

PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: REQUEST FOR COMMUNITY BENEFIT BONUS HOUSING FUNDS
BC HOUSING (FEES AND CHARGES)
3986 NORLAND AVENUE
REZONING REFERENCE#18-35
CENTRAL ADMINISTRATIVE PLAN AREA**

RECOMMENDATION:

1. THAT Council approve a Community Benefit Bonus Housing Fund grant of \$250,000, as outlined in this report.

REPORT

The Planning and Development Committee, at its meeting held on 2018 December 11, received and adopted the *attached* report seeking approval for use of Community Benefit Bonus Housing Funds to offset the cost of City application and permit fees for the BC Housing 52-unit supportive housing facility at 3986 Norland Avenue. The request is consistent with Council's guidelines for the use of the Housing Fund.

Respectfully submitted,

Councillor P. Calendino
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to: City Manager Director Planning & Building Director Finance City Solicitor

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2018 December 10

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 20
Ref: Rez. Ref. #18-35

SUBJECT: REQUEST FOR COMMUNITY BENEFIT BONUS HOUSING FUNDS
BC HOUSING (FEES AND CHARGES)
3986 NORLAND AVENUE
REZONING REFERENCE#18-35
CENTRAL ADMINISTRATIVE PLAN AREA

PURPOSE: To seek the Committee's consideration of an application for Community Benefit Bonus Housing Funds to support the fees and charges for the subject BC Housing Supportive Housing Project.

RECOMMENDATION:

1. THAT the Committee recommend that Council approve a Community Benefit Bonus Housing Fund grant of \$250,000, as outlined in this report.

REPORT

1.0 BACKGROUND

On 2018 December 10, Council gave Third Reading to Rezoning Reference #18-35 for the development of a provincial supportive housing facility at 3986 Norland Avenue. The subject property is an undeveloped 5,055 m² (54,410 ft²) City-owned parcel at the northeast corner of Norland Avenue and Ledger Street in the Central Administrative Area (see *attached* Sketch #1).

The proposed development is 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 facility at 3986 Norland Avenue includes 52 studio units in a three-storey building with shared amenity space, support services, and 24/7 staffing. The facility would be constructed and owned by BC Housing (through its real estate entity, the Provincial Rental Housing Corporation [PRHC]), and operated by Progressive Housing Society.

On 2018 October 01, Council authorized staff to execute a five year market-rate lease with BC Housing/PRHC for the subject property. The lease has an initial five-year term from the date of occupancy, with the option to renew for an additional five years subject to Council approval at

To: Planning and Development Committee
From: Director Planning and Building
Re: Request for Community Benefit Bonus Housing
Funds – 3986 Norland Avenue
Rezoning Reference #18-35
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that time. BC Housing has requested a Community Benefit Bonus Housing Fund (“Housing Fund”) grant in the amount equivalent to the lease payment for the initial five-year term. That request is addressed in a separate report. Under the approach adopted by Council, the Committee receives requests for Housing Fund grants and provides Council with recommendations on each proposal. The funding request from BC Housing is outlined below.

2.0 POLICY FRAMEWORK

The recommendations provided in this report align with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Connected Community**
 - Social connection – enhance social connections throughout Burnaby.
 - Partnership – Work collaboratively with businesses, educational institutions, associations, other communities and governments.
- **An Inclusive Community**
 - Create a sense of community – provide opportunities that encourage and welcome all community members and create a sense of belonging
- **A Healthy Community**
 - Healthy life – encourage opportunities for healthy living and well-being

3.0 FUNDING REQUEST

In a letter dated 2018 December 10, BC Housing has requested a grant in the amount of \$250,000 which is the approximate cost of City application and permit fees for the project. A copy of the letter is *attached* as **Appendix A**.

The proposed non-market housing development (Rezoning Reference #18-35) and the request for funding meet the guidelines established by Council for consideration of the funding request. This request is in addition to the City’s support of the project as outlined in the signed MOU for the project.

The current unallocated balance of the Housing Fund is sufficient to support this grant request.

With Committee and Council approval, the funds would be released to the applicant to support advancement of the project.

4.0 CONCLUSION

BC Housing has requested an approximately \$250,000 Housing Fund grant, in order to offset the cost of City application and permit fees for the proposed project at 3986 Norland Avenue. The grant would support development of a 52-unit supportive housing facility for Burnaby residents that are homeless or at risk of homelessness (Rezoning Reference #18-35). As noted above, the proposal is consistent with Council’s guidelines for the use of the Housing Fund. BC Housing

To: *Planning and Development Committee*
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has agreed to provide for the costs for the servicing of the site related to the project as required under the subject rezoning. As such, this report recommends that the Committee forward the request to Council with a recommendation of approval.


Lou Pelletier, Director
PLANNING AND BUILDING

LF:

Attachments

cc: City Manager
Director Finance
City Solicitor

Appendix A



Home Office
1701 - 4555 Kingsway
Burnaby, BC
V5H 4V8
www.bchousing.org

December 10, 2018,

City of Burnaby
4949 Canada Way,
Burnaby, British Columbia, V5G 1M2

Attn: Lou Pelletier, Director of Planning and Building

Re: 3986 Norland – Rapid Response to Homelessness Project

Please accept this letter as a request to Mayor and Council for an affordable housing grant up to \$250,000. This figure represents the City fees for the City owned property located at 3986 Norland Avenue, as established by the City documented in the attached. This property was proposed by the City of Burnaby under the Memorandum of Understanding under the Provincial Rapid Response to Homelessness.

The proposed project will see 52 units of supportive housing built on site to house those who are homeless or homeless at risk that are residents of Burnaby. BC Housing is committed to providing operational and capital funding for this project.

If you require further information or assistance, please do not hesitate to contact me. nbrunemeyer@bchousing.org or 604.456.8849.

Sincerely,

A handwritten signature in black ink, consisting of the letters "NB" followed by a long, horizontal, slightly wavy line.

Naomi Brunemeyer
Director, Regional Development
BC Housing