

COMMUNITY ISSUES AND SOCIAL PLANNING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

Re: UPDATE ON COMMUNITY AMENITY SPACES IN METROTOWN
DEVELOPMENTS

RECOMMENDATION:

1. *THAT* Council receive the *attached* report for information.

REPORT

The Community Issues and Social Planning Committee, at its meeting held on 1998 March 25, received and adopted the *attached* report providing updated information concerning community amenity spaces being negotiated with Metrotown developers.

Respectfully submitted,

Councillor C. Redman
Chair

Councillor N. Volkow
Vice Chair

:COPY - CITY MANAGER
- DIRECTOR PARKS, RECREATION & CULTURAL SERVICES
- DIRECTOR FINANCE
- DEPUTY CITY MANAGER, LABOUR RELATIONS
- OIC, R.C.M.P.
- DIR. PLNG. & BLDG.

TO: COMMUNITY ISSUES & SOCIAL PLANNING COMMITTEE 1998 MARCH 18

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE:

SUBJECT: UPDATE ON COMMUNITY AMENITY SPACES IN METROTOWN DEVELOPMENTS

PURPOSE: To provide the Committee with updated information concerning community amenity spaces being negotiated with Metrotown developers.

RECOMMENDATION:

1. **THAT** the Committee receive this report for information.

REPORT

1.0 BACKGROUND

A report was on the agenda for the Committee's meeting of 1997 November 26 concerning community amenity spaces in Metrotown developments. The report outlined the current situation with regard to possible uses and occupants for four community amenity spaces.

The first amenity space outlined was the 1,600 square foot non-profit office space at the Newmark development (Kingsway and Nelson Avenue). The report noted that the developer had approached the Burnaby Multicultural Society (BMS) to occupy the space, but that the City had not formally approved the developer's choice of society. Moreover, BMS was not certain it could afford the space. The report also advised that occupancy of the development would take place in spring 1998, and that the issue of the community group to occupy the space soon needed to be resolved.

The second amenity space discussed was the 4,000 square foot space activity space in The Crystal (Willingdon Avenue and Kingsborough Street). The report noted that the space was intended for an organization providing services or activities for seniors, and that staff would approach appropriate seniors' organizations regarding interest in the space.

The third amenity space discussed was the 2,000 square foot non-profit office space at the proposed Central Park Hotel (Kingsway and McKay Avenue). The report noted that the Burnaby Chamber of Commerce had approached both the developer and City staff about occupying the space, and that the developer views the Chamber as a particularly desirable organization for the space.

The final amenity space discussed was the 2,500 square foot space in the proposed mix-use project at Kingsway and McKercher Avenue. The report noted that the RCMP and the Community Policing Advisory Council for the Southwest District were interested in the space as a possible community police station for the District.

Due to time constraints at the 1997 November 26 meeting, only the time-sensitive issue of BMS's possible occupancy of the non-profit office space at the Newmark development was discussed. Staff were directed to forward a report to the Executive Committee of Council to attempt to resolve the issue. The Community Issues & Social Planning Committee requested that the original report be brought forward, with updated information, for further discussion at its next meeting.

This report provides updated information on the Metrotown community amenity spaces.

2.0 THE NEWMARK, KINGSWAY AT NELSON AVENUE

As directed, staff forwarded a report to the Executive Committee requesting endorsement of the developer's choice of BMS to occupy the non-profit office space in the Newmark. The Executive Committee provided that endorsement at its meeting of 1997 December 10, and Council provided its endorsement on 1997 December 15.

In informing BMS of Council's decision, staff made it clear to BMS representatives that, should affordability become a problem for the Society in future, the City is under no obligation to offer financial assistance. After considering the financial implications of occupying the space, the Board of the BMS decided at its December 1997 meeting to pursue occupancy. BMS staff have recently advised that the Society has entered into a ten year lease for the office space, and that they expect to be providing services from the Metrotown location by early June 1998. BMS intends to also retain a presence at Burnaby Heights Community Resource Centre.

3.0 MIXED-USE DEVELOPMENT AT KINGSWAY AND MCKERCHER AVENUE

As noted above, there has been consideration, over the past year, of the use of the Kingsway/McKercher amenity space as a community police station. However, the RCMP now advise that the utility of the space as a police station for the Southwest District is in doubt due to size constraints. With a recent reallocation of RCMP resources, the complement of officers working in the Southwest District has grown from seven in April 1997 to fifteen in February 1998. This change was a response to the much heavier volume of calls experienced in the Southwest District over the past several years as compared to other districts.

Given Council approval for considering an alternative site for a community police station in the Metrotown area, the proposed Kingsway/McKercher space can be made available for other community uses. To ascertain interest among community organizations and to assess prospective occupants, staff would propose using an approach similar to the one outlined in the staff report to the 1998 January 21 meeting of the Community Issues & Social Planning Committee regarding allocation of the amenity space in the Middlegate Shopping Centre redevelopment. Section 5.0 of that report described the process used to allocate space at the Burnaby Heights and Edmonds Community Resource Facilities and outlined a number of criteria which could be used to assess prospective occupants of the space.

With the Committee's and Council's concurrence, staff would, at an appropriate time, undertake a process to determine interest among community organizations in the amenity space in the proposed Kingsway/McKercher development and report back with recommendations for use of the space.

4.0 THE CRYSTAL, WILLINGDON AVENUE AND KINGSBOROUGH STREET


Since the 1997 November amenity space report, the activity space in The Crystal has been offered to the Bonsor Seniors Society as a means of addressing its longstanding request for additional space at Bonsor Recreation Complex. The Society has, however, declined the offer.

From the RCMP perspective, both the size and location of the amenity space in The Crystal render it particularly well-suited to serve as a community police station for the Southwest District. As a result of discussions between the RCMP, City staff and the developer of the Crystal, the Community Policing Committee is now recommending to Council that the space be earmarked for a community police station. Council will consider that report at its meeting of 1998 March 23.

For the Committee's information, the same Community Policing Committee report also recommends that Council approve the use of the 3,500 square foot amenity space in the Middlegate Shopping Centre redevelopment as a community police station for the Southeast District. As committee members are aware, a recommendation to advertise the availability of the Middlegate space to community groups was approved at the Committee's 1998 January 21 meeting (and subsequently approved by Council on 1998 January 26). In deference to the Community Policing Committee's intentions viz a viz the Middlegate space, staff have not yet acted on that recommendation.

Planning and Building
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Spaces in Metrotown Developments
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This report is for the information of the Committee.


D.G. Stenson, Director
PLANNING AND BUILDING

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cc: City Manager
Deputy City Manager, Labour Relations
Director Finance
Director Parks, Recreation and Cultural Services
OIC, RCMP

