



Meeting 2008 Jun 09

COUNCIL REPORT

**COMMUNITY DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: COMMUNITY BENEFIT DERIVED THROUGH REZONING REF. #08-05  
METROTOWN 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 #08-05.

**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 #08-05.

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 #08-05

**SUBJECT:** COMMUNITY BENEFIT DERIVED THROUGH REZONING REF. #08-05  
METROTOWN TOWN CENTRE DEVELOPMENT PLAN

**PURPOSE:** To recommend a community benefit to be derived through Rezoning Reference #08-05.

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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 #08-05.

**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 corner of Beresford Street and Telford Avenue, immediately south of the Metrotown SkyTrain Station. 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 #08-05 for inclusion in the Public Hearing report.

The development being proposed through Rezoning Reference #08-05 (see *attached* Sketch #1) is a multiple-family residential project consisting of an apartment tower in the range of 26 storeys, street-fronting townhouses and a minor commercial component along the Beresford Street frontage. The development is anticipated to have a maximum residential 2.60 FAR, inclusive of a 0.40 FAR density bonus. The value of the

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community amenity bonus is \$69.00 per square foot buildable, which could yield a total dollar value of \$1,708,578.00. 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 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 REZ#06-05**

The applicant is amenable to an on-site amenity. Given that the site is strategically located within a town centre location with direct access to the Expo 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. A preliminary estimate indicates that the \$1,708,578.00 would generate approximately 4,800 square feet of space (likely over two levels) and 10 parking spaces. The proposed office space would be located on the first and possibly second floor of the tower's podium, with direct grade-

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level access. Such a space could potentially house up to two non-profit organizations. 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 have been cramped for space. The current application thus presents an opportunity to address this need for non-profit office space for community based groups in this area.

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 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.

Staff also considered the provision of a child care centre as the on-site community amenity.<sup>1</sup> 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 such enhancements.

### 3.0 SUMMARY AND CONCLUSIONS

The applicant for Rezoning Reference #08-05, a mixed-use development at the corner of Beresford Street and Telford 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 with its direct access to the Metrotown SkyTrain Station, 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 4,800 square feet of non-profit office space could be generated from the approximately \$1,708,578.00 in community benefit funds. Such an amenity would be of considerable benefit to the community, and would address needs for office space in the area for non-profit community based service agencies.

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<sup>1</sup> 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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From: *Director Planning and Building*  
Re: *Community Benefit Derived Through REZ #08-05*  
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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 #08-05.

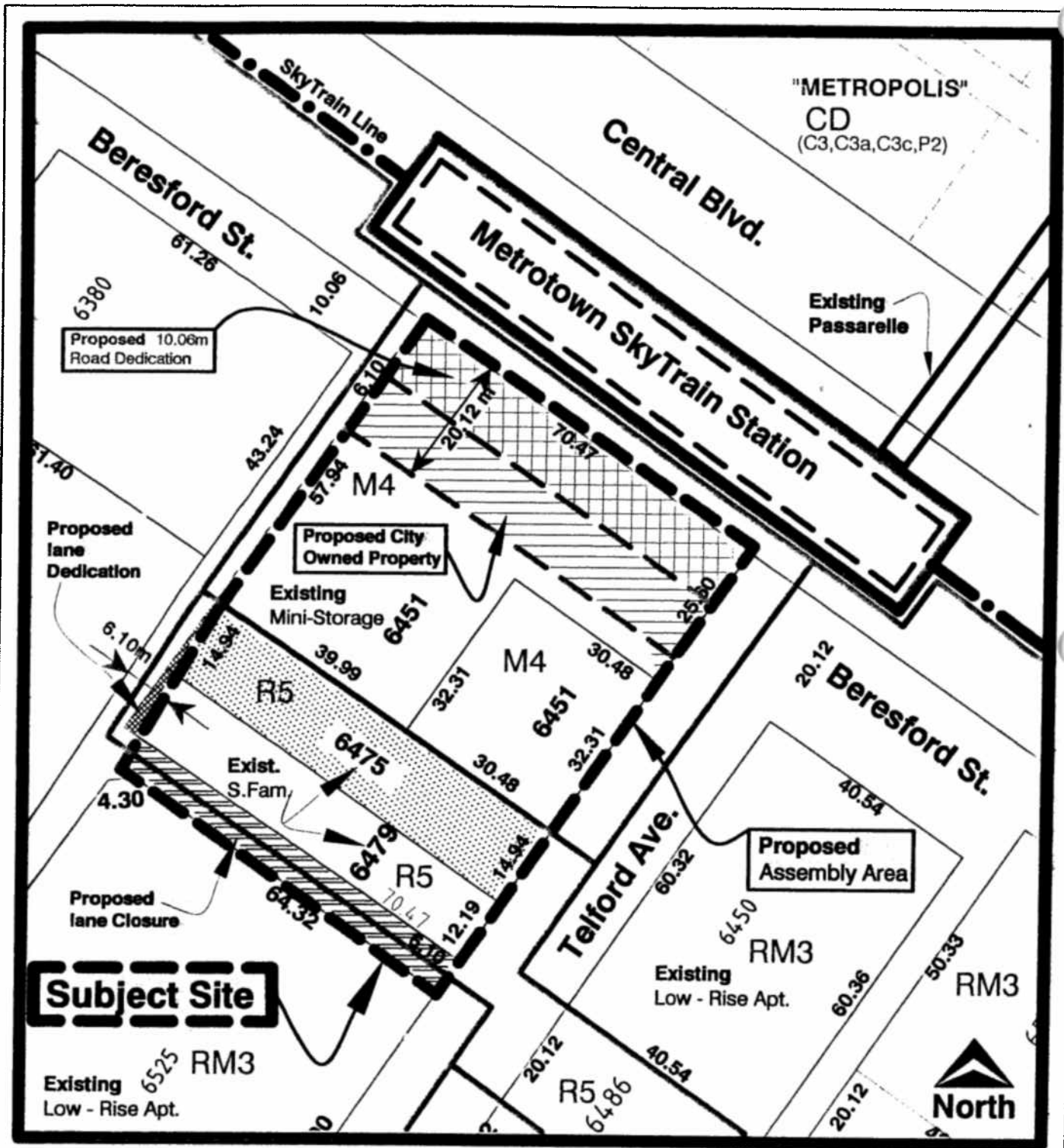


B. Luksun  
Director Planning & Building

EK:gk  
Attachment

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

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**Planning and Building Department**

Scale: 1 : 1000

Drawn By: J.P.C.

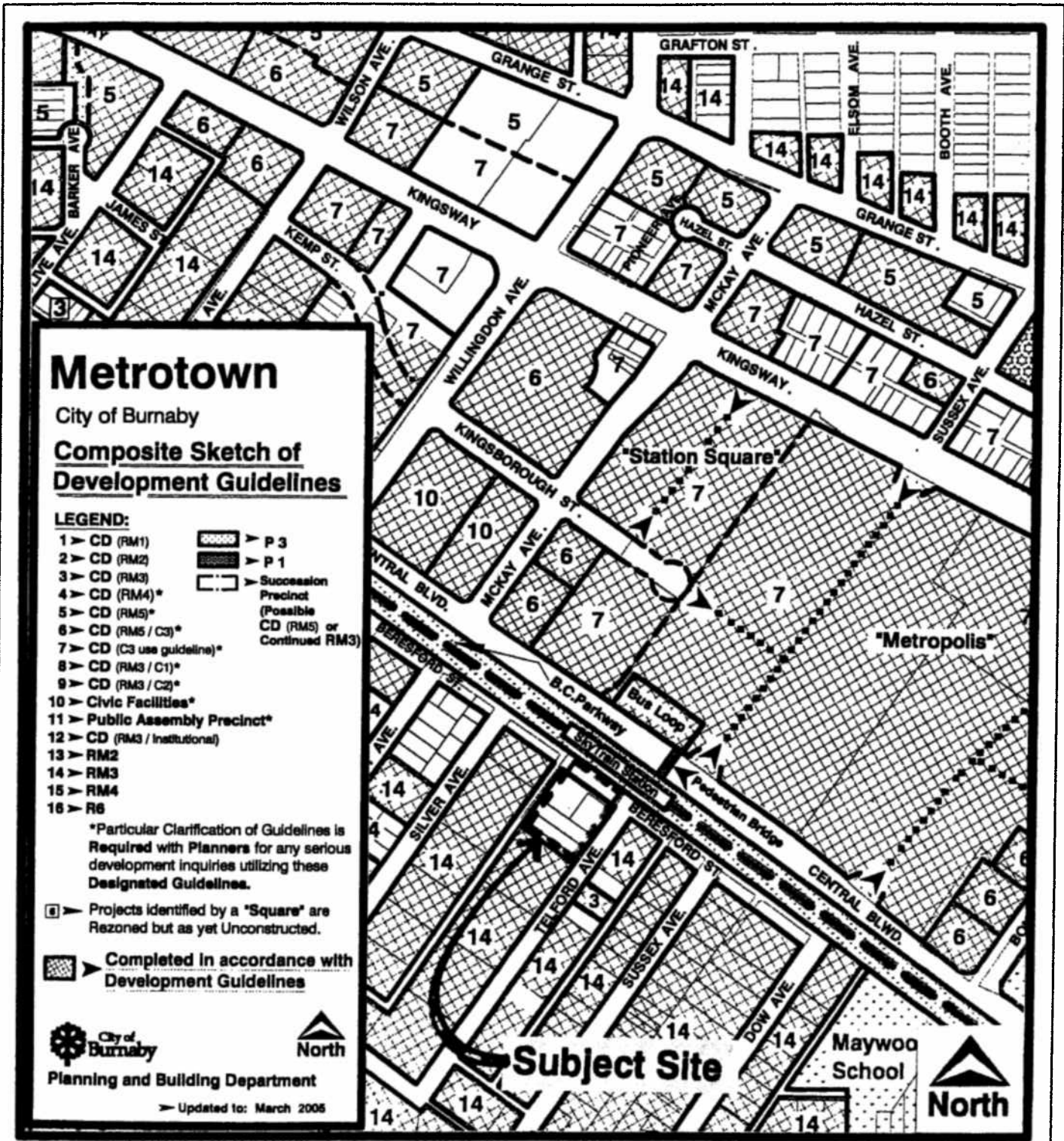
Date: March 2008



**REZONING REFERENCE # 08 -- 05**

6451,6475,6479 Telford Ave.and Lane R/W

Sketch # 1



# Metrotown

City of Burnaby

## Composite Sketch of Development Guidelines

### LEGEND:

- 1 > CD (RM1)
- 2 > CD (RM2)
- 3 > CD (RM3)
- 4 > CD (RM4)\*
- 5 > CD (RM5)\*
- 6 > CD (RM5 / C3)\*
- 7 > CD (C3 use guideline)\*
- 8 > CD (RM3 / C1)\*
- 9 > CD (RM3 / C2)\*
- 10 > Civic Facilities\*
- 11 > Public Assembly Precinct\*
- 12 > CD (RM3 / Institutional)
- 13 > RM2
- 14 > RM3
- 15 > RM4
- 16 > R6

- > P 3
- > P 1
- > Succession Precinct (Possible CD (RMS) or Continued RM3)

\*Particular Clarification of Guidelines is Required with Planners for any serious development inquiries utilizing these Designated Guidelines.

- > Projects identified by a "Square" are Rezoned but as yet Unconstructed.
- > Completed in accordance with Development Guidelines



Planning and Building Department

Updated to: March 2005



## Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: March 2008

**REZONING REFERENCE # 08 -- 05**  
6451,6475,6479 Telford Ave. and Lane R/W

Sketch # 2