter St (Intergulf West)	-	8,300,000	-	8,300,000	3,523,000	3,426,505	15,249,505	-	-	-	-	326	326
	600 Mountain Hwy (Seylynn Village - Building B - "Apex")	1,000,000	600,000	-	1,600,000	3,909,000	3,897,055	9,406,055	-	-	-	-	274	274
	1552 Oxford St (1568 Oxford Adera)	922,000	-	2,200,000	3,122,000	957,147	56,165	4,135,312	88	-	-	-	(2)	86
	340 Mountain Hwy (Rupert Stacked Town homes)	625,696	-	-	625,696	374,086	TBD	999,782	-	-	-	-	21	21
	LYNN CREEK TOWN CENTRE Sum	5,052,696	10,335,000	12,000,000	27,387,696	13,267,292	16,295,803	56,950,791	186	70	-	-	1,131	1,387
	LYNN VALLEY TOWN CENTRE	2665 Mountain Hwy (Canyon Springs Lynn Valley)	983,575	-	-	983,575	651,669	1,248,188	-	-	-	-	95	95
	1325 Draycott Rd (Draycott Apartments "Walter's Place")	57,557	-	-	57,557	247,529	179,424	484,510	-	-	-	-	35	35
	1280 E 27th St (Lynn Valley Centre Bosa - Buildings E & F)	1,500,000	500,000	-	2,000,000	299,935	8,028,656	10,328,591	-	-	-	-	112	112
LYNN VALLEY TOWN CENTRE	1205 Harold Rd (Brody)	55,016	-	-	55,016	59,582	237,704	352,302	-	-	-	-	4	4
	2632 Library Ln (Mountain Court)	-	100,000	-	100,000	825,674	-	925,674	-	-	-	-	68	68
	2770 Valley Centre Ave (Lynn Valley Centre Bosa - Buildings A,B,C,D,G)	-	3,000,000	-	3,000,000	3,050,693	3,470,000	9,520,693	-	-	-	-	244	244
	2632 Library Ln (Mountain Court)	-	-	-	-	377,545	2,399,591	2,777,136	-	-	-	-	178	178
	1200 Emery Pl (Emery Village - Phase 1)	4,000,000	-	4,565,000	8,565,000	655,319	920,000	10,140,319	(19)	42	-	-	-	23
	1200 Emery Pl (Emery Village - Phase 2)	5,000,000	-	-	5,000,000	2,899,644	2,280,700	10,180,344	-	-	-	-	220	220
	1200 Emery Pl (Emery Village - Phase 3)	1,500,000	-	-	1,500,000	599,581	1,314,500	3,414,081	-	-	-	-	46	46
	1200 Emery Pl (Emery Village - Phase 4)	1,400,000	-	-	1,400,000	521,898	-	1,921,898	-	-	-	-	61	61
	LYNN VALLEY TOWN CENTRE Sum	14,496,148	3,600,000	4,565,000	22,661,148	10,189,069	20,078,762	52,928,980	(19)	42	-	-	1,063	1,086
	MAPLEWOOD VILLAGE CENTRE	2132 Old Dollarton (Maplewood Living)	-	-	-	91,594	120,228	211,821	-	-	-	-	16	16
MAPLEWOOD VILLAGE CENTRE	300 Seymour River Pl (Latitudes)	-	-	-	-	106,575	-	106,575	-	-	-	-	11	11
	2135 Heritage Park Ln (Loden Green)	174,000	26,000	-	200,000	170,828	315,849	686,677	-	-	-	-	23	23
	433 Seymour River Pl (Maplewoods - Anthem)	395,000	-	-	395,000	423,709	536,532	1,355,241	-	-	-	-	54	54
	2151 FrontSt (GWL Northwoods Village rental building)	35,000	70,000	2,000,000	2,105,000	686,826	1,165,613	3,957,439	80	-	-	-	-	80
	2049 Heritage Park In (Maplewoods West)	697,041	-	-	697,041	575,000	TBD	1,272,041	-	-	-	-	34	34
	229 Seymour River Pl (Maplewood Plaza)	500,000	-	775,000	1,275,000	1,243,000	TBD	2,518,000	-	10	-	-	155	165
	MAPLEWOOD VILLAGE CENTRE Sum	1,801,041	96,000	2,775,000	4,672,041	3,297,532	2,138,222	10,107,795	80	10	-	-	293	383
LIONS GATE VILLAGE CENTRE	1120 Marine Dr (District Crossing)	244,305	-	-	244,305	724,013	793,485	1,761,803	-	-	-	-	129	129
	2035 Fullerton Ave (Larco)	2,500,000	-	-	2,500,000	3,974,717	3,708,381	10,183,098	-	-	-	-	254	254
	1591 Bowser Ave (London Meridian)	111,850	-	-	111,850	106,835	251,053	469,738	-	-	-	-	16	16
	2035 Fullerton Ave (Larco)	-	8,500,000	2,975,000	11,475,000	-	-	11,475,000	119	-	-	-	87	206
	1946 Glenaire Dr (PC Urban Holland Row)	121,581	-	-	121,581	73,164	1,218,992	1,413,737	-	-	-	-	18	18
	2060 Curling Rd (Citimark Belle Isle Place)	324,071	-	-	324,071	793,500	-	1,117,571	-	-	-	-	80	80
	B-1633 Capilano Rd (Grouse Inn)	4,562,500	-	-	4,562,500	2,951,000	1,717,500	9,231,000	-	-	-	-	258	258
	1801 Glenaire Dr (Cressey Townhomes)	164,797	-	-	164,797	424,616	-	589,413	-	-	-	-	34	34
	2067 Glenaire Dr (Woodbridge Citimark Town homes - Phase 2)	-	-	-	-	505,000	-	505,000	-	-	-	-	33	33
	2067 Glenaire Dr (Woodbridge Citimark Townhomes - Phase 1)	575,178	-	-	575,178	1,301,000	-	1,876,178	-	-	-	-	101	101
	LIONS GATE VILLAGE CENTRE Sum	8,604,282	8,500,000	2,975,000	20,079,282	10,853,845	7,689,410	38,622,538	119	-	-	-	1,010	1,129
OUTSIDE OF CENTRE	3294 Mt Seymour Pkwy (Northlands Terrace)	-	-	-	-	403,960	448,713	852,673	-	-	-	-	55	55
	1312 Marine Dr (The Drive 1300)	-	-	-	-	404,420	440,355	844,775	-	-	-	-	64	64
	2832 Capilano Rd (Capilano Grove)	-	-	-	-	79,268	102,868	182,136	-	-	-	-	12	12
	3633 Mt Seymour Pkwy (Cedar Springs Pacific Arbour)	500,000	250,000	4,175,000	4,925,000	647,779	380,698	5,953,477	136	10	-	-	(3)	143
	1273 Marine Dr (The Ivy)	-	-	-	-	132,678	153,123	285,800	-	-	-	-	24	24
	1171 Marine Dr (The Drive 1177)	-	-	-	-	494,084	285,537	779,621	-	-	-	-	81	81
	897 Premier St (Legacy)	177,780	-	-	177,780	200,096	172,037	549,913	-	-	-	-	24	24
	4310 Gallant Ave (Cove Gardens)	-	-	-	-	72,368	99,450	171,818	-	-	-	-	8	8
	3064 Fromme Rd (3068 Fromme Rd)	16,775	-	-	16,775	15,815	14,082	46,672	-	-	-	-	2	2
	1152 Wendel Pl	11,919	-	-	11,919	42,923	188,857	243,699	-	-	-	-	4	4
	1201 W 16th St (The Ave)	-	-	-	-	115,064	200,703	315,767	-	-	-	-	30	30
	3225 Highland Blvd (Edgemont Senior Living)	406,000	94,000	2,400,000	2,900,000	590,766	393,650	3,884,416	96	-	-	-	(6)	90
	3508 Mt Seymour Pkwy (Parkgate)	62,300	-	-	62,300	137,332	181,676	381,308	-	-	-	-	14	14
	757 Orwell St (Connect - Brody Keith/ Orwell)	182,841	-	-	182,841	298,418	353,899	835,159	-	-	-	-	26	26
	3205 Mountain Hwy (Lynn Valley United Church)	-	455,000	-	455,000	562,084	292,853	1,309,937	-	-	-	-	71	71
	3825 Cates Landing Way (Polygon Noble Cove/ Cates Landing)	1,863,700	-	-	1,863,700	630,447	1,111,687	3,605,834	-	-	-	-	95	95

KEY CENTRE	DEVELOPMENT NAME	CAC - CASH	CAC - CONTRIBUTED ASSET	HOUSING AMENITY	TOTAL AMENITIES	DCC	WORKS & SERVICES	TOTAL CONTRIBUTIONS	MARKET RENTAL	NON-MARKET RENTAL	MARKET RENTAL - CARE BEDS	NON-MARKET RENTAL - CARE BEDS	NEW OWNER	TOTAL BEDS/UNITS
	3022 Sunnyhurst_ Rd (Sunnyhurst Small Townhouse)	36,778	-	-	36,778	40,254	49,971	127,004	-	-	-	-	5	5
	1061 Marine Dr	-	-	-	-	296,776	118,982	415,758	-	-	-	-	41	41
	4343 Starlight Way (Monterey School Morningstar)	460,000	-	-	460,000	148,014	1,750,306	2,358,319	-	-	-	-	-	-
	3730 Edgemont Blvd (Harbourview Townhomes)	33,585	-	-	33,585	39,000	301,801	374,386	-	-	-	-	3	3
	3260 Edgemont Blvd (Con naught Living- Grosvenor)	1,493,230	-	-	1,493,230	945,506	2,900,483	5,339,219	-	-	-	-	78	78
	115 W Queens Rd (Queens Cross Mews)	91,835	-	-	91,835	150,205	78,260	320,300	-	-	-	-	12	12
	1060 Churchill Cres (Onni 3)	-	-	-	-	166,305	525,856	692,161	-	-	-	-	75	75
	1133 Ridgewood Dr (Boffa 1 Ridgewood and Edgemont)	157,460	-	-	157,460	249,345	384,320	791,125	-	-	-	-	20	20
	1633 Tatlow Ave (1700 Marine)	-	-	-	-	305,304	830,277	1,135,581	-	-	-	-	33	33
	3105 Crescentview	337,095	-	-	337,095	216,125	510,096	1,063,316	-	-	-	-	21	21
	856 Orwell St (Continuum Townhomes)	125,020	-	-	125,020	81,333	700,872	907,226	-	-	-	-	20	20
	756 Forsman Ave (Forsman Townhouse East)	105,817	-	-	105,817	72,205	167,000	345,022	-	-	-	-	6	6
	905 Premier St	257,281	-	-	257,281	157,500	TBD	414,781	-	-	-	-	13	13
	4670 Capilano Rd	162,408	-	-	162,408	213,750	-	376,158	-	-	-	-	7	7
	2555 Whiteley Crt (Kiwanis 6-storey addition)	-	-	1,089,510	1,089,510	-	134,362	1,223,872	-	106	-	-	-	106
	3030 Sunnyhurst Rd (Sunnyhurst Triplex)	23,382	-	-	23,382	44,984	TBD	68,366	-	-	-	-	2	2
	2932 Chesterfield Ave (Chesterfield Small Townhouse)	158,564	-	-	158,564	52,000	TBD	210,564	-	-	-	-	3	3
	3468 Mt Seymour Pkwy (Serenity Mews)	533,979	-	-	533,979	350,470	624,699	1,509,148	-	-	-	-	23	23
	3568 Mt Seymour Pkwy (Taylor Creek) ⁷	48,075	-	-	48,075	135,937	TBD	184,012	-	-	-	-	6	6
	1080 Marine Dr (BlueShore Financial Mixed-Use) ⁷	-	-	-	-	332,337	-	332,337	-	-	-	-	29	29
	(NSF Addition - Major)	-	-	-	-	101,092	216,388	317,479	-	-	-	-	-	-
	(NSF Addition - Minor)	-	-	-	-	21,236	-	21,236	-	-	-	-	-	-
	(NSF Alteration - Major)	-	-	-	-	825	607,635	608,460	-	-	-	-	-	-
	(NSF Alteration - Minor)	-	-	-	-	244	30,630	30,874	-	-	-	-	-	-
	(NSF New Construction)	-	-	-	-	730,965	566,362	1,297,326	-	-	-	-	-	-
	(Subdivisions)	-	-	-	-	444,514	-	444,514	-	-	-	-	-	-
	(Rezoning with DP (±OCP))	-	-	-	-	-	1,291	1,291	-	-	-	-	-	-
	(SF New Construction)	-	-	-	-	-	269,444	269,444	-	-	-	-	-	-
	(Subdivision (±Env DPA))	-	-	-	-	111,093	9,557	120,650	-	-	-	-	-	-
	(Subdivision with DVP (±Env DPA))	-	-	-	-	15,897	1,291	17,188	-	-	-	-	-	-
	(Subdivision with Rezoning (±OCP ±Env DPA))	-	-	-	-	31,795	4,600	36,395	-	-	-	-	-	-
	OUTSIDE OF CENTRE Sum	7,245,825	799,000	7,664,510	15,709,335	10,282,510	15,604,670	41,596,515	232	116	-	-	898	1,246
RESIDENTIAL Sum		37,199,992	23,330,000	29,979,510	90,509,502	47,890,248	61,806,868	200,206,618	598	238	-	-	4,395	5,231
CARE	LYNN CREEK TOWN CENTRE 1502 Oxford St (Creekstone Care Centre)	-	-	8,250,000	8,250,000	-	-	8,250,000	-	-	30	150	-	180
	LYNN CREEK TOWN CENTRE Sum	-	-	8,250,000	8,250,000	-	-	8,250,000	-	-	30	150	-	180
	LYNN VALLEY TOWN CENTRE 1280 E 27th St (Lynn Valley Centre Bosa - Buildings E & F)	-	-	1,771,745	1,771,745	-	-	1,771,745	-	-	-	9	-	9
	LYNN VALLEY TOWN CENTRE Sum	-	-	1,771,745	1,771,745	-	-	1,771,745	-	-	-	9	-	9
	OUTSIDE OF CENTRE 2670 Lloyd Ave (Turning Point Women's Recovery Home)	-	-	90,000	90,000	-	-	90,000	-	-	-	9	-	9
	3225 Highland Blvd (Edgemont Senior Living)	-	-	775,000	775,000	-	-	775,000	-	-	31	-	-	31
	3205 Mountain Hwy (Lynn Valley United Church)	-	-	560,000	560,000	-	-	560,000	-	-	-	4	-	4
	2431 Burr Pl (Turning Point Men's Support Recovery House)	-	-	90,000	90,000	-	85,005	175,005	-	-	-	9	-	9
	OUTSIDE OF CENTRE Sum	-	-	1,515,000	1,515,000	-	85,005	1,600,005	-	-	31	22	-	53
CARE Sum		-	-	11,536,745	11,536,745	-	85,005	11,621,750	-	-	61	181	-	242

KEY CENTRE		DEVELOPMENT NAME	CAC - CASH	CAC - CONTRIBUTED ASSET	HOUSING AMENITY	TOTAL AMENITIES	DCC	WORKS & SERVICES	TOTAL CONTRIBUTIONS	MARKET RENTAL	NON-MARKET RENTAL	MARKET RENTAL - CARE BEDS	NON-MARKET RENTAL - CARE BEDS	NEW OWNER	TOTAL BEDS/UNITS
NON-RESIDENTIAL	LYNN CREEK TOWN CENTRE	1520 Barrow ST (Liquor Store and Office)	-	-	-	-	45,778	133,899	179,677	-	-	-	-	-	-
		270 Harbour AVE (Canada Post Harbour)	-	-	-	-	12,952	26,731	39,683	-	-	-	-	-	-
	LYNN CREEK TOWN CENTRE Sum		-	-	-	-	58,730	160,630	219,360	-	-	-	-	-	-
	MAPLEWOOD VILLAGE CENTRE	2146 Dollarton Hwy (GWL Northwoods Village)	-	-	-	-	25,260	-	25,260	-	-	-	-	-	-
		2150 Dollarton Hwy (GWL Northwoods Village)	-	-	-	-	128,483	-	128,483	-	-	-	-	-	-
		2160 Dollarton Hwy (GWL Northwoods Village)	-	-	-	-	36,500	-	36,500	-	-	-	-	-	-
		2180 Dollarton Hwy (GWL Northwoods Village)	-	-	-	-	62,073	-	62,073	-	-	-	-	-	-
		2100 Dollarton Hwy (GWL Northwoods Village)	-	-	-	-	34,029	-	34,029	-	-	-	-	-	-
	MAPLEWOOD VILLAGE CENTRE Sum		-	-	-	-	286,346	-	286,346	-	-	-	-	-	-
	OUTSIDE OF CENTRE	10 & 50 Pemberton AVE (Seaspan Shipyard Modernization)	-	-	-	-	270,718	338,044	608,762	-	-	-	-	-	-
		3053 Edgemont BLVD (Edgemont Commons)	252,975	155,000	-	407,975	77,162	363,563	848,699	-	-	-	-	-	-
		100 Amherst AVE (Canexus Office Building)	-	-	-	-	44,181	-	44,181	-	-	-	-	-	-
		1226 Marine DR (Amadon Plaza)	-	-	-	-	54,115	357,002	411,117	-	-	-	-	-	-
		10 Pemberton AVE (Seaspan Office Building)	-	-	-	-	321,102	263,900	585,002	-	-	-	-	-	-
		2580 Capilano RD (Mountainside Veterinary Clinic)	-	-	-	-	35,815	244,679	280,494	-	-	-	-	-	-
		107 Pemberton Ave (Lions Gate Waste Water Treatment Plant)	-	-	-	-	1,781,450	8,200,000	9,981,450	-	-	-	-	-	-
		1209 McKeen AVE (Fibreco Terminal Enhancement Project)	-	-	-	-	32,076	485,930	518,006	-	-	-	-	-	-
		1131 Frederick (Argyle Secondary School)	-	-	-	-	-	TBD	-	-	-	-	-	-	-
		1995 W 1st St (Kinder Morgan Diesel Expansion)	-	-	-	-	201,753	-	201,753	-	-	-	-	-	-
		1371 McKeen (1371 McKeen)	-	-	-	-	1,609,439	TBD	1,609,439	-	-	-	-	-	-
	OUTSIDE OF CENTRE Sum		252,975	155,000	-	407,975	4,427,810	10,253,117	15,088,902	-	-	-	-	-	-
	NON RESIDENTIAL Sum		252,975	155,000	-	407,975	4,772,886	10,413,747	15,594,609	-	-	-	-	-	-
	Grand Total		37,452,967	23,485,000	41,516,255	102,454,222	52,663,134	72,305,620	227,422,976	598	238	61	181	4,395	5,473

- Notes & Assumptions:
- 1 Infrastructure and amenities from approved development, includes contributions collected and pending collection
 - 2 CACs negotiated as per CAC Policy & approved by Council
 - 3 Housing Amenity valuations are based on 2017 Coriolis market analysis report;
Due to the unique nature of each care bed/unit valuations are complex, the information above represents the best estimate based on sources available
 - 4 DCCs as per DCC Bylaw rates, amounts estimated per Bylaw
 - 5 Works & Services per Development Services Bylaw, amounts per Engineering Service Agreements and include a 25% contingency
 - 6 Works & Services marked as "TBD" are yet to be defined in Engineering Service Agreements
 - 7 1080 Marine Dr (29 units) & 3568 Mt Seymour Pkwy (6 units) are "Development Permit" only and do not require "Rezoning" Council approval
 - 8 17 units for 2900 Lonsdale had been included in the 14th of January "Pace of Development" materials, however this application has since been withdrawn

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Centres and Outside of Centres - Summary Tables

Total DNV

Negotiated to Date	Contributions
Care Facilities	\$1.2M
Community Facilities	\$24.7M
Cultural Spaces & Public Art	\$2.2M
Parks	\$2.8M
Streetscape & Public Realm	\$0.6M
Urban Trails	\$3.0M
Market Rental	\$15.0M
Social Housing	\$26.6M
OCP/CAC Policy	\$26.5M
Amenity sub-total	\$102.5M
DCC	\$52.7M
Works & Services	\$72.3M
Total	\$227.4M

Lynn Creek Town Centre

Negotiated to Date	Contributions
Care Facilities	\$0.9M
Community Facilities	\$10.4M
Cultural Spaces & Public Art	\$0.7M
Parks	\$2.7M
Streetscape & Public Realm	\$0.5M
Market Rental	\$4.7M
Social Housing	\$15.6M
OCP/CAC Policy	\$0.3M
Amenity sub-total	\$35.6M
DCC	\$13.3M
Works & Services	\$16.5M
Total	\$65.4M

Lions Gate Village Centre

Negotiated to Date	Contributions
Community Facilities	\$14.3M
Streetscape & Public Realm	\$0.1M
Market Rental	\$3.0M
OCP/CAC Policy	\$2.7M
Amenity sub-total	\$20.1M
DCC	\$10.9M
Works & Services	\$7.7M
Total	\$38.6M

Lynn Valley Town Centre

Negotiated to Date	Contributions
Cultural Spaces & Public Art	\$0.6M
Urban Trails	\$3.0M
Market Rental	(\$0.5M)
Social Housing	\$6.8M
OCP/CAC Policy	\$14.5M
Amenity sub-total	\$24.4M
DCC	\$10.2M
Works & Services	\$20.1M
Total	\$54.7M

Maplewood Village Centre

Negotiated to Date	Contributions
Cultural Spaces & Public Art	\$0.1M
Market Rental	\$2.0M
Social Housing	\$0.8M
OCP/CAC Policy	\$1.8M
Amenity sub-total	\$4.7M
DCC	\$3.6M
Works & Services	\$2.1M
Total	\$10.4M

Outside of Key Centres

Negotiated to Date	Contributions
Care Facilities	\$0.3M
Cultural Spaces & Public Art	\$0.8M
Parks	\$0.1M
Market Rental	\$5.8M
Social Housing	\$3.4M
OCP/CAC Policy	\$7.2M
Amenity sub-total	\$17.6M
DCC	\$14.7M
Works & Services	\$25.9M
Total	\$58.3M

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