

COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: APPLICATION OF THE SUPPLEMENTAL COMMUNITY BENEFIT
DENSITY BONUS PROGRAM**

RECOMMENDATION:

1. **THAT** Council adopt the approach for the application of the Supplemental Community Benefit Density Bonus program as it relates to the RM3s, RM4s and RM5s Districts within the City's Town Centre areas, as outlined in Section 2.0 of this report.

REPORT

The Community Development Committee, at its 'Open' meeting held on 2011 February 22, received and adopted the *attached* report of a proposed approach for the application of the Supplemental Community Benefit Density Bonus program.

The proposed approach for applying the 's' zoning category in this report provides opportunities to utilize the new zoning category within existing land use designations, while the process for the more comprehensive reviews of Town Centre plans continues to advance.

Respectfully submitted,

Copied to:	City Manager
	Deputy City Managers
	Dir. Engineering
	Dir. Finance
	Dir. Plng. & Bldg.
	Fire Chief
	Chief Librarian
	City Clerk
	Chief Building Insp.
	Officer-In-Charge, R.C.M.P.
	City Solicitor

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor P. Calendino
Member

TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT COMMITTEE

DATE: 2011 February 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: APPLICATION OF THE SUPPLEMENTAL COMMUNITY BENEFIT DENSITY BONUS PROGRAM

PURPOSE: To request Council approval of a proposed approach for the application of the Supplemental Community Benefit Density Bonus program.

RECOMMENDATION:

1. **THAT** Council adopt the approach for the application of the Supplemental Community Benefit Density Bonus program as it relates to the RM3s, RM4s and RM5s Districts within the City's Town Centre areas, as outlined in Section 2.0 of this report.

REPORT**1.0 INTRODUCTION**

On 2010 December 13, Council approved amendments to the Burnaby Zoning Bylaw to provide for Supplementary Community Benefit Bonus Density within the City's designated Town Centres. These amendments created the 's' subscript zoning category in the RM3, RM4 and RM5 zoning districts, which allows for supplemental density (permitted floor area) through an expanded density bonusing program (as shown in Section 3.0 below) and new proportionate parking standard (subject to transportation demand management practices such as transit pass provision).

Building on the successes of Burnaby's density bonus program, the 's' zoning category expands the density bonus program through increased densities in the City's Town Centre areas while securing contributions to provide for needed community amenities through the development approval process.

The accommodation of higher residential densities in Burnaby's Town Centres is consistent with the City's approach in the OCP and adopted Town Centre Plans to provide for a balance of higher density residential and commercial development, with appropriate supporting amenities, and other services in relation to improved transit within each of the City's four quadrants. An expectation of increasing residential densities is that community services and facilities are provided, in whole or in part, through the redevelopment process at the direction of Council and based on community need. The bonus program provides the ability for the City to secure

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services and amenities such as childcare centres, seniors centres, non-profit office space, park improvements, youth services and affordable/special needs housing units to assist in the maintenance and enhancement of the livability of the City and its Town Centres.

In terms of implementation, the Council-adopted report, which established the Supplemental Community Benefit Density Bonus policy, noted that the identification of sites to be eligible to access the new zoning would occur through amendments to Town Centre plans. The report also noted that some key sites in Town Centre areas may be brought forward for designation to the new 's' category in advance of the completion of Town Centre Plan reviews based on specific criteria.

Since Council's adoption of the policy and related amendments to the Zoning Bylaw, a number of opportunities to employ the 's' category have emerged. As well, staff now have a stronger appreciation for the time needed to complete the four Town Centre plan reviews, and believe there is merit to considering the implementation of the Supplemental Community Benefit Density Bonus program under the City's prevailing plans to achieve the form of development envisioned under the 's' zoning category, and to take advantage of the opportunity to secure community amenities and services. This report outlines an approach for the application of the 's' zoning category in each of the City's four Town Centres.

2.0 APPLICATION OF THE RM3S, RM4S, AND RM5S ZONING CATEGORIES

As noted previously, the new 's' zoning category was intended to be primarily implemented through individual Town Centre development plan updates. However, given the length of time involved in this type of planning review and process, and in light of numerous existing opportunities for application of the 's' category, it is considered appropriate to advance an approach for the application of the 's' zoning category.

A key consideration in the application of 's' zoning is that the approach be comprehensive – that its application be clear to the resident, merchant and development communities. Therefore, it is proposed that the 's' zoning category be applied to all RM3, RM4 and RM5 designated sites (including mixed-use) within each of the four Town Centres. As such, within each Town Centre, an RM3 designated site would be eligible for RM3s rezoning, an RM4 designated site would be eligible for RM4s rezoning and an RM5 designated site would be eligible for RM5s rezoning. Under this approach, the land use structure of currently adopted plans does not change – a site which is designated for low-rise development would not become eligible for high-rise development. Such a change in designation is considered structural given its degree of change, and would therefore only occur in the context of a Town Centre plan amendment involving a public consultation process.

To take advantage of the 's' zoning category, rezoning approval by Council to the CD Comprehensive Development District is required, including submission of a suitable plan of development for presentation to a Public Hearing. The suitable plan of development would need to adequately address a superior urban design, public realm and architectural standard, as well as demonstrate how the proposed development meets the City's goals and objectives relating to

transportation, the environment and social sustainability. Additionally, the suitable plan of development would include initial servicing requirements and any accompanying consultant studies (e.g., traffic / parking / transportation) which identify off-site works and services necessary for the site to function in accordance with proposed densities and the City's objectives.

Overall, the intent is to advance a rezoning proposal to a Public Hearing when sufficient information relating to a site's development and its associated relationship to the surrounding community and municipal infrastructure is provided. While similar requirements for completion of a rezoning are currently in practice, the level of detail expected of applications to the 's' zoning category would be higher given the potential scale of development, the parking standard inherent in the 's' zoning category and the higher expectations relating to urban design, public realm, architectural expression, site servicing and potential public amenities associated with the bonus density component.

3.0 SUPPORTING POLICY CONTEXT

The application proposals in this report are informed and guided by several Council-adopted policies and strategies, namely: the 2010 October 21 report establishing the 's' zoning category; the City's Official Community Plan (OCP); the respective Town Centre plans for Edmonds, Brentwood, Lougheed and Metrotown; the Economic Development Strategy (EDS); Council's policy regarding affordable housing; and, the City's current Zoning Bylaw. No further amendments to adopted City policies, plans or bylaws are required to implement the application of the 's' zoning category as proposed. Based on the new 's' zoning category, which was approved by Council in 2010 December, the established and supplementary base and bonus residential densities potentially available through rezoning for designated Town Centre sites is summarized as follows:

Established Base and Bonus Density			Supplementary Base and Bonus Density		Total
Zoning District	Base FAR	Bonus FAR	Supplementary Base FAR (Max.) "s" zoning sub-category	Supplementary Bonus FAR (Max.) "s" zoning sub-category	Total FAR "s" zoning sub-category
RM3 District	1.1	0.15	0	0.25	1.5
RM4 District	1.7	0.3	0.8	0.8	3.6
RM5 District	2.2	0.4	1.2	1.2	5.0

4.0 CONCLUSION AND NEXT STEPS

This report proposes an approach for the application of the 's' zoning category based on the prevailing land use designations within adopted Town Centre plans. It is proposed that the 's' category be applied to sites with an RM3, RM4 or RM5 designation within the City's four Town Centres of Edmonds, Lougheed, Brentwood and Metrotown. This approach is broadly applicable, but requires each development proposal involving supplemental bonus density to be subject to rezoning approval by Council. It is noted that this approach does not propose changes

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to established land use patterns in adopted Town Centre Plans, and therefore is not intended to supplant Town Centre plan reviews which would address a broader range of matters including changes to land use, transportation provision, and environmental and social sustainability. The development anticipated under the proposed implementation approach is expected to be consistent with the present Town Centre context. The approach for applying the 's' zoning category proposed in this report is believed to be balanced in that it provides for opportunities to utilize the new zoning category within existing land use designations, while the process for the more comprehensive reviews of Town Centre plans continues to advance.

With Committee and Council concurrence, rezoning applications to the 's' zoning category would be accepted on the basis of consistency with underlying land use designations in the applicable adopted Town Centre plan, as outlined in this report.

B. Luksun, Director
PLANNING AND BUILDING

EK:spf/tn

cc:	City Manager	Deputy City Managers
	Director Engineering	Director Finance
	Fire Chief	OIC RCMP
	Chief Librarian	City Solicitor
	City Clerk	Chief Building Inspector
	Director Parks, Recreation and Cultural Services	