

COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: COMMUNITY BENEFIT TO BE ACHIEVED THROUGH
REZONING REFERENCE #13-14
METROTOWN TOWN CENTRE DEVELOPMENT PLAN**

RECOMMENDATION:

1. **THAT** Council approve a cash-in-lieu contribution as the community benefit to be derived through the density bonus available to Rezoning Reference #13-14, as outlined in this report.

REPORT

The Community Development Committee, at its meeting held on 2014 June 24, received and adopted the *attached* report recommending a cash-in-lieu contribution as the community benefit to be derived through the density bonus available to Rezoning Reference #13-14, as outlined in this report.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor P. Calendino
Member

Copied to:	City Manager Director Finance Director Planning & Building Director Parks, Recreation and Cultural Services City Solicitor
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TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT COMMITTEE

DATE: 2014 June 17

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 20
Reference: Rez 13-14

**SUBJECT: COMMUNITY BENEFIT TO BE ACHIEVED THROUGH
REZONING REFERENCE #13-14
METROTOWN TOWN CENTRE DEVELOPMENT PLAN**

PURPOSE: To recommend a cash-in-lieu contribution as the approved community benefit to be derived through Rezoning Reference #13-14.

RECOMMENDATION:

1. **THAT** the Committee recommend to Council the approval of a cash-in-lieu contribution as the community benefit to be derived through the density bonus available to Rezoning Reference #13-14, as outlined in this report.

REPORT**1.0 BACKGROUND**

At its meeting of 2013 May 27, Council considered a staff report on a rezoning application for a high-rise residential development with ground oriented townhousing between Dunblane Avenue and Marlborough Avenue in the Metrotown Town Centre. The initial report noted that the applicant wishes 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 at the appropriate time. It is anticipated that a report will be submitted to Council in the coming months requesting advancement of the residential development proposal to a future Public Hearing. This report addresses the community benefit to be achieved through Rezoning Reference #13-14, and recommends a community benefit to be pursued in conjunction with the rezoning.

2.0 PROJECT OVERVIEW AND COMMUNITY BENEFITS

The development being proposed through Rezoning Reference #13-14 is for a single 37 storey high-rise apartment building with podium level residential uses fronting Dunblane Avenue and separated ground oriented townhousing fronting Marlborough Avenue. The development is anticipated to have a maximum residential density of 5.0 FAR and a Gross Floor Area of 272,845 sq. ft., inclusive of a 1.60 FAR density bonus (87,310.4 sq. ft.) in accordance with 's' category provisions within the Zoning Bylaw. The value of the community amenity bonus is

To: Community Development Committee
From: Director Planning and Building
Re: Selection of Community Benefit to be achieved
through RZ #13-14 – Metrotown Town Centre
Development Plan

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\$118 per square foot buildable, which could yield an estimated total dollar value of approximately \$10,302,627. The final amount will be determined once detailed plans for the proposed development have been prepared.

The applicant has submitted correspondence requesting that the density bonus funds be submitted as a cash-in-lieu contribution towards a future town centre amenity. Given the site's purely residential context, and given recent amenity spaces obtained within the immediate area including the Bonsor 50+ Centre, a non-profit resource centre at Telford Avenue and Beresford Street and the soon to be completed non-profit resource centre at Willingdon Avenue and Kingsway, the use of amenity bonus funds for future town centre amenities is considered appropriate.

In accordance with Council's adopted policy, of the \$10,302,627 associated with the subject amenity bonus, 80% of the cash-in-lieu contributions are applied toward a Town Centre Financial Account and 20% to the City-wide affordable or special needs housing fund. These funds would be applied to a more substantial appropriate off-site amenity, in the future, as determined by Council.

As such, it is recommended that the estimated \$10,302,627 to be derived through Rezoning Reference#13-14 be taken as a cash-in-lieu contribution, with 20% or \$2,060,525 to be deposited in the City wide housing/special needs sub-account, and 80% or \$8,242,102 to be deposited in the Metrotown Town Centre Amenity Account.

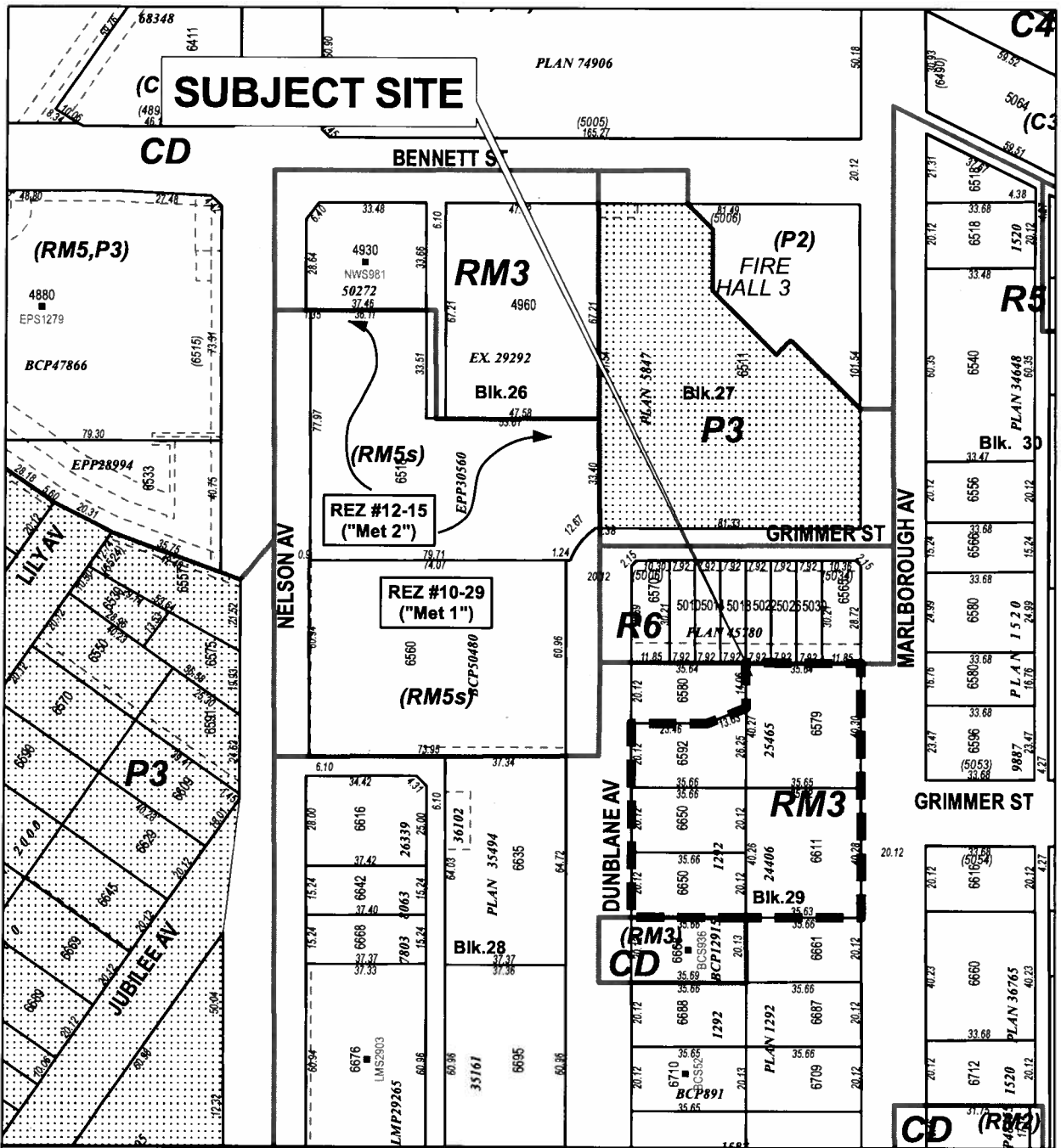
3.0 SUMMARY AND CONCLUSION


A community benefit valued at \$10,302,627 will be derived through Rezoning Reference #13-14. It is recommended that Council be requested to approve a cash-in-lieu contribution as the community benefit, with the estimated value of \$8,242,102 (80% of total contribution) being deposited in the Metrotown Town Centre Amenity Account and \$2,060,525 (20% of total contribution) to be deposited in the City wide housing/special needs sub-account.


Lou Pelletier, Director
PLANNING AND BUILDING

JBS:spf
Attachment

cc: City Manager
Director Finance
Director Parks, Recreation and Cultural Services
City Solicitor



 **City of Burnaby**


DATE: JUN 18 2014


SCALE: 1:2,000

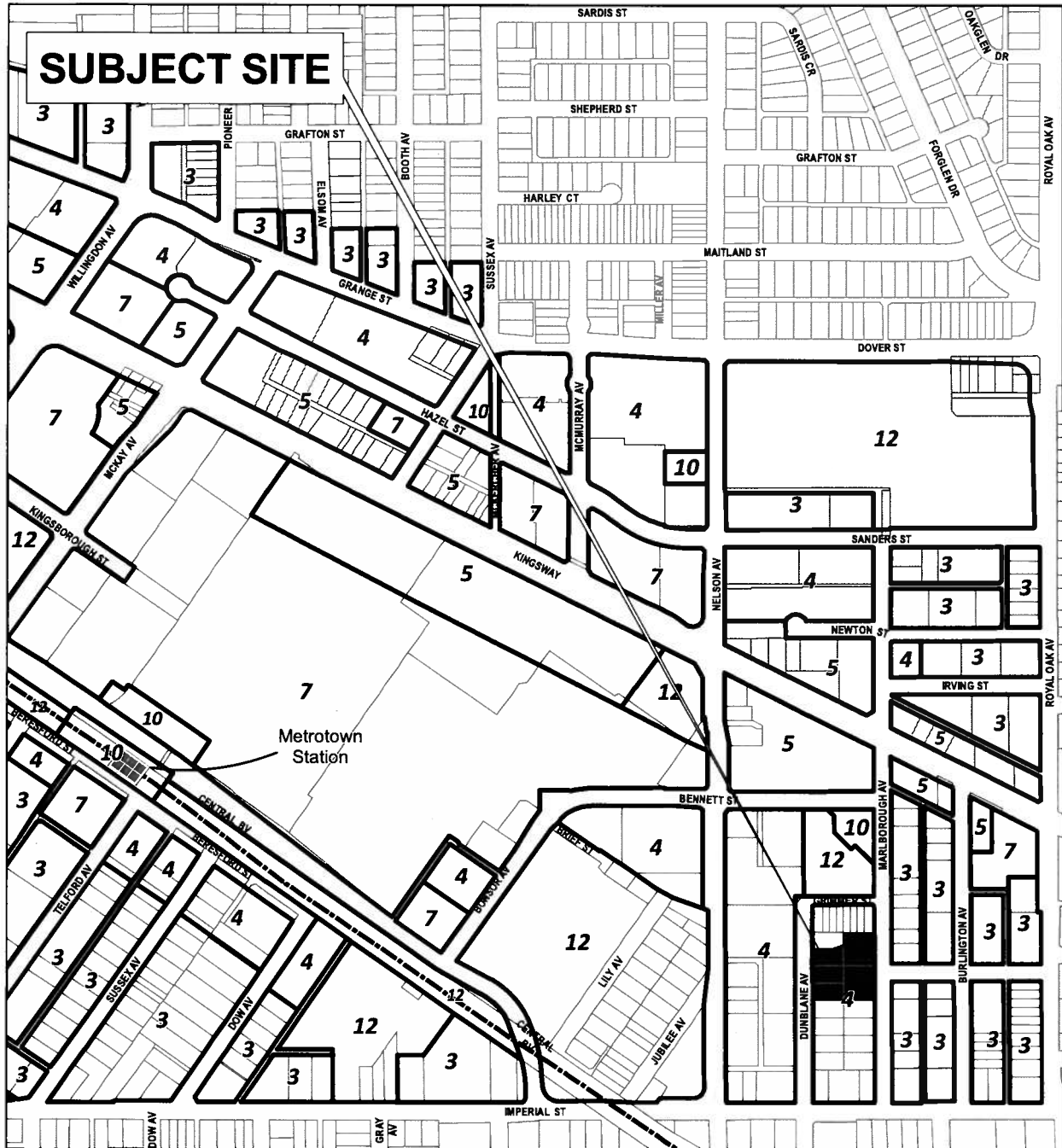
DRAWN BY: AY

PLANNING & BUILDING DEPARTMENT

REZONING REFERENCE #13-14
6592 AND 6650 DUNBLANE AVENUE
6579 AND 6611 MARLBOROUGH AVENUE

 Subject Site





- | | |
|---|---|
| 2 Low Density Multiple Family Residential | 7 High Density Mixed Use |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | |
| 6 Medium Density Mixed Use | |



Planning and Building Dept

Metrotown Plan

