

TO: CITY MANAGER **DATE:** 2020 December 9

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

SUBJECT: REQUEST FOR COMMUNITY BENEFIT BONUS AFFORDABLE HOUSING RESERVE GRANTS
Development of Non-Market Housing on Various City-Owned Sites in Partnership with Senior Government

PURPOSE: To seek Council approval of Community Benefit Bonus Affordable Housing Reserve Grants to support development of non-market housing units on various City-owned sites.

RECOMMENDATIONS:

1. **THAT** Council approve a grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$1,307,924 towards Site #1 as described in this report.
2. **THAT** Council approve a grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$3,796,214 towards Site #2 as described in this report.
3. **THAT** Council approve a grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$875,966 towards Site #3 as described in this report.
4. **THAT** Council approve a grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$5,287,614 towards Site #4 as described in this report.
5. **THAT** Council approve a grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$1,233,586 towards Site #5 as described in this report.
6. **THAT** Council approve a grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$8,025,380 towards Site #6 as described in this report.
7. **THAT** a copy of this report be sent to the selected non-profit housing partners for the various sites (Catalyst Community Developments Society, Vancouver Native Housing Society, and M'akola Housing Society), and to the selected development partner and non-profit housing operator for Site #6 (Mosaic Homes and the Community Land Trust, respectively).

REPORT

1.0 OVERVIEW

On 2019 October 07, Council received a staff report advancing a program to bring forward a number of City-owned sites for the development of non-market housing, in partnership with other orders of government. Amongst the report recommendations were that Council approve in principle financial contributions from the Community Benefit Bonus Affordable Housing Reserve towards capital development costs. This report seeks specific Council authorization to approve grants from the Community Benefit Bonus Affordable Housing Reserve towards some of these costs. Together with further commitments that the City provide 99-year nominal leases, establish development guidelines through pre-zoning of the sites, undertake engineering servicing designs, and expedite development application processing, the City and its selected non-profit housing partners are poised to be in a stronger position to obtain capital funding from BC Housing under its *Building BC: Community Housing Fund (CHF)* program and CMHC under its National Housing Co-Investment Fund.

2.0 POLICY CONTEXT

The *Mayor's Task Force on Community Housing Final Report*, unanimously adopted by Council on 2019 July 29, specifically calls on the City to “pursue partnerships that leverage the contributions of the City, BC Housing, non-profit societies, and private developers to provide more non-market and below-market rental housing.” As well, the Report broadly recommends investment in housing partnerships, and increasing the supply of affordable rental housing.

There are several other City policies that support the provision of affordable housing, particularly in partnership with other orders of government. These are: Burnaby's *Official Community Plan* (1997); the *Burnaby Economic Development Strategy* (2007); and the *Burnaby Social Sustainability Strategy* (2011).

A partnership approach to develop affordable housing in Burnaby is further supported by 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.

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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 FUNDING REQUEST

Council approval of the following Community Benefit Bonus Affordable Housing Reserve grants to offset capital costs of development of the following six sites is sought:

3.1 Site #1: Royal Oak and Imperial

Site #1 is located at 6837, 6857, and 6875 Royal Oak Avenue, within the Royal Oak Community Plan area. Catalyst Community Developments Society is the selected non-profit housing partner and is proposing a six-storey development comprised of 134 non-market rental units and six commercial retail units through Rezoning Reference #20-14, which is advancing to Public Hearing on 2020 December 15. The requested grant is \$1,307,924 to cover the usual costs in accordance with adopted City policies and established practices.

3.2 Site #2: Sunset/Kincaid

Site #2 is located at 5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988 Sunset Street, and 5907, 5919, 5931, 5941, 5951, 5969, 5979, 5989 Kincaid Street, within the Central Administrative Plan area. The Vancouver Native Housing Society is the selected non-profit housing partner and is proposing a six-storey non-market seniors' housing development, comprised of 271 rental units for Indigenous and non-Indigenous seniors to age in place. The applicable rezoning application, Rezoning Reference #20-15, is advancing to Public Hearing on 2020 December 15. The requested grant is \$3,796,214 to cover the usual costs in accordance with adopted City policies and established practices.

3.3 Site #3: Byrnespark

Site #3 is located at 6488 Byrnespark Drive, a pre-serviced site within the Edmonds Town Centre Plan area. M'akola Housing Society is the selected non-profit housing partner. The proposed development, comprised of 129 non-market rental units for Indigenous and non-Indigenous families and individuals, is being advanced through Rezoning Reference #20-15, which is scheduled for a Public Hearing on 2020 December 15. The requested grant is

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\$875,966 to cover the usual costs in accordance with adopted City policies and established practices.

3.4 Site #4: Kingsway and 16th

Site #4 is located at 7510, 7516, 7526, 7536 Kingsway; 7390, 7398, 7404 16th Avenue; and 7411, 7417 15th Avenue, within the Edmonds Town Centre Plan area. Catalyst Community Developments Society is the selected development partner and is proposing approximately 205 non-market rental units in a six-storey apartment form. The specific form of development will be achieved through Preliminary Plan Approval #20-115, in line with Comprehensive Development zoning and guidelines that will be established through the site's rezoning application (Rezoning Reference #19-57, which received Second Reading on 2020 December 7). The requested grant is \$5,287,614 to cover the usual costs in accordance with adopted City policies and established practices.

3.5 Site #5: 7409 Halifax Street

Site #5 is located at 7409 Halifax Street¹, within the Montecito Urban Village area. As noted in a staff report to Council on 2020 March 9, the development potential of 7409 Halifax may be influenced by physical constraints and financial considerations related to the presence of an oil pipeline along the south property line. Early due diligence investigations have been conducted, engineering servicing designs are largely complete, and detailed review of the site's development potential is anticipated to commence in 2021.

The staff report also secured Council's approval in principle of a financial contribution from the Community Benefit Bonus Affordable Housing Reserve towards capital development costs of Site #5. Specific Council authorization to approve a grant of \$1,233,586 is recommended to cover the usual costs in accordance with adopted City policies and established practices.

3.6 Site #6: Portion of Bevan Lands

This site is located at 6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street, within the Edmonds Town Centre Plan area. Mosaic Homes is the selected development partner and the Community Land Trust the selected non-profit housing operator. The proposed form of development, two four-storey apartment buildings with a total of 118 non-market rental units, is being advanced through Rezoning Reference #20-17, which is scheduled for a Public Hearing on 2020 December 15. The requested grant is \$8,025,380 to cover the usual costs in accordance with adopted City policies and established practices.

¹ It is noted that 7409 Halifax Street replaced 7285 Kitchener Street, also within the Montecito Urban Village Plan area, as the candidate site for non-market housing development, in accordance with direction from Council.

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4.0 SUMMARY

Staff seek Community Benefit Bonus Affordable Housing Reserve Grants totalling \$19,293,098 to help offset capital development costs of Sites #1, 2, 3, 4, and 6, which propose a total of 857 non-market housing units. A further grant of \$1,233,586 is sought for Site #5, which will be advanced for a specific development program at a later date.

These requests are consistent with Council guidelines and will be included in the 2021 – 2025 Financial Plan; sufficient Community Benefit Affordable Housing Reserves are available. Grant issuance would place the City's non-profit housing partners in a stronger position to obtain capital funding from BC Housing under its *Building BC: Community Housing Fund (CHF)* program and CMHC under its National Housing Co-Investment Fund, and confirm the City's commitment to supporting development of non-market housing in partnership with other orders of government.


E.W. Kozak, Director
PLANNING AND BUILDING

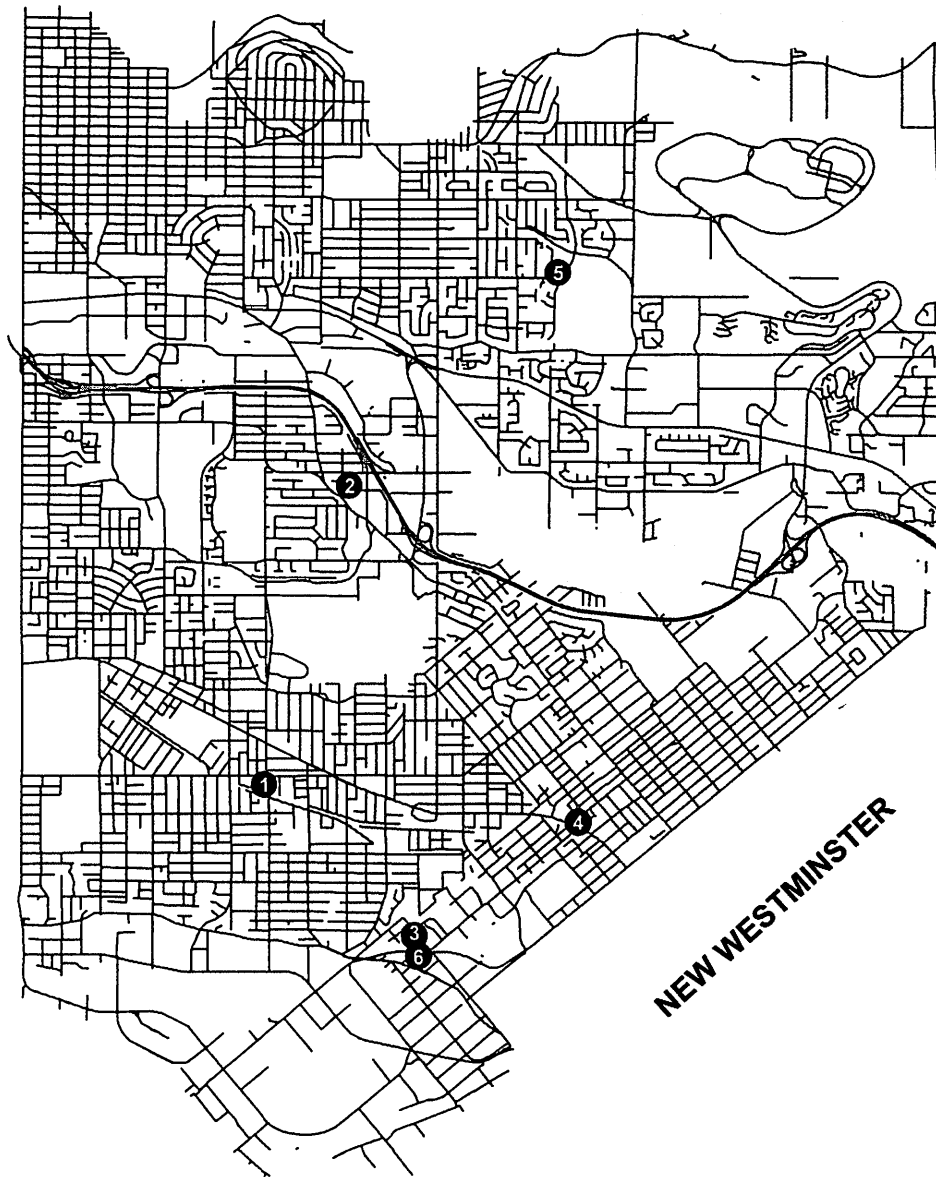
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Attachment

cc: Director Engineering
Director Finance
Director Corporate Services
City Solicitor
City Clerk

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VANCOUVER



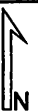
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NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



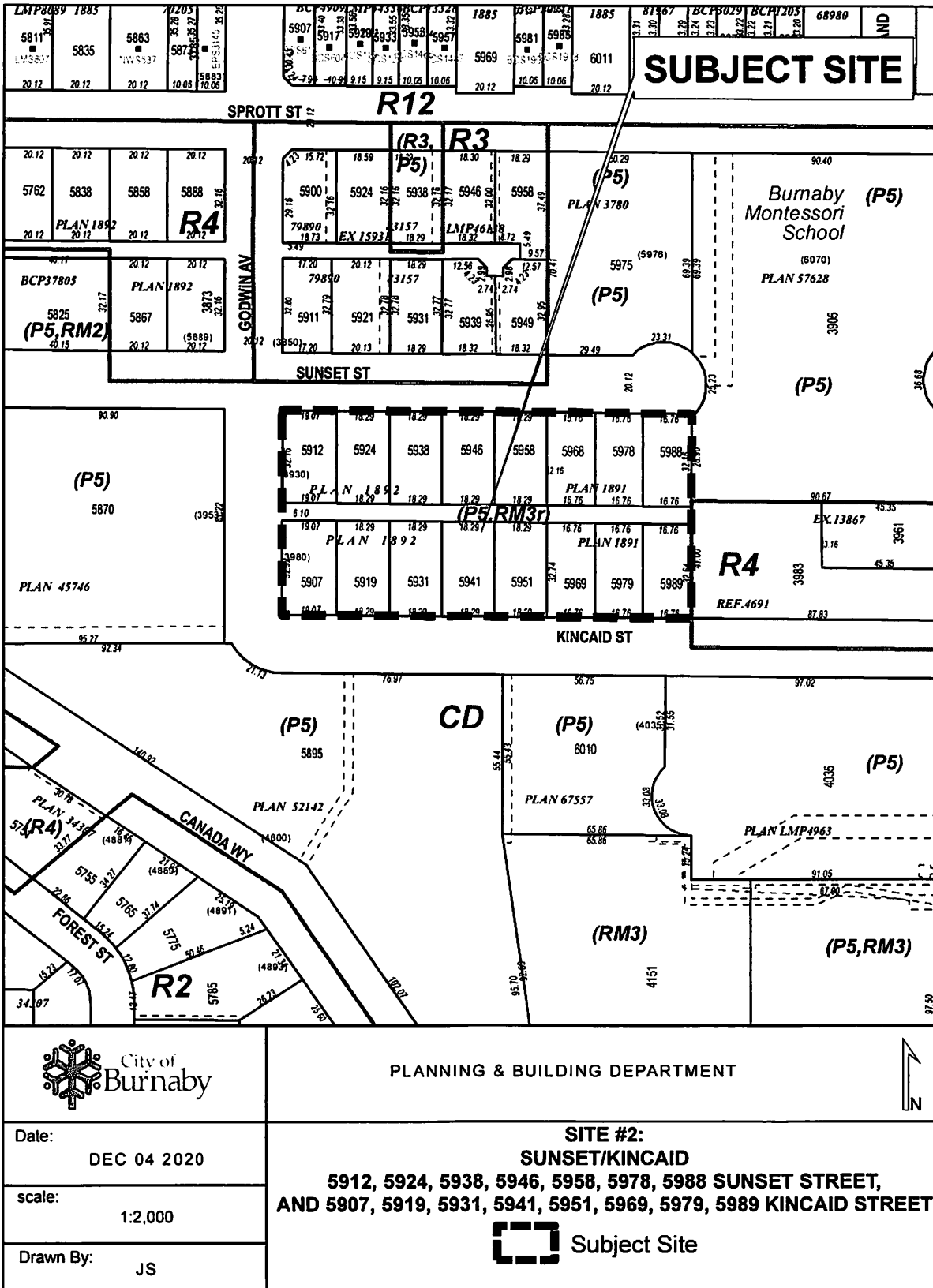
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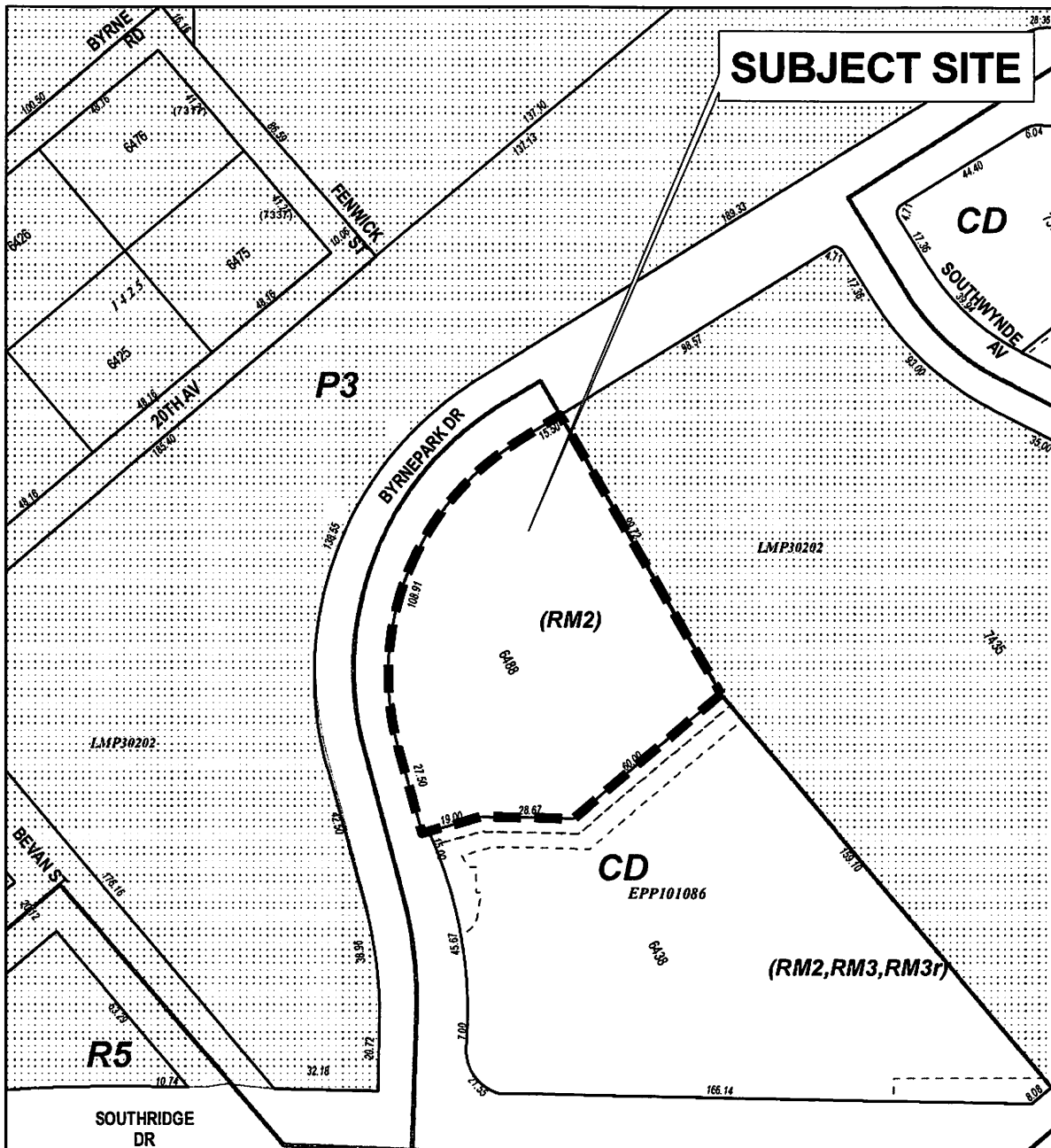
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**KEY MAP
AFFORDABLE HOUSING PARTNERSHIP SITES**

Site Number





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Date:
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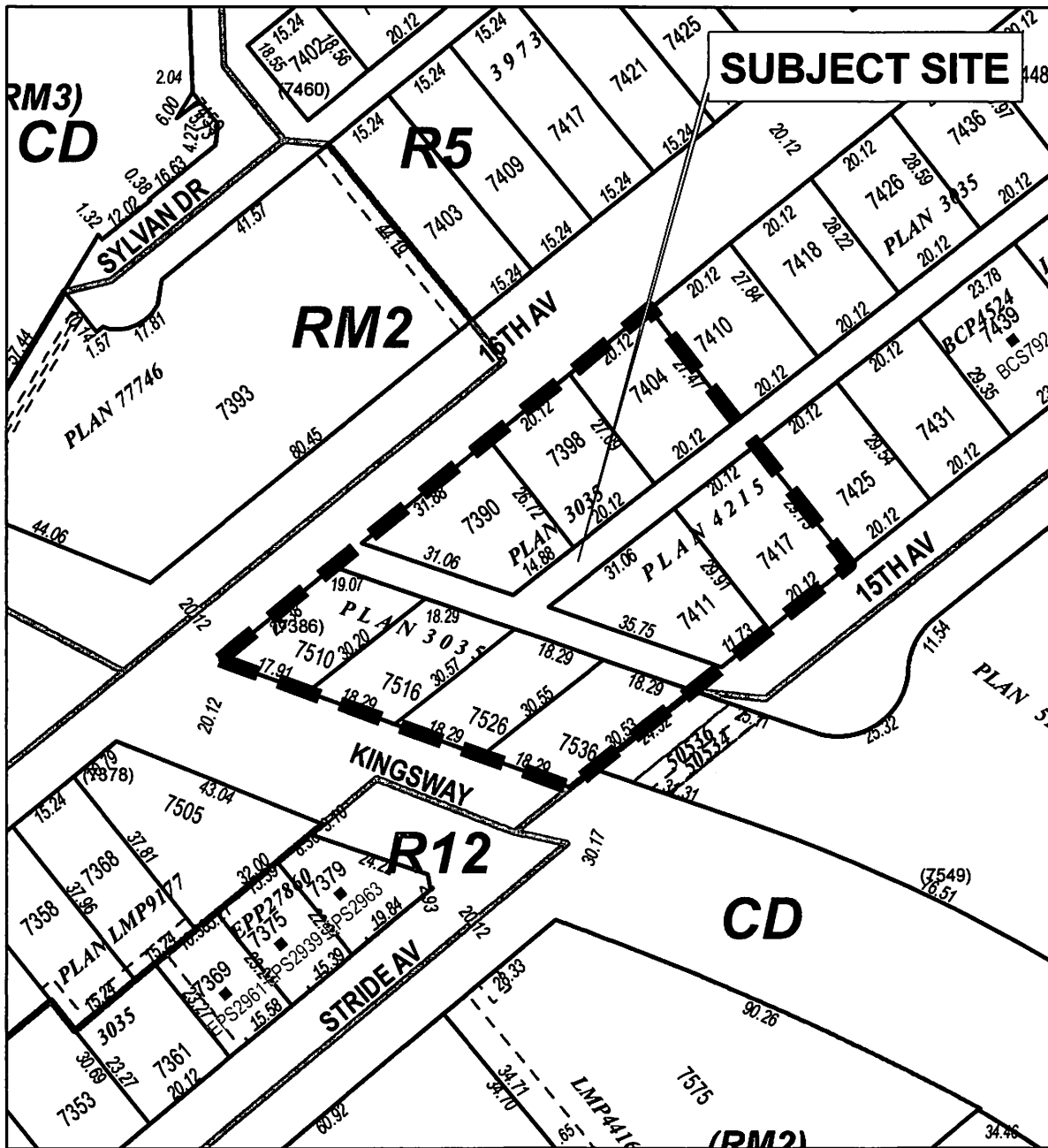
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SITE #3:
BYRNEPARK
6488 BYRNEPARK DRIVE



Subject Site



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Date:
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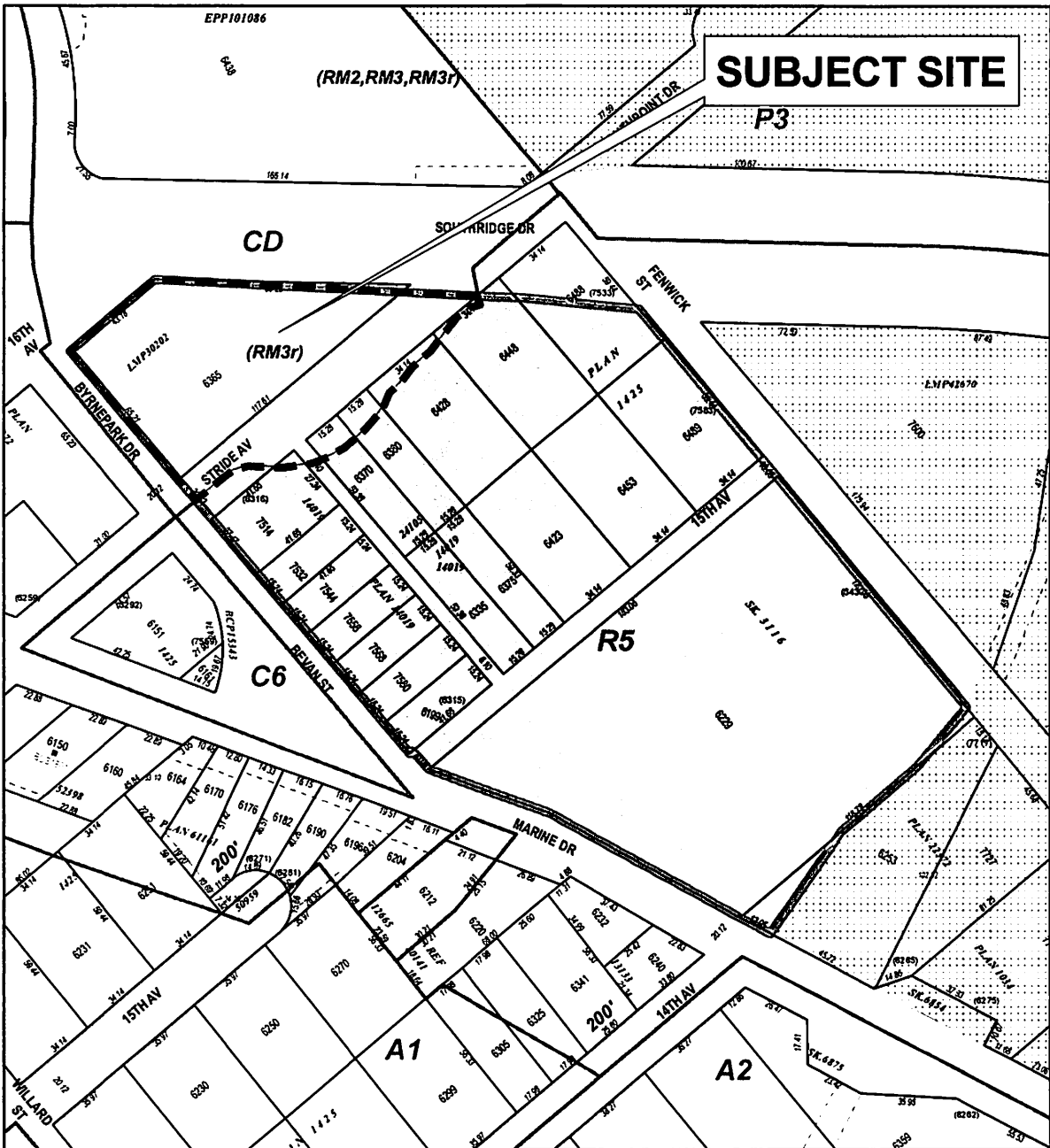
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SITE #4:
KINGSWAY AND 16TH
7510, 7516, 7526, 7536 KINGSWAY; 7390, 7398, 7404
16TH AVENUE; AND 7411, 7417 15TH AVENUE



Subject Site



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SITE #6:
PORTION OF BEVAN LANDS
6365 STRIDE AVENUE, AND PORTIONS OF 6370, 6380, 6428,
6448 STRIDE AVENUE AND 7514 BEVAN STREET



Subject Site



Overall Bevan
Lands Site



Future Market
and Non-Market
Rental Site