

COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: SELECTION OF COMMUNITY BENEFIT TO BE ACHIEVED
THROUGH REZONING REFERENCE #05-48: METROTOWN TOWN
CENTRE**

RECOMMENDATION:

1. **THAT** Council approve non-profit office space as the community benefit to be achieved through a proposed density bonus to RZ#05-48.

REPORT

The Community Development Committee, at its meeting held on 2008 March 18, received and adopted the *attached* report recommending a community benefit to be pursued in conjunction with Rezoning Reference #05-48 on Kingsway at Willingdon Avenue.

Given the strategic location of the site and the development of a signature Metrotown building, the Committee is of the view that the City should seize the opportunity to address local community needs by requesting non-profit office space as the community benefit to be derived through the rezoning. The Committee concluded by noting that such an amenity would be of considerable benefit to the community, as residents in the surrounding neighbourhood face many social challenges, and the cost of office space in the area is prohibitive for most non-profit service agencies.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor G. Evans
Member

<p>Copied: City Manager Director Planning & Building Director Engineering Director Finance Director Parks, Recreation and Cultural Services City Solicitor Chief Building Inspector</p>

TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT
COMMITTEE

DATE: 2008 March 14

FROM: DIRECTOR PLANNING & BUILDING

FILE: 71000 01
RZ #05-48

SUBJECT: **SELECTION OF COMMUNITY BENEFIT TO BE ACHIEVED
THROUGH REZONING REFERENCE #05-48: METROTOWN TOWN
CENTRE**

PURPOSE: To recommend a community benefit to be pursued in conjunction with Rezoning Reference #05-48 on Kingsway at Willingdon Avenue.

RECOMMENDATION:

1. **THAT** the Committee request Council to approve non-profit office space as the community benefit to be achieved through a proposed density bonus to RZ#05-48.

REPORT**1.0 BACKGROUND**

At its meeting of 2008 March 3, Council considered a report outlining a change in development plans for RZ#05-48. The new mixed-use proposal includes two levels of retail space, ten levels of office space, twenty-one storeys of residential units, and underground parking.

The site, which is located on the northeast corner of Kingsway and Willingdon Avenue, is currently occupied by a single-family house fronting Willingdon Avenue, two low commercial buildings fronting Kingsway, and parking lots (*see Sketch 1, attached*). To the north is an existing residential tower. To the east, across Pioneer Avenue, is an office tower with a two level commercial podium. To the south, across Kingsway, is the Crystal Mall, and to the west, across Willingdon Avenue, is Old Orchard Shopping Centre. The former service station site on the southwest corner of the intersection is vacant.

The report considered by Council on 2008 March 3 noted that the developer is interested in pursuing a density bonus. It is estimated that the FAR density bonus of 0.4 would result in a community benefit valued at approximately \$2 million, based on a buildable

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value of \$71 per square foot. The actual amount would be determined once final plans have been prepared.

This report provides a recommendation for a community benefit to be pursued in conjunction with the rezoning.

2.0 THE COMMUNITY BENEFIT SELECTION PROCESS

2.1 Policy Context

Burnaby's Community Benefit Bonus Policy stipulates that in return for the provision to a developer of a density bonus, the City can accept a community amenity, affordable or special needs housing, or a cash contribution-in-lieu. The Policy outlines a range of community amenities which can be pursued, including public facilities (e.g., libraries, recreation centres), major public open space, non-profit office/program space, child care centres, improvements to parks, and extraordinary public realm improvements and/or environmental enhancements. Some community benefits are most appropriately located on the site of the bonused development (e.g., child care centres, non-profit office space, affordable/special needs housing units), while others are more reasonably located off-site (e.g., environmental improvements, enhancements to parks and existing public facilities.)

Staff maintain an inventory of possible community amenities which respond to the social, cultural, recreational, and environmental needs in each of Burnaby's four town centres. In identifying an appropriate community benefit to be associated with any given rezoning, staff assess community benefit options against a number of criteria, including:

- response to need;
- compatibility with the host development and/or the neighbourhood;
- ability to overcome any challenges with the project (e.g., phasing, property acquisition);
- presence of unique circumstances or factors which favour one potential community benefit over another (e.g., ability to attract matching funds, developer interest in specific on-site benefit, completion of long-term City vision.)

2.2 Overview of Community Benefit Options for RZ#05-48

The applicant is amenable to an on-site amenity. Given that the site is a large strategic one located at a major gateway intersection in the Metrotown Town Centre, and designed with a signature mix-use building likely constructed to a Leeds Silver Standard, staff are of the view that an on-site amenity is an opportunity that should be pursued.

The recommended on-site amenity is non-profit office space. It is estimated that the \$2 million would generate approximately 6,100 square feet of space and twelve underground parking spaces. (These are preliminary figures which would be further refined for the

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Public Hearing Report, and again before Final Adoption of the rezoning application.) The proposed office space would be located on the third floor of the development – in the office component – and would front on both Kingsway and Willingdon Avenue. While not large enough to be considered a mini- community resource centre, such a space could potentially house up to three non-profit organizations. As members of the Committee are aware, the Maywood/Metrotown neighbourhood is faced with many social challenges. However, due to the high price of commercial/office leases in the Town Centre, very few non-profit social service agencies are able to locate in the area. The majority of those which have been able to locate in the area are housed in City-owned or City-negotiated office space, and most of the agencies are cramped for space. Improved access for local residents to services which could help them to stabilize their lives and improve their quality of life would be of considerable benefit to the overall community.

Staff did consider the provision of affordable/special needs housing units as the community benefit to be pursued. However, residential units are not recommended due to the relatively small number of units which would be achieved (about seven), and because the developer is not interested in having non-profit units in the residential tower. The developer has, however, agreed to adhere to the City's voluntary Adaptable Housing Policy, and so will be providing approximately eight adaptable units in the tower.

Staff also considered the provision of a child care centre as the on-site community amenity.¹ That option is not recommended, however, due to challenges with locating both a safe and easily accessible pick-up and drop-off area, and an appropriately-sized and appropriately-located outdoor play area.

Potential off-site amenities, such as enhancements to local parks or public facilities, were also considered. However, given the unique advantages of pursuing an on-site amenity in conjunction with this particular development, staff are of the view that community benefit funds from other future developments in the Metrotown Town Centre may be more appropriate for financing such enhancements.

3.0 SUMMARY AND CONCLUSIONS

The applicant for RZ#05-48, a mixed use development at the corner of Kingsway and Willingdon Avenue, has expressed an interest in pursuing a density bonus, and is amenable to an on-site amenity. Given the strategic location of the site and the development of a signature Metrotown building, staff are of the view that the City should seize the opportunity to address local community needs by requesting non-profit office space as the community benefit to be derived through the rezoning. It is estimated that approximately 6,100 square feet of non-profit office space could be generated from the approximately \$2 million in community benefit funds. Such an amenity would be of


¹ In the past twenty years, the City has negotiated for seven child care centres through the rezoning process, five of which are (or will be) owned by the City.

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considerable benefit to the community, as residents in the surrounding neighbourhood face many social challenges, and the cost of office space in the area is prohibitive for most non-profit service agencies.

It is recommended that Council be requested to approve non-profit office space as the community benefit to be achieved through a proposed density bonus for RZ#05-48.

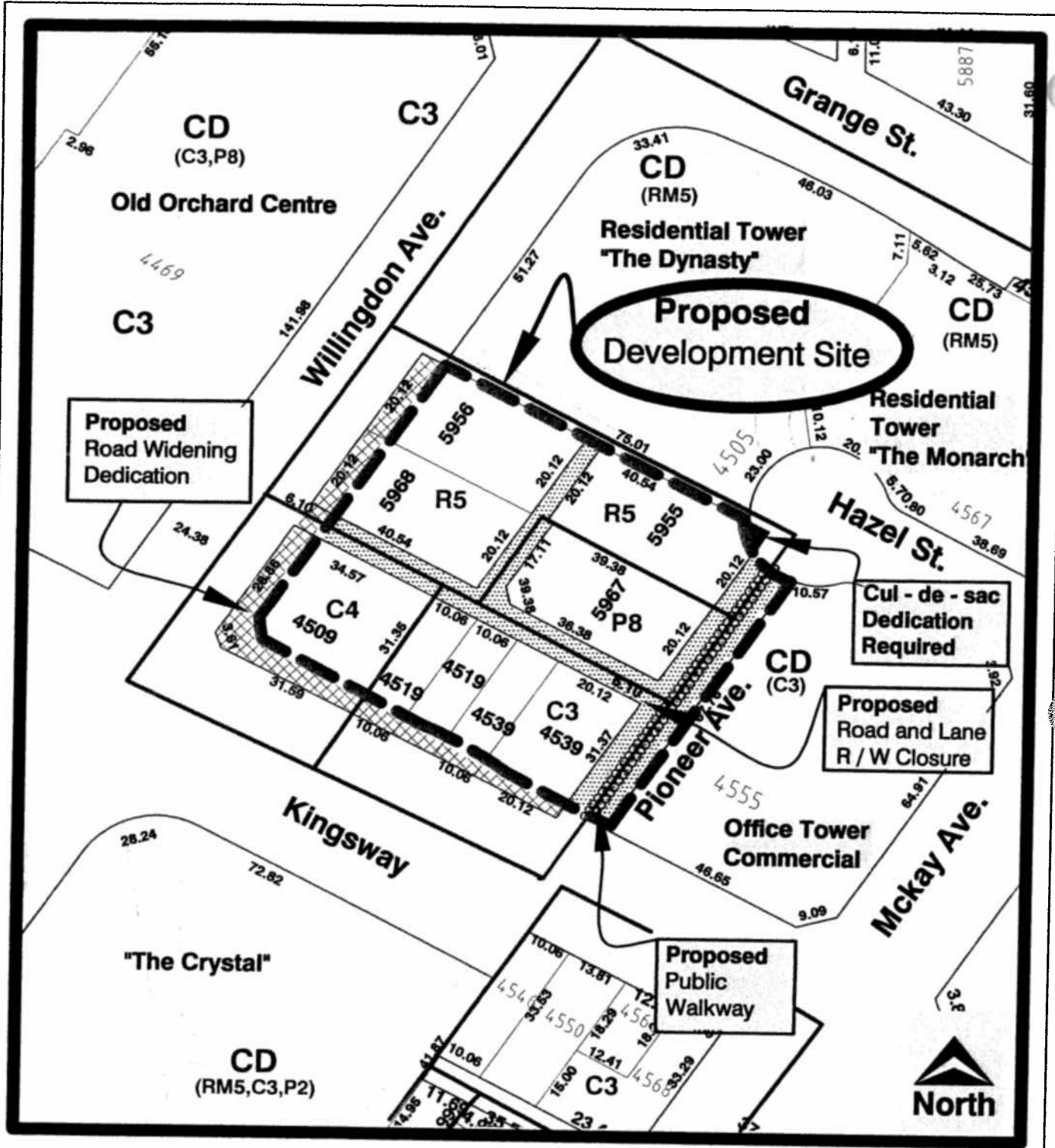

B. Luksun, Director
PLANNING & BUILDING

JS:sa

Attachment

Copied to: City Manager
Director Engineering
Director Finance
Director Parks, Recreation and Cultural Service
City Solicitor
Chief Building Inspector

R:\Long Range Clerical\DOCS\Joan\Reports\amenity selection RZ 05 48 report.doc



Planning and Building Department

Scale: 1 = 2500

Drawn By: J.P.C.

Date: March 2008

REZONING REFERENCE # 05 -- 48
 Kingsway ,Willingdon,Pioneer

Sketch # 1