



**COMMUNITY DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: COMMUNITY BENEFIT DERIVED THROUGH RZ#08-06  
BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN**

**RECOMMENDATION:**

1. THAT Council approve non-profit office space as the community benefit to be achieved through a proposed density bonus granted to Rezoning Reference #08-06.

**REPORT**

The Community Development Committee, at its meeting held on 2008 May 27, received and adopted the attached report recommending a community benefit to be derived through Rezoning Reference #08-06.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor D. Johnston  
Vice Chair

Councillor G. Evans  
Member

Copied to: City Manager Director Finance Director Planning and Building City Solicitor
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**TO:** CHAIR AND MEMBERS  
COMMUNITY DEVELOPMENT  
COMMITTEE

**DATE:** 2008 May 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 49500 20  
*Reference:* Rez 08-06

**SUBJECT:** **COMMUNITY BENEFIT DERIVED THROUGH RZ #08-06  
BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN**

**PURPOSE:** To recommend a community benefit to be derived through Rezoning Reference #08-06.

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#### **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 granted to Rezoning Reference #08-06.

#### **REPORT**

##### **1.0 BACKGROUND**

At its meeting of 2008 March 17, Council considered a staff report on a rezoning application for multiple-family residential development with a minor commercial component at the southwest corner of Lougheed Highway and Rosser 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. It is anticipated that a rezoning report will be submitted to Council shortly requesting advancement of the proposal to a Public Hearing. This subject report focuses on the community benefit to be achieved through Rezoning Reference #08-06 for inclusion in the Public Hearing report.

The development being proposed through Rezoning Reference #08-06 (see *attached* Sketch #1) is a multiple-family residential project consisting of an apartment tower in the range of 31 storeys, street-fronting townhouses and a minor commercial component at the corner of Lougheed Highway and Rosser Avenue. The development is anticipated to have a maximum residential 2.60 FAR, inclusive of a 0.40 FAR density bonus. The value of the community amenity bonus is \$62.90 per square foot buildable, which could yield a total dollar value of \$2,076,807.00. The actual amount will be determined once final plans have been prepared.

##### **2.0 THE COMMUNITY BENEFIT SELECTION PROCESS**

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

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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.)

## 2.1 Overview of Community Benefit Options for Rezoning Reference #06-08

The applicant is amenable to an on-site amenity. Given that the site is strategically located within a town centre location with good access to the Millennium SkyTrain line, that the development site is relatively large, and that the proposed development concept includes a minor commercial component, 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 \$2,076,807.00 would generate approximately 6,000 square feet of space (likely over two levels) and 13 parking spaces. The proposed office space would be located on the second and possibly third floor of the pavilion commercial building at the Lougheed/Rosser corner of the site. Such a space could potentially house up to two non-profit organizations. The need for such office space in north Burnaby, particularly in the northwest quadrant, continues to grow as its population increases and demands for the services these groups provide rises. The centrality and accessibility of the subject office space would allow a wide range of clientele to take advantage of the services provided.

Staff did consider the provision of affordable/special needs housing units as the community benefit to be pursued. It is estimated that the community benefit funds would cover the cost of six or seven housing units. It is the view of staff and service providers that even a seven 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.

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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 Brentwood Town Centre may be more appropriate for such enhancements.

### 3.0 SUMMARY AND CONCLUSIONS

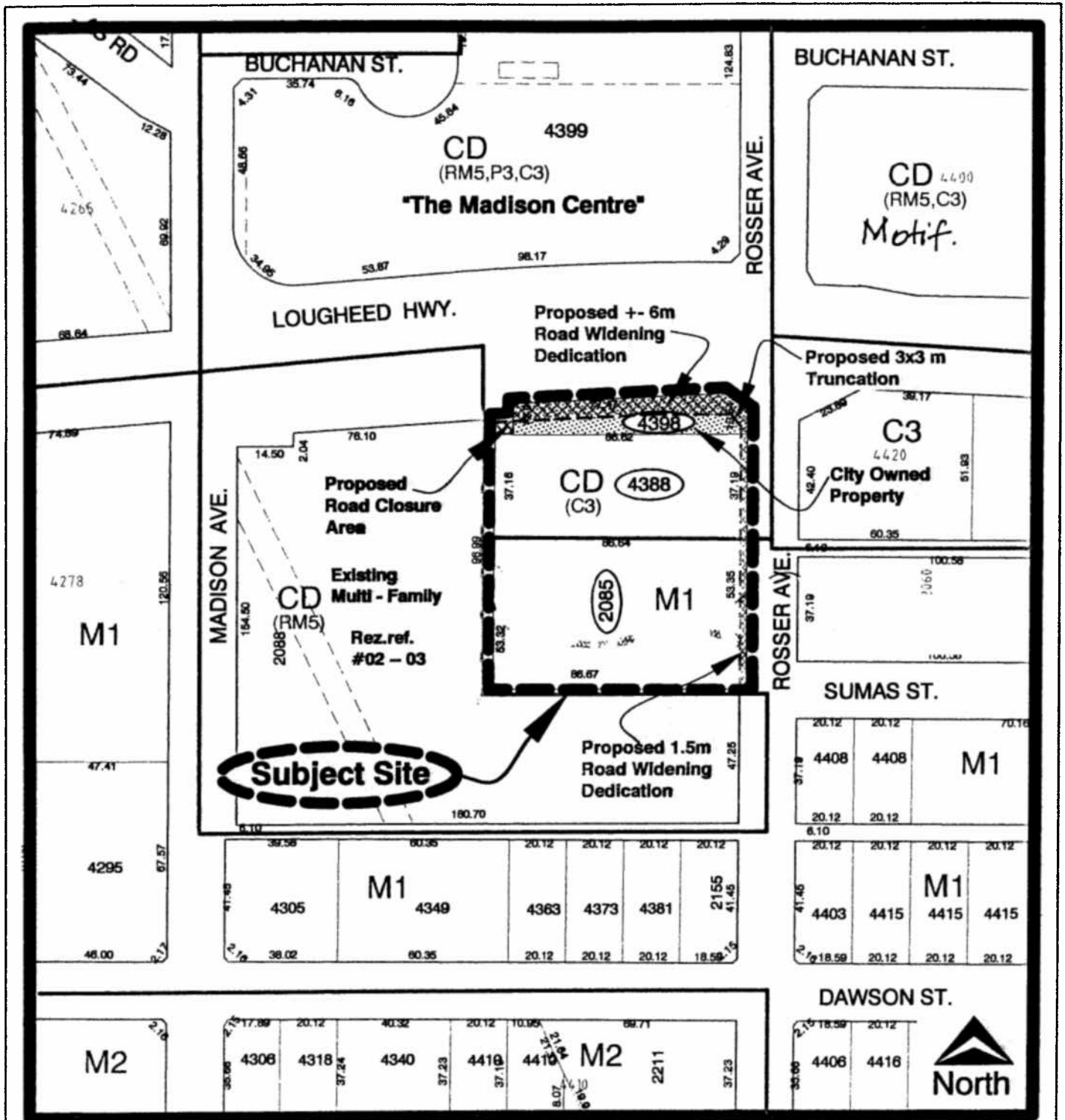
The applicant for Rezoning Reference #08-06, a primarily residential development at the corner of Loughheed Highway and Rosser Avenue, has expressed an interest in pursuing a density bonus, and is amenable to an on-site amenity. Given the strategic location of the site, staff are of the view that the site presents an appropriate 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 6,000 square feet of non-profit office space could be generated from the approximately \$2,076,807.00 in community benefit funds.

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 Rezoning Reference #08-06.

  
B. Luksun, Director  
PLANNING AND BUILDING

EK:gk/tn  
*Attachment*

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



Planning and Building Department

Scale: 1 = 2000

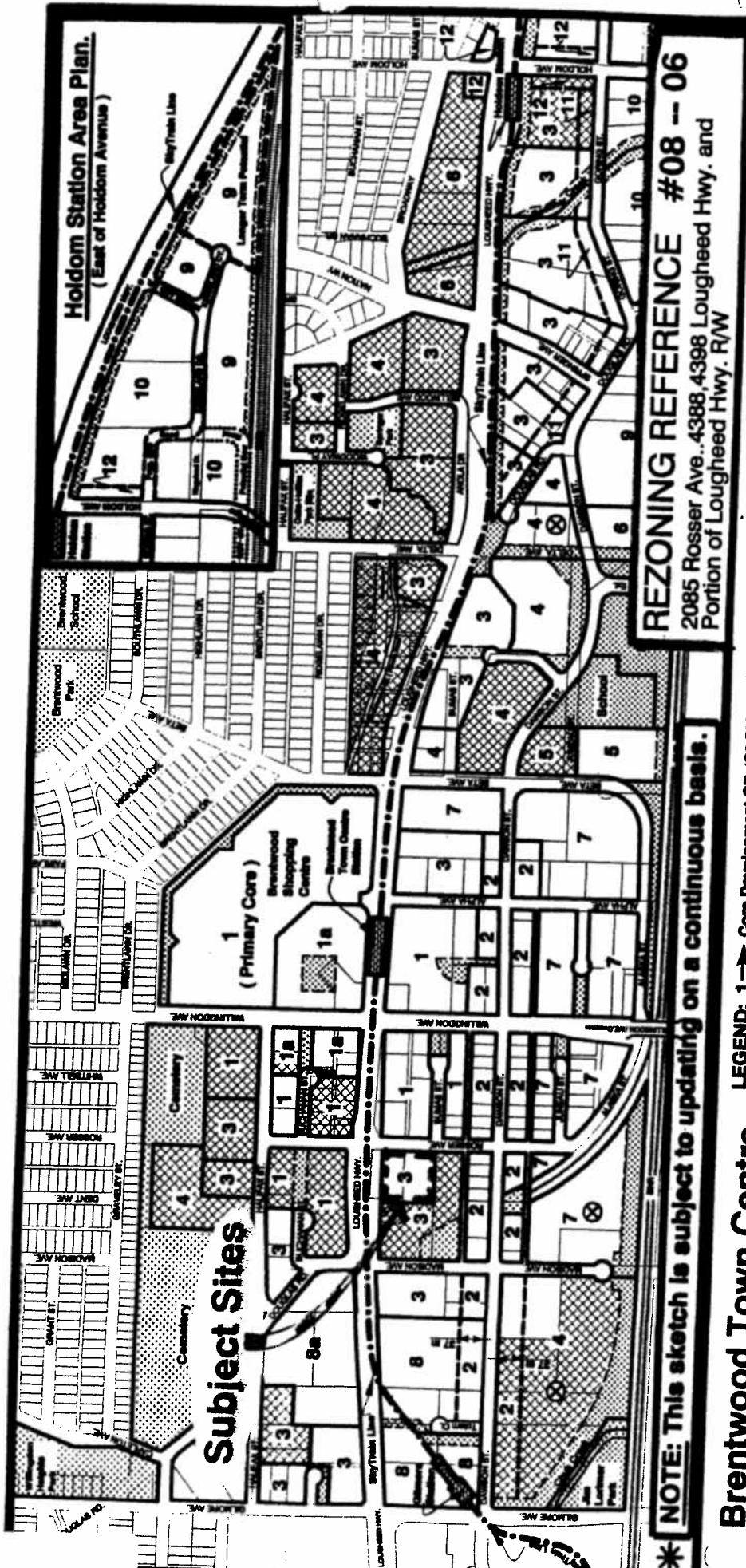
Drawn By: J.P.C.

Date: March 2008

REZONING REFERENCE #08 -- 06

2085 Rosser Ave., 4388, 4398 Lougheed Hwy. and  
Portion of Lougheed Hwy. R/W

Sketch # 1



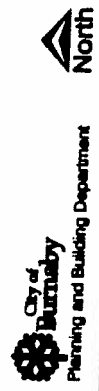
**REZONING REFERENCE #08 -- 06**  
 2085 Rosser Ave., 4388, 4398 Lougheed Hwy. and  
 Portion of Lougheed Hwy. RW

**Brentwood Town Centre**  
**Development Plan**  
 (Including Holdom Station Area Plan)

**Land Use Concept**

- LEGEND:**
- 1 → Core Development CD (C3, RM5) 1a → CD (C3)
  - 2 → Village Street C3
  - 3 → Residential (High Density) CD (RM5)
  - 4 → Residential (Medium Density) CD (RM3)
  - 5 → Residential (Medium Density) CD (RM2)
  - 6 → Residential (Low-Density Townhousing) CD (RM1)
  - 7 → Succession (Industrial to Medium Density Residential) CD (RM3)
  - 8 → Secondary Commercial CD (As per RZ #00 - 25) 8a → C4
  - 9 → Suburban Business Centre (B1)
  - 10 → Urban Business Centre (B2)

- 11 → Live/Work or Townhouse Buffer CD (C2, RM2)
- 12 → Street Frontage Commercial Mixed Use CD (C2, RM3)
- ⊗ → Areas may include lower forms .
- ▨ → Park, School, Public Open Space, Buffer
- ▩ → Completed or Rezoned in Accordance with Development Guidelines



1, 1996  
 Updated to October 2007

