

CITY OF BURNABY

HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: SELECTION OF COMMUNITY BENEFIT TO BE ACHIEVED
THROUGH RZ #05-10 – METROTOWN TOWN CENTRE**

RECOMMENDATIONS:

1. **THAT** Council approve the community benefit funds associated with RZ #05-10 to be allocated to the development of Inman-Green Park, as outlined in Section 2.3 of this report.
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 Open meeting held on 2005 May 24, received and adopted the *attached* report recommending that the community benefit to be achieved through a proposed density bonus for RZ #05-10 be applied to the development of Inman-Green Park.

Respectfully submitted,

Councillor C. Redman
Chair

Councillor D. Johnston
Vice Chair

Councillor C. Jordan
Member

COPY: CITY MANAGER
DIRECTOR ENGINEERING
DIRECTOR FINANCE
DIRECTOR PARKS, RECR. & CULT. SERVICES
CITY SOLICITOR
OIC, RCMP
CHIEF LIBRARIAN
DIRECTOR PLANNING AND BUILDING

TO: CHAIR AND MEMBERS
HOUSING COMMITTEE

2005 May 20

FROM: DIRECTOR PLANNING AND BUILDING

Our File: RZ #05-10
PL 71000-01

SUBJECT: SELECTION OF COMMUNITY BENEFIT TO BE ACHIEVED THROUGH
RZ #05-10 - METROTOWN TOWN CENTRE

PURPOSE: To recommend that the community benefit to be achieved through a proposed density bonus for RZ #05-10 be applied to the development of Inman-Green Park.

RECOMMENDATIONS:

1. **THAT** the Committee recommend to Council that the community benefit funds associated with RZ #05-10 be allocated to the development of Inman-Green Park, as outlined in Section 2.3 of this report.
2. **THAT** Council forward a copy of this report to the Parks, Recreation and Culture Commission for its information.

R E P O R T

1.0 BACKGROUND

At its meeting of 2005 March 21, Council considered the initial report on RZ #05-10, a multiple family residential development at 5575 Jersey Avenue (at Sandell Street.) (see location sketch, *attached* as **Sketch 1**.) The proposed development consists of a four-storey apartment building, and the retention of an in-situ house of heritage significance. The Council report noted that the developer, Aquila Developments Inc., was 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. Council authorized staff to work with the applicant towards preparation of a suitable plan of development for presentation at a Public Hearing. At its meeting of 2005 May 16, Council adopted a recommendation to advance the rezoning to First Reading on 2005 May 30, and to a Public Hearing on 2005 June 21.

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

2.0 COMMUNITY BENEFIT PROPOSAL FOR RZ #05-10

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 0.15 would result in a community benefit valued at approximately \$212,953. 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 1.25 to 1.37.

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, environmental and housing 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 #05-10, staff have assessed the possible options against a number of criteria including:

- response to need;
- compatibility with 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.)

Based on the assessment, it is the view of staff that the most effective use of the funds to be achieved through a density bonus to RZ #05-10 is the development of Inman-Green Park. Several other potential projects were considered, including the relocation and restoration of the Central Park Entrance Gate, the enhancement of Variety Park Playground in Central Park, and enhanced landscaping along the SkyTrain corridor in the Metrotown area. However, those projects either required more funds than are available through RZ#05-10, or are components of larger projects which are not yet ready to be implemented. Moreover, Aquila Developments has expressed an interest in the amenity contribution being allocated to the development of Inman-Green Park.

2.3 Inman-Green Park Development

The Inman-Green park-site is bounded by Bond Street, Patterson Avenue and Inman Avenue, and is located approximately two blocks from the proposed residential development. The park-site consists of ten lots, on which are situated nine houses. The City has assembled seven of the lots, including six houses which are currently rented to tenants. In addition to the houses, the park-site is host to a number of mature evergreen and deciduous trees, and brambles.

The total estimated cost of developing Inman-Green Park is \$1,000,000 - \$2,000,000. Although a master plan for the park has not yet been prepared in consultation with the community, the development of a neighbourhood park responds to community needs, as identified in the 1977 Park Study. It is also consistent with the Metrotown Area 11 Development Plan and Parkland Acquisition Program adopted by Council in 1982. A public open space with recreational amenities for children, youth, and seniors is currently lacking in the neighbourhood. The development of a park in this neighbourhood could draw new residents to the area, and serve as a catalyst for other residential development in the area.

The community benefit funds associated with RZ #05-10 are sufficient to undertake Phase 1 of the park development. Phase 1 would involve the demolition of some or all of the City-owned rental houses, clearing of the brambles, site grading, path construction, landscaping, and the establishment of open lawn area with some seating and picnic tables. This initiative would provide the foundation for future park development, while giving local area residents a usable open space to enjoy now. It

would also improve the appearance of the neighbourhood, and open up sight lines into the park-site, making it a safer environment for local residents. Further, Phase 1 could stimulate interest in the park on the part of the community, and encourage participation in a future public consultation process for the overall park design.

The development of Inman-Green Park would be complementary to Wesburn Park, which serves the larger neighbourhood and provides organized sport and indoor recreation opportunities.

4.0 SUMMARY AND CONCLUSIONS

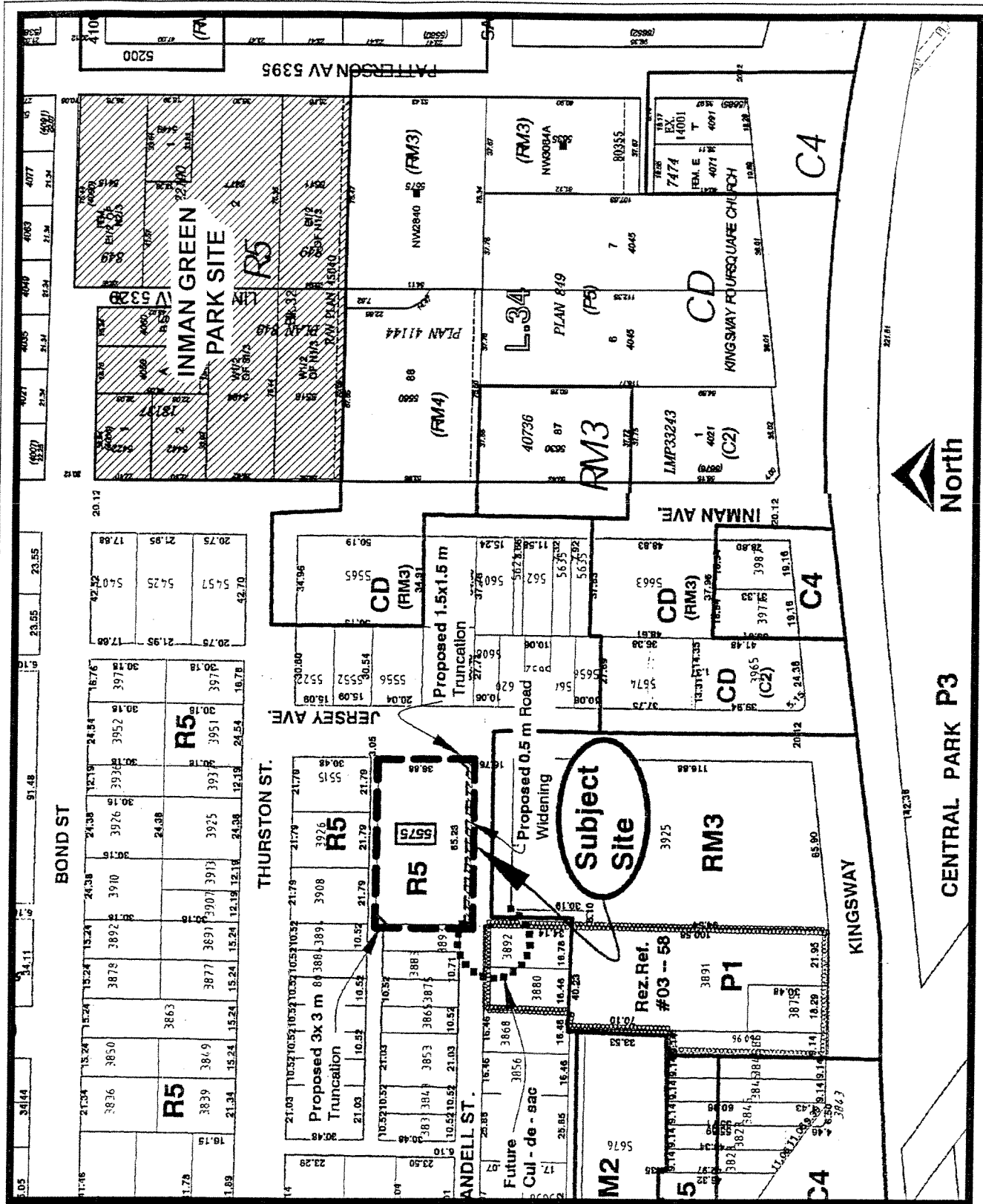
A rezoning application proposing a four-storey apartment building and retention of a house of heritage significance at 5575 Jersey Avenue is expected to go to Public Hearing in 2005 June 21. The applicant is pursuing a density bonus which would provide a community benefit worth approximately \$212,953. The actual amount will be determined once final plans have been prepared. Staff have reviewed needs in the Metrotown 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 #05-10 be applied to Phase 1 of the development of Inman-Green Park. Phase 1 would include the demolition of existing houses on the park-site, the clearing of underbrush, site grading, path construction, landscaping, and the development of an open lawn area with some seating and picnic tables.

It should be noted that the availability of the community benefit funds will be dependent on the developer meeting all the pre-requisites of the rezoning. As such, the anticipated date at which utilization of the funds could begin will be more definitively known further along in the rezoning process.

J.S. Belhouse
for J.S. Belhouse, Director
PLANNING AND BUILDING

JS/sa
Attachment

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



Planning and Building Department

Scale: NTS

Drawn By: rcn

Date: May 2005

REZONING REFERENCE # 05--10
5575 Jersey Ave.

Sketch # 1