

NON-MARKET HOUSING 2021 - NEW AND IN PROGRESS

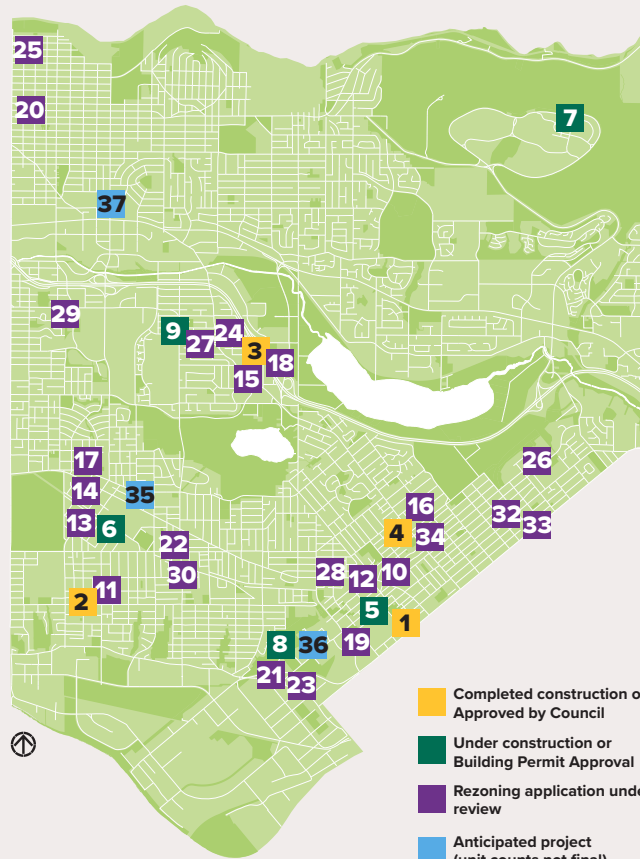
Non-market housing refers to housing that has ongoing government subsidy, or generates sufficient revenue through rents, grants, and donations to operate on a not-for-profit basis.

This housing supply provides an alternative to market rental housing that is more affordable and/or provides needed services and supports for populations with special housing needs.

The City has taken a proactive approach to utilizing its own lands to facilitate new non-market housing developments, in partnership with other levels of government, the community housing sector, and the private development industry.

KEY FACTS:

- There are over 6,000 non-market units in the City in a mix of apartments and townhouse developments in a range of unit sizes.
- There are 26 housing cooperatives containing 1,900 units.



528 units recently constructed

387 units under construction

2,752+ units under review

Completed Projects and Projects under Construction

1 Cedar Place (Phase 1)
7683 15th Avenue **91** units

2 Fair Haven United Church
4341 Rumble Avenue **145** units

3 Norland
3986 Norland Avenue **52** units

4 New Vista Complex Care Facility Replacement
7232 New Vista Place **240** units

5 Cedar Place (Phase 2)
7121 14th Avenue **128** units

6 Beresford & Sussex
6525 Sussex Avenue **125** units

7 UniverCity Passivhaus
8650 University Crescent **90** units

9 Burnaby Association for Community Inclusion
3755 Banff Avenue **24** units

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Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
COMPLETED CONSTRUCTION				
1	Cedar Place (Phase 1)	7683 15th Avenue	91	<ul style="list-style-type: none"> Completed December 2018 Partnership between City, BC Housing and Ledingham McAllister 91 units of non-market family housing (replace 90 existing units) City contribution for overall site: <ul style="list-style-type: none"> » ~\$8.5 million through density bonus » ~\$28.5 million indirect funding through value created by rezoning
2	Fair Haven United Church	4341 Rumble Avenue	145	<ul style="list-style-type: none"> Completed April 2019 145 units of seniors housing (replace 16 existing units) Funding from BC Housing <i>Deepening Affordability Fund</i> City contribution: ~\$695,000 Community Benefit Bonus Affordable Housing Reserve grant to offset application/permit fees and required off-site servicing costs
3	Norland ♦	3986 Norland Avenue	52	<ul style="list-style-type: none"> Completed October 2019 BC Housing modular supportive housing project under provincial <i>Rapid Response to Homelessness Initiative</i> Operated by Progressive Housing Society City contribution: <ul style="list-style-type: none"> » \$3.96 million Community Benefit Bonus Affordable Housing Reserve grant to offset land lease (five years) and permit fees
4	New Vista Complex Care Facility Replacement	7232 New Vista Place	240	<ul style="list-style-type: none"> Completed October 2020 240 beds in new seniors long-term care facility (replace 236 existing beds) Operated by the New Vista Society
TOTAL UNITS COMPLETED CONSTRUCTION			528	
UNDER CONSTRUCTION / BUILDING PERMIT APPROVALS				
5	Cedar Place (Phase 2)	7121 14th Avenue	128	<ul style="list-style-type: none"> Building Permit issued 2019 October 1 Partnership between City, BC Housing and Ledingham McAllister 128 units of seniors housing City contribution for overall site: <ul style="list-style-type: none"> » ~\$8.5 million through density bonus » ~\$28.5 million indirect funding through value created by rezoning

- Project subject to City - BC Housing Memorandum of Understanding (MOU)
- ♦ Project facilitated by City-owned land

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6	Beresford & Sussex	6525 Sussex Avenue	125	<ul style="list-style-type: none"> • Building Permit issued 2019 December 30 • Partnership between City, BC Housing (funding through <i>Affordable Rental Housing initiative</i>), New Vista Society, and Thind Properties • 125 units of non-market rental • City contribution: <ul style="list-style-type: none"> » \$7 million Community Benefit Bonus Affordable Housing Reserve contribution to offset permit and servicing fees, and other costs associated with creation of a fee simple parcel for the non-market development
7	UniverCity Passivhaus	8650 University Crescent	90	<ul style="list-style-type: none"> • Building Permit issued 2020 April 30 • 90 units of below-market rental • Rigorous energy efficiency standard of <i>Passivhaus</i>
8	Polygon/Tikva	6438 Byrnepark Drive	20	<ul style="list-style-type: none"> • Building Permit application on 2020 May 15 • 20 non-market rental units for Tikva Housing Society • Funding from BC Housing <i>CHF</i> (20% shelter rate, 30% rent geared to income, 50% low and moderate income)
9	Burnaby Association for Community Inclusion (BACI) ♦	3755 Banff Avenue	24	<ul style="list-style-type: none"> • Building Permit issued 2020 May 21 • 24 non-market rental units for individuals with developmental disabilities (15 new units and 9 existing units) • Renovated 36-space childcare • City contribution: <ul style="list-style-type: none"> » Renewal of City land lease » \$1.7 million Community Benefit Bonus Affordable Housing Reserve grant to offset land and servicing costs • Funding from BC Housing <i>Deepening Affordability Fund</i>
TOTAL UNITS COMPLETED			387	
REZONING IN PROCESS				
10	Kingsway ♦♦	7510-7536 Kingsway, 7390-7398 16th Avenue & 7411 15th Avenue	~163	<ul style="list-style-type: none"> • Preliminary Plan Approval application for specific form of development received 2020 October 8 • Final Adoption of City-initiated rezoning (development guidelines) on 2020 December 14 • Council selection of non-profit partner, Catalyst Community Development, on 2020 July 6 • ~163 units of non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • 20% of units for individuals with developmental disabilities (partnership with posAbilities) • City site provided through City Lands Program • \$50,000 CMHC <i>Seed Funding</i> for pre-development activities secured by City and provided to non-profit partner • BC Housing <i>CHF</i> application submitted in January 2021

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11	L'Arche Greater Vancouver	7401 Sussex Avenue	61	<ul style="list-style-type: none"> • Third Reading received 2020 June 22 • Redeveloped multi-age care facility with 22 bedrooms and 10 semi-independent units for individuals with developmental disabilities • 29 units of non-market rental • Funding from BC Housing <i>Community Housing Fund (CHF)</i> (20% shelter rate, 30% rent geared to income, 50% low and moderate income)
12	New Vista ◆	7898 18th Avenue	25	<ul style="list-style-type: none"> • Third Reading received 2020 July 27 • 25 non-market units for seniors • Funding from BC Housing <i>CHF</i> (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • City site provided through City Lands Program
13	Anthem / New Vista	6444 Willingdon Avenue & 4241 Maywood Street	92	<ul style="list-style-type: none"> • Third Reading received 2020 December 7 • Applicant requirements under Rental Use Zoning Policy (RUZP) advanced in partnership with New Vista and BC Housing (rents to comply with City, BC Housing, and New Vista objectives) • BC Housing has indicated support through financial resources and grants, development expertise, access to sector housing partners, and/or low cost financing
14	Anthem / New Vista	6075 Wilson Avenue	32	<ul style="list-style-type: none"> • Third Reading received 2020 December 7 • Applicant requirements under RUZP advanced in partnership with New Vista and BC Housing (rents to comply with City, BC Housing, and New Vista objectives) • BC Housing has indicated support through financial resources and grants, development expertise, access to sector housing partners, and/or low cost financing
15	Dania	4279 Norland Avenue	155	<ul style="list-style-type: none"> • Second Reading received 2020 June 22 • Part of Dania Campus of Care • 155 seniors non-market rental units • Funding from BC Housing <i>CHF</i> (20% shelter rate, 30% rent geared to income, 50% low and moderate income)
16	Bayshore Gardens	7860 Rosewood Street	10	<ul style="list-style-type: none"> • Second Reading received 2020 October 5 • 10-unit supportive housing facility for seniors (regulated by <i>Community Care and Assisted Living Act and accompanying Residential Care Regulations</i>, administered by Fraser Health Authority)
17	Grange Street Apartments / YWCA	4275 Grange Street	32	<ul style="list-style-type: none"> • Second Reading received 2020 November 9 • Applicant requirements under RUZP advanced in partnership with YWCA • Original proposal of 40 non-market units amended to 32 larger family-sized (two and three-bedroom) units to meet client needs

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18	Norland ◆	3986 Norland Avenue	43	<ul style="list-style-type: none"> • Second Reading received 2020 November 9 • Additional 43 modular supportive housing units on existing supportive housing site (funded by BC Housing) • City provided Community Benefit Bonus Housing Fund grant to offset land lease in 2019
19	Southgate •◆	Portion of 7679 18th Street and 7701 18th Street	505	<ul style="list-style-type: none"> • Second Reading received 2020 December 7 • Two City-owned lots consolidated and re-subdivided to three lots, with one lot leased to BC Housing for non-market housing, one lot for urban trail and park features connecting Griffiths Avenue to existing Griffiths cycling and pedestrian overpass, and one lot subject to a land exchange with the applicant and developed for market strata housing
20	S.U.C.C.E.S.S. ◆	3802 Hastings Street	161	<ul style="list-style-type: none"> • Second Reading received 2020 December 7 • Funding from BC Housing CHF (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • City site provided through City Lands Program • City working with CMHC to conclude Urban Renewal Program agreement for site
21	Byrnepark •◆	6488 Byrnepark Drive	~204	<ul style="list-style-type: none"> • Second Reading for site specific rezoning application received 2020 December 17 • Final Adoption of City-initiated rezoning (development guidelines) on 2020 November 9 • Council selection of non-profit partner, M'akola Housing Society, on 2020 July 6 • ~204 units of non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • City site provided through City Lands Program • \$50,000 Canada Mortgage and Housing (CMHC) <i>Seed Funding</i> for pre-development activities secured by City and provided to non-profit partner • BC Housing CHF application submitted in January 2021
22	Royal Oak •◆	6857-6875 Royal Oak Avenue	~128	<ul style="list-style-type: none"> • Second Reading for site specific rezoning application received 2020 December 17 • Final Adoption of City-initiated rezoning (development guidelines) on 2020 November 9 • Council selection of non-profit partner, Catalyst Community Development, on 2020 July 6 • ~128 units of non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • 20% of units for individuals with developmental disabilities (partnership with PosAbilities) • City site provided through City Lands Program • \$50,000 CMHC Seed Funding for pre-development activities secured by City and provided to non-profit partner • BC Housing CHF application submitted in January 2021

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23	Portion of Bevan Lands ♦	6365 Stride Avenue, portions of 6370-6448 Stride Avenue & 7514 Bevan Street	~118	<ul style="list-style-type: none"> • Second Reading for site specific rezoning application received 2020 December 17 • Final Adoption of City-initiated rezoning (development guidelines) on 2020 November 9 • Council selection of non-profit partner, Community Land Trust, on 2020 November 9 • ~118 units of non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • City site provided through City Lands Program • City secured \$50,000 CMHC <i>Seed Funding</i> for pre-development activities • BC Housing <i>CHF</i> application submitted in January 2021
24	Sunset / Kincaid ♦	5912-5988 Sunset Street & 5907-5989 Kincaid Street	~287	<ul style="list-style-type: none"> • Second Reading for site specific rezoning application received 2020 December 17 • Final Adoption of City-initiated rezoning (development guidelines) on 2020 November 9 • Council selection of non-profit partner, Vancouver Native Housing Society, on 2020 July 6 • ~287 units of seniors non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • City site provided through City Lands Program • \$50,000 CMHC <i>Seed Funding</i> for pre-development activities secured by City and provided to non-profit partner • BC Housing <i>CHF</i> application submitted in January 2021
25	Action Line Housing Society	3755 McGill Street	48	<ul style="list-style-type: none"> • Second Reading received 2020 December 17 • 48 self-contained supportive housing units for seniors (redevelopment of portion of existing Seton Village campus) • Planned to apply for BC Housing <i>CHF</i> in January 2021
26	George Derby Care Society	7550 Cumberland Street	87	<ul style="list-style-type: none"> • Second Reading received 2020 December 17 • 121 units for seniors and first responders with disabilities, with 87 non-market units • Planned to apply for BC Housing <i>CHF</i> in January 2021 • City contribution of ~\$1.2 million Community Benefit Bonus Affordable Housing Reserve grant for previous non-profit supportive housing facility on an undeveloped portion of site in 2015.
27	BC Housing / YWCA ♦	4803 Canada Way	60	<ul style="list-style-type: none"> • Initial Council Report received 2020 July 27 • Developing suitable plan of development • Non-market units for women and children (conditional funding from BC Housing <i>Women's Transition Housing Fund</i> and philanthropic donation from Cindy Beedie) • Childcare facility proposed on site • Council approved, in principle, lease to BC Housing and financial contribution from Community Benefit Bonus Affordable Housing Reserve for capital costs (future report for Council consideration)

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28	British Columbia Government and Service Employees' Union (BCGEU)	6877, 6891, 6913, 6939 & 6945 Palm Avenue	TBD	<ul style="list-style-type: none"> Initial Council Report received 2020 December 7 Working on suitable plan of development to develop two energy-efficient mid-rise rental residential towers atop a podium accommodating office uses for the BCGEU, cafe / commissary, and affordable childcare facility Mix of non-market and market rental housing, operated by a non-profit housing operator, at rental rates at or below Rental Use Zoning Policy
29	Jubilee Multi-Generational Housing Society	3460 Kalyk Avenue	TBD	<ul style="list-style-type: none"> Initial Council Report received 2020 December 7 Working on suitable plan of development to construct new campus of care with increase in long term residential care beds and new seniors' supportive housing units (approximately 43% non-market), in addition to a child care facility, hair salon, medical clinic, and pharmacy
30	BC Housing – Hall Towers	7252-7282 Kingsway & 7255 Edmonds Street	331+	<ul style="list-style-type: none"> Initial Council Report received 2021 February 8 MOU between City and BC Housing to establish basis to facilitate the potential sale, subdivision and comprehensive redevelopment of the properties to replace BC Housing Hall Towers (331 non-market units), as well a new opportunities for non-market and market housing, supporting amenities, and commercial uses Urban Strategies Inc. retained as lead consulting team to coordinate planning, economics, and communications scopes of work Master planning work currently underway (BC Housing responsible for upfront consulting fees; City pay half once masterplan complete (~\$390,000))
31	Dixon Society	Withheld due to confidentiality	20	<ul style="list-style-type: none"> Initial Council Report received 2021 February 8 Working on suitable plan of development to develop 20-unit development for women and children fleeing violence, in addition to potential childcare facility Funding from BC Housing <i>Women's Transition Housing Fund</i>
32	8305 11th Avenue	8305 11th Avenue	~58	<ul style="list-style-type: none"> Initial Council Report received 2021 February 22 City application to Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Initiative to develop modular units for people with severe housing need
33	8303 10th Avenue	8303 10th Avenue	~56	<ul style="list-style-type: none"> Initial Council Report received 2021 February 22 City application to Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Initiative to develop modular units for people with severe housing need

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34	7355 Canada Way ◆	7355 Canada Way	~76	<ul style="list-style-type: none"> Initial Council Report received 2021 February 22 City application to Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Initiative to develop modular units for people with severe housing need
TOTAL UNITS IN REZONING PROCESS			2,752+	
TOTAL NON-MARKET RENTAL UNITS			3,667+	
<i>ANTICIPATED PROJECTS</i>				
35	6025 Sussex Avenue •	Council has authorized staff to work with CMHC or other federal government staff to advance the development of non-market housing on a partnership basis for this federally-owned site. This site is included in the MOU with BC Housing in order to provide clarity on BC Housing's role, should it engage as a partner at a later date. Rezoning of this site would be pursued in the future, once a redevelopment approach is established and a development partner selected.		
36	7388 Southwynde ◆	On 2020 May 29, Metro Vancouver Housing (MVH) selected the City-owned property at 7388 Southwynde for further exploration and concept development for new affordable rental housing. This is in response to a submission provided by the City to a MVH Expression of Interest (EOI) in January 2020 seeking municipal lands that could be used in partnership with the regional housing authority. The anticipated development potential for this site is approximately 85 units.		
37	7409 Halifax Street ◆	Staff are currently exploring the potential use of this City-owned site for non-market housing, following the removal of City-BC Housing MOU site, 7285 Kitchener Street, for non-market housing development due to environmental considerations.		

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