

Refers Item No. 5  
Public Hearing of December 1, 2009

## MEMORANDUM

November 18, 2009

TO: Mayor Robertson and Councillors

COPY TO: P. Ballem, City Manager  
S.A. Johnston, Deputy City Manager  
M. Coulson, Acting City Clerk  
D. McLellan, General Manager of Community Services  
B. Toderian, Director of Planning  
F. Connell, Director of Legal Services  
T. Timm, General Manager of Engineering Services  
M. Flanigan, Director of Real Estate Services

FROM: K. Munro, Assistant Director, Current Planning Division

SUBJECT: CD-1 Rezoning - 1201-1215 Bidwell Street and 1702-1726 Davie Street -  
Heritage Density Transfer

This memo recommends to Council an additional condition for this rezoning application.

### *RECOMMENDATION*

THAT the conditions of zoning by-law enactment, as presented in Appendix B of the Policy Report "CD-1 Rezoning - 1201-1215 Bidwell Street and 1702-1726 Davie Street and Heritage Revitalization Agreement at 1215 Bidwell Street" dated October 20, 2009, be amended to add the following:

#### **"Heritage Density Transfer**

- (c) (xvi) That the owner secure the purchase of heritage density with value of \$400,000 from a suitable donor site.

Note to Applicant: "Letter B" in the City's standard format is to be completed by both the owner of the subject site, also referred to as the "receiver" site, and the owner of the "donor" site, and submitted to the City together with receipt(s) of heritage density purchase, including the amount, sale price, and total cost of the heritage density."

## *DISCUSSION*

This application has evolved over a period of at least two years and has now been brought forward for Council consideration as a proposal with a significant rental housing component under the City's Short Term Incentives for Rental (STIR) program. The proposal for rental housing is in addition to an on-site heritage benefit –the retention and rehabilitation of the heritage façade at 1215 Bidwell Street– that has been part of the development concept since its inception.

Subsequent to the preparation of the Policy Report describing this application in early October, City staff conducted a further review of the construction cost estimates, specifically associated with the heritage work, which date back to April 2008. The 18-month time period between initial preparation of those cost estimates and today's development market has seen notable decreases in construction costs which staff felt should be reassessed. The result of this analysis has indicated that the costs of the heritage work are \$400,000 less than had been previously estimated.

Based on urban design analysis and policy, staff had recommended approval of the density and form of development proposed for this site in the Policy Report and staff remain supportive of the form of development proposed. To address the "over-estimation" of heritage costs, without alterations to the proposed form of development, the applicant has agreed to the purchase of density from the heritage bank, valued at \$400,000, which will reconcile the cost differential that has been identified.

Staff feel that this approach is an appropriate means to rectify the financial discrepancy that has been identified in the detailed review of the costs associated with the on-site heritage component of the proposal. An additional rezoning condition is provided to secure the proposed transfer of density.

Kent Munro, MCIP  
Assistant Director of Planning  
Current Planning Division

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