

**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT COMMITTEE

**DATE:** 2020 Nov 18

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 49500 20  
*Reference:* REZ #18-50

**SUBJECT:** REQUEST FOR COMMUNITY BENEFIT AFFORDABLE HOUSING  
RESERVE FUNDS  
NEW VISTA SOCIETY (FEES AND CHARGES)  
7898 EIGHTEENTH AVENUE  
REZONING REFERENCE #18-50  
SIXTH STREET COMMUNITY PLAN AREA

**PURPOSE:** To seek Committee consideration of an application for Community Benefit Affordable Housing Reserve funds to support the development of 25 non-market housing units at 7898 Eighteenth Avenue.

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**RECOMMENDATION:**

1. **THAT** The Committee recommend that Council approve a Community Benefit Bonus Housing Reserve grant of \$1,024,311, as outlined in this report.

**REPORT**

**1.0 INTRODUCTION**

On 2016 June 15, the City issued a Request for Expressions of Interest (RFEOI) for the development of non-market housing at 7898 Eighteenth Avenue (see *attached* Sketch #1), under the then newly established City Lands Program for Non-Market Housing Projects (“City Lands Program”). The City Lands Program offers long-term nominal leases of designated City properties to non-market housing providers, along with other supports.

On 2017 March 06, Council approved the preliminary selection of the New Vista Society (“New Vista”) as the developer and operator for the site, subject to the successful completion of a rezoning application for the proposed development.

On 2020 July 27, Council gave Third Reading to a rezoning application for the site (REZ #18-50). In the application, New Vista proposes to construct a three-storey, approximately 2,000 m<sup>2</sup> (21,500 ft<sup>2</sup>) apartment building with 25 units of non-market housing, amenity space, and one level of underground parking. The proposed project includes a mix of studio, one, two, and three bedroom

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units. The proposed project has received a funding commitment from the *Building BC: Community Housing Fund*, as well as project development funding from *BC Housing* and *Canada Mortgage and Housing Corporation (CMHC)*.

The New Vista Society has requested a Community Benefit Bonus Housing Reserve grant of \$1,024,311, to offset capital expenses for the project, including servicing costs and City application and permit fees.

Under the approach adopted by Council, the Committee receives requests for Community Benefit Bonus Housing Reserve grants and provides Council with recommendations on each proposal. This report recommends that the Committee forward the request to Council with a recommendation of approval.

## 2.0 POLICY CONTEXT

Support for the provision of non-market housing aligns with the following City-wide policies:

- Burnaby's *Official Community Plan* (1997), including its residential and social policy frameworks, and its Regional Context Statement (RCS), which emphasizes diverse and affordable housing choices.
- The *Burnaby Economic Development Strategy* (2007), which sets a goal of building a strong, liveable, and healthy community. This includes developing a diverse and affordable housing stock that is appropriate to residents' needs.
- The *Burnaby Social Sustainability Strategy* (2011), which contains several actions on housing, including looking for opportunities to facilitate the development of housing that is supportive of, suitable, and affordable to specific target groups, such as low and moderate income households, and those experiencing mental illness, addictions, family violence, homelessness and other challenges.

It also aligns with the following goals and sub-goals of the *Corporate Strategic Plan*:

- ***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

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- **A Dynamic Community**
  - Community development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

### 3.0 FUNDING REQUEST

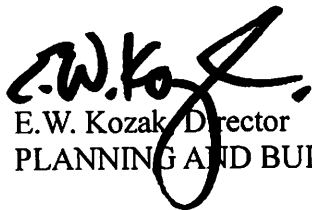
In a letter dated 2020 November 06, the New Vista Society has requested a grant in the amount of \$1,024,311 to offset capital expenses for the project, including servicing costs and City application and permit fees. A copy of the letter, which details the fees and costs, is **attached** as *Appendix A*.

The proposed non-market housing development (Rezoning Reference #18-50) and the request for funding meet the guidelines established by Council. The current unallocated balance of the Community Benefit Bonus Housing Reserve is sufficient to support this grant request.

With Committee and Council approval, the funds would be released to the applicant upon the issuance of a Building Permit for the project.

### 4.0 CONCLUSION

The New Vista Society has requested a \$1,024,311 Community Benefit Affordable Housing Reserve grant, to help offset capital costs of their proposal to construct 25 non-market housing units at 7898 Eighteenth Avenue (Rezoning Reference #18-50). The requested amount will offset City application and permit fees, as well as servicing costs for the project. As the request is consistent with Council guidelines for use of the fund, and sufficient funds are available, this report recommends that the Committee forward the request to Council with a recommendation of approval.

  
E.W. Kozak, Director  
PLANNING AND BUILDING

LF:tn

#### ***Attachments***

cc: City Manager  
Director Finance  
City Solicitor  
City Clerk

## APPENDIX A



7550 Rosewood Street, Burnaby, B.C. V5E 3Z3  
Telephone (604) 521-7764 Fax (604) 527-6001  
[www.newvista.bc.ca](http://www.newvista.bc.ca)

November 6, 2020

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

Attn: Ed Kozak, Director of Planning and Building

**Re: 7898 18<sup>th</sup> Avenue, Burnaby, B.C**

Dear Sir,

The New Vista Society through a proposal call with the City of Burnaby was selected for development of non-market housing at 7898 18<sup>th</sup> Avenue, Burnaby, B.C. The Society partnered with Terra Housing Consultants as our Development Consultant, NSDA Architects and BC Housing for project capital funding. The New Vista Society is looking forward to construction start on the last leg of providing much needed affordable rental housing in the City of Burnaby.

Please accept this letter as a request to Mayor and Council for a Housing Grant up to \$ 1,024,311.00. This figure represents and estimates the required City permits, fees, off site service costs for all the items and betterments that City of Burnaby has requested of the project for rezoning Burnaby's land to facilitate the development of the 25 unit family and seniors affordable rental project. BC Housing has committed to providing operating and capital funding for this project.

We have attached a breakdown of all anticipated site costs to this request for the Housing Grant.

If you require further information or clarification, please do not hesitate to contact Simon Davie, [Simon@terrahousing.ca](mailto:Simon@terrahousing.ca) or 604-639-0472 by telephone.

Sincerely,

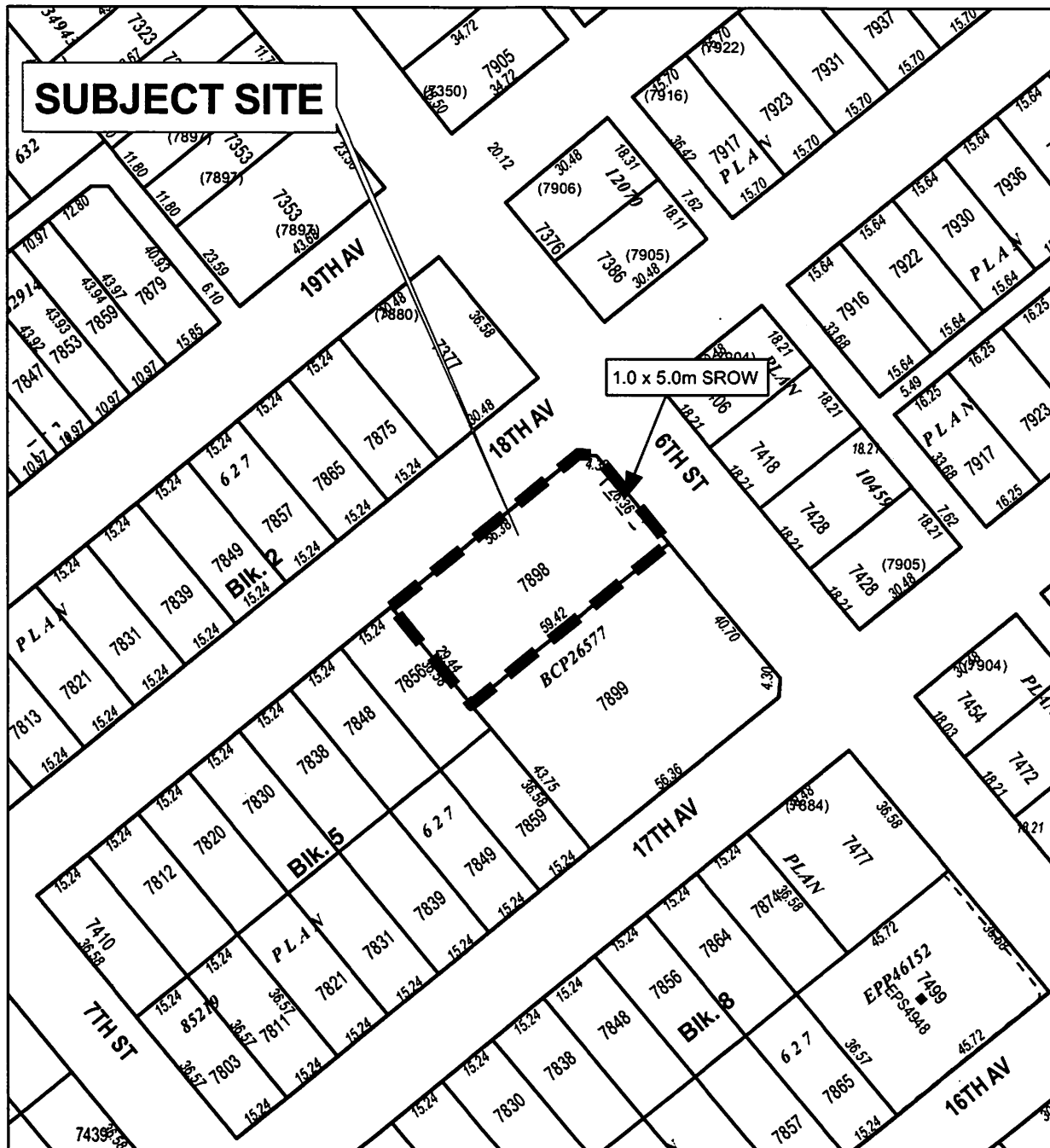
A handwritten signature in black ink, appearing to read "D. Froese", with a long horizontal stroke extending to the right.

Darin Froese  
Chief Executive Officer  
New Vista Society

## Calculation for Burnaby Housing Grant Request

GVS&DD DCC		88,250	to be waived
Regional Transportation DCC		30,000	to be waived
Burnaby Parkland Acquisition waiver		83,492	Per Servicing Document
Burnaby School site Acquisition waiver		17,500	Per Servicing Document
Burnaby Application costs		88,060	
Building Permit	68,726		
Rezoning Application/PPA	19,334		paid
<b>Servicing Costs</b>		<b>284,350</b>	
323 Pavement Local	48,400		per HY Oct 23, 2020
324 Structure local	55,750		per HY Oct 23, 2020
355 Sidewalk concrete	28,500		per HY Oct 23, 2020
341 Streetlighting	26,800		per HY Oct 23, 2020
411 Storm main PVC HDPE	3,000		per HY Oct 23, 2020
426 Storm service PVC	8,500		per HY Oct 23, 2020
518 Sanitary Service PVC	8,500		per HY Oct 23, 2020
627 Water main DI DC	78,800		per HY Oct 23, 2020
Miscellaneous	26,100		per HY Oct 23, 2020
<b>Payments</b>			
Deposits for City services		60,000	
Fire Hydrant	10,800		per HY Oct 23, 2020
Water service CU	25,000		per HY Oct 23, 2020
Tie-in new water main	17,000		per HY Oct 23, 2020
Cap and abandon ex. watermain	7,200		per HY Oct 23, 2020
<b>Fees - contracted City services</b>		<b>26,074</b>	
Cap existing san serv at 18th	3,600		per HY Oct 23, 2020
Cap existing water serv at 6th	3,600		
Street markings	5,000		
4% Engineering admin fee on Servicing	11,374		
Street signs	2,500		
<b>Other site costs per HY</b>		<b>256,970</b>	
Inspections and testing	4,970		per HY Oct 23, 2020
Erosion and Sediment control	40,000		per HY May 14, 2020
Driveways	5,000		per HY Oct 23, 2020
Hydro and Tel works	207,000		
Civil	77,000		per HY Oct 23, 2020
Hydro works	100,000		Estimate with one small
Telus works	30,000		Estimate
Contingency 20%		131,091	
Ground Water testing		22,000	
SRW work - Hydro, Telus, Bus shelter		15,000	
GST on servicing	795,485	5%	39,774
Sub-total			1,142,561
<b>Less:</b>			
GVS&DD DCC Waiver		88,250	
Regional Transportation DCC Waiver		30,000	
<b>City Grant Request</b>		<b>1,024,311</b>	

Note - under rezoning #05-53 (including this parcel) BCH paid a \$57,000 future works fee for sewer  
Land purchase to be at nominal value \$10  
Ground lease to be registered prior to Final Adoption of Rezoning  
Housing Grant Agreement required  
Bond amount based on final cost estimate. Bank Letter of Credit  
Must enter into a Service Agreement



PLANNING & BUILDING DEPARTMENT



DATE:

SEP 30 2019

SCALE:

1:1,500

DRAWN BY:

AY

**SERVICING REQUIREMENT #19-10**

**REZONING REFERENCE #18-50**

**7898 18TH AVENUE**



Subject Site

**Sketch #1**