

PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: REQUEST FOR COMMUNITY BENEFIT BONUS AFFORDABLE
HOUSING RESERVE GRANT
L'ARCHE FOUNDATION OF GREATER VANCOUVER
7401 SUSSEX AVENUE – REZONING REFERENCE #17-09**

RECOMMENDATIONS:

1. THAT Council approve a Community Benefit Bonus Affordable Housing Reserve grant of \$1,500,090 as outlined in the report.
2. THAT a copy of the report be provided to the Financial Management Committee for information.

REPORT

The Planning and Development Committee, at its meeting held on 2021 December 08, received and adopted the attached report seeking Council approval of a Community Benefit Bonus Affordable Housing Reserve Grant to support the development of 22 bedrooms and 39 non-market housing units at 7401 Sussex Avenue.

Respectfully submitted,

Councillor P. Calendino
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to: Chief Administrative Officer Deputy CAO / CFO Director Corporate Services Director Planning and Building City Solicitor
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TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2021 December 1

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 20
Reference: REZ #17-09

SUBJECT: REQUEST FOR COMMUNITY BENEFIT BONUS AFFORDABLE
HOUSING RESERVE GRANT
L'ARCHE FOUNDATION OF GREATER VANCOUVER
7401 SUSSEX AVENUE
REZONING REFERENCE #17-09

PURPOSE: To seek Committee consideration of a Community Benefit Bonus Affordable Housing Reserve Grant to support the development of 22 bedrooms and 39 non-market housing units at 7401 Sussex Avenue.

RECOMMENDATIONS:

1. **THAT** the Committee recommend that Council approve a Community Benefit Bonus Affordable Housing Reserve grant of \$1,500,090 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 2021 November 08, Council gave Final Adoption to Rezoning Reference #17-09 for the construction of a multi-age residential care facility and non-market rental housing at 7401 Sussex Avenue. L'Arche Foundation of Greater Vancouver ("L'Arche") is the developer and operator for the site. The three-storey apartment building is 4,254 m² (45,794 ft²) and includes 22 beds and 39 units of non-market housing, amenity space, and one level of underground parking. The proposed project has secured funding 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.

To: Planning and Development Committee
From: Director Planning and Building
Re: Request for Community Benefit Bonus Affordable Housing Reserve Grant
L'Arche Foundation of Greater Vancouver
7401 Sussex Avenue
Rezoning Reference #17-09

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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

In a letter dated 2021 October 12, L'Arche requested a grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$1,500,090 towards capital development costs for the subject site.

The proposed non-market housing development (Rezoning Reference #17-09) and the request for funding meet the guidelines established by Council. This grant will be included in the 2022 – 2026 Financial Plan and sufficient Community Benefit Bonus Affordable Housing Reserve funding is available. With Committee and Council approval, the funds would be released to the applicant upon issuance of a Building Permit for the project.

4.0 CONCLUSION

The L'Arche Foundation of Greater Vancouver has requested \$1,500,090 of Community Benefit Bonus Affordable Housing Reserve grant, to help offset capital costs associated with the construction of 22 bedrooms and 39 non-market housing units at 7401 Sussex Avenue (Rezoning Reference #17-09). If approved, a total of \$1,500,090 will be granted. 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
Deputy Chief Administrative Officer and Chief Financial Officer
City Solicitor
City Clerk