

**TO:** CITY MANAGER **DATE:** 2018 May 09  
**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 16000 20  
**SUBJECT: PROPOSED SUPPORTIVE HOUSING PROJECT AT  
3986 NORLAND AVENUE**

**PURPOSE:** To seek Council authorization to continue to work with BC Housing through public consultation and development approval processes for a supportive housing project at 3986 Norland Avenue.

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**RECOMMENDATIONS:**

1. **THAT** Council authorize staff to continue to work with BC Housing through public consultation and development approval processes, as outlined in Section 3.0 of this report, for the development of a supportive housing project at 3986 Norland Avenue.
2. **THAT** a copy of this report be sent to BC Housing and Burnaby MLAs.

**REPORT**

**1.0 INTRODUCTION**

The City has received a proposal from BC Housing for the development of a supportive housing facility at 3986 Norland Avenue, as part of the province's Rapid Response to Homelessness Initiative (RRHI). Through this initiative, BC Housing partners with local governments and non-profit service providers to build low-cost housing with a range of supports for individuals in need. The proposed development includes 52 studio units in a three-storey building with shared amenity space, support services, and 24/7 staffing.

The subject property is an undeveloped, 5,055 m<sup>2</sup> (54,410 ft<sup>2</sup>) lot that is owned by the City. It is located at the northeast corner of Norland Avenue and Ledger Street in the Central Administrative Area plan, which contains a mix of business, residential, and institutional uses. The proposed development would require rezoning approval and a minor area plan amendment, with a lease of the property to BC Housing. The location of the property is shown in *Appendix A*.

BC Housing has initiated a public consultation process in order to inform the community about the proposal and respond to any issues and questions. This report provides an outline of the proposal and associated public consultation process.

## 2.0 PROPOSAL

BC Housing proposes to construct a supportive housing facility consisting of a three-storey building with 52 studio units and approximately 2,360 m<sup>2</sup> (25,407 ft<sup>2</sup>) of floor area. The facility would include staff offices and meeting rooms, a lunch room and other amenity spaces for residents, a self-serve laundry, and a full commercial kitchen for employment training purposes. Six of the units would be fully accessible.

The project would provide supportive housing with services for Burnaby residents who need low-cost housing with a range of supports. The project and accompanying services would help residents maintain safe and secure housing; manage health care; develop life skills; and seek employment and long-term financial stability. The facility would house both men and women, including seniors and persons with disabilities.

Under the proposal, the City would provide a lease for the site and BC Housing would fund, construct, and operate the development through a partnership with a selected Burnaby-based non-profit organization. At this stage, BC Housing has indicated that the Progressive Housing Society would be the operator of the supportive housing development. The Progressive Housing Society currently assists over 250 Burnaby residents in securing basic needs, social services, and life skills training. The minimum lease term would be for 5 years, with an option to renew (subject to Council approval) for an additional 5 years. The cost of the lease would be offset by a grant from the Community Benefit Bonus Policy Housing Fund, subject to Council approval as part of a future report.

The proposal provides a target date of 2019 March 31 for occupancy of the housing units, subject to City approvals and timelines for unit manufacturing and site feasibility.

## 3.0 PUBLIC CONSULTATION

BC Housing has outlined a public consultation process to inform the community about the proposal and respond to any issues and questions. The main components of the process, at this time, are as follows:

- **Community engagement:** BC Housing will meet with groups in the community to explain the proposal and respond to enquiries.
- **Neighbourhood notification:** BC Housing will send an information letter to property owners and tenants in the community plan area, including an invitation to the public open houses.
- **Open houses:** BC Housing will hold three open houses, at different times of the day, on 2018 June 5, 6, and 7 at the Bill Copeland Community Centre.
- **Online information:** BC Housing will provide information about the proposal, and the RRHI program in general, on its website.

BC Housing has requested that staff participate in these activities and provide general support in reaching out to community groups and answering any public enquiries. Requested support includes:

- staff attendance at community meetings and open houses;
- updates to the City website, including links to the BC Housing website;
- respond to public enquiries;
- support for securing the open house venue; and,
- ongoing coordination through the consultation and development approval processes.

#### 4.0 DISCUSSION

The City strives to improve the quality of life for all of its residents. The City's policy framework supports this commitment by encouraging the development of a continuum of housing for all income levels and needs. The Official Community Plan directs the City to seek new methods, regulations and partnerships to encourage the development of affordable and special needs housing, and to help increase the supply of affordable housing units, in collaboration with the federal and provincial governments. This policy direction is reflected in the City's Regional Context Statement and the Burnaby Social Sustainability Strategy, which support partnerships with senior levels of government in order to meet housing needs across the housing continuum, including residents with very low income, disabilities, and the potential for homelessness.

The City's housing policies have found expression in a number of programs, including the lease of City-owned lands for non-market housing that is affordable for those with low incomes and/or special needs. These programs are supported by the Community Benefit Bonus Policy Housing Fund, which is generated through density bonus contributions.

The province's RRHI initiative aligns with these policies and programs and provides an important opportunity for housing individuals with low income and a variety of support needs. Utilizing a resident-focused model, it provides housing with 24/7 staffing and "wrap-around" supports to assist residents in accessing health care, counselling, life skills training, employment opportunities, and other social services. This model has been recognized and supported by Council, in previous policy reviews, as a critical link in the housing continuum.

For these reasons, it is recommended that Council authorize staff to continue work with BC Housing through public consultation and development approval processes for a supportive housing project at 3986 Norland Avenue. BC Housing's proposed public consultation efforts are a preliminary step to the advancement of this proposal. As outlined below, further steps, including submission of a rezoning application, would be undertaken as the development approval process is advanced.

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## 5.0 PROPOSAL REVIEW AND NEXT STEPS

Upon completion of public consultation, BC Housing and staff review all public input to inform next steps in the development approval process, including:


- submittal of the rezoning and area plan amendment application for the proposal;
- based on a suitable plan of development, seek approval for consideration of the proposal at a future Public Hearing;
- determine the required Community Benefit Bonus Policy Housing Fund grant to off-set market value of the land lease;
- seek approval for execution of a lease agreement;
- advance consideration of the bylaw, and subsequent review and issuance of supported Preliminary Plan Approvals and other permits; and,
- continue to liaise with and support BC Housing in coordinating the servicing, construction, and commissioning of the proposed development.

## 6.0 CONCLUSION

This report considers a BC Housing proposal to construct a 52-unit supportive housing facility at 3986 Norland Avenue, as part of the province's Rapid Response to Homelessness Initiative (RRHI). Through this initiative, BC Housing partners with local governments and non-profit service providers to build low-cost housing with a range of supports for individuals in need. BC Housing has requested City support for a public consultation process on the proposal.

As the proposal is consistent with the City's policies and programs for facilitating development throughout the housing continuum, it is recommended that Council authorize staff to continue to work with BC Housing through public consultation and development approval processes, as outlined in this report, for the development of a supportive housing project at 3986 Norland Avenue.

As this proposal is advanced, further reports will be submitted to Council, as required.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

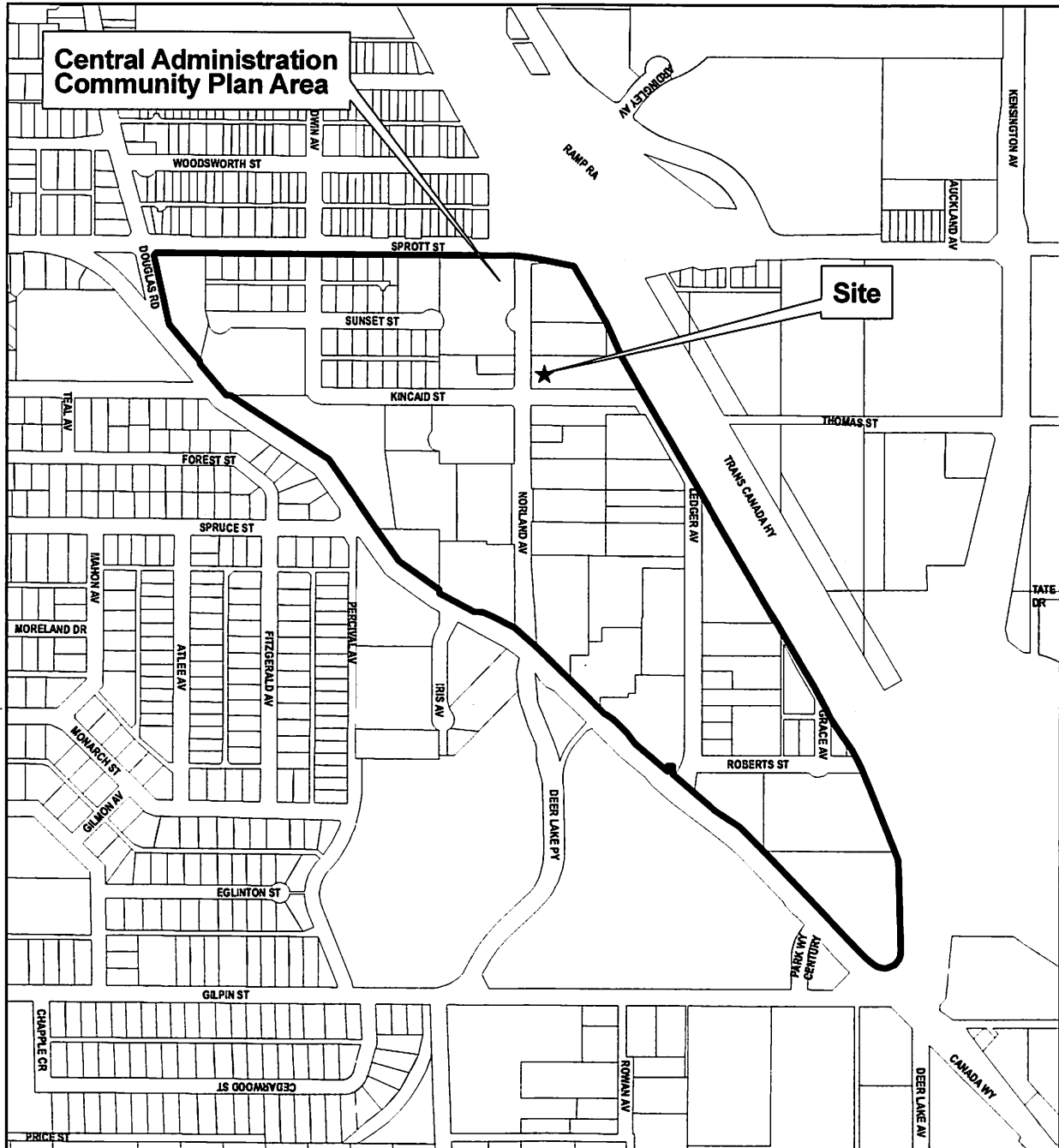
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cc: Director Engineering  
Director Finance  
Director Public Safety and Community Services  
Chief Building Inspector  
City Clerk

**APPENDIX A**

**Supportive Housing at 3986 Norland Avenue**

**2018 May 09**



PLANNING & BUILDING DEPARTMENT



DATE:  
MAY 07 2018

SCALE:  
1:7,831

DRAWN BY:  
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**SUPPORTIVE HOUSING PROPOSAL  
3986 NORLAND AVENUE**

 Community Plan Area Boundary