



Meeting 2007 July 23

COUNCIL REPORT

COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: COMMUNITY BENEFIT TO BE DERIVED THROUGH RZ#06-68

RECOMMENDATION:

1. THAT Council approve a cash-in-lieu contribution as the community benefit to be derived through the density bonus granted to rezoning reference #06-68.

REPORT

The Community Development Committee, at its Open meeting held on 2007 July 05, received and adopted the *attached* report regarding the community benefit to be derived through rezoning #06-68. The development being proposed is a multiple-family residential project consisting of a 29-storey apartment tower and street-fronting townhouses.

The Committee advised that the site for this project is not considered appropriate for an on-site amenity. Therefore, the Committee supported a cash-in-lieu contribution as the community benefit to be achieved through this rezoning proposal.

Respectfully submitted,

Councillor Colleen Jordan
Chair

Councillor Dan Johnston
Vice Chair

Councillor Garth Evans
Member

COPY: CITY MANAGER DIRECTOR PLANNING & BUILDING DIRECTOR FINANCE DIR. PARKS, REC. & CULTURAL SERV.

TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT
COMMITTEE **DATE:** 2007 July 04

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: Rez 06-68

SUBJECT: COMMUNITY BENEFIT DERIVED THROUGH RZ #06-68

PURPOSE: To recommend a cash-in-lieu contribution as the approved community benefit to be derived through Rezoning Reference #06-68

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 Rezoning Reference #06-68.

REPORT**1.0 BACKGROUND**

At its meeting of 2007 January 22, Council considered a staff report on a rezoning application for multiple-family residential development of several single-family residential properties between Wilson and Kathleen Avenues south of Beresford Street, in the Metrotown Town Centre. 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. It is anticipated that a rezoning report will be submitted to the Council meeting of 2007 July 23 requesting advancement of the proposal to a Public Hearing. This subject report focuses on the community benefit to be achieved through Rezoning Reference #06-68 for inclusion in the Public Hearing report.

2.0 PROJECT OVERVIEW AND COMMUNITY BENEFITS

The development being proposed through Rezoning Reference #06-68 (see *attached Sketch 1*) is a multiple-family residential project consisting of a 29-storey apartment tower and street-fronting townhouses. The development is anticipated to have a maximum 2.60 FAR, inclusive of a 0.40 FAR density bonus. The value of the community amenity bonus is \$56 per square foot buildable, which could yield a total dollar value of \$1,469,888.

To: Community Development Committee
From: Director Planning and Building
Re: Community Benefit Derived Through RZ #06-68
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A number of options for the resultant community benefit have been reviewed by staff. Given the size and purely residential context of the site, the only on-site amenities which would be suitable include affordable or adaptable housing units, or a childcare centre. It is estimated that the community benefit funds would cover the cost of four or five housing units. It is the view of staff and service providers that even a five unit package is inefficient from management and administrative perspective, and that it would be difficult to attract a qualified non-profit housing operator to manage the project. In terms of the childcare centre, it is noted that the value of the bonus is insufficient to cover the costs of its construction, despite it likely being located within the principal building.

It should be noted that, through the density bonusing process, the City has already achieved upgrades and improvements to Central and Inman Green Parks, as well as the Bonsor Park and Bonsor Recreation Complex. Two recent rezoning applications (Rezoning Reference #06-15 and Rezoning Reference #06-32) have associated density bonus values of \$372,367 and \$325,553 respectively for a total of \$697,920 to be deposited in the Metrotown Development Centre Financial Account once they receive Final Adoption. The \$1,469,888 associated with the subject amenity bonus could bring the account to \$2,167,808, 80% of which (\$1,734,246) could be applied to a more substantial appropriate amenity, such as non-profit space, a childcare centre, or a more significant housing component.

It is recommended, therefore, that the \$1,469,888 be accepted as a cash-in-lieu contribution, and deposited in the Metrotown Town Centre Financial Account. As per the City's Community Benefit Policy, 20% of the total deposited in the account (\$293,978) would be allocated to the affordable/special needs housing sub-account, leaving the remainder of \$1,175,910 available for the provision of other community amenities, including housing, at some point in the future.

3.0 SUMMARY AND CONCLUSION

A community benefit valued at \$1,469,888 will be derived through RZ #06-68. The site for the subject multiple-family residential project is not considered appropriate for an on-site amenity, as outlined in this report. Therefore, it is recommended that Council be requested to approve a cash-in-lieu contribution as the community benefit to be achieved through Rezoning Reference #06-68.

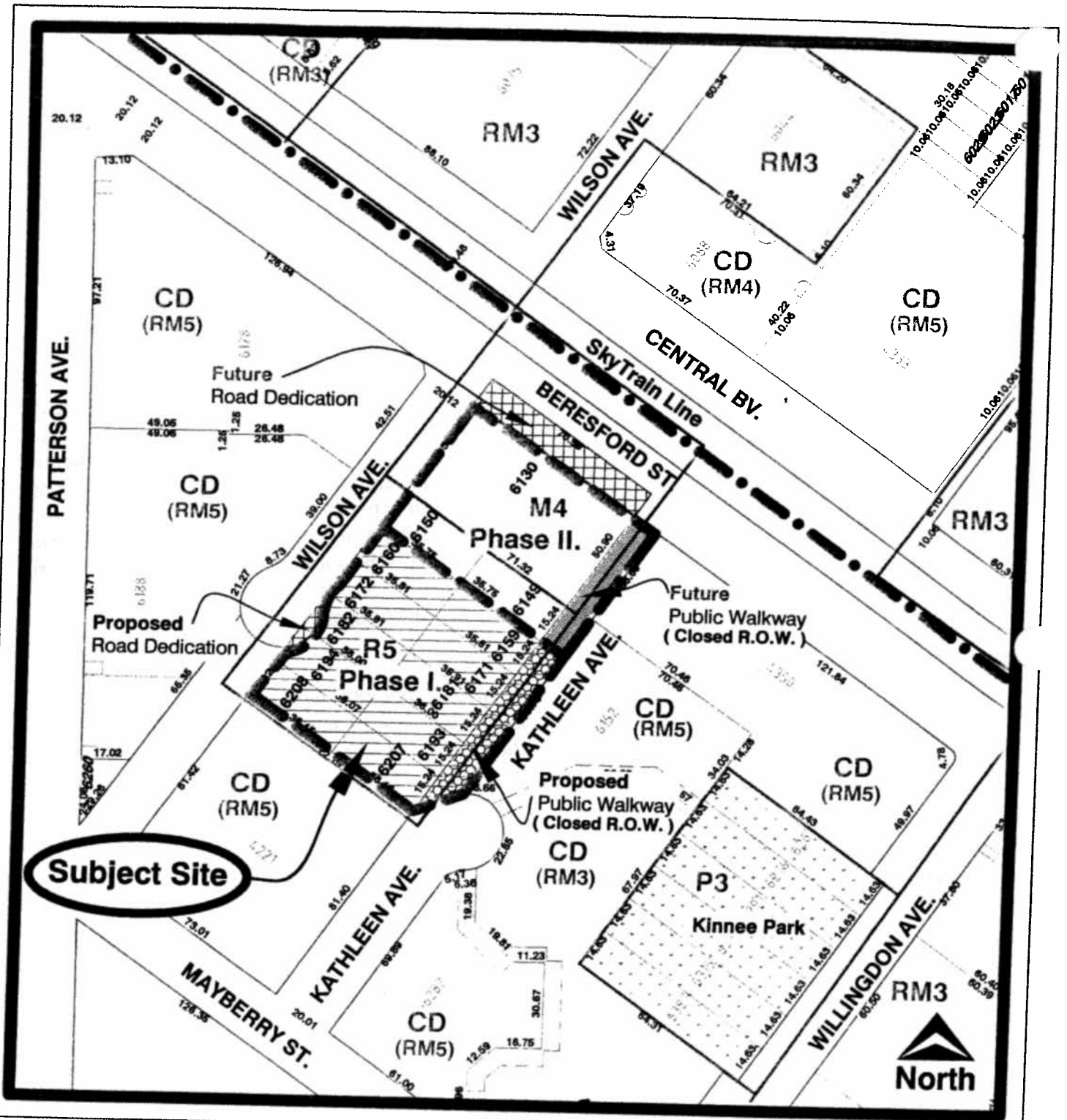


B. Luksun
Director Planning and Building

EK: gk

Attachment (1)

cc: 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: July 2007

REZONING REFERENCE # 06 -- 68

6160-6208 Wilson Ave., 6159-6207 Kathleen Ave.

Sketch # 1