

PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: REQUEST FOR COMMUNITY BENEFIT BONUS AFFORDABLE
HOUSING RESERVE GRANT
YWCA METRO VANCOUVER
4275 GRANGE STREET
REZONING REFERENCE #18-44**

RECOMMENDATION:

1. THAT Council approve a Community Benefit Bonus Affordable Housing Reserve grant of \$153,965 towards 4275 Grange Street, as outlined in this report.

REPORT

The Planning and Development Committee, at its meeting held on 2022 April 13, received and adopted the attached report seeking consideration of a request for a Community Benefit Bonus Affordable Housing Reserve Grant, in the amount of \$153,965, to support the development of 18 rent geared to income units at 4275 Grange Street.

Respectfully submitted,

Councillor P. Calendino
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to: Chief Administrative Officer Acting CFO GM Corporate Services GM Planning and Development City Solicitor

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2022 April 7

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

FILE: 49500 20
Reference: REZ #18-44

SUBJECT: **REQUEST FOR COMMUNITY BENEFIT BONUS AFFORDABLE
HOUSING RESERVE GRANT
YWCA METRO VANCOUVER
4275 GRANGE STREET
REZONING REFERENCE #18-44**

PURPOSE: To seek Committee consideration of a request for a Community Benefit Bonus Affordable Housing Reserve Grant to support the development of 18 rent geared to income units at 4275 Grange Street.

RECOMMENDATION:

1. **THAT** the Committee recommend that Council approve a Community Benefit Bonus Affordable Housing Reserve grant of \$153,965 towards 4275 Grange Street as outlined in this report.

REPORT**1.0 INTRODUCTION**

On 2021 August 30, Council gave Final Adoption to Rezoning Reference #18-44 for the construction of a 31-storey high-rise strata apartment building, and a 5-storey non-market rental apartment building at 4275 Grange Street (now 4281 Grange Street). The development is a partnership between Qualex-Landmark and the YWCA Metro Vancouver (YWCA). Qualex-Landmark is the developer of the site and YWCA will operate the non-market rental units.

The 5-storey rental building provides 32 non-market units in accordance with Stream 2 of Council's adopted Rental Use Zoning Policy. Density offset was provided for this development. The building is 2,563.8 m² (27,596 ft²) with a mix of two and three bedroom units, amenity space and four levels of underground parking. Of the 32 units, 14 would be Burnaby Affordable (set at 20% below CMHC median rents). YWCA wishes to provide further affordability, and proposes 18 units would be rent geared to income.

To: *Planning and Development Committee*
From: *General Manager Planning and Development*
Re: *Request for Community Benefit Bonus Affordable Housing Reserve Grant*
YWCA Metro Vancouver
4275 Grange Street
Rezoning Reference #18-44

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The proposed project is also seeking funding through the Women and Children Shelter and Transitional Housing Initiative – National Housing Strategy Co-Investment Fund (NHCF) for shelter & transition homes.

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), *HOME: Housing and Homelessness Strategy* (2021), *Official Community Plan* (1998), *Burnaby Economic Development Strategy* (2007), *Burnaby Social Sustainability Strategy* (2011), *Corporate Strategic Plan* (2017) and *Revised Community Benefit Bonus Policy* (2020).

3.0 FUNDING REQUEST

In a letter dated 2022 February 04, YWCA requested a grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$377,935 towards capital development costs for the 32 non-market rental units at the subject site.

The City’s Rental Use Zoning Policy requires that 20% of the total market units in a development be provided as inclusionary units rented at 20% below CMHC market median rents (“Burnaby Affordable”). This project is providing 32 non-market rental units of which 18 are at rent geared to income rates, which are lower than those rented at Burnaby Affordable rates. As such, staff recommends that the Committee support a grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$153,965 towards capital development costs strictly for the 18 rent geared to income units, as these exceed the Rental Use Zoning Policy affordability level requirements for inclusionary units.

The proposed non-market housing development (Rezoning Reference #18-44) is 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 will be released to the applicant upon issuance of a Building Permit for the project.

4.0 CONCLUSION

The YWCA has requested a grant from the Community Benefit Bonus Affordable Housing Reserve to help offset capital costs associated with the construction of 18 rent geared to income units at 4275 Grange Street (Rezoning Reference #18-44). If approved, a total of \$153,965 will be

