

CITY OF BURNABY

HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: 4709 – 4859 LOUGHEED HIGHWAY, 1950/60 BETA AVENUE,
1975 – 1996 ALTON AVENUE, 1977 – 2002 GAMMA AVENUE,
4817 – 4857 WESTGLEN DRIVE AND 1967 DELTA AVENUE
COMMUNITY AMENITY BONUS PROVISIONS RELATED TO
REZONING REFERENCE #03-69
BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN**

RECOMMENDATION:

1. **THAT** Council endorse the proposed non-market housing approach for the community amenity bonus provision for Rezoning Reference #03-69, as described in this report.

REPORT

The Housing Committee, at its Open meeting held on 2005 January 25, received and adopted the *attached* report seeking Council's approval of the unit mix and count related to the non-market housing provided as the community amenity bonus for Rezoning Reference #03-69.

Respectfully submitted,

Councillor C. Redman
Chair

Councillor D. Johnston
Vice Chair

Councillor C. Jordan
Member

COPY: CITY MANAGER
DIRECTOR FINANCE
CITY SOLICITOR
FIRE CHIEF
DIRECTOR PLANNING AND BUILDING

TO: CHAIR AND MEMBERS
HOUSING COMMITTEE

2005 January 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: 4709 - 4859 LOUGHEED HIGHWAY, 1950/60 BETA AVENUE, 1975 - 1996 ALTON AVENUE, 1977 - 2002 GAMMA AVENUE, 4817 - 4857 WESTGLEN DRIVE AND 1967 DELTA AVENUE (see attached Sketches #1 & #2)
COMMUNITY AMENITY BONUS PROVISIONS RELATED TO REZONING REFERENCE #03-69
BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN

PURPOSE: To seek the Committee's approval of the unit mix and count related to the non-market housing provided as the community amenity bonus for Rezoning Reference #03-69.

RECOMMENDATION:

1. **THAT** Council be requested to endorse the proposed non-market housing approach for the community amenity bonus provision for Rezoning Reference #03-69, as described in this report.

R E P O R T

1.0 BACKGROUND

At its meeting of 2004 November 23, the Housing Committee approved an amenity bonusing approach which included the developer providing approximately 5,000 sq. ft. of non-market housing, equating to an approximate value of \$1.3 million. Subsequently, on 2004 December 06, Council approved the recommendation of the Housing Committee related to the foregoing density bonusing approach for the subject rezoning application. It was understood that, at the time the Housing Committee approved the conceptual amenity bonus approach, a more detailed proposal including a unit count and mix would be brought forward for the Committee's consideration. This report is intended to seek the Committee's approval of the non-market unit mix and count in advance of the Public Hearing for the subject rezoning application, which is scheduled for 2005 February 22.

The purpose of the rezoning is to allow the development of six low-rise residential buildings and one high-rise residential tower, totaling approximately 665 units. It is noted that the applicant has elected to take advantage of only a portion of the available density bonus, amounting to approximately 37,314 sq.ft. (32,000 sq. ft. from the RM5 component and 5,314 sq. ft. from the RM3 component – note this distinction was not detailed in the Public Hearing report). Furthermore, the value of the slightly reduced density bonus is about \$1.15 million,

16 as opposed to the estimated \$1.3 million as originally proposed to the Housing Committee.

Furthermore, the Public Hearing report is, at present, silent on non-market unit counts and mix, given the Committee's desire to approve this aspect of the amenity bonus provision. Once the amenity bonus provisions have been approved by the Housing Committee and Council, it is proposed that these provisions be inserted into Rezoning Reference #03-69 prior to the Public Hearing.

2.0 PROPOSED NON-MARKET HOUSING

When the Committee first considered this matter at its 2004 November 23 meeting, a concern was raised in relation to the type of units which would be provided. The Public Hearing report for the subject rezoning application indicates that the non-market housing is to be provided over two-levels at the podium of the residential tower fronting the Lougheed Highway.

For integration purposes, it is also considered desirable that the non-market unit mix reflect the general family orientation and character of the overall development. It is noted that about 75% of the units in the high-rise tower are two bedroom units, due in large part to the developer targeting a wide demographic profile, but appealing especially to small families. According to the developer, it is expected that many of the potential purchasers may be small families with children, including single-parent households, as it is a trend that is increasing. The 2004 CMHC Rental Market Report shows for Burnaby that of its total 12,715 market rental units, only 3,609 (28%) are two bedroom, as opposed to 7,932 (62%) one bedroom units, further showing the relatively short supply of two bedroom units. Furthermore, it is worthy to note that many of the units obtained through previous density bonusing opportunities in the Brentwood Town Centre (7 of 15 units) have been one bedroom units. In line with the foregoing, an emphasis on a two bedroom configuration for the proposed non-market units is therefore viewed as desirable.

The applicant is proposing six side-by-side two level, two bedroom townhouse units at the podium level of the high rise tower, equaling a total of approximately 5,000 sq. ft. The proposed configuration is generally supportable for the following reasons:

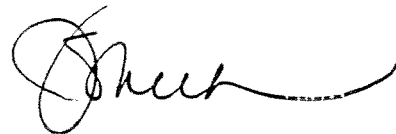
- it is highly efficient from a construction and cost perspective, thus giving the City the best possible value in its use of the amenity bonus funds;
- each of the units would be ground-oriented, south-facing and have a small private yard (the area around the non-market units would be suitably landscaped and contained for security purposes given their ground-oriented access);
- the units would be generally consistent with the character of the overall development, and particularly the high-rise apartment tower; and most primarily,
- it is a relatively rare opportunity to acquire family-oriented non-marking housing units in Burnaby.

As indicated, the fourth reason, the opportunity to achieve some non-market family-oriented housing units, is considered to be the primary factor which makes the proposal supportable. Such units are difficult to obtain through amenity bonusing on smaller projects given more limited project scopes and smaller available amenity bonus funds. The units, although moderately sized (about 820 sq. ft.), would be particularly suitable to small families with children, including single-parent households. The overall development's principal low-rise built form, in addition to existing and planned future services (i.e, transit, childcare, parks and schools) further add to the area's family orientation.

Ownership of the six non-market units and associated parking spaces would be transferred to the City via an airspace parcel. More detailed development guidelines and finishing specifications for the proposed units will be prepared, and agreed upon by the developer, prior to the rezoning being given Third Reading. Moreover, the applicant would be financially responsible for any potential costs which exceed the allotted \$1.15 million related to the construction and finishing of the six proposed units. As was done with the Embassy development at Lougheed and Rosser, it is proposed that a non-profit agency or housing society be sought to administer the units. Details of the selection process for the housing administrator will be forwarded to the Housing Committee in the near future.

3.0 CONCLUSION

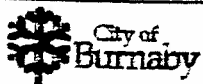
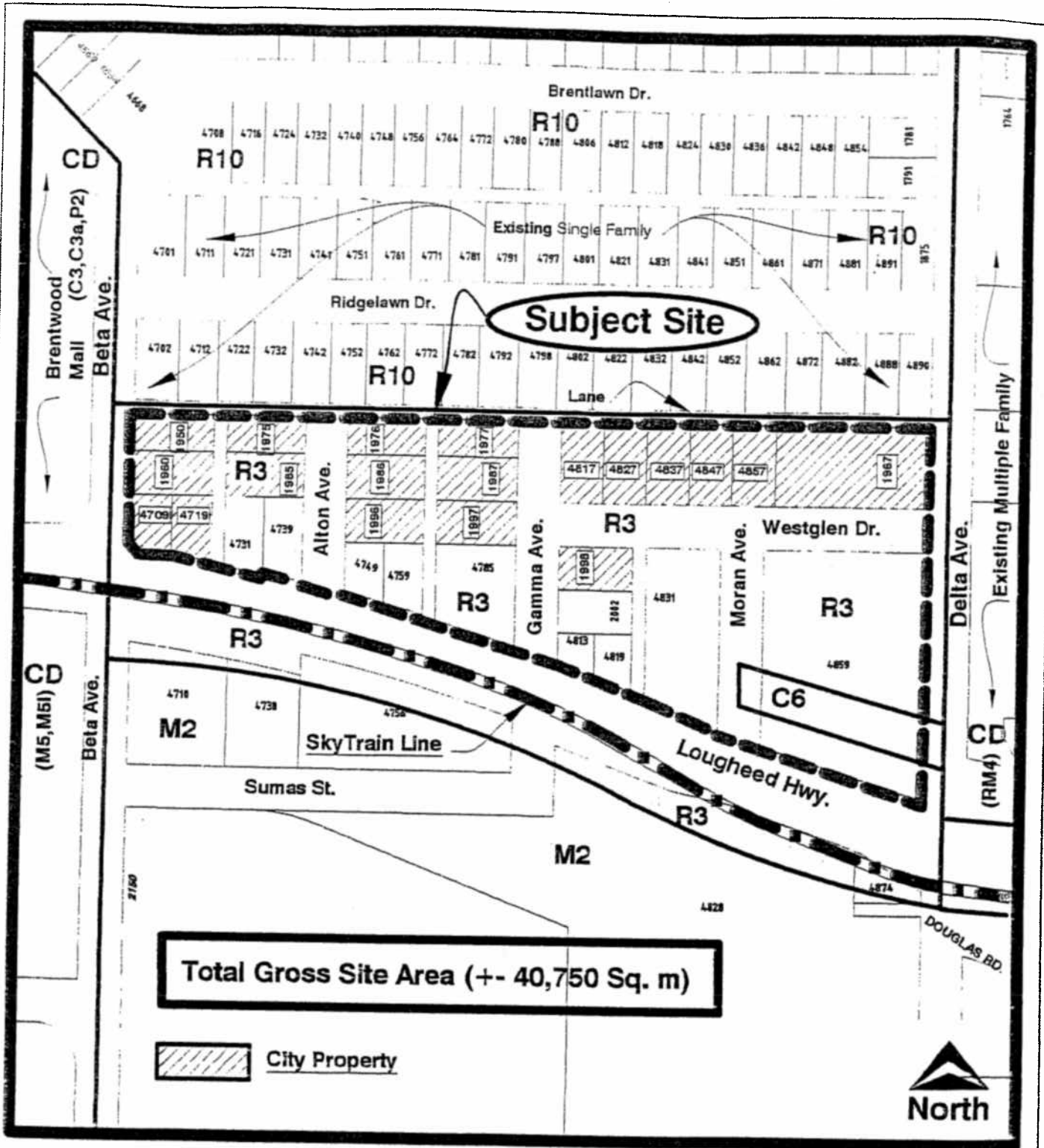
This report is seeking the Housing Committee's concurrence regarding the non-market housing approach in connection with the amenity bonusing provisions of Rezoning Reference #03-69. The approach consists of the developer providing six two bedroom, two level townhouse units at the base of the proposed high-rise tower. This arrangement is considered to have merit in large part because of the relatively rare opportunity for the City to acquire family-oriented non-market housing units, which typically can be difficult to achieve through amenity bonusing arrangements. Additionally, the six units as proposed are efficient from a construction and cost viewpoint, and are consistent with the overall character of the development. Finally, efforts will be made to ensure that the quality of the non-market units meet the same standards which apply to the market-oriented units within the development.



J. S. Belhouse
Director Planning and Building

EK:gk
Attach

cc: City Manager
Director Finance
City Solicitor
Fire Chief



Planning and Building Department

Scale: 1 : 3000

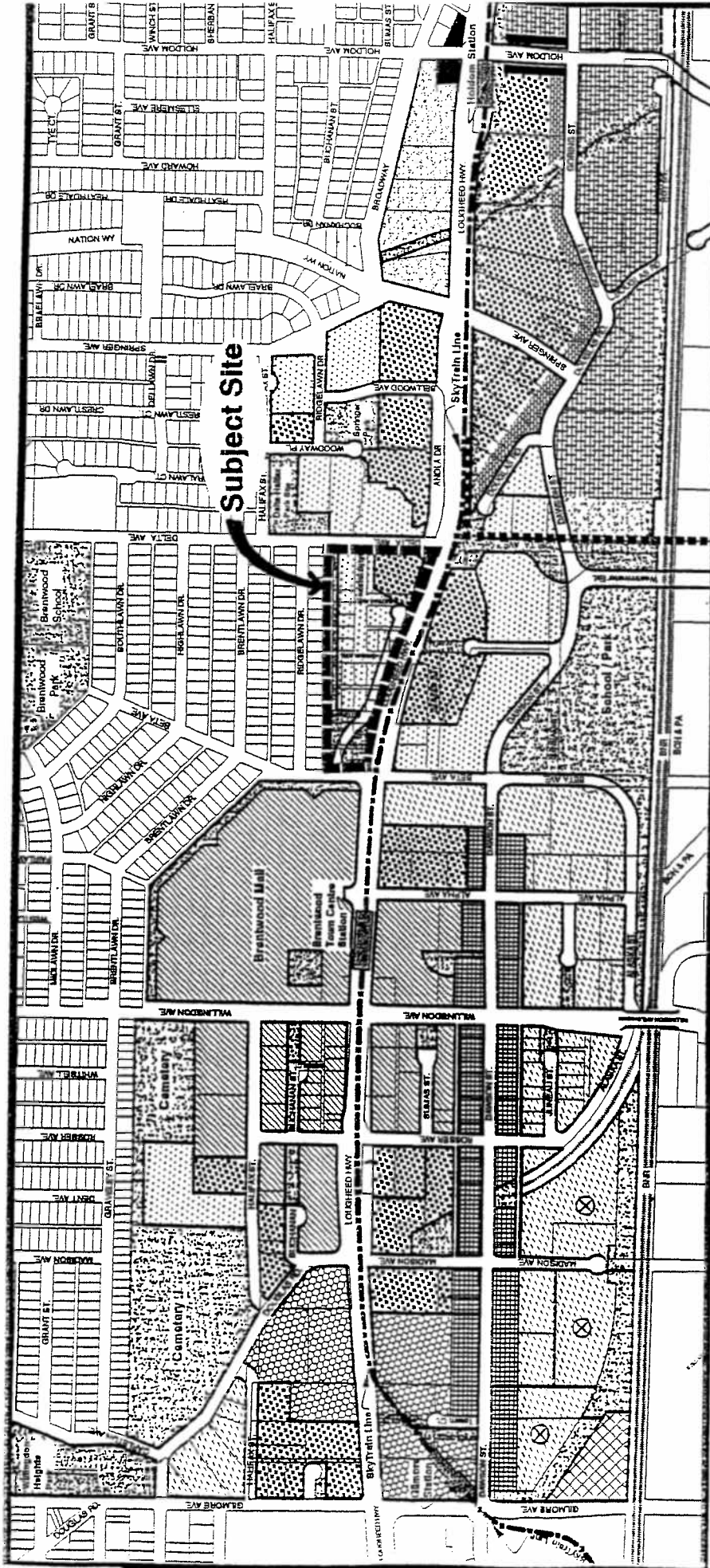
Drawn By: J.P.C.

Date: January 2004

REZONING REFERENCE 03 -- 69

Beta, Deita, Lougheed

Sketch # 1



**Brentwood Town Centre
Development Plan**

Land Use Concept

- Core Development
- Village Street
- Residential (High Density)
- Residential (Medium Density)
- Residential (Low - Density Townhousing)
- Succession (Industrial to Medium Density Residential)
- Secondary Commercial
- Industrial
- Public Open Space, Buffer
- Suburban Business Centre (B1)
- Urban Business Centre (B2)
- Live/Work or Townhouse Development
- Street Front Commercial Mixed Use
- Site may Include Tower Forms.

See Holdom Station Area Plan.



NOTE: This sketch is subject to updating on a continuous basis.

REZONING REFERENCE 03 -- 69
Beta, Delta, Loughheed