

Burnaby's Community Benefit Bonus Policy

Achieving Community Amenities

Program Report 1997-2014



Prepared by the Planning and Building Department



TABLE OF CONTENTS

1.0	<i>Burnaby's Community Benefit Bonus Policy</i>	1
	What is a 'Community Benefit'?	
	What is the Community Benefit Bonus Policy?	
	Why does the City have a Community Benefit Bonus Policy?	
	How does the City determine what 'Community Benefits' are provided?	
2.0	<i>Achieved Community Benefits</i>	5
	Child Care Centres	
	Affordable and/or Special Needs Housing	
	Parks and Public Open Spaces	
	Civic Facilities	
	Non-Profit Office / Program Space	
	Environmental and Public Realm Improvements	
	Designated or Allocated Funds	
	Community Benefit Values Summary	

BURNABY'S COMMUNITY BENEFIT BONUS POLICY

The City of Burnaby's Community Benefit Bonus Policy has been in place since 1997. The Policy continues to be a very successful tool for securing community amenities through development that is occurring within Burnaby's four Town Centres. The Policy has also helped to secure affordable/special needs housing in locations throughout the City. In addition, 'cash contribution-in-lieu' funds have been set aside, in the City's Town Centre Accounts and the City-wide Housing Fund, for the future provision of community amenities and affordable/special needs housing.

The cumulative value of the program to the beginning of May 2014 is over **\$115 million dollars**.

Note: All values do not include interest.

1.1 WHAT IS A 'COMMUNITY BENEFIT'?

Burnaby's **Community Benefit Bonus Policy** defines a "community benefit" as one of the following:

1. Community Amenity;
2. Affordable and/or Special Needs Housing; or,
3. Cash Contribution-in-Lieu.

1

A "**Community Amenity**" may include:

- a. major public open space or plaza;
- b. public facilities, including libraries, community or recreation centres, arts facilities, youth centres;
- c. space for community or non-profit groups that serve the community;
- d. public art;
- e. extraordinary public realm improvements including landscaping treatment and special street furniture;
- f. improvements to park land or other public facilities;
- g. extraordinary environmental enhancements; and
- h. child care facilities.

2

"**Affordable and/or special needs housing**" may include:

- a. units developed under senior government non-profit housing programs;
- b. price controlled limited-equity market units;
- c. units controlled or managed or owned by non-profit housing groups providing affordable housing;
- d. guaranteed rental units; and
- e. housing for people with special needs such as those with physical or mental disabilities, or victims of violence.

3

A "**Cash Contribution-in-Lieu**" is a contribution made to the City by a developer or applicant and is based on the value of the additional density achieved through a density bonus. The money is allocated exclusively for the future provision of a community amenity and/or affordable and/or special needs housing.

1.2 WHAT IS THE COMMUNITY BENEFIT BONUS POLICY?

The Community Benefit Bonus Policy enables the City to allow developers or applicants to build additional density in exchange for providing a “community benefit”.

The policy is governed by the **British Columbia Local Government Act** and is defined and implemented by **Section 6.22 of the Burnaby Zoning Bylaw** and other sections within it that allow for density bonusing.

The policy only applies to sites that are zoned for multi-family residential (RM1, RM2, RM3, RM4, and RM5) and meet the following conditions:

1. The site must be located in a Town Centre and be approved for extra density within its Community Plan.
2. The site must be re-zoned to Comprehensive Development (CD) District.
3. The comprehensive development plan for the site must include the conservation or provision of amenities or the provision of affordable/special needs housing equivalent in value to the increase in the value of the site attributed to the increase in density.

1.3 WHY DOES THE CITY HAVE A COMMUNITY BENEFIT BONUS POLICY?

Burnaby’s Community Benefit Bonus Policy provides a means by which the City achieves necessary and strategically important community amenities, such as parks and public gathering places, civic facilities, non-profit office spaces, affordable housing, cultural facilities, child care centres, and public realm and environmental enhancements, all of which contribute to the quality of life and general livability of a community.

The City’s density bonusing approach enables the City to capture benefits from additional residential densities accommodated within our Town Centres. In doing so, the Community Benefit Bonus Policy has a key role in serving our growing communities. The City’s population is expected to grow by 100,000 people over the next 25 years, as noted in the Metro Vancouver Regional Growth Strategy and the City’s Regional Context Statement. As the population increases, supporting amenities will be necessary to maintain and enhance the livability of the City for its citizens. The Community Benefit Bonus Policy is one of the key tools available to the City to achieve those amenities that maintain and increase our quality of life.

1.4 HOW DOES THE CITY DETERMINE WHAT 'COMMUNITY BENEFITS' ARE PROVIDED?

The City identifies potential community amenities for each Town Centre that it would like to see developed within each respective area. The amenities are intended to be reflective of and respond to the social, cultural, recreational, and environmental needs of Burnaby's citizens.

Potential community amenities is based on:

- ◆ The types of community amenities that are permitted by Provincial legislation that can be achieved through density bonusing;
 - ◆ The types of community amenities that are permitted by the Burnaby Zoning Bylaw (as per the definitions of community benefits);
 - ◆ Existing policy that identifies particular community amenities (Official Community Plan, the three Sustainability Strategies, Transportation Plan, Community Plans, etc.);
 - ◆ Community amenity priorities as reflected in the City's current Capital Plan;
 - ◆ Knowledge of the condition of existing community facilities and amenities;
- ◆ Anticipated long-term needs of the community;
 - ◆ Community input via the development process; and,
 - ◆ A general review of existing amenities in each quadrant.

Generally, community benefits are determined through the development process, based on an analysis of the aforementioned considerations. A preferred option is recommended to Council. Upon Council approval, the amenity(s) is delivered by the developer or applicant.

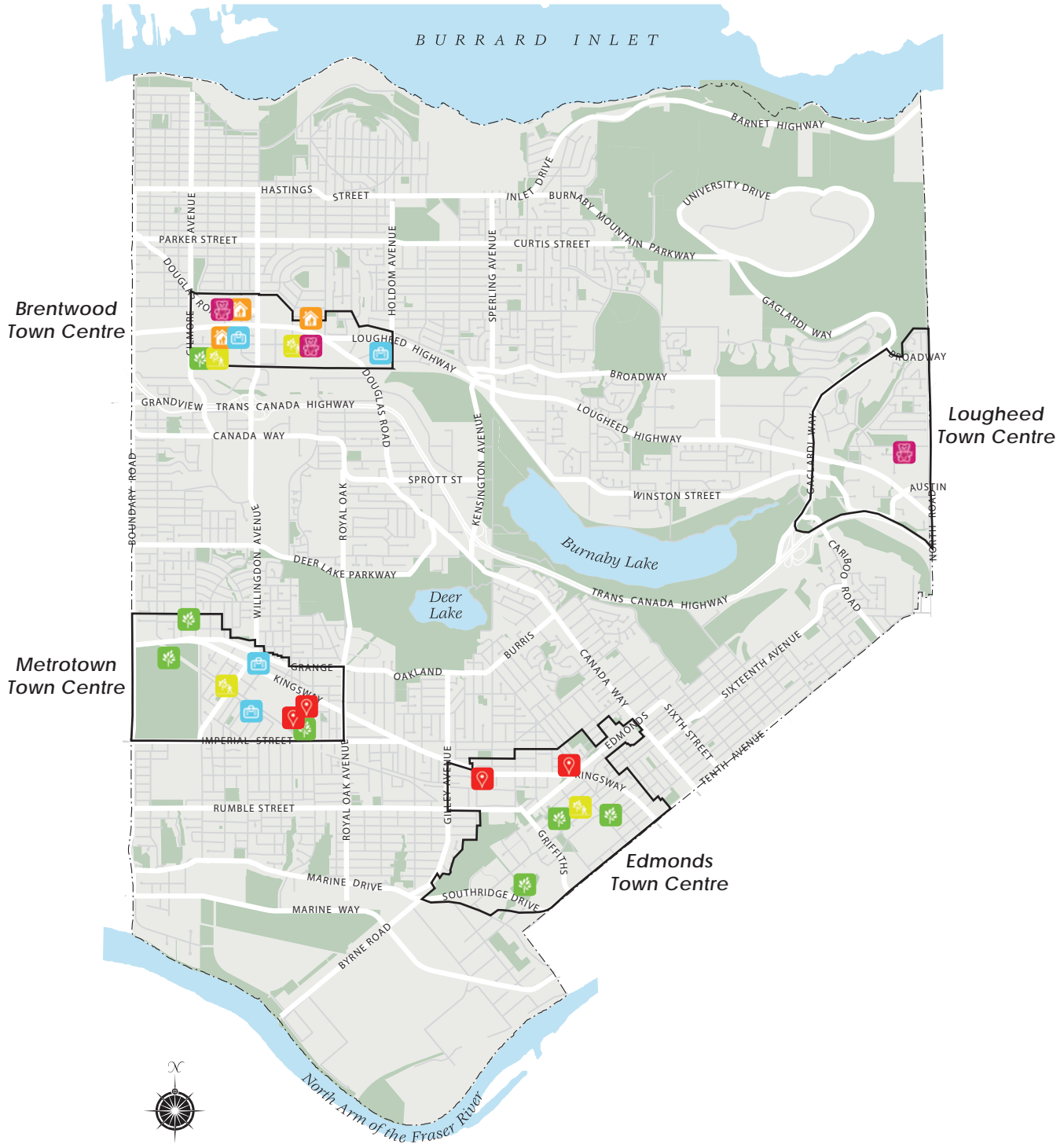
In the case where the community benefit selected is a 'Cash Contribution-in-Lieu', the funds are saved for the provision of a future amenity.

ACHIEVED COMMUNITY BENEFITS

Since the Community Benefit Bonus Policy's introduction in 1997 to the beginning of May 2014, an array of community amenities and housing units have been achieved, including:

- ◆ 3 group child care centres (146 child care spaces);
- ◆ 19 units of affordable and/or special needs housing;
- ◆ 3 housing fund grants to support affordable and/or special needs housing;
- ◆ the creation of or enhancements to 7 City parks;
- ◆ the construction of or enhancements to 4 civic facilities;
- ◆ the construction of 4 City-owned non-profit office/program spaces; and,
- ◆ the achievement of a number of environmental and urban design improvements.

Community Benefits Achieved through the Community Benefit Bonus Policy



Community Benefits Achieved through the Community Benefit Bonus Policy



Child Care Centres

- ◆ Madison Children's Centre
- ◆ Yukon Crescent Children's Centre
- ◆ Cameron Children's Centre



Affordable and/or Special Needs Housing

- ◆ 4 Units Adaptable, Affordable Housing
- ◆ 9 Units Adaptable, Affordable Housing
- ◆ 6 Units Affordable Housing



Park and Public Open Spaces

- ◆ Jim Lorimer Park and Chubb Creek
- ◆ Taylor Park
- ◆ Metro Skate Park
- ◆ George McLean Park
- ◆ Variety Club Playground
- ◆ Ernie Winch Park
- ◆ Stride Avenue Ravine Park



Currently under construction




Civic Facilities

- ◆ Tommy Douglas Branch Library
- ◆ Alan Emmott Centre
- ◆ Bonsor 55+ Centre
- ◆ Bonsor Recreation Complex



Non-Profit Office / Program Space

- ◆ Holdom Resource Centre
- ◆ Brentwood Resource Centre
-  ◆ Community Resource Space at Telford Avenue & Beresford Street
-  ◆ Community Resource Space at Kingsway & Willingdon Avenue



Environmental and Public Realm Improvements

- ◆ Salisbury Urban Trail
- ◆ BC Parkway Upgrades
- ◆ Enhancements to Chubb Creek
- ◆ Corner of Beta Avenue & Dawson Street Improvements



The Community Benefit Bonus Policy has provided fully finished and equipped child care centres with amenities that range from state-of-the-art playground equipment to toys on the shelves.

Child Care Centres

Three child care centres, with a total of 146 licensed child care spaces, have been achieved through the Community Benefit Bonus Policy.

Each centre is leased on a rent-free basis to non-profit child care providers, helping to create quality, reasonably-priced child care for Burnaby families.

All three centres are operated by the Lower Mainland Purpose Society (LMPS) for Youth and Families in partnership with the City of Burnaby. They offer programs for infant / toddler care, 3-5 year old care, and, at the Yukon Crescent Children's Centre, school-aged care.

Each program promotes age appropriate active learning, independence, and sense of responsibility. Parents are encouraged to be actively involved in their child's' child care experience.

DID YOU KNOW ?

The City of Burnaby received the 2012 B.C. Child Care Award of Excellence in the Local Government category awarded by the Ministry of Child and Family Development. The award recognizes outstanding commitment and leadership in child care initiatives.

Madison Children's Centre



The Madison Children's Centre is operating at full capacity with an extensive wait list. It has three programs – infants, toddlers, and preschoolers (3-5 year-olds) – each is developed and implemented according to the developmental needs of the children.

The Madison Children's Centre is located in a stand-alone building near the Madison Centre in the Brentwood Town Centre. The facility is located near public transit and a variety of other community amenities.

Town Centre:	Brentwood
Location:	4397 Buchanan Street
Development:	Madison Centre
Size:	4,000 sq.ft. (indoor space) 3,500 sq.ft. (outdoor space)
Capacity:	40 Spaces: 22 – Infant / Toddler Spaces 18 – Preschooler Spaces
Amenity Value:	\$1.0 million
Year:	2001

Yukon Crescent Children's Centre



The Yukon Crescent Children's Centre is located in a one-storey stand-alone building in a new residential neighbourhood. It offers licensed child care programs for infants / toddlers, preschoolers (3-5 year-olds), and school-aged children. Each program has its own separate indoor space equipped with age-appropriate toys and resources as well as its own fenced, outdoor play area. The school-aged centre provides care for children in elementary school.

Town Centre: *Brentwood*

Location: *2123 Yukon Crescent*

Development: *Watercolours*

Size: *5,500 sq.ft. (indoor space)*
5,200 sq.ft. (outdoor space)

Capacity: *62 Spaces:*
20 – Infant / Toddler Spaces
22 – Preschooler Spaces
20 – School-aged Spaces

Amenity Value: *\$1.85 million*

Year: *2008*



Cameron Children's Centre

The Cameron Children's Centre is located on the ground floor of the Northgate Village development. The centre was designed, finished, fully furnished and equipped by the developer and then given to the City. It provides licensed child care spaces for 8 infants, 12 toddlers, and 24 preschoolers (3-5 year-olds).

Town Centre: *Lougheed*

Location: *9838 Cameron Street*

Development: *Northgate Village*

Size: *4,900 sq.ft. (indoor space)*
4,000 sq.ft. (outdoor space)

Capacity: *44 Spaces:*
20 - Infant / Toddler Spaces
24 - Preschooler Spaces

Amenity Value: *\$2.0 million*

Year: *2009*



Affordable and/or Special Needs Housing

The City has an established history of pursuing a range of initiatives to facilitate the development of affordable housing in Burnaby. The City has been able to make important contributions to the protection, provision, enhancement, support and encouragement of affordable housing in the City. Burnaby has the third highest number of non-market housing units of any municipality in Metro Vancouver.

The Community Benefit Bonus Policy has enabled the City to secure nineteen affordable and/or special needs housing units in conjunction with private developments as well as accept cash contribution-in-lieu for future affordable and/or special needs housing development. In addition, housing fund grants have been provided to reduce the costs of community sponsored housing initiatives.

DID YOU KNOW ?

The City continues to seek new methods, regulations and partnerships to encourage the development and protection of affordable and special needs housing in the City.

4 Units of Adaptable, Affordable Housing

Four units of adaptable, affordable housing were created as a part of the Madison development. The units are operated by the Burnaby Association for Community Inclusion (BACI). The units are owned by the Sharing Our Future (SOF) Foundation, an independent non-profit fundraising arm of BACI.

There are two one-bedroom units (700 sq.ft. each) and two two-bedroom units (900 sq.ft. each). They are rented to people with disabilities who require subsidized housing.

The rents are set to the level for shelter under the B.C. Benefits Program and are secured by the registration of a covenant on the property title and on the individual units.



Quadrant: *Brentwood*

Location: *1825 Rosser Avenue*

Development: *Madison Centre*

Size: *3,200 sq.ft. (4 units)*

Amenity Value: *\$600,000*

Year: *2004*



9 Units of Adaptable, Affordable Housing



Nine units of adaptable, affordable housing were created as a part of the Renaissance development. The units are owned by the City and operated by the Burnaby Association for Community Inclusion (BACI).

There are three one-bedroom units and six two-bedroom units. The units range in size from 717 sq.ft. to 1,135 sq.ft. The units are rented to individuals, couples and families with unique access requirements.

The rents are set to the level for shelter under the B.C. Benefits Program and are secured by the registration of a covenant on the property title and on the individual units.

-
- Quadrant:** *Brentwood*
- Location:** *2088 Madison Avenue*
- Development:** *Renaissance*
- Size:** *8,100 sq.ft. (9 units)*
- Amenity Value:** *\$2.0 million*
- Year:** *2005*

6 Units of Affordable Housing

Six units of affordable housing were created as a part of the Brentwood Gate development. The units are owned by the City and are operated by the Metro Vancouver Housing Corporation (MVHC). This operating agreement with MVHC was the first in Metro Vancouver where units obtained by a city through a bonus program were operated by the regional housing corporation.

The units are rented to individuals, couples, and families who require subsidized housing. They are all two-bedroom units at 820 sq.ft. in size.

The rents are set to the level for shelter under the B.C. Benefits Program and are secured by the registration of a covenant on the property title and on the individual units.



Quadrant:	Brentwood
Location:	4878 Brentwood Drive
Development:	Brentwood Gate
Size:	4,920 sq.ft. (6 units)
Amenity Value:	\$1.3 million
Year:	2009

Royal Canadian Legion (Branch No. 83) Housing Fund Grant

The Poppy Residence is a new 70-unit supportive housing facility for seniors that includes wheelchair accessible units with cooking facilities; a common dining room where a minimum of one meal is provided to the residents each day; and other amenities such as a library, living room, and salon/spa. The units are required to remain available as seniors housing for residents age 55 and over and are secured by a Section 219 covenant registered on title.

The Legion gives priority to low-income Legion members, veterans and their spouses, and also accommodates other low-income seniors as units become available.

Community benefit funds were used to assist in off-setting the costs of the non-profit seniors' supportive housing development.

Quadrant: *Metrotown*
Location: *5289 Grimmer Street*
Amenity Value: *\$227,000*
Year: *2009*

Dixon Transition Society Housing Fund Grant

The Dixon Transition Society constructed a nine-unit second stage transition house for women and children fleeing domestic violence. The building incorporated communal indoor spaces and offices, a communal patio and a children's play area.

The facility provides both a safe place to stay and various supportive services such as on-site counseling. It accommodates nine to eleven families per year with each family staying an average of one year, to a maximum stay of 18 months.

This community sponsored initiative used community benefit funds to augment the development budget and enhance the overall viability of the project.

Quadrant: *Metrotown*
Amenity Value: *\$100,000*
Year: *2009*

Swedish Canadian Rest Home Association Housing Fund Grant

The Swedish Canadian Rest Home Association (SCRHA) developed a new 64-unit seniors assisted living facility. Of the 64 units, 46 are subsidized for low income seniors through the Independent Living BC program.

The facility includes common lounges, activity rooms, a dining room and commercial kitchen, exercise room, wellness room, beauty salon, on-grade parking, individual storage units, and scooter storage.

The site is also home to an 80 unit seniors rental building owned by SCRHA and leased to Gustav Wasa Housing Society, a 63 unit seniors rental building, owned and operated by Swedish Canadian Manor Society, and a 27 unit senior's strata building, where the units are owned by the individuals.

Community benefit funds were used to offset costs for the new assisted living facility.

Quadrant: *Lougheed*

Location: *1800 Duthie Avenue*

Amenity Value: *\$355,000*

Year: *2012*

Housing Fund Disbursements

Housing Fund disbursements have also been made in an effort to advance affordable and/or special needs housing within the City of Burnaby.

Parks and Public Open Spaces

Parks are an integral public amenity within the City of Burnaby. They add to the livability and ecology of the City.

Burnaby is fortunate to have a generous and expansive network of green spaces. The parks and public open spaces incorporate aspects of active (sports, hiking, jogging, etc.) and passive (meditation, relaxation, picnics, etc.) recreational use.

The Community Benefit Bonus Policy helps to achieve, create, construct, and improve parks and public open spaces of all sizes and uses to better enhance the City's neighbourhoods and communities as they develop over time.

To-date, seven of Burnaby's parks and public open spaces have utilized funds from the Community Benefit Bonus Policy.

DID YOU KNOW ?

Over 25% of the City is dedicated as park or conservation lands.

Jim Lorimer Park and Chub Creek

In 2004, the vacant City-owned land at 2338 Gilmore Avenue, along Chub Creek, was designated for neighbourhood park and conservation uses to serve the growing Brentwood neighbourhood.

The concept for the park includes play opportunities for children and youth that encourages exploration of the natural world. Boardwalks and pathways with seating areas, shade trees, ponds and enhancements to creekside vegetation and wildlife habitat are additional features that make the park user-friendly.

Community benefit funds were used for site preparation, invasive plant removal, riparian planting along Chub Creek, the inclusion of play structures with water and sand play elements, the development of a 2-metre wide lit pathway / nature trail, site furnishings, and landscaping.

Future phases will continue to build on the park's concept and further enhance the park experience for park visitors.



Town Centre: *Brentwood*

Location: *2338 Gilmore Avenue*

Development: *OMA 2*

Size: *3.07 acres (1.24 ha)*

Amenity Value: *\$253,500*

Year: *2006*

Taylor Park

The closure of the Stride Avenue Landfill provided an opportunity to create a large neighbourhood park for the Stride Hill Community. An extensive remediation program transformed the land into spectacular parkland.

Building on the existing park development work, community benefit funds were used towards the completion of the community sports and event field, the development of an off-leash facility for dog walking, and a youth node.

“Designed by youth for youth” was the motto for the creation of the youth node. It features a bike challenge course with dirt jumps, mounds, and gravel track; basketball court; saucer swings; and a cable ride. This youth node was designed to encourage social interaction through the use of innovative site furnishings that were created with youth input through a community public art initiative.



Town Centre: *Edmonds*

Location: *7599 Mission Avenue*

Development: *Park 360*

Size: *22.46 acres (9.09 ha)*

Amenity Value: *\$894,000*

Year: *2005*

Metro Skate Park

The Metro Skate Park is located in Bonsor Park at the northwest corner of Imperial Street and Jubilee Avenue.

The skate park was designed to be open to all levels of users and different types of skating. The central location was a direct result of extensive public consultation.

In addition, not only is the Park a place to skate, it is also an innovative community art project, with a mosaic wall and ceramic tile wall designed by local youth.

Burnaby was the first city in Canada to use environmentally friendly concrete in the construction of the skate park.

The Metro Skate Park received 2 awards:

- ◆ The “Artistic Merit Award” from the BC Ready-Mix Concrete Association.
- ◆ The Canadian Parks, Recreation & Cultural Service Association (CPRA) 2007 Award of Excellence for Innovation.



Town Centre:	<i>Metrotown</i>
Location:	<i>6550 Bonsor Avenue</i>
Development:	<i>The Presidia Central Park</i>
Size:	<i>0.45 acres (0.185 ha)</i>
Amenity Value:	<i>\$600,000</i>
Year:	<i>2003</i>



George McLean Park



Community benefit funds provided the initial funding required to prepare the George McLean Park site for public park use. This work included the demolition of existing structures, the clearing of brambles and other invasive species, the preservation of existing trees, and re-grading and drainage works. An open lawn area with seating and an interim walking path were established as a part of the initial park development.

This initial phase of the park’s development has provided the community with the opportunity to get to know the park site before participating in a community consultation process that will inform future phases of the park’s development.

- Town Centre:** *Metrotown*
- Location:** *5477 Patterson Avenue*
- Development:** *Clarke House*
- Size:** *3.25 acres (1.32 ha)*
- Amenity Value:** *\$212,300*
- Year:** *2005*

Variety Club Playground

The Variety Park Playground, located within Central Park, provides a unique diversity of accessible and integrated play opportunities for all children. In 1989, it received the Premier’s Award of Excellence in Accessible Design.

In 2006, the playground was renovated to incorporate a theme that was more closely tied to the appreciation and enjoyment of the natural surroundings, given that Central Park is an important woodland reserve.

The new “Exploring the Forest” theme was intended to encourage children to discover the forest and forest creatures. New imaginary play components, active play components, water play features, and adjustments to playground circulation were included so that all ages and abilities are accommodated.

Three zones of playground improvements were designed for phased development:

- ◆ sand play zone;
- ◆ forest zone; and,
- ◆ active play zone.

The community benefit funds contributed to the implementation of the sand play zone.



Town Centre: *Metrotown*

Location: *Central Park*

Development: *Patterson Park*

Size: *0.75 acres (0.30 ha)*

Amenity Value: *\$152,700*

Year: *2006*

Ernie Winch Park

In response to a City initiated Crime Prevention Through Environmental Design (CPTED) review of the Edmonds area, a number of improvements were initiated to improve public safety.

Community benefit funds were used to implement the CPTED recommendations for Ernie Winch Park. These improvements included:

- ◆ the creation of more usable open green space through the landscaping of vacant lots;
- ◆ improved views and sight-lines through the park by removing an asphalt play pad and a practice wall;
- ◆ better site circulation through the construction of a perimeter gravel walkway; and,
- ◆ increased park use and access by providing site furnishings.



Town Centre: *Edmonds*

Location: *7680 Fifteenth Street*

Development: *South Gate*

Size: *5.30 acres (2.15 ha)*

Amenity Value: *\$224,200*

Year: *2005*

Stride Avenue Ravine Park

Before the Stride Avenue Ravine Park improvements were undertaken, the site was home to a number of older structures and invasive plant species, and Byrne Creek was in need of rehabilitation.

Community benefit funds enabled the removal of those older structures and the invasive plant species, as well as the implementation of other improvements to the site. The intent was to rehabilitate the property to its natural state as a riparian stream bank.

This project has and will continue to provide significant environmental benefits for Byrne Creek.

-
- Town Centre:** *Edmonds*
 - Location:** *7054 Stride Avenue*
 - Development:** *7128 17th Avenue*
 - Size:** *2.91 acres (1.18 ha)*
 - Amenity Value:** *\$59,800*
 - Year:** *2005*



Civic Facilities

The City of Burnaby's civic facilities serve as important places for gathering, activity, recreation, culture, learning, and more. The availability of appropriate, diverse and accessible civic facilities plays an important role in the health and well-being of Burnaby's residents.

The role of the City in the provision of civic facilities is supported by the Community Benefit Bonus Policy that enables the City to build or renovate civic facilities to better serve the community at either minimal or no cost to the City.

Civic facilities, such as the Tommy Douglas Library, the Alan Emmott Centre, the Bonsor 55+ Centre, and the Bonsor Recreation Complex, have utilized Community Benefit funds.

DID YOU KNOW ?

The Burnaby Public Library was awarded the B.C. Library Association's Award of Merit for Building Projects for the Tommy Douglas Library in 2010.

Tommy Douglas Library



The Tommy Douglas Library is a beautiful, environmentally friendly (LEED Gold), functional building and was designed to be inclusive and flexible to serve a diverse community.

In April 2010, Burnaby Public Library was awarded the B.C. Library Association’s Award of Merit for Building Projects for the Tommy Douglas Library. The award recognizes outstanding achievement in a library building project.

The Burnaby Public Library provides residents with a wide selection of stories, ideas and information through its collections, programs, and services. The Tommy Douglas Library is an important gathering place for the community.

- Town Centre:** *Edmonds*
- Location:** *7311 Kingsway*
- Development:** *Esprit*
- Size:** *17,500 sq.ft.*
- Amenity Value:** *\$1.5 million (partial funding)*
- Year:** *2009*



Alan Emmott Centre



The Alan Emmott Centre, built in 1914, has the architectural character and charm of the early 1900s. It was originally designed in the arts and crafts style and is a beautiful heritage asset in the City. The former school building was restored in 2002. The main hall is suitable for formal and informal banquets, weddings and social occasions as well as smaller meetings and training sessions, with space for up to 150 people.

Town Centre:	Edmonds
Location:	6650 Southoaks Crescent
Development:	Gemini
Size:	7,540 sq.ft.
Capacity:	150 people
Amenity Value:	\$880,000
Year:	2002

Bonsor 55+ Centre



The Bonsor 55+ Centre is a two-storey building that includes a lounge and coffee bar, snooker room, two meeting rooms, multi-purpose space and offices, and a patio. It is connected by a walkway to the Bonsor Recreation Complex.

The facility was designed to ensure maximum flexibility and functionality, while providing welcoming and cheerful spaces.

It is home to the Bonsor 55+ Society who offer both structured and unstructured programs, as well as trips and outings for people over the age of 55.

Town Centre:	<i>Metrotown</i>
Location:	<i>6533 Nelson Avenue</i>
Development:	<i>Chancellor</i>
Size:	<i>8,400 sq.ft.</i>
Amenity Value:	<i>\$2.7 million</i>
Year:	<i>2013</i>

Bonsor Recreation Complex

The Bonsor Recreation Complex is a multi-service recreation centre located in the heart of Metrotown. The Complex is a highly used facility in Burnaby.

In 2005, community benefit funds were used for the following renovations:

- ◆ added new cardio and weight room space, and a new multi-use space;
- ◆ redesigned the lobby and admissions counter;
- ◆ renovated the food services and spectator viewing area; and,
- ◆ upgraded the change room facilities.

These upgrades enabled the City to ensure that current and future recreational needs are being met now and into the future.



Town Centre: *Metrotown*

Location: *6550 Bonsor Avenue*

Development: *Centrepoint*

Size: *+26,000 sq.ft.*

Amenity Value: *\$884,000*

Year: *2005*



Holdom Community Resource Centre

Non-Profit Office / Program Space

Community benefit funds have been used to achieve four non-profit office / program spaces. The provision of these spaces make it possible for non-profit societies to be located in areas that are highly accessible, visible, and where they are needed most.

The Community Benefit Bonus Policy allows for the development of non-profit office/program space to enable non-profit social service agencies to locate within the Town Centres.

The services provided by these non-profits help people to develop social networks, access services, and gain skills that stabilize and improve their quality of life. This benefits both individuals, and the community in which they live.

DID YOU KNOW ?

The City also provides lease grants to eligible non-profit tenants of 25% or 50% on an annual basis to off-set lease costs.

Holdom Community Resource Centre



The Holdom Community Resource Centre is home to five non-profit societies offering services to Burnaby residents.

Approximately 10,000 sq.ft. of unfurnished space and parking was provided for non-profit office and program use.

The Centre is ideally located, fronting on to a public plaza with convenient access to the adjacent Holdom SkyTrain Station.

The building was designed to be a striking and sculptural element with a high level of architectural quality - a "flagship" community amenity space.

Town Centre:	Brentwood
Location:	2101 Holdom Avenue
Development:	Legacy
Size:	10,000 sq.ft. (gross area)
Serves:	5 Non-Profit Societies
Amenity Value:	\$1.8 million
Year:	2008

Brentwood Community Resource Centre



The Brentwood Community Resource Centre offers 6,000 sq.ft. of non-profit office and program space. It is home to organizations such as Burnaby Meals on Wheels, which provides nutritious, local, and affordable food to people who are unable to meet their dietary needs, and Burnaby Community Services, which enhance lives by connecting people to services and fostering connections within communities.

Town Centre:	<i>Brentwood</i>
Location:	<i>2085 Rosser Avenue</i>
Development:	<i>Vantage</i>
Size:	<i>6,000 sq.ft. (gross area)</i>
Serves:	<i>4 Non-Profit Societies</i>
Amenity Value:	<i>\$2.1 million</i>
Year:	<i>2013</i>

Community Resource Space at Teleford Avenue and Beresford Street



This community resource space is scheduled to open in September 2014 and will be home to the Burnaby Neighbourhood House and their partners, including the BC Centre for Abilities, YMCA Childcare Resource and Referral Program, and the National Congress of Black Women Foundation. These agencies provide a welcoming environment for people of all ages and backgrounds.

“A Neighbourhood House is a volunteer driven community based social service agency that provides programs and services in response to identified community needs.”

- Town Centre:** *Metrotown*
- Location:** *6461 Teleford Avenue*
- Development:** *Metroplace*
- Size:** *16,000 sq.ft. (gross area)*
- Serves:** *The Neighbourhood House and their Partners*
- Amenity Value:** *\$6.70 million*
- Year:** *2014*

 Currently under construction

Community Resource Space at Kingsway and Willingdon Avenue



This community resource space is currently under construction and is scheduled to open in 2015.

It will provide 6,100 sq.ft of non-profit office and program space. The centre will be home to Burnaby Family Life, who offer social services, and the Burnaby Hospice Society, who provide care during the end-of-life journey, as well as education about dying and bereavement.

- Town Centre:** *Metrotown*
- Location:** *4509 Kingsway*
- Development:** *Sovereign*
- Size:** *6,100 sq.ft. (gross area)*
- Serves:** *2-3 Non-Profit Societies*
- Amenity Value:** *\$2.0 million*
- Year:** *2015*

 Currently under construction



Jim Lorimer Park and Chubb Creek

Environmental and Public Realm Improvements

Community benefits derived as environmental and / or public realm improvements are projects that offer exceptional urban design or environmental benefits to a development or public space. These improvements may include creek enhancements, other environmental features, public art, and public realm improvements such as additional landscaping, specialized street furniture, or other streetscape enhancements.

These benefits add to the enjoyment and functionality of Burnaby's public space. They enhance the walkability, accessibility, and environmental quality of the City.

DID YOU KNOW ?

The City sets a high standard for public realm, urban design, and environmental enhancements to facilitate the economic, social, and environmental goals of the City.

Salisbury Urban Trail



An urban trail was constructed along 18th Street from the Stride Avenue School Park to 14th Avenue. This urban trail links the high school site with the new Southeast Bikeway route.

An additional component of this project included new lighting in the area.

Town Centre: *Edmonds*

Location: *18th Street from Stride Avenue to 14th Avenue*

Development: *7000 - 21st Avenue*

Amenity Value: *\$51,700*

Year: *2004*

BC Parkway – Sidewalk Realignment



The BC Parkway is a 19km linear park strip connecting the Westminster Quay waterfront to False Creek in Vancouver. The Parkway, owned and operated by BC Hydro and TransLink, provides a separated cycle and pedestrian trail system within a landscaped park corridor.

Community benefit funds were used to provide safer pedestrian and cyclist access by realigning the BC Parkway to direct users to the existing signalized intersection at Central Boulevard.

Town Centre: *Metrotown*

Location: *BC Parkway - West of Willingdon*

Development: *The Presidia Central Park*

Amenity Value: *\$16,700*

Year: *2005*

Enhancements to Chub Creek



As a part of the creation of Jim Lorimer Park (noted earlier in this document), riparian and environmental enhancements were made to the Chub Creek watercourse.

These enhancements included the provision of a 30m (98.4 ft) wide riparian setback along the southern property line. Biofiltration ponds for on-site stormwater management and to treat water from the surface of the adjacent driveways and ground-level parking were also added.

Town Centre: *Brentwood*
Location: *2338 Gilmore Avenue*
Development: *OMA 2*
Size: *3.07 acres (1.24 ha)*
Amenity Value: *(part of Jim Lorimer Park)*
Year: *2006*

Corner of Beta Avenue and Dawson Street Improvements



Community benefit funds were used to build a public plaza and gateway feature with a public art component at the southeast corner of Beta Avenue and Dawson Street.

These improvements were intended to help establish a public realm that would be reflective of the neighbourhood's transition from industrial uses to a residential community.

Town Centre: *Brentwood*
Location: *4728 Dawson Street*
Development: *Montage*
Amenity Value: *\$70,000*
Year: *2008*



Designated or Allocated Funds

Some community amenities require more funding than one development can contribute. In these cases, funding can be achieved in two ways:

1. Funds may be specifically designated to a community amenity project at the time of rezoning, from a number of developments, until such time as the total required funding is achieved; or,
2. Funds may be allocated to a specific community amenity or housing project from the appropriate Town Centre Account or Housing Fund.

The following community benefits are those that have partial funding specifically designated or allocated to the beginning of May 2014, and are either waiting for the total funds to be achieved, or they are fully funded but construction has not yet started.

BC Parkway Public Realm Enhancements

The BC Parkway, owned and operated by BC Hydro and TransLink, is a 19km linear park, with a separated cycle and pedestrian trail system, connecting the Westminster Quay waterfront to False Creek in Vancouver. Community benefit funds have been designated for public realm improvements.

- Town Centre:** *Metrotown*
- Location:** *BC Parkway*
- Development:** *The Presidia Central Park*
- Amenity Value:** *\$223,000 (designated)*
- Year:** *Future*

Willingdon Avenue and Lougheed Non-Profit Office / Program Space

A new community “flex-office / multi-use” space will be built as part of Phase 3 in the Solo District development.

- Town Centre:** *Brentwood*
- Location:** *Fronting along Rosser*
- Development:** *Solo District*
- Size:** *4,600 sq.ft.*
- Amenity Value:** *\$2.0 million (designated)*
- Year:** *Future*

Willingdon Heights Community Centre and Park

Community benefit funds have been specifically allocated to expand and update the Willingdon Heights Community Centre and Park to better serve a growing demand for a variety of recreational opportunities, such as fitness facilities, gymnasium space, meeting space and youth oriented programming areas.

These potential upgrades would occur once a specific spacial program has been determined and once the required level of funds have been achieved.

Currently, the Community Centre includes a weight room, cardio room, games room, meeting/activity/party room rentals, and a meeting/social hall.

- Town Centre:** *Brentwood*
- Location:** *1491 Carleton Avenue*
- Development:** *Citi at Motif and Aviara 1*
- Existing Size:** *Building: 10,500 sq.ft.
Park: 12.07 acres (4.89 ha)*
- Amenity Value:** *\$3.2 million (designated)*
- Year:** *Future*

Bonsor Recreation Complex

The Bonsor Pool was constructed in 1973 and the Bonsor Recreation Centre was added in 1988. Since that time, the facility has undergone two renovation projects.

In 2013, the Bonsor 55+ Society moved into their new space, leaving the upper floor of the Bonsor Complex vacant. The community benefit funds will be used to renovate the upper floor to accommodate dance programs, fitness classes, social events, spin cycling, two sound music studios, and better circulation space. It is estimated that this space will serve an additional 2,000 participants per week.

Town Centre: *Metrotown*

Location: *6550 Bonsor Avenue*

Development: *Funds from Cash Contribution-in-Lieu - Metrotown Town Centre Account*

Size: *3,340 sq.ft.*

Amenity Value: *\$1.3 million (allocated)*

Year: *Future*

Vancouver Resource Society Housing Fund Grant

Eleven units of accessible rental housing are proposed to be located on the second storey of a four storey mixed-use development. The units would be rented to persons with disabilities and seniors, targeted to eligible Burnaby residents, and would be held by a non-profit society as either an air space parcel or strata with the objective to achieve affordability over time.

The Vancouver Resource Society (VRS) is a non-profit organization that specializes in providing accessible housing for people with disabilities. The VRS would purchase and manage the proposed eleven units.

Community benefit funds were requested to help offset development and City related costs such as servicing costs and the Parkland Acquisition Levy.

Town Centre: *Brentwood*

Location: *4555 Hastings Street*

Development: *Teatro*

Amenity Value: *\$95,100 (allocated)*

Year: *Future*



Community Benefit Values Summary

From 1997 to the beginning of May 2014, the Community Benefit Bonus Policy has achieved over:

- ♦ **\$17 million dollars** in completed community amenities;
- ♦ **\$8 million dollars** in community amenities currently under construction;
- ♦ **\$4 million dollars** in affordable and/or special needs housing and housing fund grants;
- ♦ **\$64 million dollars** in the Town Centre Accounts for the provision of future amenities;
- ♦ **\$16 million dollars** in the Housing Fund for the provision of future affordable and/or special needs housing; and,
- ♦ **\$6 million dollars** designated or allocated to specific projects.

The cumulative value of the program is over **\$115 million dollars**.

Note: All values do not include interest.

