



PLANNING AND DEVELOPMENT COMMITTEE

NOTICE OF OPEN MEETING

DATE: TUESDAY, 2015 MARCH 31

TIME: 4:00 PM

PLACE: Council Committee Room, Burnaby City Hall

A G E N D A

1.	<u>CALL TO ORDER</u>	<u>PAGE</u>
2.	<u>MINUTES</u>	
	A) Minutes of the Planning and Development Committee Open Meeting held on 2015 February 24	1
3.	<u>DELEGATIONS</u>	
	A) Ian Guan, Architect, Gradual Architecture Inc. Re: Proposed Rezoning for 9789 Cameron Street Speaker: Ian Guan	5
	B) My Nguyen Re: Hoa Nghuem Farm Speaker: My Nguyen	6
4.	<u>CORRESPONDENCE</u>	
	A) Correspondence from Brenda Bedford, Pine Ridge Housing Co-op Re: You Hold the Key - Fix the Co-op Housing Crunch	7
	B) Darin Froese, Co-Chair and Carolyn Oraziotti, Co-Chair, Burnaby Task Force on Homelessness Re: Affordable Housing Strategy	9
	C) Memorandum from City Clerk Re: Rezoning #15-09 9789 Cameron Street	11

5. REPORTS

- A) Report from Director Planning and Building 18
Re: Request for Community Benefit Bonus Housing Funds
Burnaby Seniors Village (Sunset, Kincaid, Godwin)
Central Administrative Area Plan
Rezoning Reference #12-23

6. NEW BUSINESS

7. INQUIRIES

8. CLOSED

Public excluded in accordance with Sections 90 and 92 of the CCA of BC.

9. ADJOURNMENT

CITY OF BURNABY

2410-20

PLANNING AND DEVELOPMENT COMMITTEE

MINUTES

An Open meeting of the Planning and Development Committee was held in the Council Committee Room, City Hall, 4949 Canada Way, Burnaby, BC on Tuesday, **2015 February 24** at **5:00 p.m.**

PRESENT: Councillor C. Jordan, Chair
Councillor D. Johnston, Vice Chair
Councillor S. Dhaliwal, Member

GUEST: Councillor P. McDonell

STAFF: Mr. L. Pelletier, Director Planning and Building
Mr. E. Kozak, Assistant Director, Current Planning
Ms. L. Garnet, Assistant Director Long Range Planning
Mr. J. Schumann, Planner 3
Ms. P. Eng, Property Negotiator
Ms. K. O'Connell, Deputy City Clerk
Ms. E. Prior, Administrative Officer

The Chair called the 'Open' meeting to order at 5:06 p.m.

1. MINUTES

- (a) Minutes of the Planning and Development Committee
Open Meeting held on 2015 January 27

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR DHALIWAL:

"THAT the minutes of the Planning and Development Committee Open meeting held on 2015 January 27 be now adopted."

CARRIED UNANIMOUSLY

2. DELEGATIONS

The following wrote requesting an audience with the Planning and Development Committee:

- (a) **Mrs. Rosa and Mr. Jose Aguiar**
Re: Rezoning of 6062 – 6064 Bryant Street
Speakers: Mr. and Mrs. Aguiar

- (b) **Ms. Alysén Cameron**
Re: Tenant Living Conditions
Speaker: Ms. Cameron

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) **Mrs. Rosa, Mr. Jose and Mr. Jimmy Aguiar** appeared before the Committee requesting consideration for the rezoning of their property at 6062 – 6064 Bryant Street. The delegation requested that the Committee consider rezoning 6062 and 6064 Bryant Street from R5 to R9.

Staff advised that amendments were adopted by Council in 1989 limiting the R9 zoning to properties of two acres in size or larger.

Staff informed the delegation that an area rezoning process is available for single and two family residential areas. The area rezoning process was established to provide property owners with an opportunity to propose and initiate changes to the land use zoning of their neighbourhoods.

The delegation was encouraged to meet with the Planning and Building Department to receive direction on how to proceed with the area rezoning process.

- (b) **Ms. Alysén Cameron** appeared before the Committee to request amendments to the Building Code and the Building Bylaw in respect to noise abatement in multi-unit residential buildings. Ms. Cameron expressed concern regarding noise levels in apartments and the possible correlation to discord between neighbours.

The Committee advised that the Building Code is administered by the Province. Local governments must abide by the standards set-out by the Province and are not permitted to make amendments to it.

The Committee thanked Ms. Cameron for sharing her concerns.

3. **NEW BUSINESS**

Councillor Jordan

Councillor Jordan requested that staff commence work on a draft policy regarding tenant relocations.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

"THAT staff report back to the Committee with recommendations and guidelines regarding a Tenant Relocation Policy."

CARRIED UNANIMOUSLY

Councillor Johnston

Councillor Johnston requested that staff investigate the proliferation of *Adult Merchandise Stores* along Kingsway.

Staff undertook to investigate.

Councillor Dhaliwal

Councillor Dhaliwal queried policies and zoning regarding marijuana dispensaries and drug and alcohol recovery homes.

Staff undertook to further investigate.

4. INQUIRIES

No inquiries were brought before the Committee at this time.

5. CLOSED

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

"THAT the Open Committee meeting do now recess."

CARRIED UNANIMOUSLY

The Open Committee meeting recessed at 5:50 p.m.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT the Open Committee meeting do now reconvene."

CARRIED UNANIMOUSLY

The Open Committee meeting reconvened at 6:55 p.m.

6. ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this meeting do now adjourn.”

CARRIED UNANIMOUSLY

The meeting adjourned at 6:55 p.m.

Ms. Eva Prior
ADMINISTRATIVE OFFICER

Councillor Colleen Jordan
CHAIR

**DELEGATION
2015 MARCH 31**

From: ian@gradualarchitecture.com
Sent: March-26-15 6:09 PM
To: Clerks
Cc: Hung, Karin
Subject: RE: Request to appear as a delegation, Rezoning Ref#15-09, 9789 Cameron Street, Council Meeting

Dear Sir or Madam,

I would like to cancel my request of speaking in front of Council on Monday Council Meeting. But instead, I would like to attend and speak on Tuesday meeting of Planning and Development Committee. Sorry for confusion and I'd appreciate your continued assistance.

Best regards,

Ian Guan, Architect, AIBC

Gradual Architecture Inc.

c. 604.721.7738 f. 604.222.0198

t. 604.733.7679 e. ian@gradualarchitecture.com

2/F - 1892 West Broadway, Vancouver, BC, Canada, V6J 1Y9

www.gradualarchitecture.com

Zeinabova, Blanka

From: Clerks
Sent: January 15, 2015 9:08 AM
To: Zeinabova, Blanka
Subject: FW: Request to appear as a Delegation before Council

DELEGATION 2015 March 31

From: Nguyen Dang-My [REDACTED]
Sent: January-09-15 12:18 PM
To: Clerks
Cc: Hoanghiem Bc; Khue-Tu Nguyen
Subject: Request to appear as a Delegation before Council

Dear Office of the City Clerk,

I, My Nguyen, authorized by Venerable Thich Nguyen Thao (owner of the farm at 8709 Royal Oak, Burnaby), would like to request to appear as a Delegation before Council on **February 16, 2015** to request permission from the city for the monks living in their farm and their guests to practice their religion and continue to do charity work while waiting for permission to rezone a portion of the property to build a temple.

Thank you very much.

Sincerely yours,
My Nguyen (re: Hoa Nghiem farm)
6239 Selma Ave
Burnaby, BC, V5H 3R1
phone: [REDACTED]
cell: [REDACTED]

Copied to:
City Manager
Dir. Planning & Building
Dir. Finance
Chief Licence Inspector



#89 – 8763 Ash Grove Crescent, Burnaby, BC. V5A 4B8
www.pineridgeco-op.bc.ca

604 – 420-8149

Feb 2, 2015

His Worship Mayor Derek Corrigan
The City of Burnaby
4949 Canada Way
Burnaby, BC, V5G 1M2

Copied to:
City Manager
Dir. Planning & Building
Planning and Development Committee

Dear Mayor Corrigan:

On behalf of the Pine Ridge Housing Co-op, we are writing to ask for your help in protecting the most vulnerable members of BC's housing co-op communities. Attached is a copy of a resolution passed by the Co-op endorsing the *You Hold the Key – Fix the Co-op Housing Crunch* campaign.

As you know, federal rent assistance for thousands of low-income co-op members is ending in the next ten years. This will affect 1,500 co-op households by 2017, and by 2020, almost 3,000 households will have lost the assistance that now makes their homes affordable. A portion of the households affected reside in Burnaby.

To date there is no provincial program to replace this disappearing federal assistance, even though housing is now a provincial responsibility. We need your help in asking the Provincial Government to act quickly to implement the rent supplement program suggested by the Co-operative Housing Federation of British Columbia.

The people in Burnaby's co-op community who now rely on federal rent subsidies are seniors, people with disabilities, new Canadians and single parents. Without your help they will be at risk of losing their homes when their federal subsidies end.

Please help us reassure those who can least afford to lose their homes in Canada's most expensive housing market that your government will work to help them remain in the co-op communities they call home.

Yours truly,

A handwritten signature in cursive script, reading "Brenda Bedford".

Brenda Bedford
Corporate Secretary on behalf of
The Pine Ridge Housing Co-op

Attachment

NOTE: Council, on 2014 February 3, adopted a resolution on this matter from the Federation of Canadian Municipalities', titled "Development of a New Long-Term Federal Plan to Fix Canada's Housing Crunch". In addition, Council co-sponsored a further resolution that was endorsed at the 2014 UBCM Convention. Staff are continuing to monitor the response from senior levels of government on this important issue, and will advise the correspondent of the efforts undertaken to date.



#89 – 8763 Ash Grove Crescent, Burnaby, BC. V5A 4B8
www.pineridgeco-op.bc.ca

604 – 420-8149

CAMPAIGN RESOLUTION FOR HOUSING CO-OPS

You Hold the Key – Fix the Co-op Housing Crunch Campaign

WE RESOLVE

THAT our Co-op endorses the You Hold the Key – Fix the Co-op Housing Crunch Campaign;

THAT we call on governments at all levels to act together now to maintain a rent supplement program for more than 20,000 low-income households in co-operative housing communities across Canada;

THAT we call on the Province to fund a rent supplement program to replace expiring federal subsidies for low-income members in housing co-ops;

THAT we call on the federal government to commit now to reinvest the savings from expiring federal housing agreements to share the costs of funding this program;

AND THAT we commit to working with CHF BC, CHF Canada, our municipal partners and other housing allies to achieve these goals.

PASSED BY GENERAL MEMBERSHIP ON NOVEMBER 26, 2014



Burnaby Task Force on Homelessness

Working Together to END Homelessness in Burnaby

www.burnabyhomelesstaskforce.org

4.B)

March 6, 2015

Mayor Derek Corrigan and City Council
4949 Canada Way
Burnaby, B.C. V5G 1M2

SECTION 2 COUNCIL CORRESPONDENCE

City Manager
Dir. Planning and Building
Planning and Development Committee

Re: Motion M47

Dear Mayor Derek Corrigan and City Council:

The Burnaby Task Force On Homelessness commends MP Kennedy Stewart for writing Motion M47 to establish, develop, and implement an affordable housing strategy. We strongly affirm the United Nations' Universal Declaration of Human Rights that access to adequate housing is a fundamental right of all Canadians. We believe that a national housing initiative is the most effective solution to addressing homelessness throughout Canada.

The Burnaby Task Force On Homelessness was established in January 2005 and is committed to working collaboratively with all parties that are moving forward in establishing housing and services for Burnaby citizens who are homeless or at risk of homelessness.

The Burnaby Task Force On Homelessness is comprised of representatives from government agencies, the health authority, RCMP, social service and community organizations, business improvement associations, housing providers, faith communities and concerned citizens who are committed to working together to identify and address issues of homelessness in the City of Burnaby.

The 2011 City of Burnaby Social Sustainability Report states that almost 20% of Burnaby households had incomes below \$20,000 in 2005. The Progressive Housing Society Homeless Outreach Program assists between 30-40 new clients each month. Burnaby residents living in extreme poverty and homelessness have limited options for support services and housing and no local shelter within their home community. This results in dire living situations for Burnaby's vulnerable citizens.

Addressing this issue at all three levels of government is of utmost importance. We request that you support this motion and continue to advocate for the critical need of a national housing initiative. Thank you for your consideration of this request. The contact for the Burnaby Task Force On Homelessness is 604-317-8114 or info@burnabyhomelesstaskforce.org.

Sincerely,

Darin Froese
Co- Chair
Burnaby Task Force On Homelessness

Carolyn Oraziotti
Co-Chair
Burnaby Task Force On Homelessness

Working together to END homelessness in Burnaby

Burnaby Task Force On Homelessness mailing address 7476 13th Ave Burnaby, B.C. V3N 4K4

Co Chair: Darin Froese darinf@lookoutsociety.ca

Co Chair: Carolyn Oraziotti carolyn@burnabynorthroadbia.ca

Addendum

M-547 — November 27, 2014 — Mr. Stewart (Burnaby—Douglas) — That, in the opinion of the House, the government should work in collaboration with the provinces, territories, municipalities, Aboriginal communities, and housing providers to establish, develop, and implement an affordable housing strategy that: (a) affirms that access to adequate housing is a fundamental right of all Canadians, as guaranteed by the United Nations' Universal Declaration of Human Rights; (b) provides financial assistance, without discrimination, to those who are otherwise unable to afford adequate and secure housing; (c) ensures that the cost of housing does not compromise an individual's ability to meet other basic needs, including food, clothing, healthcare, and education; (d) maintains and expands direct federal investments in social housing, including not-for-profit cooperatives, in order to increase the supply of low-income housing, preserve rent subsidies, and provide funds for renovations and maintenance; (e) sets targets and objectives to prevent, reduce, and end homelessness, particularly among vulnerable populations, with clear timelines and accountability measures; (f) examines and addresses the potential impact of investor speculation and housing vacancies on the high price of real estate in urban markets; and (g) takes into account the unique needs and housing priorities of different regions, including British Columbia.

<http://kennedystewart.ndp.ca/mp-stewart-calls-for-federal-action-on-affordable-housing>

Working together to END homelessness in Burnaby

Burnaby Task Force On Homelessness mailing address 7476 13th Ave Burnaby, B.C. V3N 4K4

Co Chair: Darin Froese darinf@lookoutsociety.ca

Co Chair: Carolyn Oraziatti carolyn@burnabynorthroadbia.ca



Office of the City Clerk

D. Back, City Clerk
S. Cleave, Deputy City Clerk
K. O'Connell, Deputy City Clerk

INTER-OFFICE MEMORANDUM

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2015 MARCH 31

FROM: CITY CLERK

FILE: 02410-20

SUBJECT: **REZONING APPLICATIONS**
REZONING #15-09
ADDRESS: 9789 CAMERON STREET
(ITEM 06 OF ITEM NO. 20, MANAGER'S REPORTS, COUNCIL 2015 MARCH 30)

Burnaby City Council, at the Open Council meeting held on 2015 March 30, received the above noted report containing the following recommendation:

1. "THAT Council reject this rezoning request."

Council **REFERRED** this report to the Planning and Development Committee for review.

As directed by Council, please find attached a copy of the report.

Dennis Back
City Clerk

DB:rj

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #15-09
2015 March 25

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Gradual Architecture Inc.
Attn: Ian Guan
202-1892 West Broadway
Vancouver, BC V5J 1Y9
- 1.2 **Subject:** Application for the rezoning of:
Lot B exc: part plan BCP10235, DL 6, Grp 1 NWD Plan BCP10047
- From:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Lougheed Town Centre Plan guidelines)
- To:** Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Lougheed Town Centre Plan guidelines)
- 1.3 **Address:** 9789 Cameron Street
- 1.4 **Location:** The subject site is located at the northeast corner of Cameron Street and Morrey Court (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a frontage on Cameron Street of approximately 20 m (65 ft.) and an area of 741 m² (7,976 sq.ft.).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the development of an infill townhouse project on a phased basis.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located at the northeast corner of Cameron Street and Morrey Court within the Council-adopted Lougheed Town Centre Plan area (see Sketches #1 and #2 *attached*). The site is currently vacant, grassed, and treed. An older single-family dwelling and a newer, three-

storey townhouse development, "Strathmore Lane", are located to the east. The driveway access for Strathmore Lane is located to the north of the subject site. Cameron Park is located to the west across Morrey Court. The Loughheed Town Centre Shopping Centre and related surface parking areas are located to the south across Cameron Street.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is currently zoned CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Loughheed Town Centre Plan guidelines). It was created through Rezoning Reference #03-10 and Subdivision Reference #03-60 for the Strathmore Lane townhouse development at 3368 Morrey Court. Under the above noted rezoning and subdivision, the subject site was identified for assembly and consolidation with the adjacent property at 9805 Cameron Street for future CD(RM2) District development. As part of the Council approved process for Rezoning Reference #03-10, a Section 219 Covenant was registered on title in favour of the City, precluding the development of 9789 Cameron Street on its own. The intent of the covenant, as agreed to by the owner at that time, is to protect the desired CD (RM2) District development, in accordance with the adopted Town Centre Plan, as well as to prevent the property at 9805 Cameron Street from being rendered an "orphan" underdeveloped or undevelopable site.
- 3.2 Rezoning Reference #03-10 examined general siting and parking access options for future development at 9789 and 9805 Cameron Street. The development analysis indicated future development on the two-lot assembly taking an apartment form fronting Cameron Street, with underground parking accessed from the northeast corner of the site via a driveway easement area at 3368 Morrey Court. The design of this future apartment block should visually integrate with the Strathmore Lane townhouse building that fronts Cameron Street. The subject application does not meet these directions and outcomes for comprehensive development of both lots, in line with the intent of the established covenant. As such, this report is recommending that the application be rejected.

4.0 GENERAL INFORMATION

- 4.1 The applicant has been unsuccessful in acquiring the neighbouring property at 9805 Cameron Street for inclusion in the desired two-lot assembly for CD(RM2) District development. The applicant is therefore proposing to rezone the subject site on its own to permit the development of a five-unit infill townhouse project based on CD(RM2) District zoning. To achieve this, the Section 219 Covenant registered on the title through Council's previous development approval process would need to be amended or discharged.
- 4.2 Conceptual plans submitted by the proponent indicate a "phased" development. Phase 1 would take place on the subject site and would be comprised of a three storey, five-unit townhouse development fronting Morrey Court, with under building parking accessed off

a new drive aisle along the east property line. The drive aisle would be perpendicular to Cameron Street and would connect to the existing driveway ramp and driveway easement area on 3368 Morrey Court. The proposed new drive aisle would be shared with future Phase 2 development at 9805 Cameron Street. Phase 2 would be comprised of a five-unit townhouse development fronting the drive aisle. Phase 2 would also have under building parking.

- 4.3 The proposed development of the subject lot, on its own, is not supported given that the subject site is significantly substandard with respect to minimum lot area and width, as outlined under the RM2 District guidelines. The RM2 District requires a minimum area of 1,110 m² (11,948.33 sq.ft.) and minimum frontage of 30 m (98.43 ft.) for a three storey building, whereas the subject site has a frontage of 20 m (65 ft.) and an area of 741 m² (7,976 sq.ft.) only. Furthermore, the proposed phased approach requires the townhouse blocks to be oriented towards Morrey Court and an internal drive aisle, rather than fronting Cameron Street. This development approach results in a lack of a proper relationship with Cameron Street, which is not in keeping with the desired quality of development anticipated through the Public Hearing process and plans developed for Rezoning Reference #03-10. The proposed approach also results in both 9789 and 9805 Cameron Street being underdeveloped, whereby a maximum 0.7 FAR or 10,647 sq.ft. of building area would be permitted for a project with under building parking. Under a consolidated development approach with full underground parking, 0.9 FAR or 13,690 sq.ft. of building area would be permitted. Finally, it is noted that the proposed form of development results in a higher percentage of impervious surfaces through the provision of surface driveways, which is not consistent and in character with nearby development. Given these circumstances, and as the proposal is contrary to Council's established directions as protected under the established Covenant, the subject rezoning application is not supportable.

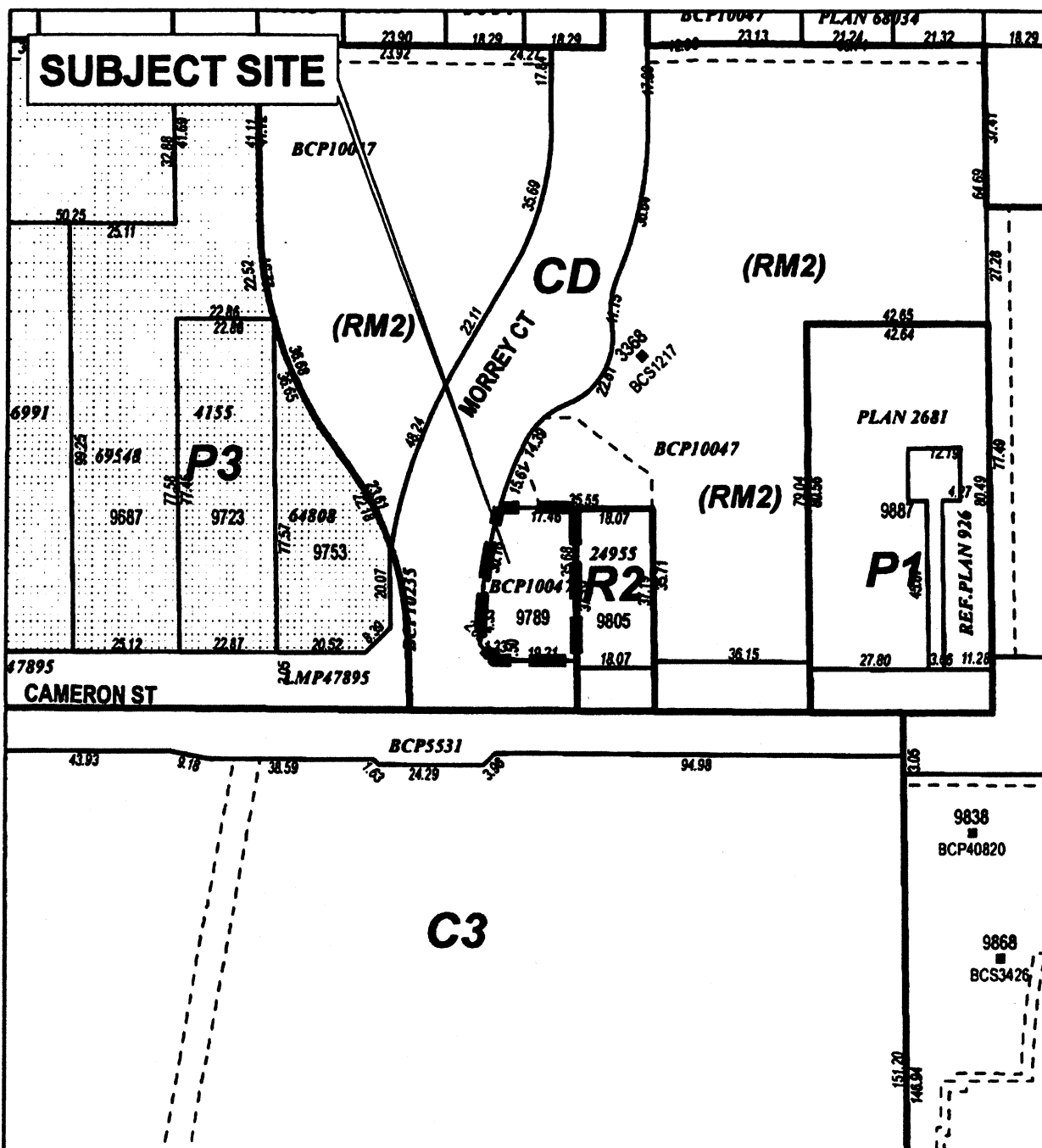
5.0 RECOMMENDATION

1. THAT Council reject this rezoning request.

LP

KH:tn
 Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

**PLANNING & BUILDING DEPARTMENT**

DATE:

MAR 04 2015

SCALE:

1:1,500

DRAWN BY:

AY

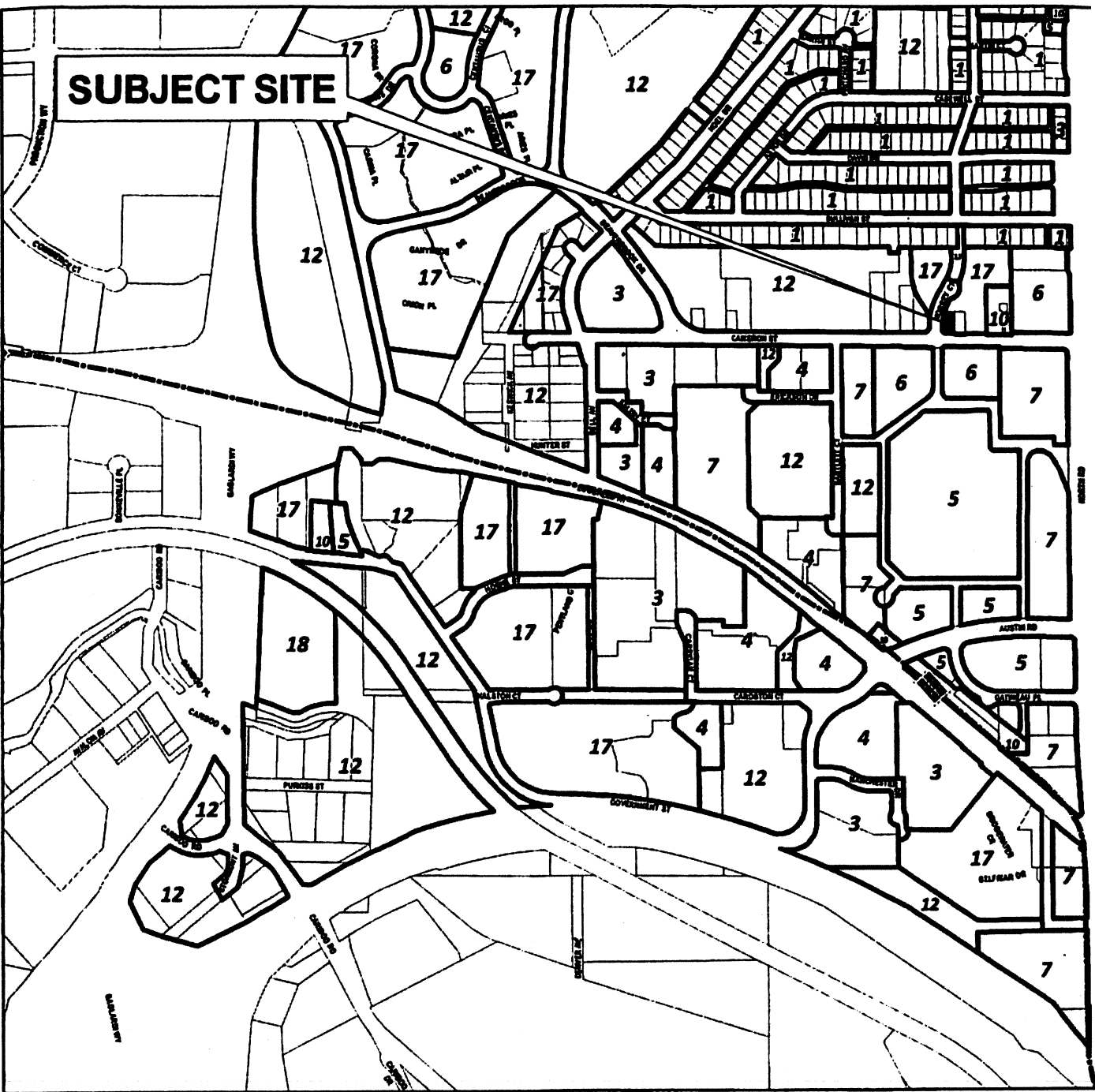
REZONING REFERENCE #15-09

9789 CAMERON STREET

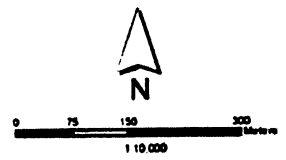


Subject Site

Sketch #1



- | | |
|---|---|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential |
| 6 Medium Density Mixed Use | 18 Recreational Vehicle Park |
| 7 High Density Mixed Use | |



Lougheed Town Centre Plan

PLANNING & BUILDING DEPARTMENT

**Gradual Architecture Inc.**

t. 604.721.7738 f. 604.222.0198

e. ian@gradualarchitecture.coma. 200 - 1892 West Broadway, Vancouver, BC,
Canada, V6J, 1Y9www.gradualarchitecture.com

Date: Feb 24, 2015
From: Gradual Architecture Inc.
To: Planning Department, City of Burnaby

Letter of Intent - Rezoning Application, 9789 Cameron Street

We are proposing a 3-storey wood frame multi-residential building which consists of five ground-floor oriented townhouse units at the subject site.

Situated at the corner of Cameron Street and Morrey Court, the subject vacant site has been designated as RM-2 Zone along with its neighbouring property 9805 Cameron Street. With the unsuccessfulness of acquiring the neighboring site, refer to the letter attached from Cobbet & Cotton Lawyers, this proposed project will be carried out by itself alone considering a "phased" development manner as if it was one combined project.

To avoid creating an Orphan Lot at 9805 Cameron Street, the proposed project has introduced the following measures to facilitate and enhance future design options and potential development at the neighbouring property and increase its value through covenants/easements as per the following:

- Maintaining the vehicular access off the existing ramp on Morrey Court as to provide an alternate means of accessing besides the existing driveway off Cameron Street.
- Allow a shared driveway for neighboring site in the form of "access" easement similar to the current access easement of the adjoining development
- Provide possibility of engaging the development at 9805 Cameron Street anytime as Phase II.
- Preserve a court yard and maneuvering configuration for the future neighbour's development.

Implementation of the proposed development will be designed in the form of ground-oriented housing typology with main entry doors facing Morrey Court. This proposal creates a transitional building scale and use due to the "higher" 3 storey massing and vibrant contemporary architectural form and character. This is in harmony and scale with the established mixed use area of the adjacent townhomes, apartment building, green space/park, and anticipated development of Lougheed Mall area.

With our intended proposal and measures, we are not hindering any future potential development on the neighbouring property.

Ian Guan, Architect, AIBC
Gradual Architecture Inc.



Meeting 2015 March 31

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE

DATE: 2015 March 26

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 20
Reference: REZ#12-23

SUBJECT: REQUEST FOR COMMUNITY BENEFIT BONUS HOUSING FUNDS
BURNABY SENIORS VILLAGE (SUNSET, KINCAID, GODWIN)
CENTRAL ADMINISTRATIVE AREA PLAN
REZONING REFERENCE #12-23

PURPOSE: To seek Committee and Council's consideration of an application for Community Benefit Bonus Housing Funds to support the Burnaby Seniors Village Non-Profit seniors' housing development.

RECOMMENDATION:

1. **THAT** the Committee give consideration to a recommendation to Council for an allocation of funds in support of the Burnaby Village non-profit seniors' housing project.

REPORT**1.0 BACKGROUND**

Retirement Concepts, on behalf of the Jubilee Multi-Generational Housing Society, has made a written submission (*attached*), dated 2014 October 17, requesting a grant from the City's Community Benefit Bonus Housing Fund. The request is to support the development of the proposed Burnaby Seniors Village non-profit seniors' housing project, which consists of 105 units of Category B Supportive Housing and a 100 room Complex Care facility on the current City-owned properties to be sold into the development located between Sunset Street, Kincaid Street and Godwin Avenue (Rezoning Reference #13-37).

The Jubilee Multi-Generational Housing Society has submitted records of its registration as a non-profit society, its application to the Canadian Revenue Agency (CRA) for tax exemption as a non-profit society, and has submitted information on the society and its operational structure. The City Solicitor has reviewed the submitted documentation to confirm that it is in order.

The society has noted that the assisted living and complex care project will be owned and operated by the non-profit Jubilee Multi-Generational Housing Society (JMGH) of British Columbia. The Jubilee Multi-Generational Housing Society of BC is a registered non-profit society established as one of four national chapters in honour of the 50th anniversary Golden Jubilee of His Highness the Aga Khan in 2008. Each chapter is financially independent and is

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Request for Housing Funds
 2015 March 26 Page 2

required to raise funds through donations with the mandate of providing affordable housing to assist the poor and elderly. The Jubilee Multi-Generational Housing Society has raised \$10,000,000 in donations to acquire the site for the development of a non-profit seniors housing complex in Burnaby.

2.0 REQUIRED COVENANTS AND ASSURANCES

Under the framework of the City's Housing Fund program, the City requires registration of a Section 219 Covenant to secure repayment of Community Benefit Bonus Housing Funds in the event that a project does not proceed within the specified timeframe. Projects approved to receive a grant of Housing Funds are eligible to receive the funds upon completion of a rezoning application or issuance of a Building Permit for the subject development. Following receipt of the grant funds, the project is expected to achieve occupancy of the development within a 5 year period, otherwise the funds must be repaid. Council has the discretion to extend this term should a project be in progress. If a project operates for a period of ten years for the approved purpose, the grant is forgiven. If a project reverts from the approved use within the first ten years, the grant repayment amount is reduced by 1/10th for each year that the project has operated.

To protect the requirement that the City land is sold for non-profit seniors' housing as approved by Council, a Section 219 Covenant will be registered on title to ensure that the use of the project is for seniors' non-profit housing and that it remains under the operation of a non-profit organization in perpetuity. Furthermore, an option to purchase will be registered against the consolidated site's title (Right of First Refusal), whereby if the shell of the first phase of development is not completed within three (3) years of development being initiated, or the property is intended to be sold undeveloped, the City will have the option to purchase the property at current market value.

3.0 HOUSING FUND REQUEST

The society has noted that it is seeking an allocation of housing funds of \$11,129,883 from the City of Burnaby to directly offset the costs of City land, services, permits and fees. The Society would like to receive a grant to offset payment of City costs in support of its non-profit operating model for the development. The estimated costs of the development are as follows:

Acquisition of City Land:	\$ 9,265,000
Consultants Fees (Architectural/Engineering):	\$ 250,000
City Permits and Fees:	\$ 326,427
Off-site Services (City):	\$ 838,457
Off-site services (Other):	\$ 450,000
Development Cost Charges	\$ 353,573
Construction Value:	\$40,000,000

The society has expressed that any cost savings achieved through an allocation of housing funds will directly reduce borrowing costs resulting in lower operating costs and lower monthly rates for seniors.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Request for Housing Funds
 2015 March 26 Page 3

It is noted, however, that not all funds requested are generally considered eligible under the City's guidelines for Housing Funds, specifically those for non-city related services and fees, and those for the complex care component of the site. Only 58% (66,901 sq.ft.) of the Assisted Living area (housing component) is considered eligible and 42% (48,357 sq.ft.) of the Complex Care area (as a health facility) is considered ineligible for an allocation of housing funds. The only component which would be unaffected by this percentage allocation would be the Parkland Acquisition Charge which does not apply to complex care. Furthermore, although the value of the City land has been included by the applicant in their grant request, this was not identified as an option in the City land tender or bid. The indication of the availability of Housing Funds for the acquisition of City land may have had an effect on the number, nature and value of the bids the City could have received through Public Tender process for the lands. If it were the intent of the City to offset the land acquisition costs through the use of amenity funds, this would have been expressed as part of the Public Tender. As such, the land component is not considered to be eligible for offset by housing funds.

Therefore, in summary, of the Society's total funding request of \$11,129,883, the following has generally been considered by Committee and Council in previous applications for an allocation of Housing Funds, based on the 58% share for the assisted living (housing) component:

City Application and Permit Fees:	\$189,328
City Off-Site Servicing:	\$486,305
City Development Cost Charges (Park):	\$256,900
Total	\$932,533

It is noted that the preliminary estimate of City Off-site works for the entire site was \$571,280 as of 2013 November 12. Recently, the City's Engineering Department updated and finalized this estimate to \$838,457.15, as of 2015 March 03. Thus, the servicing component for the site is \$267,177.15 higher than first estimated. Therefore, based on the eligible City-related costs and fees for the site, a grant in the amount of **\$932,533** would be generally supported under the City's established approach.

4.0 COMMUNITY BENEFIT BONUS HOUSING FUNDS

Under the City's Community Benefit Bonus Program, funds received in-lieu of on or off-site community amenities are deposited to the Community Benefit Bonus Fund with 20% allocated to the Housing Fund. The Housing Funds are then available for allocation by Council for affordable housing initiatives. In 2008 January, Council adopted a policy framework for the use of the Housing Fund to support the delivery of affordable housing. The Community Benefit Bonus Housing Fund currently has a balance of \$24 million as of 2015 March 23.

With regard to the Housing Fund, an allocation can be supported for affordable and special needs housing projects. This proposal is considered to be eligible for consideration for Housing Funds given that the Society will provide seniors' supportive housing on a non-profit basis. As noted, a Section 219 Covenant will be registered on title to ensure that the use of the project is for seniors' non-profit housing/care and that it remains under the operation of a non-profit organization in perpetuity.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Request for Housing Funds
 2015 March 26 Page 4

Primarily, the framework supports the use of Housing Funds to offset City-related development fees, servicing costs and development cost charges. The City-related fees and charges are eligible to be considered for an allocation of Housing Funds under the City's approach.

The purpose of these guidelines is to ensure that projects receiving funds are substantially viable, and advance to completion within a timely manner to avoid the unnecessary reservation of density bonus funds that could otherwise be made available for other projects. They also ensure that the public benefit is secured with regard to the use of the funds.

5.0 CONCLUSION

Retirement Concepts on behalf of the Jubilee Multi-Generational Housing Society of BC has requested funding through the Community Benefit Bonus Housing Fund to assist in the proposed 105 units Supportive Housing and 100 room Complex Care non-profit seniors' development between Sunset Street, Kincaid Street and Godwin Avenue (Rezoning Reference #12-23). This report has summarized the request and has concluded that it is consistent with the objectives and guidelines for use of Housing Funds. Based on detailed estimates for application and permit fees, development cost charges and, City-related off-site servicing costs, the amount eligible for consideration of City funding is **\$932,533**. Staff are supportive of the use of housing funds to this project. Any funds approved will be released upon completion of the rezoning application or issuance of the Building Permit, and the registration of the Section 219 Covenants, in accordance with the policy adopted by Council.

On this basis, it is recommended:

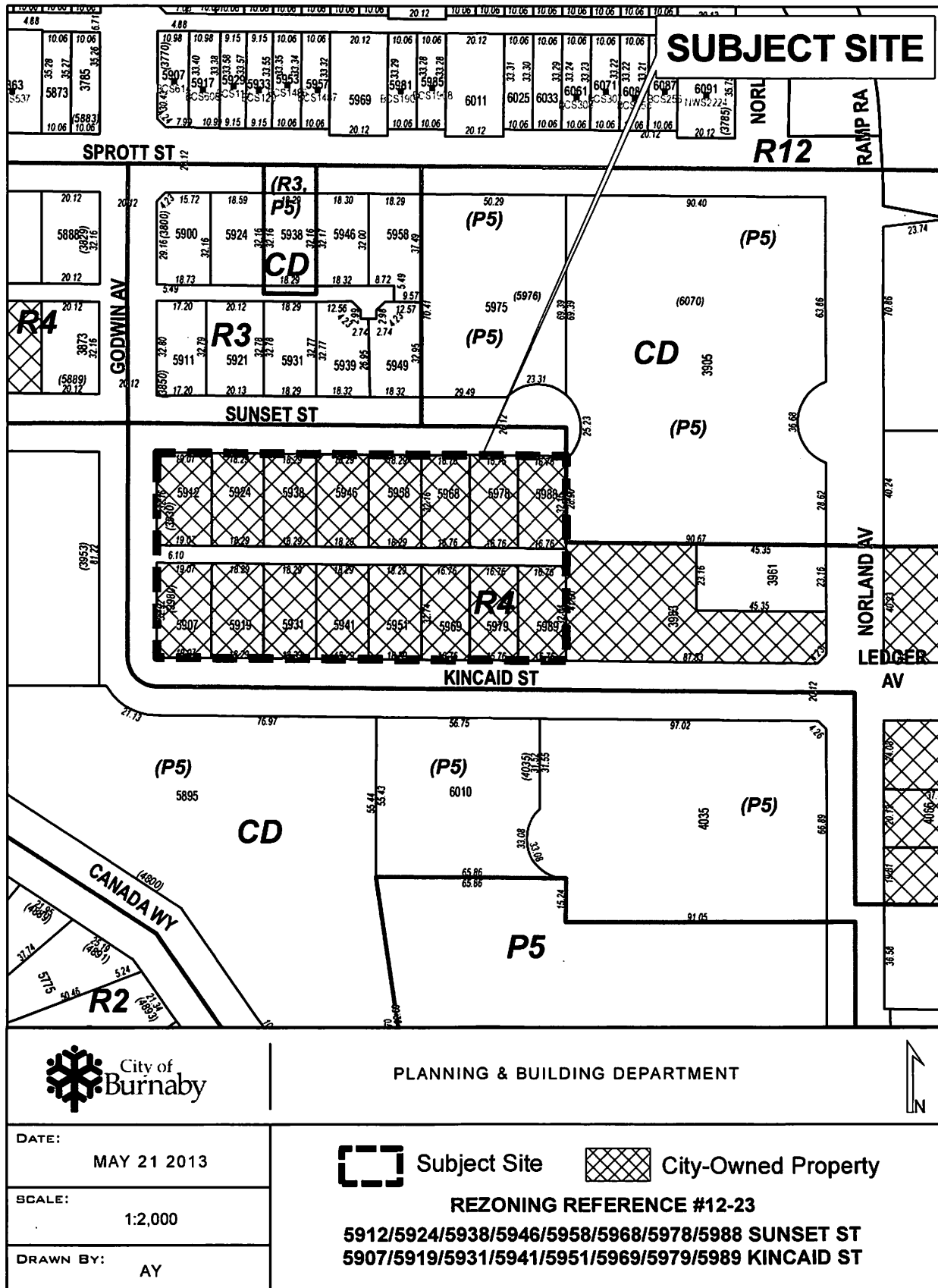
THAT Committee give consideration to a recommendation to Council for an allocation of funds in support of the Burnaby Seniors Village non-profit seniors' housing project.


 Lou Pelletier, Director
 PLANNING AND BUILDING

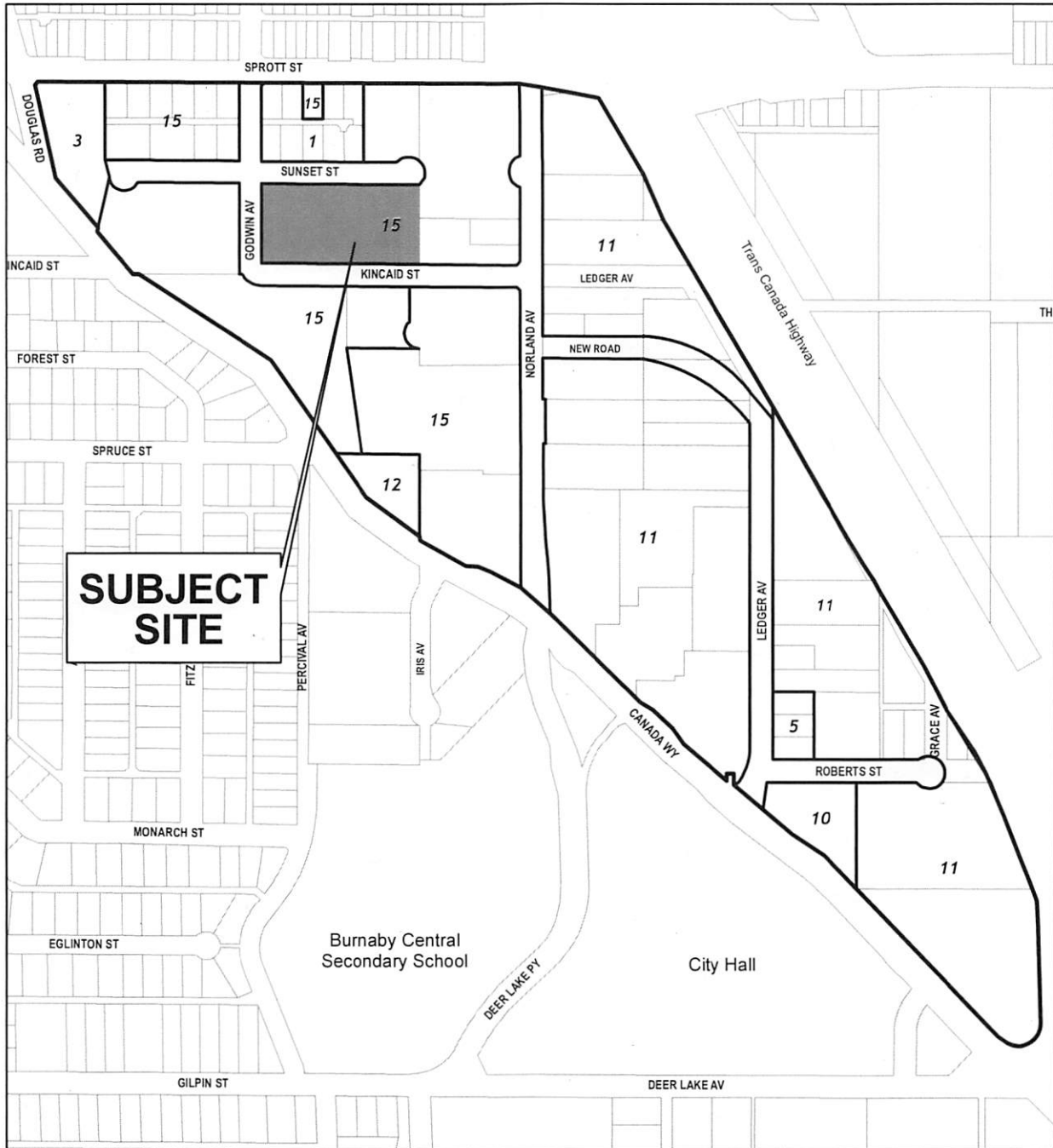
JBS:tn

Attachments

cc: City Manager
 Director Finance
 City Solicitor
 City Clerk



Sketch #1

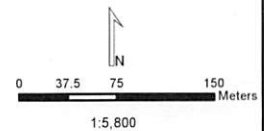


*Central Administrative Area
Community Plan*



PLANNING & BUILDING DEPARTMENT

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 5 Commercial
- 10 Administration and Public Assembly
- 11 Business Centre Districts
- 12 Park and Public Use
- 15 Community Institutional





Retirement Concepts

October 17th, 2014

Mr. L. Pelletier
 Director, Planning and Building Department
 City of Burnaby
 4949 Canada Way, Burnaby BC V5G 1M2

Dear Mr. Pelletier

Re: Rezoning Application # 12-23
Burnaby Seniors Village - Jubilee Multi-Generational Housing Society

The purpose of this letter is to request that the Community Development Committee and Council consider a grant request to support the non-profit seniors housing project proposed under Rezoning #12-23.

Jubilee Multi-Generational Housing Society was formed by The Ismaili Community when it celebrated The Golden Jubilee, 50th years of leadership accession of His Highness the Aga Khan in 2008. Under the society which has been established under one name but under separate registration in various provinces of Canada, BC chapter is interested in establishing this campus of care called Burnaby Seniors Village. The objective is to meet one of the goals identified in The Golden Jubilee directives, to look after elderly and aged in the community. Retirement Concepts represents the society as the applicant for this proposed rezoning application.

The Society's desire is to provide affordable housing to seniors at below market rates, as its mandate is to operate the facility on Non-Profit basis with significant contribution from volunteers. The Society has harnessed significant voluntary time to bring the project to this stage. The Society is continuously working with Fraser Health, BC Housing and other levels of government to secure long term operating funding for the project that will allow the society to meet the City's non-profit objectives for this site.

In this vein, we are requesting a grant from the City's amenity bonus housing fund to assist in off-setting the costs of off-site requirements, and other municipal fees and charges, to further assist in the affordability of housing to low and moderate-income seniors.

In the minutes of its meeting on May 27th, 2013, City Council authorized that the Planning and Building Department to work with the Applicant toward the preparation of suitable plan of development for the proposed site for presentation to a Public Hearing. On June 25th, 2013 the Council approved the second

CORPORATE OFFICE

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Retirement Concepts

and on August 25th, 2014, Council approved the Third Reading of the rezoning bylaw. The grant request is now being advanced as the final costs associated with servicing and permits have been determined.

Based on discussion and the feedback from various departments at the City Hall, our consultants have provided a detailed cost impact analysis of City of Burnaby requirements, plus municipal fees and charges, related to the affordability of senior housing units in the proposed development.

A. PURCHASE PRICE OF THE LAND FROM CITY OF BURNABY:

- a. **Total Price of the land procurement: \$9,265,000 + tax – Payable to City of Burnaby**
- b. Legal Documentation and Survey etc. \$35,000 + tax – Payable to various vendors
- Total Estimated Amount: \$9,300,000 plus applicable taxes**

B. MUNICIPAL FEES AND OFF-SITE COST:

A Summary of the anticipated costs associated with this application area as follows:

a. Municipal Fees and Charges

- | | | |
|--------------------------------|------------------|--|
| 1. Park Acquisition Fund: | \$256,900 | (3.84/sq.ft.)) |
| 2. GVS&DD Charges: | \$96,673 | (\$0.811/sq.ft.) |
| 3. Rezoning Application: | \$7,140 | |
| 4. Subdivision Application: | \$10,558 | |
| 5. PPA Approval | \$58,750 | (\$2.35/\$1K@@\$25M est. value) |
| 6. Legal Documentation | \$5,000 | (Estimated) |
| 7. <u>Building Permit Fee:</u> | <u>\$244,979</u> | <u>(\$9.85/\$1k @\$25M est. value)</u> |

Sub-Total: \$680,000 + tax – Payable to City of Burnaby

b. Off-Site Requirement: As outlined in the Subdivision Tentative Approval Letter Dated: November 12, 2013.

- | | |
|-------------------------|--|
| 1. Roads: | \$260,000 |
| 2. Drainage: | \$75,000 |
| 3. Sanitary: | \$50,000 |
| 4. Water: | \$55,000 |
| 5. Miscellaneous: | \$20,000 |
| 6. Contingency: | \$50,000 |
| 7. <u>Other Works*:</u> | <u>\$60,000 *Partial – Balance Info Requested.</u> |

Sub-Total to City: \$570,000 – Payable to City of Burnaby

- c. Telus and Fortis: \$100,000
- d. Power (BC Hydro): \$350,000

Total Municipal Fees & Off-Site Servicing Cost=\$1,700,000 + applicable taxes

<u>Total City Associated Costs: \$11,000,000 (plus actual taxes wherever applicable)</u>



Retirement Concepts

Total Payable to City of Burnaby: \$10,515,000 (plus actual taxes wherever applicable)

Grant Request:

The estimated construction cost of the two initial phases of the project, minus the above noted land acquisition costs and municipal fee is in the range of \$40,000,000. The Society is requesting that the City of Burnaby assist in reducing the capital costs of the project to protect affordability and accessibility to this senior housing development for low to moderate income seniors. Specifically, the Society is requesting that the City of Burnaby provide a grant of up to \$11,000,000 to offset the estimated land procurement, municipal fees and other charges as listed above that are payable to the City of Burnaby related to this development.

We thank you for your consideration of this request, and we look forward to working with the City of Burnaby to make this wonderful non-profit seniors project a reality.

Sincerely

**Shehzad
Somji**

Digitally signed by Shehzad Somji
DN: cn=Shehzad Somji,
o=Retirement Concepts,
ou=Development,
email=ssomji@retirementconcepts.
com, c=CA
Date: 2014.10.17 22:42:41 -07'00'

Shehzad Somji, Applicant
Manager, Planning and Development
Retirement Concepts Developments on behalf of
Jubilee Multi-Generational Housing Society