

CITY OF BURNABY
HOUSING COMMITTEE

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*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: RZ #03-69 - 4709 - 4859 Lougheed Highway, 1050/60 Beta Avenue, 1975 - 1996 Alton Avenue, 1977 - 2002 Gamma Avenue, 4817 - 4857 Westglen Drive and 1967 Delta Avenue

RECOMMENDATION:

1. **THAT** Council support the incorporation of “non-market” housing as part of the proposed density bonus for RZ #03-69.

REPORT

The Housing Committee, at its Open meeting held on 2004 November 23, raised the matter of rezoning #03-69, an application for a major multiple family residential development located on Lougheed Highway between Beta and Delta Avenues. Council received an initial report on the application on 2004 January 26 and authorized staff to work with the applicant towards a suitable plan of development.

The applicant is proposing to include a Community Amenity bonus to increase the development density at the site. The approximate value of the bonus is \$1.3 million. The developer is prepared to provide affordable housing units as the community benefit which would equal to approximately 5,000 sq. ft. The City would assume ownership of the units, and likely lease them out to a non-profit society for operation.

There is a need in the Brentwood Town Centre for affordable housing. The area contains just 3% of Burnaby’s non-market family housing units, and 10% of the City’s non-market seniors units. In addition, 2001 Census data noted that 55% of the households in the Brentwood Town Centre were renters.

In order to prepare suitable plans for a Public Hearing, the developer is seeking direction at this time for use of the bonus funds. As such, the Housing Committee, in considering this matter, is recommending that Council support the incorporation of non-market housing as part of the proposed community amenity density bonus for rezoning #03-69.

Respectfully submitted,
Councillor C. Redman
Chair

Councillor D. Johnston
Vice Chair

Councillor C. Jordan
Member

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- DIRECTOR PLANNING & BUILDING