
TO: CHIEF ADMINISTRATIVE OFFICER **DATE:** 2022 November 08

FROM: GENERAL MANAGER **FILE:** 49500 20
PLANNING AND DEVELOPMENT *Reference:* REZ #18-37

SUBJECT: REQUEST FOR COMMUNITY BENEFIT BONUS AFFORDABLE HOUSING RESERVE GRANT
DANIA SOCIETY – 4277 NORLAND AVENUE
REZONING REFERENCE #18-37

PURPOSE: To seek Council authorization of a Community Benefit Bonus Affordable Housing Reserve grant to support the development of 155 non-market rental units at 4277 Norland Avenue.

RECOMMENDATION:

1. THAT Council approves a Community Benefit Bonus Affordable Housing Reserve grant of \$1,590,934 as outlined in this report.

REPORT**1.0 INTRODUCTION**

On 2022 August 29, Council gave Final Adoption to Rezoning Reference #18-37 for the construction of 155 non-market seniors' rental housing units at 4277 Norland Avenue (previously 4279 Norland Avenue). Dania Society (Dania) is the developer and operator for the site. The six-storey apartment building is 8,216 m² (88,436 ft²) and includes 155 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*.

2.0 POLICY CONTEXT

There are several City policies that support the provision of market and non-market rental housing in Burnaby including: *HOME: Housing and Homelessness Strategy* (2021), *Burnaby Housing Needs Report* (2021), *Rental Use Zoning Policy* (2020), *Mayor's Task Force on Community Housing Final Report* (2019), *Corporate Strategic Plan* (2022), *Burnaby Social Sustainability Strategy* (2011), *Burnaby Economic Development Strategy* (2007), and *Official Community Plan* (1998).

To: Chief Administrative Officer
From: General Manager Planning and Development
Re: Request for Community Benefit Bonus
Affordable Housing Reserve Grant
Dania Society – 4277 Norland Avenue
Rezoning Reference #18-37

2022 November 08 Page 2

3.0 FUNDING REQUEST

In a letter dated 2022 October 07, Dania requested a grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$1,590,934 towards capital development costs for the subject site.

The proposed non-market housing development (Rezoning Reference #18-37) and the request for funding meet the guidelines established by Council. Sufficient Community Benefit Bonus Affordable Housing Reserve funding is available. With Council approval, this grant will be included in the 2023 – 2027 Financial Plan; and, the funds would be released to the applicant upon issuance of a Building Permit for the project.

4.0 CONCLUSION

Dania Society has requested \$1,590,934 of Community Benefit Bonus Affordable Housing Reserve grant, to help offset capital costs associated with the construction of 155 non-market rental housing units at 4277 Norland Avenue (Rezoning Reference #18-37). If approved, a total of \$1,590,934 will be granted. As the request is consistent with Council guidelines for use of the fund, and sufficient funds are available, this report recommends Council approval.



E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT

DP:sa

Copied to:

Deputy Chief Administrative Officer and Chief Financial Officer
City Solicitor
Sr. Manager Legislative Services