

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2021 October 06

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 4230 08
Reference: Brentwood Community Ctr.

SUBJECT: COMMUNITY AMENITY SPACE AT 2038 ROSSER AVENUE
BRENTWOOD TOWN CENTRE

PURPOSE: To request the use of the Community Benefit Bonus Reserve to finance improvements at the Community Amenity Space Solo District Phase 3 in the Brentwood Town Centre.

RECOMMENDATION:

1. **THAT** the Financial Management Committee recommend Council authorize the use of the Community Benefit Bonus Reserve in the amount of \$250,000 to finance improvements at the Community Amenity Space Solo District Phase 3, as outlined in this report.

REPORT**1.0 INTRODUCTION**

As part of Rezoning #15-15 in the Brentwood Town Centre, the City will receive a community amenity space in the new mixed-use, high-rise development at 2038 Rosser Avenue.

The space is well situated to provide for the delivery of community programming and associated services given its proximity to the Brentwood SkyTrain station, transit routes, the Brentwood Community Resource Centre, other community services and amenities, and the growing Brentwood Community.

At their meeting of 2021 May 10, Council approved the addition of the amenity space to the City's community resource centre portfolio and the issuance of a Request for Proposals (RFP) to select a tenant for the space. Through the tenant selection process, preference will be given to Burnaby-based non-profit societies supporting Burnaby residents through a range of programs and services. The RFP for tenant selection was issued on BC Bid on 2021 August 6 and is expected to close 2021 September 23. Construction is nearing completion and the amenity space will be turned over to the City in fall 2021.

2.0 POLICY SECTION

The Community Amenity Space Solo District Phase 3 project is aligned with the City of Burnaby's Social Sustainability Strategy (2011) as well as the policy objectives of the Corporate Strategic Plan (2017), the Economic Development Strategy (2007) and the Official Community Plan (1998).

To: Financial Management Committee
From: Director Planning and Building
Re: Community Amenity Space at 2038 Rosser Avenue
Brentwood Town Centre
2021 October 6.....Page 2

3.0 COMMUNITY AMENITY SPACE SOLO DISTRICT PHASE 3

The main amenity space has an indoor area of 4,231 square feet plus a private outdoor deck of 500 square feet and is located one floor above street level. The space is served by a dedicated elevator from the entry lobby at street level. The amenity space includes a reception area and adjoining access to the south facing outdoor deck. The indoor space includes flexible “open office” space, one large meeting room with a moveable glass wall, and three smaller office/meeting spaces, gender-neutral and accessible washrooms, as well as a kitchen/staff room with a moveable partition wall. The amenity space will be allocated 12 dedicated under-building parking spaces (at ground level).

The interior space is finished with painted drywall walls, acoustic ceiling tiles and a mix of durable resilient floor types in high-traffic areas and carpet-tile floors in office areas.

It is expected that upon selection of a tenant, that minor refinement of the internal finishing of the space will be required. Some upgrades will be required to better accommodate the specific needs of the selected tenant(s), while maintaining suitability for potential future user groups and also for meeting City-specific standards. Examples of upgrades that could be required include City specific interior and exterior signs, City-specific security upgrades, privacy upgrades, and shared furnishings. It is estimated that these upgrades will cost approximately \$250,000.

These expenditures are included in the 2021 – 2025 Financial Plan under project BAX.0016 and sufficient Community Benefit Reserve funding is available to finance the capital project outlined in this report.

4.0 RECOMMENDATION

It is recommended that the Financial Management Committee recommend Council authorize the use of the Community Benefit Bonus Reserve in the amount of \$250,000 to finance improvements at the Community Amenity Space at Solo District Phase 3, as outlined in this report.


E.W. Kozak, Director
PLANNING AND BUILDING

LC/TVD:sla

cc: Chief Administrative Officer
Deputy Chief Administrative Officer and Chief Financial Officer
Director Public Safety and Community Services
Assistant Director Civic Building Projects
Assistant Director Facilities Management
Chief Information Officer
City Solicitor
City Clerk