

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2021 September 20

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 20
Reference: REZ #20-16

SUBJECT: REQUEST FOR COMMUNITY BENEFIT BONUS AFFORDABLE
HOUSING RESERVE GRANT
M'AKOLA HOUSING SOCIETY
6488 BYRNEPARK DRIVE
REZONING REFERENCE #20-16
EDMONDS TOWN CENTER PLAN AREA

PURPOSE: To seek Committee consideration of a Community Benefit Bonus Affordable Housing Reserve grant to support the development of 129 non-market housing units at 6488 Byrnespark Drive.

RECOMMENDATIONS:

1. **THAT** the Committee recommend that Council approve a Community Benefit Bonus Affordable Housing Reserve grant of \$552,516.60, as outlined in this report.
2. **THAT** a copy of this report be provided to the Financial Management Committee for information.

REPORT

1.0 INTRODUCTION

On 2019 October 07, Council received a staff report advancing a program to bring forward six City-owned sites for the development of non-market housing, in partnership with senior levels of government. Amongst the recommendations were that staff initiate pre-zoning applications for the various city-owned sites, in order to establish development guidelines and ultimately deliver detailed civil designs and estimates. Together with Council's approval in principle to provide a financial contribution from the Community Benefit Bonus Housing Reserve towards capital development costs, the City was poised to be in a stronger position to obtain capital funding from BC Housing under its *Building BC: Community Housing Fund (CHF)* program.

To: Planning and Development Committee
From: Director Planning and Building
Re: Request for Community Benefit Bonus Affordable
Housing Reserve Grant
M'akola Housing Society, 6488 Byrnepark Drive
Rezoning Reference #20-16, Edmonds Town Center Plan Area
2021 September 20..... Page 2

On 2020 July 06, Council approved M'akola Housing Society ("M'akola") as the developer and operator for the site, subject to successful completion of a rezoning application for the proposed development. The pre-zoning application (Rezoning Reference #19-56) for this site received Final Adoption on 2020 November 09, thus establishing development guidelines and servicing for this site.

On 2020 December 17, Council gave Second Reading to a rezoning application for the site (Rezoning Reference #20-16). In the application, M'akola proposes to construct a six-storey, approximately 9,832 m² (105,831 ft²) apartment building with 129 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 units. The proposed project has received a funding commitment from the *Building BC: Community Housing Fund*.

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

There are several City policies that support the provision of non-market housing in Burnaby including: the *Mayor's Task Force on Community Housing Final Report* (2019), *Burnaby Housing Needs Report* (2021), draft *HOME: Housing and Homelessness Strategy* (2021), *Official Community Plan* (1997), *Burnaby Economic Development Strategy* (2007), *Burnaby Social Sustainability Strategy* (2011), and *Corporate Strategic Plan* (2017).

3.0 FUNDING REQUEST

At the meeting of 2020 December 14, Council approved funding from the Community Benefit Bonus Affordable Housing Reserve Fund in the amount of \$875,966.00 that the City would put towards capital development costs for the subject site.

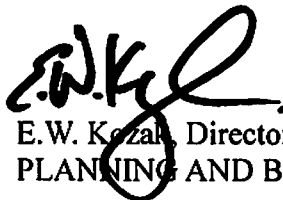
In a letter dated 2021 September 13, the M'akola Housing Society requested a grant in the amount of \$552,516.60 to offset additional capital costs associated with the project that they will incur. If the Committee and Council support and approve this request, a total of \$1,428,482.60 from the Community Benefit Bonus Affordable Housing Reserve would be allocated towards capital costs of the project at 6488 Byrnepark Drive.

The proposed non-market housing development (Rezoning Reference #20-16) and the request for additional funding meet the guidelines established by Council. The current unallocated balance of the Community Benefit Bonus Affordable 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.

To: *Planning and Development Committee*
From: *Director Planning and Building*
Re: *Request for Community Benefit Bonus Affordable
Housing Reserve Grant
M'akola Housing Society, 6488 Byrnepark Drive
Rezoning Reference #20-16, Edmonds Town Center Plan Area*
2021 September 20..... Page 3

4.0 CONCLUSION

The M'akola Housing Society has requested a Community Benefit Bonus Affordable Housing Reserve grant in the amount of \$552,516.60 to help offset additional capital costs associated with their proposal to construct 129 non-market housing units at 6488 Byrnepark Drive (Rezoning Reference #20-16). If approved, a total of \$1,428,482.60 would be allocated from the Affordable Housing Reserve to this 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 and that this report be forwarded to the Financial Management Committee for information.



E.W. Kozak, Director
PLANNING AND BUILDING

DP:sa

Copied to: Chief Administrative Officer
Director Finance
City Solicitor
City Clerk