

**PLANNING AND DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

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

**RECOMMENDATION:**

1. THAT Council approve a Community Benefit Bonus Housing Fund grant of \$3,711,870, 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 a five-year lease of the City-owned property at 3986 Norland Avenue. The request supports the development of a 52-unit supportive housing facility at the site and 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
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**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 (LAND LEASE GRANT)  
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 land lease for the subject BC Housing Supportive Housing Project.

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**RECOMMENDATION:**

1. **THAT** the Committee recommend that Council approve a Community Benefit Bonus Housing Fund grant of \$3,711,870, 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 m<sup>2</sup> (54,410 ft<sup>2</sup>) 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 that time. BC Housing has requested a Community Benefit Bonus Housing Fund ("Housing

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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Fund”) grant in the amount equivalent to the lease payment for the initial five-year term (\$3,711,870). BC Housing has also requested a Housing Fund grant in the amount of \$250,000 which is the approximate cost of City application and permit fees for the project. 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 \$3,711,870, which is the cost of the initial five-year lease of the subject property as determined by the Realty and Lands Division. A copy of the letter is *attached* as Appendix A.

The use of Housing Fund grants for the subject project for this purpose was previously supported by Council in their consideration of this project. 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.

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 upon issuance of the Occupancy Permit for the project. Under the terms of the associated lease agreement, the Occupancy Permit must be obtained within 24 months of Building Permit issuance. Payment of the lease would be required within 60 days of Occupancy Permit issuance.

To: *Planning and Development Committee*  
From: *Director Planning and Building*  
Re: *Request for Community Benefit Bonus Housing  
Funds – 3986 Norland Avenue  
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#### **4.0 CONCLUSION**

BC Housing has requested an approximate \$3.7 million Housing Fund grant in order to offset the cost of a five-year lease of the City-owned property at 3986 Norland Avenue. The Council-authorized lease 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 policy for the use of the Housing Fund, as addressed in the project application. As such, this report recommends that the Committee forward the request to Council with a recommendation of approval.

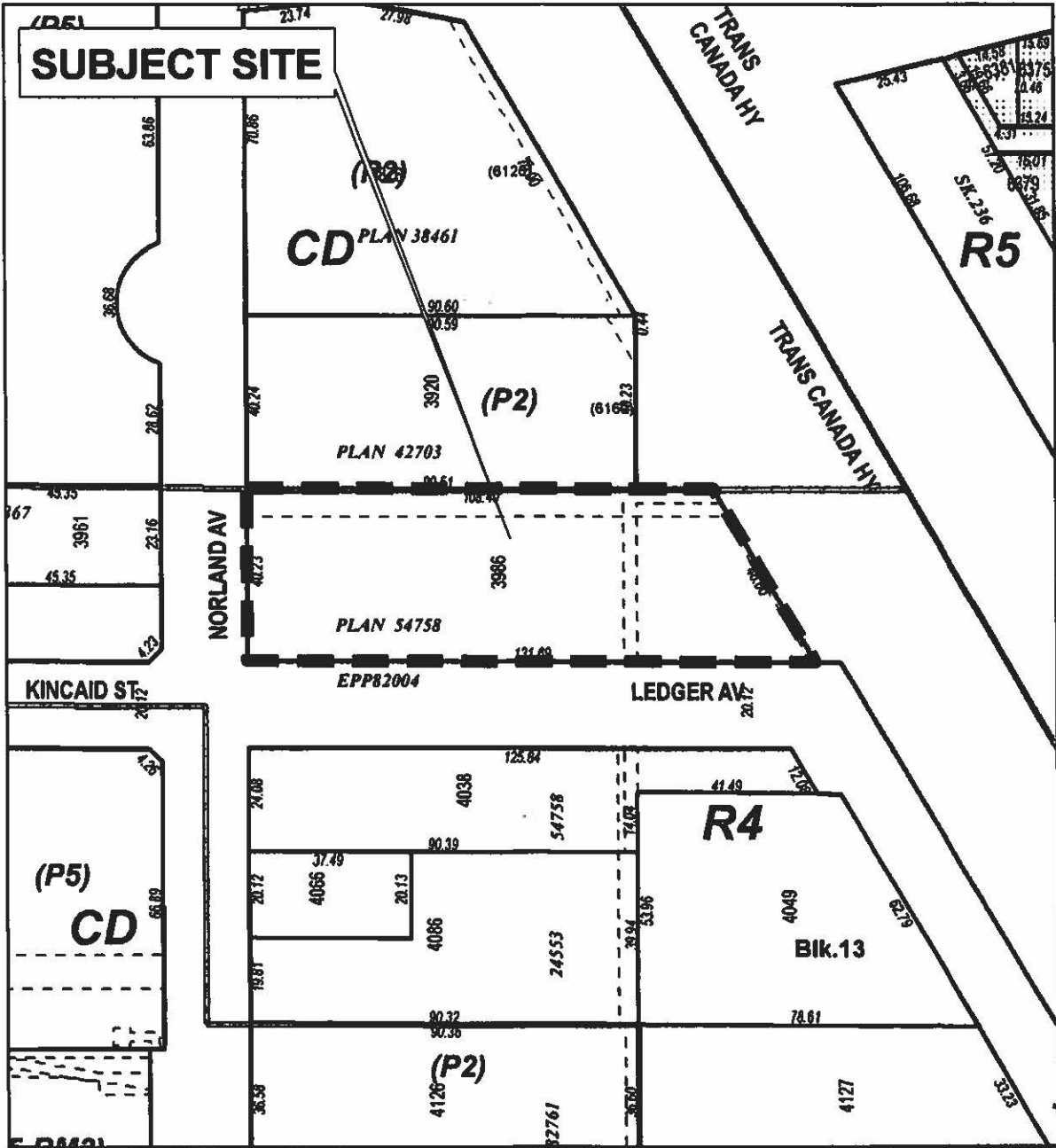




Lou Pelletier, Director  
PLANNING AND BUILDING

LF:

***Attachments***

cc: City Manager  
Director Finance  
City Solicitor



 <p>City of Burnaby</p>	<p>PLANNING &amp; BUILDING DEPARTMENT</p>
<p>DATE: JUL 16 2018</p>	<p>REZONING REFERENCE #18-35 3986 NORLAND AVENUE</p>
<p>SCALE: 1:1,500</p>	 Subject Site
<p>DRAWN BY: AY</p>	

Sketch #1



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 in the amount \$3,711,870. This figure represents the basic rent for the City owned property located at 3986 Norland Avenue, as established by the City. 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.

Please note that the payment of Basic Rent is for the first five year term only. The lease allows for renewal, subject to council approval, for another five years, which requires a further payment based on market appraisal by BC Housing. BC Housing will seek confirmation of a grant to cover the Basic Rent again upon renewal.

If you require further information or assistance, please do not hesitate to contact me. [nbrunemeyer@bchousing.org](mailto:nbrunemeyer@bchousing.org) or 604.456.8849.

Sincerely,

A handwritten signature in black ink, appearing to be "NB" followed by a long horizontal line.

Naomi Brunemeyer  
Director, Regional Development  
BC Housing