

**PLANNING AND DEVELOPMENT COMMITTEE**

**TO:** MAYOR AND COUNCILLORS

**SUBJECT: COMMUNITY BENEFIT BONUS RESERVE – EXPANSION OF ELIGIBLE AMENITIES POLICY AND ZONING BYLAW AMENDMENTS**

**RECOMMENDATIONS:**

1. **THAT** Council approve a revised Community Benefit Bonus Policy, substantially in the form set out in Attachment 1, to expand the list of eligible amenities and use of the Community Benefit Bonus reserve for these additional amenities.
2. **THAT** Council authorize the City Solicitor to bring forward a bylaw amending the *Burnaby Zoning Bylaw 1965* to expand the list of eligible amenities under section 6.22, as outlined in section 4.0 of this report, for advancement to a future Public Hearing.

**REPORT**

The Planning and Development Committee, at its Open meeting held on April 12, 2023, received, and adopted the attached report seeking Council approval for amendments to the Community Benefit Bonus Policy and related sections within the Burnaby Zoning Bylaw.

Respectfully submitted,

Councillor P. Calendino  
Chair

Councillor J. Keithley  
Vice Chair

**TO:** CHAIR AND MEMBERS **DATE:** March 30, 2023  
PLANNING AND DEVELOPMENT  
COMMITTEE

**FROM:** DEPUTY CHIEF ADMINISTRATIVE OFFICER **FILE:** 7100-01  
& CHIEF FINANCIAL OFFICER,  
GENERAL MANAGER PLANNING AND  
DEVELOPMENT

**SUBJECT: COMMUNITY BENEFIT BONUS RESERVE  
– EXPANSION OF ELIGIBLE AMENITIES  
POLICY AND ZONING BYLAW AMENDMENTS**

**PURPOSE:** To obtain Council approval for amendments to the Community Benefit Bonus policy and related sections within the Burnaby Zoning Bylaw.

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**RECOMMENDATIONS:**

1. **THAT** the Planning and Development Committee recommend Council approve a revised Community Benefit Bonus Policy, substantially in the form set out in Attachment 1, to expand the list of eligible amenities and use of the Community Benefit Bonus reserve for these additional amenities; and
2. **THAT** the Planning and Development Committee recommend Council authorize the City Solicitor to bring forward a bylaw amending the *Burnaby Zoning Bylaw, 1965* to expand the list of eligible amenities under section 6.22, as outlined in section 4.0 of this report, for advancement to a future Public Hearing.

**REPORT****1.0 INTRODUCTION**

The Community Benefit Bonus Policy was established by Burnaby Council in 1997 and enables the City to obtain community benefits in exchange for permitting developers to build additional residential density, as defined by the Burnaby Zoning Bylaw. The Community Benefit Bonus Program has enabled the City to obtain important community benefits relating to City parks and public gathering places, civic and cultural facilities, non-profit office/program space, affordable housing, child care and other public amenities, all of which have contributed to the quality of life and livability of residents in Burnaby. The Community Benefit Bonus Program continues to be a very successful tool for securing community amenities through development which is occurring throughout the City.

To: Chair and Members  
Planning and Development Committee  
From: Deputy Chief Administrative Officer & Chief Financial Officer,  
General Manager Planning and Development  
Re: Community Benefit Bonus Reserve  
– Expansion of Eligible Amenities Policy And Zoning Bylaw Amendments

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The purpose of this report is to recommend an expansion of eligible community amenities for Density Bonus and the use of the Community Benefit Bonus reserve for these additional amenities through an amendment to Section 6.22 of the Burnaby Zoning Bylaw and a revised Community Benefit Bonus Policy.

## **2.0 CURRENT COMMUNITY BENEFIT BONUS POLICY**

The Community Benefit Bonus Policy, which is consistent with the *Local Government Act* and provincial community amenity contribution guidelines, outlines how cash contributions received in-lieu of amenities, and collected in the Community Benefit Bonus Reserves, are to be used. When received, 80% of contributions are reserved for Community Amenities with the remaining 20% set aside for affordable and special needs housing projects. Per the current policy, the specific amenities permitted are outlined below:

- Community amenities:
  - Major public open space or plaza;
  - Public facilities, including libraries, community or recreation centres, arts facilities, youth centres;
  - Space for community or non-profit groups that serve the community;
  - Public art;
  - Extraordinary public realm improvements including landscaping treatment and special street furniture;
  - Improvements to park land or other public facilities;
  - Extraordinary environmental enhancements; and
  - Child care facilities
  
- Affordable/Special Needs Housing:
  - Units developed under senior government non-profit housing programs;
  - Price controlled limited-equity market units;
  - Units controlled or managed or owned by non-profit housing groups providing affordable housing;
  - Guaranteed rental units; and,
  - Housing for people with special needs such as those with physical or mental disabilities, or victims of violence.

## **3.0 PROPOSED REVISIONS TO THE CURRENT POLICY**

As highlighted during the recent budget presentations to Council, certain reserve funds and reserves are at risk of being depleted more quickly than others. As a result, staff have been looking at opportunities to fund projects from other reserves in order to alleviate the pressures on the reserve funds and reserves at risk.

To: Chair and Members  
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In consideration of City needs, consistency with Provincial legislation and guidelines, and validation through comparison with policies of neighboring cities, the following revisions to the City’s Community Benefit Bonus Policy are being proposed:

- Clarification that funds may only be used for projects providing incremental benefits to Burnaby residents, namely, net new projects or replacement projects that improve or increase services provided.
  
- Addition of the following to the list of eligible community amenities:
  - Public safety facilities including fire stations and RCMP/police detachments;
  - Active transportation infrastructure including cycling corridors, paths and lanes, multi-use pathways, trails, sidewalks, transit shelters, and bike racks or storage lockers;
  - Composting and organic processing facilities including biofuel and organic diversion facilities;
  - Public electric vehicle charging stations; and
  - Extreme weather shelters.

The revised policy, as proposed, is included as Attachment 1 to this report. There are sufficient funds in the Community Benefit Bonus Reserve to accommodate funding for the above mentioned additional community amenities, and further funds will be received through future Rezoning applications with provisions for density bonus.

It should be noted that the Committee and Council have requested broader reviews of the Community Benefit Bonus Policy. Those reviews are well underway and will be reported separately from this proposed amendment to the list of eligible amenities.

#### **4.0 ZONING BYLAW AMENDMENT**

The provision of amenities in exchange for added residential density in developments is authorized within Section 6.22 of the Burnaby Zoning Bylaw. To reflect the proposed community amenities identified in section 3.0 of this report, it is recommended that the additional amenities be added to the list included in section 6.22(2).

The proposed wording for the amended section 6.22(2) is as follows:

- 6.22(2) For the purpose of subsection (1), the following amenities are eligible for consideration in an application for a density bonus:
- (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;

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- (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;
- (h) Child care facilities;
- (i) Public safety facilities including fire stations and RCMP/police detachments;
- (j) Active transportation infrastructure including cycling corridors, paths and lanes, multi-use pathways, trails, sidewalks, transit shelters, and bike racks or storage lockers;
- (k) Composting and organic processing facilities including biofuel and organic diversion facilities;
- (l) Public electric vehicle charging stations;
- (m) Extreme weather shelters.

## 5.0 RECOMMENDATIONS

It is requested that the Planning and Development Committee recommend Council approve amendments to the Community Benefit Bonus Policy to expand the list of eligible amenities and expanded use of the Community Benefit Bonus reserve (as per the revised Community Benefit Bonus policy attached to this report), and authorize the City Solicitor to bring forward a bylaw amending section 6.22 of *Burnaby Zoning Bylaw, 1965*, as set out in section 4.0 of this report, for advancement to a future Public Hearing.



Noreen Kassam, CPA, CGA  
DEPUTY CHIEF ADMINISTRATIVE OFFICER  
& CHIEF FINANCIAL OFFICER



for Ed Kozak  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

RG:GM /kl

Attachment 1 - Community Benefit Bonus Policy (Revised)