

HOW WAS THIS CONCEPT DEVELOPED?

This open house asks the public to evaluate a redevelopment concept created by Holborn Properties for the Little Mountain site. Holborn has created this concept in consideration of Guiding Principles developed throughout this consultation and feedback gathered in workshops, meetings and open houses in 2010 and 2011. Please see the "What Have We Heard?" boards.

The Little Mountain Community Advisory Group played an important role in creating the site plan, earlier density explorations and the development concept in a series of hands-on workshops. It should be noted, however, that these exercises were not an endorsement of the concept by the Advisory Group, but rather explorations and a means to illustrate design goals and the Guiding Principles.

IS THIS A DEVELOPMENT PROPOSAL?

The concept at today's open house is not an application for development or for a rezoning. It represents what Holborn Properties feels is a viable concept that best reflects everything learned in the process to date.

City staff's analysis of this concept and all the feedback we receive from the community will be used to help create the policies around height, density, land use, public benefits, sustainability, transportation and so on. These policies will be summarized in the Policy Statement that will be presented to City Council for consideration. Following this, the developer would submit a rezoning application reflecting the Policy Statement.



FINANCIAL ANALYSIS

This board summarizes the financial performance of Holborn's development concept for Little Mountain.

Prepared by an independent economic consultant (Coriolis Consulting Corp.) for the City, the analysis assesses the concept's economical viability and its ability to contribute towards new community amenities.

The analysis is an illustration based on the best information possible at this stage in the process. The analysis will be refined as planning progresses.

ASSUMPTIONS

The economic analysis is based on three fundamental assumptions. These assumptions reflect typical major projects in Vancouver and the Memorandum of Understanding signed by the City and BC Housing in 2007.

Those assumptions are:

- That Holborn Properties pays market price for the land based on its value under existing zoning
- That the funds to build the 234 units of social housing come from the proceeds of the sale of the land by BC Housing to Holborn
- That Holborn provides the land for the social housing for free

The City will evaluate the project based on these assumptions.

LAND VALUE

Rezoning the land to Holborn's proposal would increase the value of the land by about \$35 - 40 million. This is called the land lift.

The City would negotiate the majority of the land lift (typically 75%) as a Community Amenity Contribution.

CHANGE IN LAND VALUE

Estimated land value under existing zoning	\$60 - 65 million
Estimated land value after rezoning (current concept)	\$95 - 100 million
Estimated increase in land value (land lift)	\$35 - 40 million

*Numbers prepared by Coriolis Consulting

HOLBORN & BC HOUSING ARRANGEMENT REGARDING SOCIAL HOUSING

The City has been informed by Holborn and BC Housing that their arrangement differs from the assumptions, as listed to the left, by requiring Holborn to fund the social housing construction.

To do this, Holborn is proposing that a significant proportion of the increased value of the land from the rezoning (the "land lift") be used to pay for the replacement social housing rather than be negotiated as a Community Amenity Contribution. However, the City proposes evaluating the concept based on the three assumptions outlined on this board.

FINANCIAL ANALYSIS:FUNDING AMENITIES

Local community amenities that could be delivered through this development have been identified through a needs assessment, City Council direction and the Little Mountain planning process to date. It is expected that these amenities be funded through the development in two ways:

1) **Development Cost Levies (DCLs):** paid on a per-square-foot basis on all new development. This concept would deliver about \$17,000,000 in DCL's

2) **Community Amenity Contribution (CAC):** an in-kind or cash contribution from the developer. The value of a CAC is based on the increase in land value ("land lift") from a rezoning. The City typically negotiates around 75% of the land lift as a CAC.



COMMUNITY AMENITY PRIORITIES

- A new Little Mountain Neighbourhood House
- A childcare facility
- Additional affordable housing (Council direction to achieve 20% affordable housing)
- Upgrades to Queen Elizabeth Park along Ontario St.
- Local transportation improvements (bike route upgrades, traffic calming, street improvements)

COST ESTIMATES FOR IDENTIFIED AMENITIES

- Neighbourhood House (plus operating endowment): \$8.5 million
- Childcare (69 spaces) (plus operating endowment): \$8.8 - 10.0 million
- Additional affordable housing: varies
- Park Upgrades: \$2.2 - 3.5 million
- Transportation Improvements: \$1.5 - 3.0 million

This is not a list of required amenities but of possible amenities and their estimated cost. Both the list of possible amenities and cost estimates are subject to refinement as planning progresses.