



## **PLANNING AND DEVELOPMENT COMMITTEE**

### *NOTICE OF OPEN MEETING*

**DATE:** TUESDAY, 2017 OCTOBER 17

**TIME:** 5:30 p.m.

**PLACE:** Council Committee Room, Burnaby City Hall

### **A G E N D A**

- |  | <b><u>PAGE</u></b> |
|--|--------------------|
| <b>1. <u>CALL TO ORDER</u></b>   |                    |
| <b>2. <u>MINUTES</u></b>   |                    |
| a) Minutes of the Planning and Development Committee held on 2017 September 19   | 1                  |
| <b>3. <u>CORRESPONDENCE</u></b>  |                    |
| a) Correspondence from James McQueen<br>Re: Changes to Translink Bus Route 049   | 7                  |
| <b>4. <u>REPORT</u></b>  |                    |
| a) Report from Director Planning and Building<br>Re: Request for Community Benefit Bonus Housing Funds<br>New Vista Society<br>6525, 6559 and 6585 Sussex Avenue<br>Rezoning Reference #16-42<br>Metrotown Downtown Plan | 9                  |
| <b>5. <u>NEW BUSINESS</u></b>  |                    |
| <b>6. <u>INQUIRIES</u></b>   |                    |
| <b>7. <u>CLOSED</u></b>  |                    |
| Public excluded according to Sections 90 and 92 of the Community Charter.  |                    |
| <b>8. <u>ADJOURNMENT</u></b>   |                    |



## **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, B.C. on Tuesday, **2017 September 19** at 5:30 p.m.

#### **1. CALL TO ORDER**

PRESENT: Councillor C. Jordan, Chair  
Councillor D. Johnston, Vice Chair (*arrived 5:45 p.m.*)  
Councillor S. Dhaliwal, Member  
Councillor P. McDonell, Member

ABSENT: Councillor J. Wang, Member

STAFF: Mr. L. Pelletier, Director Planning and Building  
Ms. L. Garnett, Assistant Director Long Range Planning  
Mr. E. Kozak, Deputy Director Planning and Building  
Mr. P. Kushnir, Deputy Chief Building Inspector  
Mr. D. Louie, Assistant Director Engineering, Transportation Services  
Ms. M. Macdonald, Administrative Officer  
Ms. E. Prior, Administrative Officer

The Chair called the meeting to order at 5:40 p.m.

#### **2. MINUTES**

##### **A) Minutes of the Planning and Development Committee held on 2017 June 27**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR DHALIWAL

THAT the minutes of the Open Planning and Development Committee meeting held on 2017 June 27 be adopted.

CARRIED UNANIMOUSLY

### 3. **DELEGATIONS**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR DHALIWAL

THAT the delegations be heard.

CARRIED UNANIMOUSLY

**A) Bruno Di Spirito**  
**Re: Residential Building Bylaws**  
**Speaker: Bruno Di Spirito**

**Mr. Bruno Di Spirito**, 919 Burnwood Avenue, appeared before the Committee advising of his concern with the development of 909 Burnwood Avenue. Mr. Di Spirito noted that the developer has built two retaining walls (one 6 feet and another 14 feet behind, lifting the backyard significantly from the natural grade), and installed a swimming pool. The speaker added the new construction has negatively affected his and the other adjacent property owners' privacy.

*\*\*Councillor Johnston arrived at the meeting at 5:45 p.m.\*\**

Staff advised that the City followed the appropriate processes and that compliance with the building bylaws has been met.

Mr. Di Spirito requested the City consider modifications to the bylaw to prevent private property developers from deviating from the intent of the bylaw.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the issues raised by the delegation be **REFERRED** to staff for a report.

CARRIED UNANIMOUSLY

The Chair requested Mr. Di Spirito be notified when the report comes to the Committee.

**B) Wayne Lee**  
**Re: 6588 Nelson Avenue - Conversion of Bicycle Locker to Storage Locker**  
**Speaker: Wayne Lee**

**Mr. Wayne Lee**, 6588 Nelson Avenue, appeared before the Committee expressing concern regarding insufficient storage lockers for residents in his strata complex. Mr. Lee advised that there was an unknown quantity of storage lockers at the time of presale and at the time of occupancy, only 59 lockers were provided. The speaker noted that residents have no place to put sporting equipment, luggage, and off-seasonal items. Thirty-nine residents have requested storage lockers.

Mr. Lee requested consideration to allow the Strata to convert one of the bicycle storage rooms to storage locker space for the residents.

Staff advised the bicycle storage rooms are part of the Transportation Demand Management Agreement of the original rezoning application, and under the bylaw there is no requirement for storage lockers.

Arising from discussion, the following motion was introduced:

**MOVED BY COUNCILLOR DHALIWAL**  
**SECONDED BY COUNCILLOR JOHNSTON**

THAT this matter be **REFERRED** to staff to work with the Strata to address the storage space needs that were raised.

CARRIED UNANIMOUSLY

**4. CORRESPONDENCE**

**MOVED BY COUNCILLOR MCDONELL**  
**SECONDED BY COUNCILLOR JOHNSTON**

THAT the correspondence be received.

CARRIED UNANIMOUSLY

**A) Correspondence from Pauline Mason**  
**Re: Affordable Housing in Burnaby**

Correspondence was received from Ms. Pauline Mason expressing concern for the lack of affordable housing in Burnaby, especially its impact on the younger Generation.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT staff respond to Ms. Mason.

CARRIED UNANIMOUSLY

**B) Correspondence from Dr. Pardeep S. Rai**  
**Re: Off-Street Access for 5291 Carson Street**

Correspondence was received from Dr. Pardeep S. Rai requesting consideration to allow a front driveway access for his new home at 5291 Carson Street.

Staff advised that the City's policy regarding off-street parking mandates driveway access from the rear of the property where there is a laneway. The following two exceptions may apply, if: 1) the majority of homes on the street have front driveway access; or 2) there is an extreme hardship.

Engineering staff met with Dr. Rai, visited the site, and determined that a front driveway access is not supported.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR DHALIWAL

THAT staff respond to Dr. Rai.

CARRIED UNANIMOUSLY

**C) Memorandum from the Administrative Officer**  
**Re: Environmental Sustainability Strategy (ESS) and**  
**Community Energy and Emissions Plan (CEEP)**  
**Implementation Approach and Phase 1 Priorities**

A memorandum was received from the Administrative Officer advising that Council, at its Open meeting held on 2017 September 11, received and adopted the above noted report outlining an approach for implementation of the Environmental Sustainability Strategy and Community Energy and Emissions Plan.

**5. NEW BUSINESS****Councillor Jordan**

Councillor Jordan referred to a second letter received from Ms. Pauline Mason in which she reiterated her concern with affordable housing in Burnaby.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the correspondence be received.

CARRIED UNANIMOUSLY

Arising from consideration of the matter, the Chair requested staff include acknowledgement of this correspondence in their response to Ms. Mason's first letter.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR DHALIWAL

THAT the Planning and Development Committee meeting scheduled for 2017 October 31 be rescheduled to 2017 October 17.

CARRIED UNANIMOUSLY

**Councillor Johnston**

Councillor Johnston inquired regarding the work plan for the three-way intersection at Eastbrook and Still Creek.

Staff advised that the intersection is under active review with a number of traffic safety measures being considered.

Arising from discussion, the Committee requested that staff provide an update on the work planned for the area.

Staff undertook to investigate.

**6. INQUIRIES**

There were no inquiries brought before the Committee at this time.

**7. ADJOURNMENT**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the Open meeting do now adjourn.

CARRIED UNANIMOUSLY

The Committee Meeting of the Planning and Development Committee adjourned at 6:40 p.m.

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Monica Macdonald  
Administrative Officer

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Councillor Colleen Jordan  
Chair

**From:** Wayne McQueen [REDACTED]  
**Sent:** September-20-17 9:17 PM  
**To:** Clerks  
**Subject:** Changes to Translink Bus Route 049

Dear Mayor and Council;

As I'm sure you are aware of changes to the 049 Route going South on Willingdon from Central Ave. This change became effective on Sept. 04, 2017, where this bus no longer travels South on Willingdon, leaving many seniors, and those of us with mobility issues unnecessarily inconvenienced. I live on the eastern corner of Maywood St. at 4165 Maywood St. I require a walker in order to get around, and the only option I have now of getting home from Metrotown is to leave the Skytrain and walk West on Central Blvd., all the way to Sussex St. where the C7's stop is presently located due to the construction. Getting there is extremely difficult for someone with mobility limitations, because one must go through a hole in the fencing to a sort of pathway, but in front one encounters a hedge, which people with no mobility issues simply walks through. Once through the hedge, I encounter no ramp to get to the street level, so I have to take my chances going down over the curb with my walker, taking a chance of getting injured, then cross the street, with no crosswalk. I spoke to Translink to ask them a couple of questions, the first being why they needed to cancel service on Willingdon in favour of going down Central to Imperial, then Imperial to 49<sup>th</sup> St. This leaves the people going South on Willingdon with no service going South. You must be aware that there are many of seniors who relied on that service, and it was taken away with no consultation, or you would be aware had you bothered to consult with the many people who were accustomed to boarding the 049, at any one of the three stops along Willingdon. Translink told me that they would not have made this change without consulting with your Engineering Department from the City of Burnaby. Did they even bother to find out how many people were using that service, before they signed off to this reduction of service?

7 was suggested as the only option for people going South, but C7 goes to Edmonds, not to 49<sup>th</sup> St. C7 is simply not a viable option for many of us due to it's lack of capacity for mobility appliances, and of course strollers. I pointed out that the 430 Richmond bus is still traveling down Willingdon to Imperial and why it could not make at least a couple of stops along Willingdon, considering it's first stop upon leaving Metrotown is at Kerr St., in Vancouver. Taking the 049 off Willingdon cannot be saving any time, considering it added at least 3 stops on Imperia, before it gets to Pattersonl. Translink advertises that they have dramatically increased bus services right across their system, but taking relied upon service from one area, and moving it to another area, is not enhancing service, but reducing it.

Copied to:  
 Planning and Development Committee (2017.10.17)  
 Dir. Planning and Building  
 Dir. Engineering

.../2



Maybe some Council member should take this opportunity to try getting from Metrotown Station to Sussex St., using a walker, or some other mobility device, then maybe have a talk with your Engineering Department to do the same, allowing them to be able to understand what has been done to downgrade service in Burnaby proper to many users of Translink. Do they want us to just stay at home to wither away? I am writing, because I see people everyday waiting patiently for a 049 bus, that is not coming. People like myself are not willing to just accept the slow downgrading of our bus service, and I would use a car if I had one, but I don't, so I am stuck with using public transit.

I plan to copy this letter to The Burnaby Now, because Translink personnel assured me that they would not have made this drastic change, without first consulting with the Engineering Department from the City of Burnaby. My hope is that they did so in conjunction with, and the permission from the Mayor and Council.

Sincerely,  
James McQueen  
603-4165 Maywood St.,  
Burnaby, BC V5H 4E3  
[REDACTED]



Meeting 2017 Oct 17  
COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT COMMITTEE

**DATE:** 2017 October 11

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 49500 20  
*Reference:* Rez. Ref. #16-42

**SUBJECT:** REQUEST FOR COMMUNITY BENEFIT BONUS HOUSING FUNDS  
NEW VISTA SOCIETY  
6525, 6559 AND 6585 SUSSEX AVENUE  
REZONING REFERENCE#16-42  
METROTOWN DOWNTOWN PLAN

**PURPOSE:** To seek the Committee's consideration of an application for Community Benefit Bonus Housing Funds to support the New Vista Society Non-Market Housing Project.

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**RECOMMENDATION:**

1. **THAT** the Committee give consideration to recommend that Council approve the use of Community Benefit Bonus Housing Funds.

**REPORT**

**1.0 BACKGROUND**

The New Vista Society and their partner, BC Housing is proposing to construct a 125-unit, 14 storey non-market rental apartment building, as part of Rezoning Reference #16-42, for a mixed-use project at 6525, 6559 and 6585 Sussex Avenue (See *attached* Sketches #1 and #2). The overall proposed development includes a 47-storey, mixed-use tower oriented towards Beresford Street (north portion of the site) consisting of at-grade retail, followed by ten storeys of office-commercial and residential above, and a three storey townhouse form oriented along Sussex Avenue. The south portion of the site, on Sussex Avenue, would accommodate the non-market rental housing component of the project. Both buildings would be advanced through the rezoning process as a single development. The resulting development would be on two parcels – a market residential mixed-use apartment tower site, and a non-market housing site.

The proposed non-market housing component has a project value estimated at \$35.0 million. The development is being proposed as a Community Partnership Initiative (CPI) between BC Housing, New Vista Society (non-profit housing provider), and the applicant (Thind Properties Ltd.).

New Vista Society, as the proponent, is seeking to advance the development of the non-market rental housing component of the project. The Society is also seeking to be the housing provider/operator of the future development.

To: *Planning and Development Committee*  
 From: *Director Planning and Building*  
 Re: *Request for Community Benefit Bonus Housing  
 Funds - 6525, 6559 and 6585 Sussex Avenue  
 Rezoning Reference #16-42*

2017 October 11..... Page 2

BC Housing has advised that it is prepared to commit up to \$9.1 million to the project through direct contribution, and under a CPI financing program, and has committed to supporting the Society by financing the non-market rental housing component of the project by:

- providing funds to secure a low interest loan for New Vista Society over a 30-year period, as well as make available up to \$1.0 million in pre-development financing to assist with the development application;
- contributing to an additional \$500,000 savings under the CMHC insured loan cost (underwritten by BC Housing); and,
- BC Housing estimates that the total interest cost savings to New Vista Society under the CPI financing program is approximately \$1.2 million.

Thind Properties Ltd., as the rezoning applicant, has agreed to make the site available for the non-market housing component, and to undertake the construction and completion of the development, including the non-market housing component, as part of the overall rezoning process (Rezoning Reference #16-42). As a condition of rezoning, the applicant has also made available to the tenants of the existing rental apartment buildings within the development site a tenant assistance package, including first right of refusal, based on their length of tenancy and housing needs/preferences, for new units in the development, subject to BC Housing and New Vista Society criteria for the non-market housing component. A financial contribution to the non-market housing is not being made by Thind Properties Ltd.

On 2007 December 18, Council adopted recommendations from the then Community Development Committee regarding the use of funds obtained for housing purposes through the Community Benefit Bonus Program. The adopted approach is to allow both City Initiated and Community Sponsored Projects to be considered for support through the allocation of Community Benefit Bonus Housing Funds. A report received by Council on 2008 May 05 provided further discussion and guidance on the use of Community Benefit Bonus Housing Funds to offset costs for non-market housing projects. With respect to Community Sponsored initiatives, such as the one being advanced by the New Vista Society, bonus funds are intended to augment any aspect of the development budget and enhance the overall viability of the project.

On 2017 May 17, the New Vista Society submitted a request for grant funding to offset specific development costs under Council's Community Benefit Bonus Program. Under the approach adopted by Council, the Committee receives request for consideration to determine recommended grant amounts for approval of Council. This report presents the funding request received from the New Vista Society.

## 2.0 FUNDING REQUEST

The New Vista Society has submitted the *attached* letter to the Planning and Building Department, dated 2017 May 17. The letter outlines the Society's request for a Community Benefit Housing Fund allocation. The proposed non-market housing development being advanced under Rezoning Reference #16-42 meets the criteria for consideration by the Committee and Council for an allocation of Community Benefit Bonus Funds.

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Request for Community Benefit Bonus Housing  
 Funds - 6525, 6559 and 6585 Sussex Avenue  
 Rezoning Reference #16-42

2017 October 11..... Page 3

The New Vista Society has requested the following:

- 1) The Society has requested a grant in the amount of \$1.4 million to off-set City servicing and permit fees for the non-market housing component of the development, including but not limited to applicable Development Cost Charges (DCCs) for Metrotown, rezoning application fees, subdivision application fees, and Preliminary Plan Approval (PPA)/building permit fees.

*Staff Comment:* The Committee and Council are able to take into consideration the use of Community Benefit Bonus Funds to off-set City servicing and permit fees, which will total an estimated \$1.4 million (maximum based on preliminary estimates). The grant amount would be based on final fees and servicing estimates, not to exceed \$1.4 million.

- 2) The Society has requested a grant in the amount of \$5.6 million to create the fee simple parcel that will accommodate the non-market housing. The parcel would be transferred to City ownership and leased for a period of 60 years at a nominal rate for the proposed non-market housing project.

*Staff Comment:* The Committee and Council are able to take into consideration the use of Community Benefit Bonus Funds to create the fee simple parcel that will accommodate the non-market housing, totalling \$5.6 million.

- 3) Other direct costs attributable to the New Vista Society development, which are not part of the Society's request include:
  - Pre-development costs, including but not limited to architect and consultant fees;
  - Construction costs to construct the non-market housing component, which has an estimated project value of \$35.0 million;
  - Debt servicing of the mortgage over the long term (estimated interest rates between 2.4% and 4.5%); and,
  - Operation costs of the non-market housing project, in which rent levels are intended to range from core need rents to low-end of market rents.

The New Vista Society has specifically requested funding in the amount of \$7.0 million. The amount related to creation of the parcel represents the cost to 'create the site area' for the non-market development that arises from the additional structure and building components necessary to accommodate the market development on a smaller land base – costs are incurred for the additional structure, elevators, and depth of underground parking related to a larger building on a reduced footprint. The City contribution would be capped at \$7.0 million, with the applicant demonstrating the cost components in greater detail as the project advances.

It is noted that the requested funding is in advance of the pertinent rezoning application (Rezoning Reference #16-42) advancing to a Public Hearing, to assure the New Vista Society and BC Housing, as well as the rezoning applicant (Thind Properties Ltd.), of the project's viability. To secure the

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Request for Community Benefit Bonus Housing  
 Funds - 6525, 6559 and 6585 Sussex Avenue  
 Rezoning Reference #16-42

2017 October 11..... Page 4

City's contributions, the Society has agreed to the prerequisite requirement of a Housing Agreement, as part of the rezoning process. This agreement would address the following:

- Affordability levels – Rent levels for the units will range from core need rents to low-end of market rents. BC Housing indicates that while the operating and tenant mix has not be finalized, the non-market units will target at least 51% of BC Housing's affordability criteria with the remaining 49% at a range of Household Income Limits (HIL's) to Low End of Market (LEM) rent levels.
- Non-profit nature of the housing project with provision of 125 non-market units.
- The City would receive fee simple ownership of the future parcel of land that would accommodate the non-market housing component.
- The lands would be, however, subject to a nominal cost (\$10), 60-year land lease to BC Housing.

The created City-owned parcel, as well as the Housing Agreement and Section 219 Covenant outlining the terms of the City's contribution, would be registered on Land Title prior to Final Adoption.

### **3.0 COMMUNITY BENEFIT BONUS HOUSING FUND**

The New Vista Society proposal is generally consistent with the objectives established for use of the Community Benefit Bonus Housing Funds. The current unallocated balance of available funds on deposit in the account for non-market affordable housing purposes is estimated \$69.3 million.

In summary, the Committee may give consideration to recommend that Council approve the use of Community Benefit Bonus Housing Funds for the above referenced item, as outlined in Section 2.0 of this report for the development of a 125-unit non-market housing project.

### **4.0 DISBURSEMENT AND CONDITIONS OF FUNDING**

With Committee and Council approval of a specific allocation, the funds would be released to the applicant on issuance of the Building Permit for the project. Should a Building Permit not be issued within the two year period of approval of Council for the rezoning, the applicant would need to seek Committee and Council approval to have the funding commitment extended for a further period; otherwise the reservation of the approved allocation of funds would be cancelled.

To secure the City's investment of Community Benefit Bonus Funds in the project, the applicant would also be required to execute the applicable Housing Agreement and Section 219 Covenant which would indicate that:

- a) the project is in receipt of the Community Benefit Housing Funds from the City;
- b) the property is intended to be used for affordable housing purposes in accordance with its adopted plan of development; and,
- c) if the project fails to advance to completion within a five year period, or if the project reverts to a use other than non-market affordable housing at a future date, the City would be repaid the funds received with applicable interest.

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Request for Community Benefit Bonus Housing  
 Funds - 6525, 6559 and 6585 Sussex Avenue  
 Rezoning Reference #16-42

2017 October 11..... Page 5

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 to other projects. They also ensure that the public benefit is secured with regard to the use of the funds.

## 5.0 CONCLUSION

The New Vista Society has requested funding through the Community Benefit Bonus Housing Fund to assist in off-setting the cost of constructing a 125-unit, 14 storey non-market rental apartment building, as part of Rezoning Reference #16-42, for a mixed-use project at 6525, 6559 and 6585 Sussex Avenue. This report has summarized the Society's request and assessed its concurrence in relation to funding considerations established by Council in the adopted approach for the use of Community Benefit Bonus Funds and a subsequent housing report received by Council on 2008 May 05.

It is concluded that the New Vista Society's request generally meets the Council-adopted criteria for Community Sponsored projects under the Community Benefit Housing Fund. As outlined in this report, the funding amount consistent with Council's general directions for use of amenity bonus funds totals \$7.0 million. This information is presented for the Committee's consideration in order to recommend a grant amount for Council consideration.

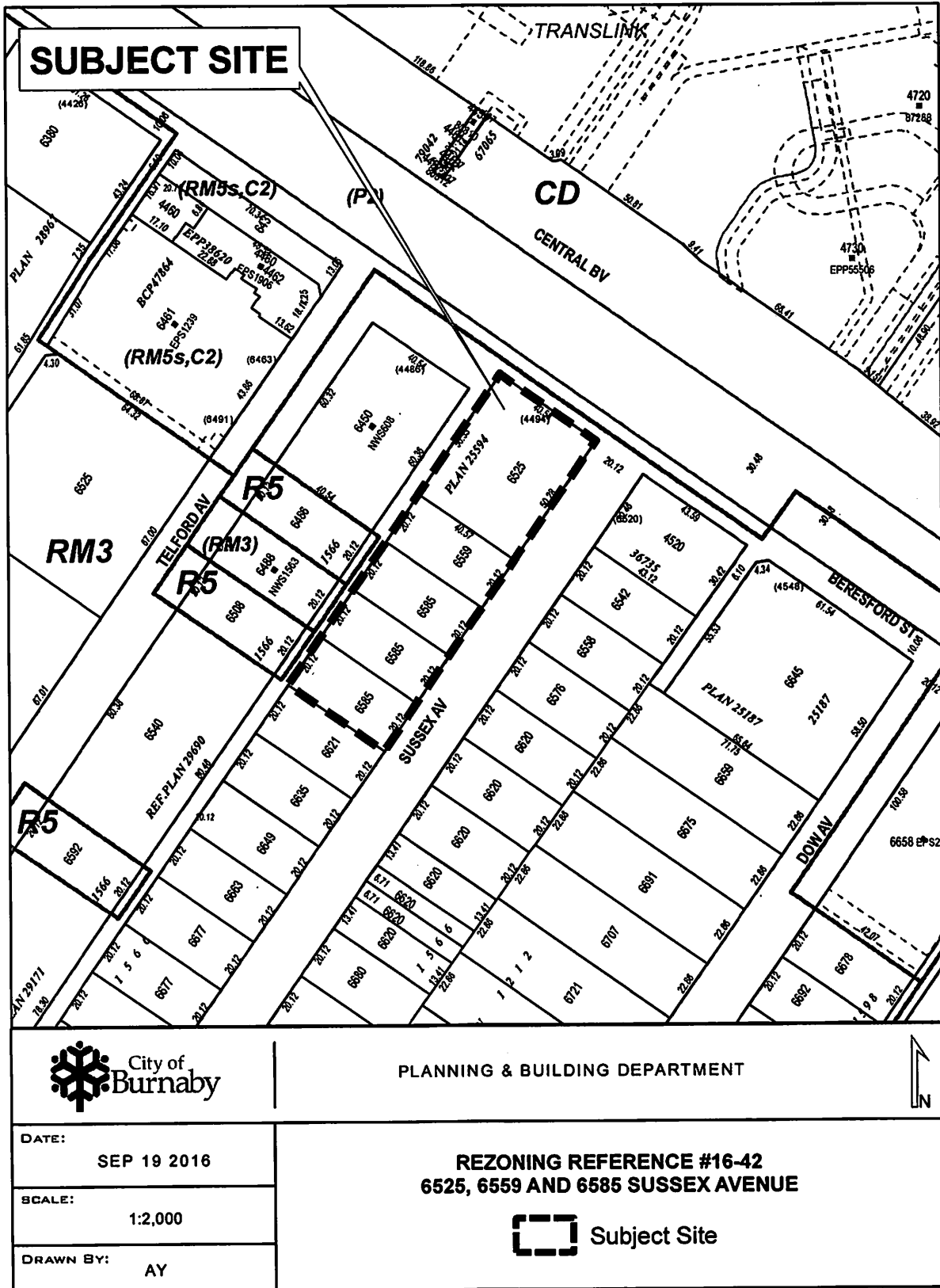
  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

ZT:eb

*Attachments*

cc: City Manager  
 Director Finance  
 City Solicitor

P:\49500 Rezoning\20 Applications\2016\16-42 6525, 6559 & 6585 Sussex Ave\Community Benefit Bonus Housing Funds - New Vista 2017.10.17.docx





Printed on September 19, 2016

Sketch #2





7550 Rosewood Street, Burnaby, B.C. V5E 3Z3  
 Telephone (604) 521-7764 Fax (604) 527-6001  
[www.newvista.bc.ca](http://www.newvista.bc.ca)

May 17, 2017

Ed Kozak  
 Deputy Director of Planning and Building  
 City of Burnaby  
 4949 Canada Way  
 Burnaby, BC V5G 1M2

Dear Ed:

I'm writing to you today about an exciting partnership The New Vista Society has formed with Thind Developments to build 125 units of affordable rental housing on Sussex Avenue in Burnaby. New Vista has provided affordable housing options for seniors and families in the City of Burnaby, since 1945. Our organization currently owns and operates 540 units of independent living apartments and a 236 bed licensed residential care facility. We were very pleased to have been recently approached by Thind Properties with an opportunity to secure land at a nominal amount for the development of an affordable rental housing project. The proposed partnership would result in the development of 125 units of affordable rental housing at a time when there is a critical need for new rental housing stock in our community.

The proposed development site at 6525, 6559, and 6585 Sussex Avenue in Burnaby is currently occupied by three market rental apartment buildings with a total of 64 units. New Vista will assist with the relocation of existing tenants and offer the opportunity for tenants to return to the new rental building should they require affordable housing. This process will involve a high degree of communication, outreach and partnership building and we are confident that our expertise as a non-profit housing provider will be a great asset for managing this transitional phase.

New Vista has been working in partnership with BC Housing and Thind Properties and to date, we can confirm that BC Housing has provided a conditional commitment of financing and funding for the project. This funding commitment remains subject to Executive and Board approval at BC Housing. To ensure that the project is viable and that we achieve a level of affordability commensurate with the rental units which will be lost through the redevelopment, we are requesting a funding contribution of \$7 million from the City of Burnaby's Community Benefit Bonus Housing Funds. This request is comprised of the following project costs:

- \$5.6 million for construction related costs
- \$1.4 million as a grant in lieu for City of Burnaby development and permit costs

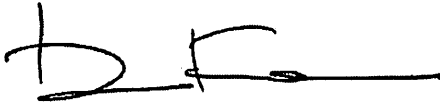
In addition to this funding request, we would request that the City of Burnaby support an expedited rezoning process for development at the site. The objective would be to achieve 4<sup>th</sup> Reading by

April 2018 which would support a construction start date in May 2018. With the City of Burnaby's support, the affordable housing project would have occupancy by May 2021.

As part of the development we will form partnerships with other local non-profits to look at opportunities for some of the units in the proposed building to house adults with development disabilities, refugee families, and seniors who are at risk of homelessness.

This large-scale project has come to fruition through a unique and timely partnership across the private sector, government and the non-profit sector to respond to an urgent housing crisis in Metro Vancouver. The costs of development in Metro Vancouver due to the current market conditions present a considerable challenge to achieving affordability and it is on this basis that we request the City of Burnaby's financial contribution towards this project. Thank you for your consideration of our request, should you wish to discuss this matter further, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Froese', with a long horizontal line extending to the right.

Darin Froese  
Chief Executive Officer  
The New Vista Society