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**TO:** CHAIR AND MEMBERS  
FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2019 November 13

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 16000 20

**SUBJECT:** OFF-SITE SERVICING FOR NON-MARKET HOUSING INITIATIVE SITES  
FUNDING REQUEST

**PURPOSE:** To request the use of Community Benefit Reserves to finance the design for the off-site servicing of Sites #1-6 of the Non-Market Housing initiative project.

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**RECOMMENDATION:**

1. **THAT** the Financial Management Committee recommend Council authorize the use of Housing Funds from the Community Benefit Reserves in the amount of \$700,000 to finance the works as outlined below.

**REPORT****1.0 INTRODUCTION**

On 2019 July 29, Council unanimously adopted the Mayor's Task Force on Community Housing Final Report, which recommends 18 actions grouped under four themes as a basis for further direction and specific initiatives to increase the supply, diversity, and affordability of housing in Burnaby. The Final Report also lists ten "Quick Starts" — priority actions that the City can initiate within six months. In line with specific actions recommended in the Final Report, staff subsequently prepared a report recommending development of a Memorandum of Understanding (MOU) with BC Housing to establish terms for a housing partnership. The report also recommended that seven sites in the City be brought forward for the development of non-market housing, in partnership with senior levels of government.

As part of advancing these sites for non-market housing, this report seeks funding approval for the award of contracts for the development of the off-site servicing design as part of the servicing requirements.

**2.0 POLICY SECTION**

The following project is aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan.

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### **A Connected Community**

- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.
- Social Connection - Enhance social connections throughout Burnaby.

### **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.
- Community involvement - Encourage residents and businesses to give back to and invest in the community.

### **A Dynamic Community**

- Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

## **3.0 OFF-SITE SERVICING: NON-MARKET HOUSING SITES #1-6 - BAX.0026**

At its meeting of 2019 October 07, Council considered a staff report and adopted recommendations including the development of a Memorandum of Understanding with BC Housing, for Council approval, to document a partnership approach to develop non-market housing in Burnaby, and the identification and advancement of seven sites (Sites #1 to #7), for the development of non-market housing in partnership with senior levels of government.

The approved approach for this initiative includes an expedited approvals process with the pre-zoning of Sites #1 to #6. As part of the rezoning process, preliminary servicing requirements (e.g. road dedications, public realm improvements, infrastructure upgrades) are to be identified through approved civil designs, and construction undertaken and completed.

To facilitate this requirement, consultants will be engaged to develop the off-site servicing detail design for the construction of City infrastructure and Hydro/Telus undergrounding. Other engineering site work reviews may include: geotechnical analysis, environmental analysis, and groundwater analysis, as necessary.

Early funding is being requested to award the design contract in late 2019, with the intention to start and complete the civil design in 2020.

These expenditures will be included in the 2020 – 2024 Provisional Financial Plan and sufficient Community Amenity Reserves are available to finance the capital project outlined in this report. Council approval is being sought for the use of Housing Funds from the Community Benefit Reserves, as outlined in the earlier Council Report.

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#### 4.0 RECOMMENDATION

It is recommended that the Financial Management Committee recommend Council authorize the use of Housing Funds from the Community Benefit Reserves in the amount of \$700,000 to the off-site servicing design as outlined in this report.



E.W. Kozak, Director  
PLANNING AND BUILDING

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cc: City Manager  
Director Engineering  
Director Finance  
Director Corporate Services  
Director Public Safety and Community Services  
Director Parks, Recreation and Cultural Services  
City Solicitor  
City Clerk