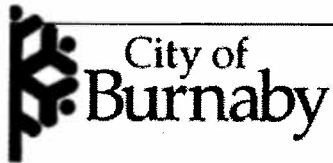


Meeting 2005 Oct 3

COUNCIL REPORT

**HOUSING COMMITTEE***HIS WORSHIP, THE MAYOR**AND COUNCILLORS***SUBJECT: SELECTION OF COMMUNITY BENEFIT TO BE ACHIEVED THROUGH RZ
#05-41 – BRENTWOOD TOWN CENTRE****RECOMMENDATIONS:**

1. **THAT** Council authorize that the community benefit funds associated with RZ #05-41 be applied to the expansion of Willingdon Heights Community Centre.
2. **THAT** Council forward a copy of this report to the Parks, Recreation and Culture Commission for its information.

REPORT

The Housing Committee, at its meeting held on 2005 September 20, received and adopted the *attached* report recommending that the community benefit to be achieved through a proposed density bonus for RZ #05-41 be applied to the expansion of Willingdon Heights Community Centre, located in Willingdon Heights Park.

Respectfully submitted,

Councillor Celest Redman

Chair

Councillor Dan Johnston

Vice Chair

Copied City Manager

to:	Director Engineering
	Director Finance
	Director Parks, Recr. & Cult. Serv.
	City Solicitor
	OIC, RCMP
	Chief Librarian
	Director Planning & Building

Councillor Colleen Jordan
Member

Meeting 2005 Sep 20

COMMITTEE REPORT



TO: CHAIR AND MEMBERS
HOUSING COMMITTEE

DATE: 2005 September 14

FROM: DIRECTOR PLANNING AND BUILDING

FILE: REZ #05-41
71000 01

SUBJECT: SELECTION OF COMMUNITY BENEFIT TO BE ACHIEVED THROUGH
RZ #05-41 - BRENTWOOD TOWN CENTRE

PURPOSE: To recommend that the community benefit to be achieved through a proposed density bonus for RZ #05-41 be applied to the expansion of Willingdon Heights Community Centre, located in Willingdon Heights Park.

RECOMMENDATIONS:

1. the Committee recommend to Council that the community benefit funds associated with RZ #05-41 be applied to the expansion of Willingdon Heights Community Centre.
2. Council forward a copy of this report to the Parks, Recreation and Culture Commission for its information.

REPORT

1.0 BACKGROUND

At its meeting of 2005 August 29, Council considered an initial report on RZ #05-41, a mixed-used residential and commercial development in the 4400 block of the Lougheed Highway, at Rosser Avenue (see key map, *attached* as Sketch 1). The proposed development consists of grade level retail space along the Lougheed Highway and Rosser Avenue frontages, a mid-rise office building (eight to ten storeys) oriented towards the Rosser Avenue/Lougheed Highway corner, townhouses along the Buchanan Street frontage, and a high-rise residential tower (thirty storeys) oriented towards Buchanan Street. The Council report noted that the developer, Appia Developments, is interested in pursuing a density bonus for the site, and that an appropriate use for the resultant community benefit would be identified by the Housing Committee. As the applicant strongly desires the submission of the development proposal to the scheduled 2005 October 25 Public Hearing, Council authorized staff to work with the applicant towards a suitable plan of development outside of the usual process of presenting rezoning applications in a series.

This report recommends a community benefit to be pursued in conjunction with the rezoning.

2.0 COMMUNITY BENEFIT PROPOSAL FOR RZ #05-41

2.1 Burnaby's Community Benefit Bonus Policy for Affordable Housing and Amenities in Town Centre Areas

Burnaby's Community Benefit Bonus Policy for Affordable Housing and Amenities in Town Centre Areas was approved by Council in 1997. The Policy provides a framework through which developers can achieve extra development density in return for providing a community benefit which meets the social, cultural, recreational, or environmental needs of people living and working in Burnaby. "Community benefit" is defined as:

- Community amenity – something which enhances the desirability/livability of a property and/or the local community, or
- Affordable or special needs housing – housing which is affordable to low or moderate income households or which has features which the private market generally does not or cannot provide.

2.2 Community Benefit Selection Process

It is estimated that the FAR density bonus of 0.4 would result in a community benefit valued at approximately \$924,220, based on a buildable value of \$30.00 per square foot. The actual amount will be determined once final plans have been prepared. The density increase will raise the permitted density of the site from a FAR of 3.56 to 3.96.

Staff from the Planning Department, the Parks, Recreation and Cultural Services Department, and the Burnaby Public Library engage in ongoing discussions regarding the social, cultural, recreational, and environmental needs in Burnaby's four Town Centre areas. As a result of those discussions, an evolving inventory of "community benefits" which could be pursued through the density bonus program to respond to those needs has been developed. In identifying an appropriate community benefit to be associated with RZ #05-41, staff have assessed the possible options against a number of criteria including:

- Response to need;
- Compatibility with the host development and/or the neighbourhood;
- Financial feasibility;

- Ability to overcome any challenges with the project (e.g., phasing, purchase of property); and
- Existence of unique circumstances or factors which favour one potential community benefit over another (e.g., ability to attract matching funds from external sources, completion of a long-term City vision, developer acceptance of specific on-site benefit).

Based on the assessment, it is the view of staff that the most viable and effective use of the community benefit to be achieved through a density bonus to RZ #05-41 is to expand Willingdon Heights Community Centre. The establishment of an on-site community benefit was considered, but was assessed as not as appropriate given limitations imposed by the overall site plan and the configuration and availability of space in the development. The developer, Appia Developments, approves of the community benefit contribution being allocated to the proposed future expansion of Willingdon Heights Community Centre.

2.3 Willingdon Heights Community Centre Expansion

Willingdon Heights Park, in which Willingdon Heights Community Centre is located, is bounded by William Street on the north, Gilmore Avenue on the west, Carleton Avenue on the east, and Douglas Road on the south. The community centre is located in the middle of the park, approximately seven blocks from the development site.

The Brentwood Town Centre Plan, adopted by Council in 1996, proposed the development of a number of new park sites in the Town Centre area, as well as the expansion of several existing park and open space areas to serve the increased population expected to accompany realization of the Plan. It was recognized that the closest fitness and community centres to the area – Eileen Dailly and Confederation – were already well-patronized, and too distant to appropriately serve the area. One of the existing parks identified for expansion in the Brentwood Town Centre Plan was Willingdon Heights Park. It was deemed that expansion of the park would allow for the improved configuration and/or expansion of existing recreation facilities in the park, and the introduction of new activities and opportunities to the park. Land acquisitions are being incrementally pursued, and are well advanced, to expand the park to Gilmore Avenue to support the proposed park expansion. Parks and Recreation Department proposals for the expansion of the existing Willingdon Heights Community Centre suggest that the centre requires a gymnasium, fitness room space and additional multi-purpose area to serve the expanding population in the area. These requirements would likely almost triple the size of the community centre from its current 10,500 square feet.

As the Committee and Council are aware, the Brentwood Town Centre is currently experiencing rapid growth, which is expected to continue for the foreseeable future. While 2001 Census data show the population of the Town Centre at 3,850, population projections indicate a total population in excess of 20,000 once build-out of the Brentwood Town Centre Development Plan is achieved. Presently, there are about 1,700 housing units in the Brentwood Town Centre area which are either in the rezoning process or under construction.

Concomitant with the anticipated growth of the town centre area is the need for a recreation facility to better serve current and future neighbourhood demands. Currently, the Willingdon Heights Community Centre fails to meet contemporary demands for a range of amenity opportunities. Built in 1964, and renovated only once in 1981, the community centre has a multi-purpose room which also acts as a gymnasium, a very small fitness facility (about 1,100 sq. ft.), a small youth-oriented games room and a meeting space with kitchen facilities. Because of these physical constraints of the centre itself, and because of the resulting lack of diversity in terms of programming options and amenity opportunities (e.g., proper gymnasium space with adequate ceiling heights), the centre requires upgrading to meet the needs of the community. Use of

amenity bonus funds toward the expansion and renovation of the Willingdon Heights Community Centre would help achieve a facility that could better serve the current and future demands of the surrounding area. It is believed that, once the centre is capable of offering a similar range of recreational opportunities as those offered by Confederation Park and Bonsor Recreation Centre, albeit at a smaller scale, the Willingdon Heights Community Centre would become very highly utilized, given the burgeoning population of Brentwood and its location. It is expected that greater use of the Willingdon Heights Community Centre would in turn relieve pressures on nearby recreation facilities such as Eileen Dailly and Bonsor, which are operating at or beyond their capacities.

3.0 SUMMARY AND CONCLUSIONS

A rezoning application proposing grade level retail, a mid-rise office building, townhouses, and a high-rise residential tower at Lougheed Highway and Rosser Avenue is expected to go to a Public Hearing on 2005 October 25. The applicant is pursuing a density bonus which would provide a community benefit worth approximately \$924,220. The actual amount will be determined once final plans have been prepared. Staff have reviewed the needs in the Brentwood Town Centre area, and assessed possible community benefits which could respond to those needs. Based on that assessment, staff recommend that the community benefit funds associated with RZ #05-41 be applied to the expansion of the Willingdon Heights Community Centre.

It should be noted that the availability of the community benefit funds will be dependent on the developer meeting all the prerequisites of the rezoning. As such, the anticipated date at which the funds would be available will be more definitively known further along in the rezoning process.

J.S. Belhouse, Director

PLANNING AND BUILDING

JS:sla:sa

Attachment

Copied to: City Manager
 Director Engineering
 Director Finance
 Director Parks, Recreation & Cultural Services
 City Solicitor
 OIC - RCMP
 Chief Librarian, Burnaby Public Library