
TO: CITY MANAGER **DATE:** 2011 November 07

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 71000 01
Reference: RZ#11-15 / RZ#08-06

SUBJECT: **PROPOSED NON-PROFIT OCCUPANTS FOR CITY-OWNED COMMUNITY AMENITY SPACES LOCATED AT KINGSWAY-WILLINGDON AVENUE AND LOUGHEED HIGHWAY-ROSSER AVENUE**

PURPOSE: To make public Council's decision on awarding community amenity space at 4509 Kingsway, in conjunction with Rezoning Reference #11-15, and at 2085 Rosser Avenue, in conjunction with Rezoning Reference #08-06.

RECOMMENDATION:

1. **THAT** Council receive this report for information purposes.

REPORT**1.0 INTRODUCTION**

As a result of agreements under Burnaby's Community Benefit Bonus Policy, the City will receive:

- 6,106 square feet (gross floor area) of non-profit program/office space in a mixed-use development at 4509 Kingsway (Rezoning Reference #11-15); and
- 6,000 square feet (gross floor area) of non-profit program/office space in a residential development at 2085 Rosser Avenue (Rezoning Reference #08-06).

This report provides an overview of the proposals received for both community amenity spaces and the subsequent occupant selection processes by Council at its 'closed' meeting of 2011 November 7. This report provides Council's decision.

2.0 THE ASSESSMENT PROCESS**2.1 Kingsway and Willingdon Avenue**

The following proposals were received:

- Cameray Child and Family Services;
- Burnaby Family Life Institute and Burnaby Hospice Society; and

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- Canadian Mental Health Vancouver-Burnaby Branch and Journey Home Community Association.

2.2 Lougheed Highway and Rosser Avenue

The following proposals were received:

- Cameray Child and Family Services;
- Burnaby Community Connections (BCC), the YMCA of Greater Vancouver, MOSAIC and Burnaby Meals on Wheels (BMW); and
- Greater Vancouver Table Tennis Association.

2.3 Selection Criteria

The proposals were evaluated based on the following selection criteria, as identified in the Requests for Proposals for both spaces:

- the proposal emphasizes service delivery and programming over administrative activities;
- the services and programs proposed by the community organization(s) support the City's social goals, principles and objectives;
- the community organization operates on a non-profit basis;
- the proposed services and programs to be delivered from the space are accessible and relevant to Burnaby residents;
- the proposal meets the specific social, cultural and/or activity needs of the community;
- the community organization's aims and activities are consistent with City goals and policies;
- the tenant(s) would assume responsibility for most operational costs¹ and for all furnishings and equipment, and would be expected to pay rent based on the square footage occupied and the current lease rate for community resource centres; and
- the tenant(s) would be expected to participate with the City and project architects in determining layout and finishing needs, subject to the construction schedule developed by the architect and construction contractor.

2.4 Results of Assessment

The City was extremely fortunate to receive a number of submissions that met Council's criteria for both spaces, demonstrating the strength and vibrancy of the non-profit sector in Burnaby. However, based on a very thorough analysis of the submissions, Council has awarded the Kingsway/Willingdon Avenue space to the partnership of Burnaby Family Life and the Burnaby Hospice Society; and the Lougheed Highway/Rosser Avenue space to the partnership of Burnaby

¹ Exact division of responsibilities between the City and the successful proponent(s) for maintenance costs associated with the space will be determined prior to a lease agreement being signed.

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Community Connections, YMCA of Greater Vancouver, MOSAIC, and Burnaby Meals on Wheels. All the proponents will be so advised.

3.0 SUMMARY AND CONCLUSIONS

This report has provided an overview of the process to identify non-profit occupants for:

- 6,106 gross square feet (gross floor area) of community amenity space to be derived through Rezoning Reference #11-15; and
- 6,000 square feet (gross floor area) of community amenity space to be derived through Rezoning Reference #08-06.

Council at its 'closed' meeting of 2011 November 7:

- approved Burnaby Family Life Institute and the Burnaby Hospice Society as occupants for the City-owned non-profit program/office space to be constructed at 4509 Kingsway;
- approved five year occupancy agreements with Burnaby Family Life Institute and the Burnaby Hospice Society for the subject community amenity space;
- approved a partnership of Burnaby Community Connections, YMCA of Greater Vancouver, MOSAIC and Burnaby Meals on Wheels as the occupant of the City-owned non-profit program/office space to be constructed at 2085 Rosser Avenue; and
- approved a five year occupancy agreement with each of the partner agencies (Burnaby Community Connections, the YMCA of Greater Vancouver, MOSAIC and Burnaby Meals of Wheels), for the subject community amenity space.


B. Luksun, Director
PLANNING AND BUILDING

RM/sla

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