

TO: PLANNING AND DEVELOPMENT COMMITTEE (PDC)
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **CBBAHR GRANT REQUEST FOR NON-MARKET SENIORS'
SUPPORTIVE HOUSING DEVELOPMENT AT 3770 TRINITY
STREET**

PURPOSE: To seek Council approval of a Community Benefit Bonus Affordable Housing Reserve (CBBAHR) in the amount of \$451,126 to support the development of 48 units of non-market seniors' supportive housing at 3770 Trinity Street.

REFERENCES

Address: 3770 Trinity Street (formally 3755 McGill Street)
Legal: Lot 45 District Lot 186 GROUP 1 New Westminster District Plan
40140
Applicant: Action Line Housing Society
3755 McGill Street, Burnaby, BC V5C 1M2
Attention: Michelle Cook, Executive Director

RECOMMENDATION

THAT a CBBAHR grant in the amount of \$451,126 to offset capital costs for a new non-market seniors' supportive housing development at 3770 Trinity Street, be approved.

1.0 POLICY SECTION

The grant request outlined in this report aligns with the following City policies and plans:

- HOME: Burnaby's Housing and Homelessness Strategy (2021);
- Burnaby's Housing Needs Report (2021); and
- The Mayor's Task Force on Community Housing Final Report (2019).

2.0 BACKGROUND

On June 5, 2023, Council granted Third Reading of Rezoning Bylaw #19-32 to permit the construction of a new four-storey, seniors' supportive housing building, comprising 48 non-market adaptable rental units with a mix of studio and one bedroom units for seniors.

This report seeks Council approval of a grant in the amount of \$451,126 from the CBBAHR to help offset some of the project's capital costs.

3.0 GENERAL INFORMATION

3.1 Project Affordability

This non-market housing development will contribute towards achieving Burnaby's housing needs as outlined in its Housing Needs Report, specifically non-market seniors' supportive housing. Burnaby continues to have need for deeply affordable units for seniors, which require significant subsidies. Burnaby's population of seniors aged 65 and over is expected to continue to increase over the next ten years. Approximately 70% of the units (34 units) in the proposed project will have rents affordable to households with very low and low incomes, in line with BC Housing's Community Housing Fund (CHF) program, as outlined below in Table 1.

Table 1: Affordability

Affordability Level	Affordability Breakdown	Number of Units
Deep Subsidy*	50%	24
Rent Geared to Income (RGI)**	21%	10
Affordable Market***	29%	14
Total	100%	48

*Deep Subsidy Eligibility: Households with a gross annual income that does not exceed the maximum applicable income assistance amount as established in the Employment and Assistance Act.

**RGI Eligibility: Households with a gross annual income that does not exceed the BC Housing Income Limits (HILs) for the applicable unit type.

***Affordable Market Eligibility: Households with a gross annual income that does not exceed the moderate-income limit as set out by BC Housing (For 2023, this figure is \$82,310 for units with less than two bedrooms, and \$128,810 for units with two or more bedrooms).

3.2 Grant Request

BC Housing has committed capital funding and operating subsidy through the CHF program, while CMHC provided seed funding and a CMHC forgivable loan.

4.0 FINANCIAL CONSIDERATIONS

This request was advanced prior to the Grant Criteria endorsed by Committee on February 12, 2025. However, the grant request is consistent with established Council guidelines and the draft Criteria. There are sufficient funds in the CBBAHR to support the grant amount requested, and the requested grant amount will be included in the 2025 – 2029 Financial Plan.

With Council approval, the grant from the CBBAHR would be disbursed after Building Permit issuance subject to terms to be outlined in a Housing Grant Agreement, housing agreement and covenant.

Respectfully submitted,

Lee-Ann Garnett, Deputy General Manager Planning and Development, on behalf of
E.W. Kozak, General Manager Planning and Development

REPORT CONTRIBUTORS

This report was prepared by Lisa De Silva, Planner 1, and reviewed by Carla Schuk, Planner 3, Richard Mester, Manager Business Process and Reporting, and Johannes Schumann, Director Community Planning.