
COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: COMMUNITY BENEFIT DERIVED THROUGH RZ#06-60

RECOMMENDATION:

1. THAT Council approve a cash-in-lieu contribution as the community benefit to be derived through the density bonus granted to RZ#06-60.

REPORT

The Community Development Committee, at its Open meeting held on 2007 May 29, received and adopted the *attached* report regarding the community benefit to be derived through rezoning #06-60. The development being proposed is a multiple-family residential project consisting of a 26 storey apartment tower and street fronting townhouses. The development is anticipated to have a maximum 2.21 FAR, inclusive of a .29 density bonus.

The Committee advised that the site for this project is not considered appropriate for an on-site amenity other than affordable/adaptable housing units. However, the two to five housing units which could be achieved are not considered an economically and administratively viable package for a non-profit operator. The Committee, therefore, recommended that Council be asked to approve a cash-in-lieu contribution as the community benefit to be achieved through RZ#06-60.

Respectfully submitted,

Councillor Colleen Jordan
Chair

Councillor Dan Johnston
Vice Chair

Councillor Garth Evans
Member

COPY: CITY MANAGER DIRECTOR FINANCE DIRECTOR PLANNING & BUILDING DIR. PARKS & CULTURAL SERVICES CITY SOLICITOR
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TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT
COMMITTEE

DATE: 2007 May 25

FROM: DIRECTOR PLANNING AND BUILDING

FILE: RZ #06-60

SUBJECT: **COMMUNITY BENEFIT DERIVED THROUGH RZ #06-60**

PURPOSE: To recommend a cash-in-lieu contribution as the approved community benefit to be derived through RZ #06-60 (Douglas Road and Delta Avenue)

RECOMMENDATION:

1. **THAT** the Committee recommend to Council the approval of a cash-in-lieu contribution as the community benefit to be derived through the density bonus granted to RZ#06-60.

REPORT**1.0 BACKGROUND**

At its meeting of 2006 November 20, Council considered a staff report on a rezoning application for multiple-family residential development at 2122, 2216 and 2350 Delta Avenue. The report noted that the developer wished to utilize the City's density bonus provisions, and that a report detailing the value of the community benefit to be achieved and options for its use would be forwarded to the Community Development Committee and Council at the appropriate time. This report focuses on the community benefit to be achieved through RZ #06-60.

2.0 PROJECT OVERVIEW AND COMMUNITY BENEFITS

The development being proposed through RZ #06-60 (see *attached* Sketch 1) is a multiple-family residential project consisting of a 26-storey apartment tower and street-fronting townhouses. The development is anticipated to have a maximum 2.21 FAR, inclusive of a 0.29 density bonus. A value for the community benefit has yet to be determined. However, it is expected to be in the range of \$23 - \$43 per square foot buildable, which could yield between \$716,128 and \$1,295,977.

A number of options for the resultant community benefit have been reviewed by staff. Given the size and soil condition constraints of the site, the only on-site amenity which

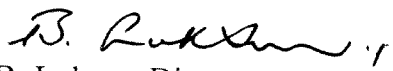
To: Community Development Committee
From: Director Planning and Building
Re: Community Benefit Derived Through RZ #06-60
2007 May 25 Page 2

would be feasible is affordable or adaptable housing units. It is estimated that the community benefit funds would cover the cost of two to five housing units. It is the view of staff that even a five unit package is inefficient from the management and administrative perspective, and that it would be difficult to attract a qualified non-profit housing operator to manage the project. It is recommended, therefore, that the \$716,128 - \$1,295,977 be accepted as a cash-in-lieu contribution, and deposited in the Brentwood Town Centre Financial Account. It should be noted that if the value of the community benefit is finalized at less than \$800,000, the contribution-in-lieu would be automatic. As per the City's Community Benefit Policy, 20% of the total deposited in the account (\$143,226 - \$259,195) would be allocated to the affordable/special needs housing sub-account, leaving the remainder of \$572,902 to \$1,036,782 available for the provision of other community amenities, including housing, at some point in the future.

It should be noted that the City has already achieved the provision of two child care centres offering a total of 99 spaces, 19 units of affordable/adaptable housing, 10,000 square feet of non-profit office space, an expansion to Willingdon Heights Community Centre, the creation of Jim Lorimer Park, public art, and environmental improvements to Chub and Crabapple Creeks through density bonuses in the Brentwood Town Centre. In addition, \$1,954,295 has thus far been collected in cash-in-lieu contributions.

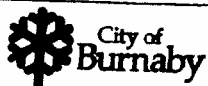
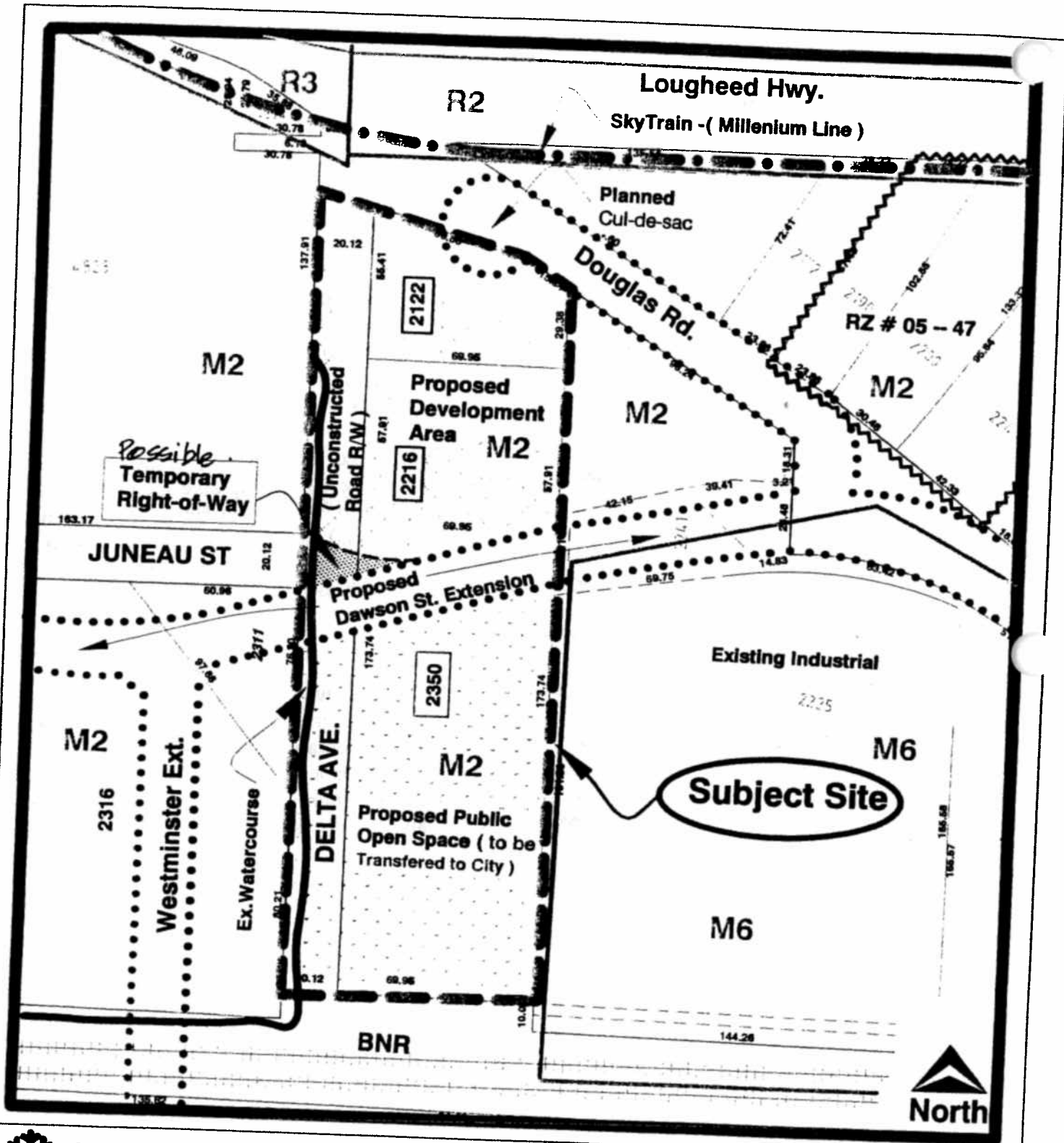
3.0 SUMMARY AND CONCLUSION

A community benefit valued at \$716,128 to \$1,295,977 will be derived through RZ #06-60. The site for the subject multiple-family residential project is not considered appropriate for an on-site amenity other than affordable/adaptable housing units. However, the two to five housing units which could be achieved are not considered an economically and administratively viable package for a non-profit operator. Therefore, it is recommended that Council be requested to approve a cash-in-lieu contribution as the community benefit to be achieved through RZ #06-60.


B. Luksun, Director
PLANNING AND BUILDING

JS:sa
Attachment (1)

Copied to: City Manager
Director Finance
City Solicitor
Director Parks, Recreation & Cultural Services



City of Burnaby

Planning and Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

Date: November 2006

REZONING REFERENCE # 06 -- 60
2122,2216,2350 Delta Ave.

S' tch # 1