



# City of Richmond

Schedule 10 to the Minutes of the Council Meeting for Public Hearings held on Tuesday, February 25, 2014.

To Public Hearing  
Date: Feb 25 2014  
Item # 1  
Re: *Bylaw 9078*  
*Hamilton Area Plan*

## Memorandum Planning and Development Department Policy Planning

**To:** Mayor and Councillors **Date:** February 25, 2014  
**From:** Terry Crowe, MCIP, Manager, Policy Planning **File:**  
**Re:** Hamilton Community Amenity Rate Comparisons

As requested by Council, the following community amenity contribution rates for density bonusing in a variety of neighbourhoods and projects are presented from High to Low in the chart below:

Neighbourhood	\$ Per Buildable Square Foot
1. Steveston Village	\$43.00
2. CCAP Concord Capstan	\$9.48
3. CCAP Polygon Capstan (Mueller)	\$8.86
4. CCAP Pinnacle Capstan - Phase 1	\$8.58
5. City Centre Commercial Versante Hotel	\$7.75
6. CCAP Pinnacle Residential Portion - Pinnacle Capstan	\$6.72
7. Proposed Hamilton Area Plan	\$6.55 townhouse / \$4.60 apartment
8. West Cambie (predates Affordable Housing Strategy)	\$6.37 (which includes \$5.10 for Affordable Housing and a reduction of density up to 0.2 FAR)

For clarification, please contact me at 604.276.4139.

Terry Crowe  
Manager, Policy Planning

TTC:cas

pc: Joe Erceg, General Manager, Planning and Development,  
Mark McMullen, Senior Co-ordinator Major Projects

