
TO: CITY MANAGER **DATE:** 2019 March 06

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: REZ #15-53

SUBJECT: COMMUNITY BENEFIT BONUS HOUSING FUNDS
FAIR HAVEN HOMES SOCIETY - 4341 RUMBLE STREET
REZONING REFERENCE #15-53

PURPOSE: To advise of the use of Community Benefit Bonus Housing Funds to offset the City application / permit fees and required servicing costs for the Fair Haven seniors' non-market rental development.

RECOMMENDATION:

1. THAT Council receive this report for information.

REPORT**1.0 BACKGROUND**

On 2017 June 12, Council gave Final Adoption to Rezoning Reference #15-53 for the construction of a seniors' non-market rental housing development at 4341 Rumble Street. The subject development, which recently completed construction and is now accepting tenants, is located at the northeast corner of Rumble Street and McKay Avenue (see *attached* Sketch #1).

The development is a Community Partnership Initiative between BC Housing, Fair Haven Homes Society, and the applicant (Colliers International). The building at 4341 Rumble Street includes 113 studio and 32 one-bedroom units in a four-storey building, with shared amenity space. The building is owned and operated by the Fair Haven Homes Society.

2.0 POLICY FRAMEWORK

The funding outlined in this report aligns 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**
 - Serve a diverse community – ensure City services fully meet the needs of our dynamic community.
 - Create a sense of community – provide opportunities that encourage and welcome all community members and create a sense of belonging.

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4341 Rumble Street
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- **A Healthy Community**
 - Healthy life – encourage opportunities for healthy living and well-being.

3.0 FUNDING APPROVAL

The Fair Haven Homes Society was approved for a grant in the amount of \$691,639.73 which is the final cost of City application / permit fees and required off-site servicing costs for the project. A copy of the letter of request is *attached* as Appendix A.

City application, permit fees and servicing costs were as follows:

Permits / Applications	\$ 185,541.27
Fees	\$ 309,598.46
<u>Off-Site Servicing Costs</u>	<u>\$ 196,500.00</u>
Total	\$ 691,639.73

The seniors' non-market rental housing development (Rezoning Reference #15-53) and the approved funding met the guidelines established by Council. The current unallocated balance of the Housing Fund is sufficient to support the grant. As approved, the funds will be released to the applicant to support the on-going affordability of the project.

4.0 CONCLUSION

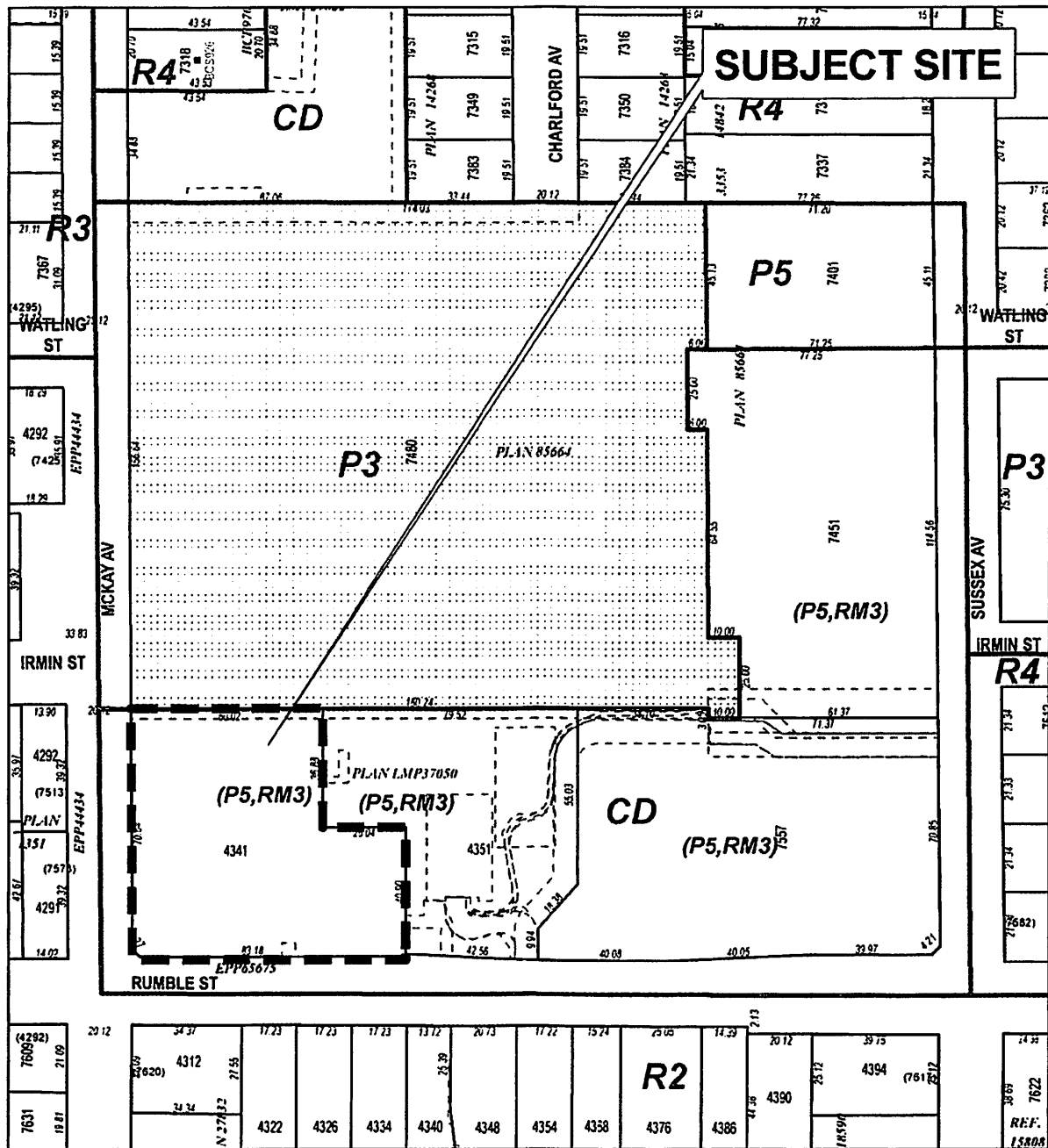
The Fair Haven Homes Society requested a \$691,639.73 Housing Fund grant, in order to offset the cost of City application / permit fees and required off-site servicing for the seniors' non-market rental development at 4341 Rumble Street. The approved grant supports the on-going affordability of the 145 unit affordable seniors rental housing development project. As noted above, this is consistent with Council's guidelines for the use of the Housing Fund.





Lou Pelletier, Director
PLANNING AND BUILDING

SMN:rh

Attachments

cc: Director Finance
City Solicitor



		PLANNING & BUILDING DEPARTMENT		
DATE: DEC 12 2018		REZONING REFERENCE #15-53 4341 RUMBLE STREET  Subject Site		
SCALE: 1:2,000				
DRAWN BY: AY				



Colliers International
200 Granville Street, 19th Floor
Vancouver, BC

Shawn Natrasony
City of Burnaby
Community Planner
4949 Canada Way
Burnaby BC

RE: Fair Haven Homes – Affordable Seniors Rental Redevelopment – Application for Benefit Bonus Housing Fund

Shawn,

First and foremost, thank you for your time involved in facilitating this affordable seniors rental housing project through the approvals process.

Fair Haven Homes in partnership with BC Housing has embarked on a journey to redevelop their site at 4341 Rumble to provide 145 new purpose built independent seniors rental apartments. The partnership between Fair Haven and BC Housing is under the framework of the Community Partnership Initiative which ensures a minimum amount of affordability without the help of ongoing subsidies.

Fair Haven's objective is to provide at least 51% of the units at below market rents with the potential to increase that affordability with the support of stakeholders like the City of Burnaby.

Fair Haven is writing to request a grant amount of \$691,639.73 under the Benefit Bonus Housing Fund for all the required permits, fees and off sites that City of Burnaby has requested of the project for redevelopment.

Thank you for your consideration of this request and support for providing affordable seniors rental housing. If you have any questions, please do not hesitate to contact me directly.

Best Regards,

Jaraad Marani
Development Manager
Colliers International Consulting