

THE CORPORATION OF THE DISTRICT OF BURNABY

HOUSING COMMITTEE

MAY - 5 1976
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October 6, 1976

HIS WORSHIP, THE MAYOR
AND MEMBERS OF COUNCIL

Madam/Gentlemen:

Report of the Housing Committee re
Amenity Levy for the Acquisition of
Public Open Space - Burnaby Metrotown

1.0 Background

On August 3, 1976 Council referred the attached Planning Department report dated July 7, 1976 concerning the Metrotown amenity levy to the Housing Committee for study and discussion. As a result of further discussion, a second report dated September 21, 1976 (attached) was submitted by the Planning Department to the Committee.

2.0 Metrotown Amenity Levy

The amenity levy for the Metrotown is an extension of the Parkland Acquisition Levy programme which was adopted by Council on December 29, 1975. The adopted neighbourhood parkland levy is approximately equal to 50% of the estimated acquisition costs. The development of the amenity levy is a direct response to the concern of Council as to the adequacy of public open space in relation to the Burnaby Metrotown area which will ultimately redevelop to high-density commercial uses.

The array of different types of public open space and public use sites within the Metrotown precinct (see attached sketch) include the following:

1. Central Park - Regional Park
2. Bonsor Park - Community Park
3. Neighbourhood Parks south of Beresford and north of Grange.
4. Municipal Land Assembly for public purposes (i.e. cultural, social, convention facilities, etc.).
5. Major park/trail/pedestrian links.
6. Commercial public spaces -
 - a) Public squares
 - b) Mini-parks
 - c) Pedestrian Malls
7. Public open space within private developments -
 - a) Plazas
 - b) Malls
 - c) Landscaped roof areas

The established amenity levy will essentially be used to acquire commercial public spaces and major park/pedestrian links property in the Metrotown area. The establishment of the amenity levy will not affect the normal development standards, which will require the provision of appropriate open space within the private development sites.

By pro-rating the tentative Metrotown commercial acreages according to a Floor Area Ratio of 2.0, an overall "typical commercial development" acreage of approximately 100 acres has been computed. The detailed designation of commercial

areas will be resolved as the Metrotown study evolves and be outlined in future reports to Council. The Housing Committee approves the use of 10% as a guideline figure for the proportion of commercial lands to be designated for public open space. This would result in approximately 10 acres of public open space in the Metrotown area, and this acreage would be achieved by an amenity levy of \$0.50 per sq. ft. on commercial development which is based on a current guideline land value of \$10 per sq. ft.

3.0 Small-Lot, Freehold Subdivision

For the information of members of Council, the Housing Committee has requested the Director of Planning to submit a configuration plan for a proposed small-lot, freehold subdivision as a pilot project. The subject site, which is municipally-owned is located on the north-west corner of Wedgewood Street and Fourth Street. Upon the determination of a detailed site proposal for the subject site, a report will be submitted to Council for its consideration.

4.0 Recommendation

Your Committee would recommend that Council:

- a) endeavour to acquire approximately 10% of the commercially designated land in the Kingsway Metrotown area for public open space.
- b) apply a \$0.50 per square foot amenity levy on commercial development within the Metrotown precinct, the value of the amenity levy being geared to a current land value of \$10.00 per sq. ft. and apply this amenity levy to Preliminary Plan Approval and/or Rezoning commercial applications within the Metrotown area.
- c) direct the Planning Department to review the amenity levy values on a yearly basis and to review the overall amenity levy policy after a period of three years.

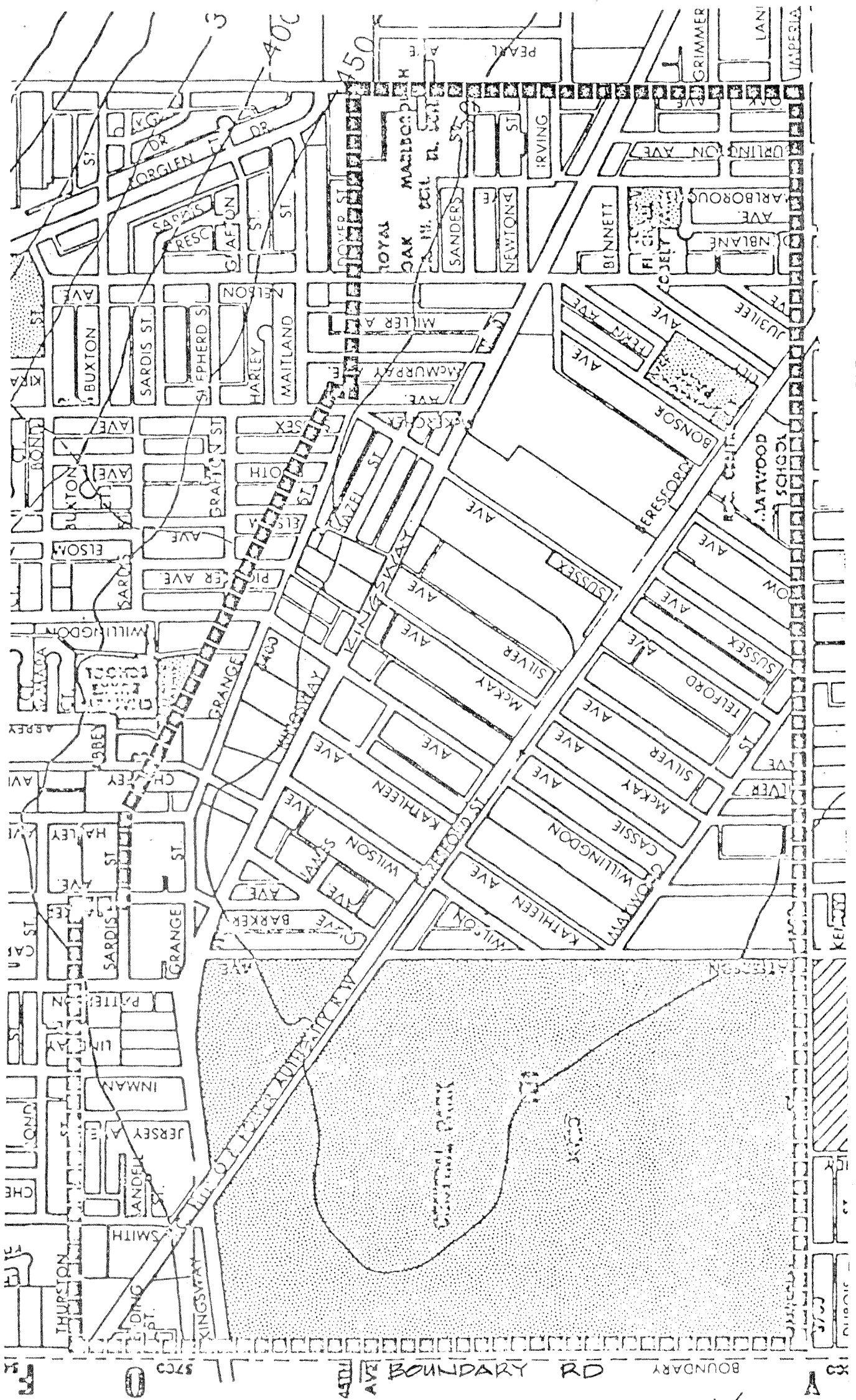
Respectfully submitted,

Alderman V.V. Stusiak
Chairman

KI:cm
Attach.

c.c. Land Agent
Municipal Manager
Municipal Treasurer
Parks and Recreation Administrator
Director of Planning

REPORT
 Regular Council Meeting
 October 12, 1976



METROTOWN PRECINCT.
 REGIONAL TOWN CENTRE
 JUNE /76
 SCALE: 1" = 800'

