

COMMUNITY ISSUES AND SOCIAL PLANNING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: COMMUNITY AMENITY SPACE IN MIXED-USE DEVELOPMENT AT
KINGSWAY AND MCKERCHER AVENUE

RECOMMENDATION:

1. **THAT** Council authorize staff to commence a process for selecting a community organization to occupy the negotiated amenity space at 4755 Kingsway, as outlined in Section 2.0 of the *attached* report.

REPORT

The Community Issues and Social Planning Committee, at its meeting held on 1999 May 26, received and adopted the *attached* report seeking endorsement to commence a process for selecting a community organization to occupy the negotiated community amenity space in the mixed-use development at 4755 Kingsway.

Respectfully submitted,

Councillor D. Johnston,
Chair

Councillor N. Volkow,
Vice Chair

<p>: COPY - CITY MANAGER - DIRECTOR FINANCE - DIR. PLNG. & BLDG. - DIR. PARKS, REC. & CULT. SERV.</p>

TO: COMMUNITY ISSUES &
SOCIAL PLANNING COMMITTEE

1999 MAY 17

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: RZ#59/96

SUBJECT: COMMUNITY AMENITY SPACE IN MIXED-USE DEVELOPMENT AT
KINGSWAY AND MCKERCHER AVENUE

PURPOSE: To seek endorsement to commence a process for selecting a community organization to occupy the negotiated community amenity space in the mixed-use development at 4755 Kingsway.

RECOMMENDATION:

1. **THAT** the Council be asked to authorize staff to commence a process for selecting a community organization to occupy the negotiated amenity space at 4755 Kingsway, as outlined in Section 2.0 of this report.

REPORT

1.0 BACKGROUND

As noted in several previous reports to the Committee, the City has negotiated a 2,500 square foot community amenity space in a proposed mixed-use development at Kingsway and McKercher Avenue. Initially, the space was earmarked for the possible establishment of a community police station for the Southwest District. Ultimately, the Southwest District community police station has been developed in the larger amenity space in The Crystal at Willingdon and Kingsborough Street. The space in the Kingsway/McKercher development is, therefore, available for an alternative community use.

The 2,500 square foot amenity space is located on the ground level, at the McKercher Avenue/Hazel Street corner of the development. The intent is that it be offered to a non-profit community organization for office and/or programming space, although the size of the space could potentially support other uses or activities as well. The amenity space will form a separate strata lot which will be owned by the City, and will be offered to the user group on a rent-free basis. The developer has agreed to provide a space in finished occupiable form with walls, ceilings and floors; ventilation, heating and air conditioning; lighting and electrical wiring including computer-ready power; finished washrooms; and a sink/counter

kitchenette area. The amenity space will be allocated five parking spaces in the development and appropriate space for an exterior sign to advertise the occupant's location. Although the occupant will not be required to pay rent, it will pay the common expenses of the Strata Corporation attributable to the amenity space, as well as its own utility and other operating costs. The occupant will also be responsible for built-in millwork, such as reception counters and cupboards, as well as security systems and signage.

Staff have been advised by representatives of the developer that excavation will commence in May 1999, with construction completion scheduled for December 2000. In order to ensure that the floor plan and other details of the amenity space reflect the needs of the ultimate occupant, the developer has requested that the user group and its space layout and finishing needs be identified as soon as possible. With the Committee's and Council's concurrence, staff propose to commence a process, as outlined below, for selecting a community organization to occupy the space.

2.0 THE PROPOSED PROCESS

The proposed approach for identifying a use and a service providing organization for the Kingsway/McKercher Avenue amenity space is as follows:

a) Call for Expressions of Interest

It is proposed that community organizations be invited to submit expressions of interest in the amenity space. As is done for the Burnaby Heights and Edmonds Neighbourhood Community Resource Centres, the space would be advertised in local newspapers and through other channels such as the Burnaby Inter-Agency Council, school newsletters, and recreation centres. Staff also maintain a mailing list of community groups which have inquired about availability of lease space in the Resource Centres. The advertisements would include details about the space, occupancy agreements, application requirements, and selection criteria. The advertisements would be published in June 1999 to ensure dissemination of the information before community organizations recess for the summer.

b) Assess Submissions

It is proposed that submissions be evaluated by staff against the following criteria:

- the proposed service by the community organization supports the City's social goals and principles;
- the community organization operates on a non-profit basis;
- the proposed service is accessible and relevant to Burnaby residents;
- the proposal meets specific social or cultural needs of the community;
- the community organizations' aims and activities are consistent with City goals and policies.

In addition, it is proposed that applicants be able to demonstrate that they:

- are based in or would directly benefit residents of the Maywood and Metrotown area
- are financially viable and would not require City subsidies for their operation
- would help to address the objectives of Burnaby's Official Community Plan and Burnaby's Metrotown Development Plan.

c) Forward Recommendations

After assessing the expressions of interest for the amenity space, staff will forward recommendations regarding the preferred use and service provider for the space to the Community Issues & Social Planning Committee. The aim is to identify the service providing organization as soon as is reasonably possible, in order to afford the organization the opportunity to participate in designing the floor plan and selecting finishes for the space.

3.0 SUMMARY AND CONCLUSION

A 2,500 square foot community amenity space in a mixed use development at Kingsway and McKercher Avenue in Metrotown is expected to be ready for occupancy by the end of 2000. The developer of the complex has requested that the ultimate occupant be identified as soon as possible, in order to ensure that the floor plan and other details of the amenity space reflect its needs.

Staff recommend that Council be asked to authorize the commencement of a process, as outlined in Section 2.0 of this report, to identify a community use and service providing organization for the amenity space. Staff will report back to the Community Issues & Social Planning Committee in autumn 1999 with recommendations regarding occupancy of the amenity space.



D.G. Stenson, Director
PLANNING & BUILDING



JS/sla

cc: City Manager
Director Finance
Director Parks, Recreation & Cultural Services