

PLANNING AND DEVELOPMENT COMMITTEE

TO: MAYOR AND COUNCILLORS

**SUBJECT: REQUEST FOR COMMUNITY BENEFIT BONUS AFFORDABLE
HOUSING RESERVE GRANT
YWCA METRO VANCOUVER
4281 GRANGE STREET
REZONING REFERENCE #18-44**

RECOMMENDATION:

1. **THAT** Council cancel its prior approval of a Community Benefit Bonus Affordable Housing Reserve Grant for 4281 Grange Street in the amount of \$153,965 and approve a revised grant amount of \$103,898 as outlined in this report.

REPORT

The Planning and Development Committee, at its Open meeting held on March 8, 2023, received and adopted the *attached* report seeking Council consideration of a revised request for a Community Benefit Bonus Affordable Housing Reserve Grant to support the development of 12 rent geared to income units at 4281 Grange Street.

Respectfully submitted,

Councillor P. Calendino
Chair

Councillor J. Keithley
Vice Chair

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: February 16, 2023

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
4281 GRANGE STREET
REZONING REFERENCE #18-44

PURPOSE: To seek Committee consideration of a revised request for a Community Benefit Bonus Affordable Housing Reserve Grant to support the development of 12 rent geared to income units at 4281 Grange Street.

RECOMMENDATION:

1. THAT the Committee recommend that Council cancel its prior approval of a Community Benefit Bonus Affordable Housing Reserve grant for 4281 Grange Street in the amount of \$153,965 and approve a revised grant amount of \$103,898 as outlined in this report.

REPORT**1.0 INTRODUCTION**

On August 30, 2021, 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 4281 Grange Street (previously 4275 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 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"). The 5-storey rental building provides 32 non-market units at inclusionary rates in accordance with Stream 2 of Council's adopted Rental Use Zoning Policy. The non-market building is 2,563.8 m² (27,596 ft²) with a mix of two and three bedroom units, amenity space and access to underground parking.

To: Planning and Development Committee
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The proposed project was not successful in seeking funding through the Women and Children Shelter and Transitional Housing Initiative – National Housing Strategy Co-Investment Fund (NHCF) for shelter & transition homes. Due to this shortfall in funding, YWCA is now proposing 12 rent geared to income units instead of the 18 units originally proposed.

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 revised request to Council with a recommendation of approval.

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).

3.0 FUNDING REQUEST

In their initial letter dated December 10, 2021, YWCA requested a grant to offset development costs for a portion of the non-market rental units. The project was providing 18 of the required 32 non-market rental units at rent geared to income (RGI) rates, which are lower than Burnaby Affordable rates.

At the meeting of April 25, 2022, Council approved funding from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$153,965 as the 18 RGI units exceeded the Rental Use Zoning Policy affordability level requirements for inclusionary units. YWCA would put this amount towards capital development costs for the subject site.

In a letter dated December 13, 2022, YWCA requested to adjust the grant amount previously approved by Council to reflect the revised number of non-market rental units at lower rates. The project will now provide 12 (rather than 18) of the required 32 non-market rental units at RGI rates. As such, staff recommends that the Committee support a revised grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$103,898 towards capital development costs for the 12 RGI units, as these continue to 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 2023 – 2027 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.

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4.0 CONCLUSION

The YWCA Metro Vancouver has requested a revised grant amount from the Community Benefit Bonus Affordable Housing Reserve to help offset capital costs associated with the construction of 12 rent geared to income units at 4281 Grange Street (Rezoning Reference #18-44). If approved, a total of \$103,898 will be granted. As the request is consistent with Council guidelines for use of the reserve, and sufficient funds are available, this report recommends that the Committee forward the request to Council with a recommendation of approval.



E.W. Kozak, General Manager
PLANNING AND DEVELOPMENT

DP:sa