

ITEM	16
MANAGER'S REPORT NO.	65
COUNCIL MEETING	Sept. 26/77

Re: APPLICABILITY OF PARKLAND ACQUISITION LEVY  
200 UNIT RENTAL  
HIGH RISE APARTMENT PROPOSAL  
NEWTON/NELSON/MARLBOROUGH  
REZONING REFERENCE #23/77

Following is a report from the Director of Planning regarding Rezoning Reference #23/77.

As a point of clarification, the two tower senior citizen development comprised of 122 units in one tower and 147 units in the other will be replaced by a two tower development having 200 rental units.

RECOMMENDATION:

1. THAT the following adjustment be made to prerequisite "H" so that it reads as follows:

The deposit of net levy funds in the amount of \$70,740 for the subject 200-unit project to go towards the acquisition of proposed neighbourhood parks.

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SUPPLEMENTARY REPORT  
PLANNING DEPARTMENT  
SEPTEMBER 26, 1977

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: APPLICABILITY OF PARKLAND ACQUISITION LEVY  
200 UNIT RENTAL  
HIGH RISE APARTMENT PROPOSAL  
NEWTON/NELSON/MARLBOROUGH  
REZONING REFERENCE #23/77

1.0 Request of Application of Rezoning #23/77 (See attached letter)

The applicant for Rezoning #23/77, a high rise apartment proposal in the vicinity of Newton, Nelson, and Marlborough has submitted a letter to the Municipal Clerk in which the applicant has agreed to comply with all the outlined rezoning prerequisites with the exception of Prerequisite "H". Prerequisite "H" reads, " The deposit of a levy in the amount of \$1,080 per unit to go towards the acquisition of proposed neighbourhood parks ". The applicant requests that the levy be removed, reasoning that applications for high rise developments on this site had been advanced beyond public hearing prior to this levy being imposed and that, according to the applicant, in situations such as these, the Municipality has on other occasions waived this requirement.

2.0 General Application of the Parkland Acquisition Levy

On December 29, 1975, Council approved the application of the Parkland Acquisition Levy in the following instances:

- i) Subdivision approval for single-family dwelling subdivision
- ii) Preliminary Plan Approval for multiple-family developments on sites rezoned prior to 1970.
- iii) Rezoning approval for residential developments.

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The levy for RM5-type apartments is \$1,080 per unit. On September 27, 1976 Council adopted the recommendation that the Parkland Acquisition Levy for senior citizens residential developments be reduced to 50% of the per unit levy established for standard residential units.

On an operational basis the Municipality did not apply the Parkland Acquisition Levy to those transitional rezoning proposals which had been presented to a Public Hearing prior to December 29, 1975. New levies have also not been applied to projects which are submitted to a new Public Hearing but which in the degree of changes proposed, could not be considered to constitute a new project. Conversely, a project has been considered a new project and subject to a levy if major changes were proposed. For example, Rezoning #28/77, a terraced apartment project at Patterson and Beresford is subject to the deposit of levy funds since it constitutes a radical design departure from the previous approved 2 tower apartment scheme on the same site. The levy applies to successors of rezoning applications which have been officially abandoned. The Municipality in at least one case has also accepted the dedication of appropriate parkland in lieu of the deposit of levy funds.

3.0 Rezoning #23/77 (See attached Sketch)

The applicant for Rezoning #23/77 proposes a two tower 200 unit rental apartment project on a total 1.63 acre site. The applicable levy deposit for this project would amount to \$216,000 (200 units x \$1,080 per unit). This current proposal is the successor of two rezoning proposals each relating to approximately one-half of the overall 1.63 acre site. The general concept of two point block towers located judiciously in relation to two existing apartment towers on an abutting site to the north is the same for both the current rezoning and the previous rezonings.

The previous rezonings on the subject site are:


- (a) Rezoning #50/73 granted Final Adoption on August 6, 1974 which essentially constituted a single 122 unit senior citizens apartment tower on a 0.83+ acre site. No levy was applicable at that time but in today's terms the applicable levy deposit would amount to \$65,880 (122 units x \$540 per unit).
- (b) Rezoning #40/74 granted First and Second Reading on November 12, 1974 which constituted a 147 unit senior citizens apartment tower on a 0.87+ acre site. This rezoning has been in abeyance since that time but has not been officially abandoned. No levy was applicable at that time but in today's terms the applicable levy deposit would amount to \$79,380 (147 units x \$540 per unit).

In the reports to Council relating to the current Rezoning #23/77, it was noted that the deposit of a parkland acquisition levy was required since the interpretation of the Planning Department in these reports was that the current proposal constituted a new project and a new rezoning and was therefore subject to the levy. However, the argument of the applicant has merit in that the basic overall two tower concept remains the same and the two previous rezonings (R.Z. #50/73 and R.Z. #40/74) had both been submitted to a Public Hearing prior to the establishment of the Parkland Acquisition Levy by Council. Therefore, Council may wish to adjust and clarify Prerequisite H by deducting a credit of \$145,260 representing 269 previously approved (ie Public Hearing or Final Zoning) senior citizens units (\$65,880 for R.Z. #50/73 and \$79,380 for R.Z. #40/74) from the total levy deposit of \$216,000 representing the 200 units proposed through Rezoning #23/77 resulting in a net levy deposit of \$70,740 (\$216,000 - \$145,260).

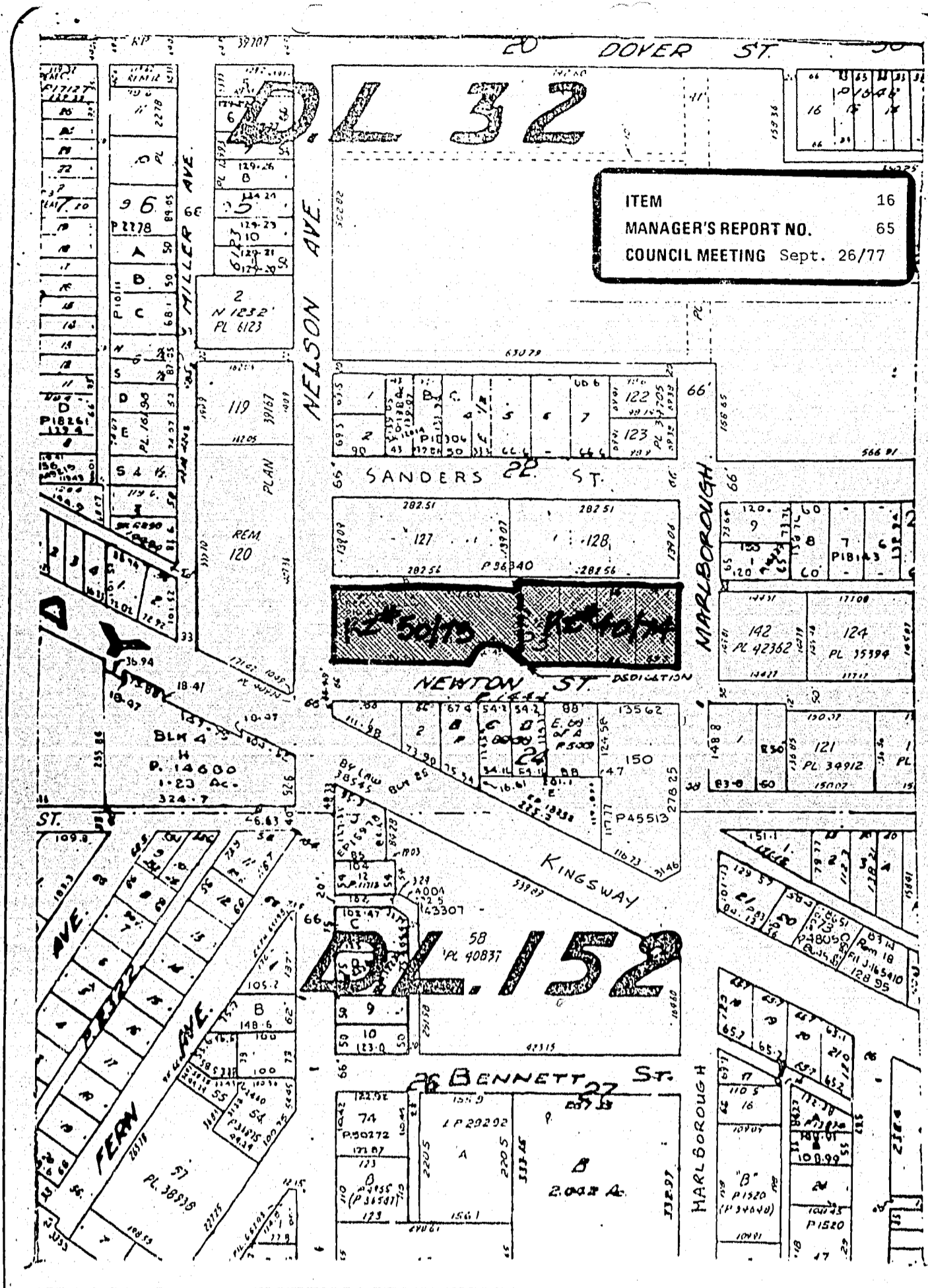
4.0 Recommendation:

It is recommended THAT Council consider an adjustment to Prerequisite H pertaining to Rezoning #23/77 so that it will read as follows:

The deposit of net levy funds in the amount of \$70,740 for the subject 200-unit project to go towards the acquisition of proposed neighbourhood parks.

  
A. L. Parr  
DIRECTOR OF PLANNING

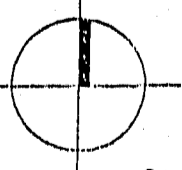
KI/sam  
Attached Sketch & Letter  
cc: Municipal Clerk



Date  
 17th 1977

Scale  
 1" = 200'

Drawn By



Burnaby Planning Department



REZONING REFERENCE #27/77

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OVERALL PROJECT SITE  
 PREVIOUS REZONINGS.  
 EAST PORTION - R2# 40/74 - CLUB 60  
 WEST PORTION - R2# 50/73 - IODE (also incl. R2# 6/74).

SKETCH #1