
TO: ACTING CITY MANAGER **DATE:** 2021 July 21

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

SUBJECT: FUNDING REQUEST FOR ON-SITE PREPARATION AND CONSTRUCTION OF UTILITIES AND ROADWORKS FOR NON-MARKET HOUSING SITES

PURPOSE: To request the use of the Community Benefit Bonus – Affordable Housing Reserve to finance on-site preparation and construction of appropriate City and third party utilities and roadworks related to Sites #1, 2, 3, 4 and 6 of the Non-Market Housing Program.

RECOMMENDATION:

1. **THAT** Council authorize the use of the Community Benefit Bonus – Affordable Housing Reserve in the amount of \$2,400,000 to finance works outlined in this report.

REPORT

1.0 INTRODUCTION

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 (the “Non-Market Housing Program”). Amongst the report recommendations were that Council approve in principle financial contributions from the Community Benefit Bonus Affordable Housing Reserve (the “Reserve”) towards capital development costs. On 2020 December 14, Council approved grants from the Reserve to support development of non-market housing units on six sites, Sites #1-6. As part of the City’s continued commitment to expedite delivery of non-market housing on these sites, this report seeks funding approval to finance on-site preparation and construction of appropriate City and third party utilities and roadworks on Sites #1, 2, 3, 4, and 6¹. Ordinarily, this funding request would be presented to the Financial Management Committee (FMC) for consideration and further referral to Council. Recognizing that the next FMC meeting is on 2021 September 07 and the City’s desire to expedite project approvals where possible, this report is being presented directly to Council.

¹ As Site #5 is still in the scoping stage, funding approval for on-site preparation and construction of utilities and roadworks is not sought at this time.

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From: Director Planning and Building
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2.0 POLICY CONTEXT

There are several City policies that support the provision of non-market housing, particularly in partnership with other levels of government, 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).

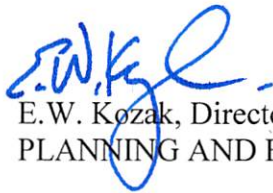
3.0 FUNDING REQUEST – BAX.0026 | Estimated \$2,400,000

As part of the Non-Market Housing Program, and supported by an earlier Council funding approval, the City has engaged consultants to undertake due diligence studies and develop off-site servicing designs for the construction of City infrastructure and Hydro/Telus undergrounding on Sites #1, 2, 3, 4, and 6. With the studies and civil designs now complete, further funding in the amount of \$2,400,000 is being requested so that on-site preparation and construction of appropriate City and third party utilities and roadworks can commence on these five sites. Early site preparation and servicing could help expedite building construction schedules and occupancy.

These expenditures are included in the 2021-2025 Financial Plan and sufficient Community Benefit Bonus – Affordable Housing Reserve funding is available to finance this capital project.

4.0 RECOMMENDATION

It is recommended that Council authorize the use of the Community Benefit Bonus – Affordable Housing Reserve in the amount of \$2,400,000 so that on-site preparation and construction of appropriate City and third party utilities and roadworks can commence on Sites #1, 2, 3, 4 and 6.



E.W. Kozak, Director
PLANNING AND BUILDING

KH:tn

cc: Director Engineering
Director Finance
Director Corporate Services
Director Public Safety and Community Services
Director Parks, Recreation and Cultural Services
City Solicitor
City Clerk