

Re: DEVELOPMENT COST CHARGES
a) NEIGHBOURHOOD PARKLAND ACQUISITION CHARGE
b) METROTOWN PUBLIC OPEN SPACE CHARGE

Following is a report from the Director of Planning regarding Development Cost Charges.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: DEVELOPMENT COST CHARGES
a) NEIGHBOURHOOD PARKLAND ACQUISITION CHARGE
b) METROTOWN PUBLIC OPEN SPACE CHARGE

PLANNING DEPARTMENT
1981 JUNE 25
Our File: 02.230

RECOMMENDATIONS:

1. THAT Council approve the revised increased Neighbourhood Parkland Acquisition Charges, as described in Section 2.0 of this report, and approve the amendment of Point (3) of Schedule "A" of the Burnaby Development Cost Charges Bylaw 1979, Bylaw Number 7328, such that the revised portion will read as follows:

" SCHEDULE 'A'

Point (3). Schedule of Charges -

- i. Single, Two-Family and Duplex Dwellings - \$1,768 per unit
- ii. Townhousing (approximately 12 units per acre) - \$1,440 per unit
- iii. Garden Apartment (approximately 20 units per acre) - \$1,400 per unit
- iv. Three-Storey Apartment (approximately 50 units per acre) - \$1,950 per unit
- v. RM4 High Rise Apartment (approximately 80 units per acre) - \$1,900 per unit
- vi. RM5 High Rise Apartment (approximately 100 units per acre) - \$2,160 per unit
- vii. Senior Citizens Residential Development - 50% of per unit charge for equivalent residential units."

2. THAT the Municipal Solicitor be authorized to prepare an amendment to the Burnaby Development Cost Charges Bylaw 1979, Bylaw Number 7328, for the approval of Council.

REPORT

1.0 SUMMARY

Arising out of the discussion of a report related to a mixed-use commercial/apartment rezoning proposal in the Metrotown area, Council adopted the following motion:

"THAT an increase in the open space and park levies be evaluated and a report thereon be brought forward to Council for consideration."

The currently applicable Neighbourhood Parkland Acquisition Charges and the Metrotown Public Open Space Charge have been reviewed. The primary conclusions are that substantial increases in the Neighbourhood Parkland Acquisition Charges are warranted but that the Metrotown Public Open Space Charge remains acceptable at its currently established value. An amendment to the Development Cost Charges Bylaw updating the Neighbourhood Parkland Acquisition Charge requires the approval of the Inspector of Municipalities prior to its Final Adoption by Council.

2.0 UPDATED NEIGHBOURHOOD PARKLAND ACQUISITION CHARGES

The Legal and Lands Department has provided an updated estimate of land values for residential purposes at various densities, which relates to the increasing cost of acquiring land for neighbourhood parkland purposes. Updated figures have been inserted into the previously established calculation procedure on which the current bylaw is based.

The resulting adjusted Neighbourhood Parkland Acquisition Charges follow. The original valuations used to determine the currently applicable Neighbourhood Parkland Acquisition Charges are indicated in brackets ().

Type of Development	Estimated Market Value/Acre	Calculated Neighbourhood Parkland Acquisition Charge/Unit
Single Family Dwellings	\$439,085 (\$129,600)	\$1,768 (\$521)
Townhouse	\$360,000 (\$132,000)	\$1,440 (\$528)
Garden Apartments	\$400,000 (\$180,000)	\$1,400 (\$630)
3-Storey Apartment (RM3)	\$650,000 (\$375,000)	\$1,950 (\$1,125)
High Rise (RM4)	\$800,000 (\$400,000)	\$1,900 (\$950)
High Rise (RM5)	\$900,000 (\$450,000)	\$2,160 (\$1,080)

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3.0 APPLICABILITY OF REVISED NEIGHBOURHOOD PARKLAND ACQUISITION CHARGE

No current rezoning proposal or rezoned site will be affected by any increased cost charge until such time as the requisite amended Development Cost Charge Bylaw is granted Final Adoption. However, after Final Adoption has been granted all multi-family residential developments which have not been advanced to the building permit stage will be obligated to pay the increased cost charge or the difference between cost charges previously deposited.

4.0 COMMENT ON METROTOWN PUBLIC OPEN SPACE

The currently applicable Metrotown Public Open Space Charge of \$0.50 per gross square foot of commercial building floor area is based on a land value in the range of \$20.00 per square foot. The Legal and Lands Department has indicated that commercial land values have remained relatively constant in the last year or so whereas residential land values have increased dramatically in the same period causing land assembly costs of residential land to exceed in some cases land values for commercial uses. No change is indicated at this time to the currently applicable Metrotown Public Open Space Charge.

KI:lf

cc: Municipal Solicitor
Parks and Recreation Administrator
Municipal Treasurer
Municipal Clerk



A. L. PARR
DIRECTOR OF PLANNING

