



MAYOR'S TASK FORCE ON COMMUNITY HOUSING

FINAL REPORT

July 17, 2019





Your Voice. Your Home.
Meeting the Housing Needs of Burnaby Residents

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Acknowledgements

The Task Force wishes to thank all those who have contributed to our work:

- The 2,600+ members of the public who participated in the [Your Voice. Your Home.](#) public engagement process.
- The SFU Morris J. Wosk Centre for Dialogue:
 - Executive Director Shauna Sylvester, who facilitated our work.
 - Robin Prest and Michelle Bested, who led the [Your Voice. Your Home.](#) process.
 - The [Your Voice. Your Home.](#) team:
Zaria Alibhai
Sabrina Azaria
Jasleen Bains
Julie Bezar
Elodie Jacquet
Prodpran Wangcherdchuwong
Kareen Wong
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Claudia Freire
Michael Geller
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Lance Jakubec/CMHC
David McLellan
Lisa Spitale
Mairi Welman
Charles Montgomery/Happy City

We are grateful for your contributions.



Remarks from the Mayor and Chair



The final report of the [Mayor's Task Force on Community Housing](#) is a major step towards developing an effective approach to the housing crisis and is an invaluable resource to Burnaby City Council in creating policies and other tools to address our City's housing needs.

Since becoming Mayor of Burnaby last fall, it has been my mission to find real, workable and creative solutions to our housing crisis. Burnaby is not the only community in Metro Vancouver to face a housing crisis, but I believe that the process we followed to find a way forward will set us apart.

Drawing on the perspectives of people at all life stages, levels of income and family status, the Task Force worked through dozens of proposed policies and strategies in a democratic process that relied on open, respectful dialogue and decision-making. Differences of opinion emerged, and consensus was not universal, but in the end all members agreed that the method for determining which proposals would be included as recommendations was fair.

The Task Force was well-supported. City Staff have done excellent work in providing information, delving into research to answer Task Force members' questions, preparing documents for deliberations or public release, and ensuring city processes and democratic practices were followed.

Public input from workshops and surveys brought new ideas to the table and allowed us to hear voices that are not often heard.

The City engaged Simon Fraser University's Morris J. Wosk Centre for Dialogue to lead the public engagement process and facilitate the work of the Task Force. Our aim was to ensure that every Burnaby resident who wanted to provide input had the opportunity to participate, and that Task Force discussions were inclusive, respectful and democratic.

On behalf of Burnaby Council, I thank everyone who shared their thoughts and ideas, the Task Force members for generously committing time and effort on behalf of our city, and the SFU Morris J. Wosk Centre for Dialogue and City staff for their professionalism, and dedication.

MIKE HURLEY, MAYOR



I am pleased to present the final report of the [Mayor's Task Force on Community Housing](#). The conduct of this Task Force and the process designed to ensure full and frank discussion of issues fully meet the City of Burnaby's governance requirements.

Task Force members were selected to represent the community. Members include tenants, housing activists, labour leaders, housing providers, and development industry professionals. They first met in February 2019 to begin the work of understanding the complexities of housing issues and developing recommendations for Burnaby City Council.

The Task Force was informed by thorough and intensive public engagement that saw more than 2,300 people provide input and feedback about Burnaby's housing situation – the largest public engagement exercise in Burnaby's history.

Two public workshops plus online and survey tools brought forward the deep concerns people feel about this vital public issue, and elicited their ideas for solutions.

Throughout the process, Task Force members shared unique perspectives and opinions, but with a collective goal of addressing housing issues in Burnaby, win-win solutions were identified and the Task Force achieved its mandate.

On behalf of Burnaby Council, I would like to thank the Task Force and the many Burnaby residents whose contributions made this process successful. I would also like to thank City staff who, with diligence and professionalism, supported the Task Force by providing research and information, reporting on progress and ensuring due process was followed.

PIETRO CALENDINO, TASK FORCE CHAIR



Photo Credit: SFU Community Trust



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Executive Summary

The Task Force

The [Mayor's Task Force on Community Housing](#) is a Select Committee of Council created in November 2018 by the newly elected Mayor and Council with a mandate to:

Provide recommendations to Burnaby City Council on innovative policies, directions and specific initiatives to increase the supply, diversity and affordability of housing in Burnaby.

Task Force Process

Our work has been conducted in a series of 10 meetings, which were facilitated by SFU Morris J. Wosk Centre for Dialogue (“SFU Centre for Dialogue”) Executive Director Shauna Sylvester. The meetings were grouped into two phases: Phase 1 -- Generating Ideas and Phase 2 – Trade-Offs and Solutions. We produced our [Interim Report](#) at the end of Phase 1. This report recommended 10 “Quick Starts” – priority actions that the City could initiate within six months. These Quick Starts are shown on page 12.

In Phase 2, we focused on developing recommendations for the Final Report. We reviewed the Quick Starts, discussed housing principles and trends, learned about housing innovations and reviewed public input from the [Your Voice. Your Home](#). Community Recommendations Workshop and the on-line Quick Starts Survey.

The final meetings were spent finding common ground on some tough issues, and developing and refining our recommendations and the content of this report.

Your Voice. Your Home Public Engagement Process

Through a partnership with Simon Fraser University, the City of Burnaby engaged the SFU Centre for Dialogue to independently design and facilitate a public engagement process on housing issues. [Your Voice. Your Home](#) offered the public opportunities to share ideas, concerns and recommendations while engaging with one another in a number of formats. This initiative received overwhelming attention, engaging the most people ever reached through a City process.

Like the Task Force process, [Your Voice. Your Home](#) had two phases: Phase 1 focused on generating ideas and Phase 2 encouraged deeper engagement with those ideas, through the consideration of trade-offs and options. Phase 2 culminated in the Community Recommendations Workshop, attended by 97 representative Burnaby residents and stakeholders. The Community Recommendations Report, which outlines the top 42 recommendations from workshop participants, played a central role in our deliberations.

Who We Serve

As noted in the [Interim Report](#), the SFU Centre for Dialogue created housing profiles that represent people at different points in a typical housing lifecycle. For example, “Samantha” is a young single renter, while “Benny” represents the housing challenges of seniors. Task Force members used these personas as a lens to ensure our recommendations included measures to address housing issues facing each housing persona. With our more targeted recommendations, we have included one of the housing personas that the action is intended to serve.

Why is this Work Important?

Burnaby, like other cities in Metro Vancouver, faces a number of housing challenges that form the context for our work. Section 4 briefly outlines these challenges, which range from limited housing choice to a growing number of residents in core housing need.

Recommendations

Our recommendations advance a vision and principles that we believe the City should adopt. We envision Burnaby as

“a community with affordable housing for all of its residents.”

Our long-term objectives (“Themes”) and 18 recommendations are shown at right. Section 5 of the report details our recommendations, including the issue each is aiming to address, the context, and the recommended actions. We also include commentary from participants in [Your Voice. Your Home.](#) and, for the more targeted recommendations, the housing persona(s) they are intended to serve.

Next Steps

The Task Force’s work is now complete. We present this report to Council with our much considered recommendations. We request that Council reflect on our ideas and take steps to implement them as it sees fit. In the spirit of collaboration, the Task Force suggests that the City follow up, within 16 months of receiving this report, with a progress report on the implementation of these housing initiatives. We would support re-convening as a Task Force to review this progress.

We appreciate the opportunity we’ve had to work together, learn from each other, and advance our recommendations for meeting Burnaby’s housing challenges.

Summary of Task Force Recommendations

The Task Force recommends that Burnaby City Council consider the following actions, as the basis for further directions and specific initiatives to increase the supply, diversity and affordability of housing in Burnaby.

| THEME 1 Create Livable Neighbourhoods | |
|---|--|
| 1 | Develop a plan for introducing new housing forms and family-oriented housing in a variety of neighbourhoods. |
| 2 | Create sustainable and accessible communities, with a range of amenities and services, in and around arterials and transit corridors. |
| 3 | Launch an education and advocacy campaign to increase community acceptance of new housing forms. |
| THEME 2 Invest in Housing Partnerships | |
| 4 | Review the City's land assets to identify suitable sites to pilot a portfolio development opportunity. |
| 5 | Create a program to facilitate redevelopment of under-utilized land for affordable housing. |
| 6 | Review the mandate and allocation of the City's Housing Fund to maximize its support for Task Force recommendations. |
| 7 | Negotiate a Memorandum of Understanding (MOU) with BC Housing and CMHC to establish terms for partnerships. |
| 8 | Build on the City's Homelessness Response to create more homes for people experiencing homelessness. |
| 9 | Co-locate affordable housing with community facilities such as community centres, firehalls, schools, libraries, and other suitable public facilities. |
| THEME 3 Support Rental Housing and Tenants | |
| 10 | Adopt a robust tenant relocation policy. |
| 11 | Explore incentives and accountability for the maintenance of older rental buildings. |
| 12 | Increase the supply of affordable rental housing. |
| THEME 4 Promote Innovative Housing Policy and Build Capacity | |
| 13 | Consider increasing the percentage of density bonus funds allocated to housing. |
| 14 | Establish a housing department to coordinate housing work. |
| 15 | Increase staff and review regulations to speed housing approvals. |
| 16 | Support the development of more housing co-operatives. |
| 17 | Pursue innovative financing mechanisms for non-market housing, such as land value capture. |
| 18 | Adopt ways to support affordable home ownership. |

Quick Start Recommendations

| QS # | QUICK START TITLE | DESCRIPTION | WHO IT SERVES |
|--|---|---|---|
| Quick Starts for Rental Housing | | | |
| 1 | Create a Modular Housing Strategy | Create a strategy to develop more modular supportive housing in partnership with BC Housing. | People experiencing or at risk of homelessness |
| 2 | Regulate Short-term Rental Housing | Prioritize the City's current review of options to regulate short-term rental housing (e.g., Air BnB). | Renters |
| 3 | Adopt a Robust Tenant Assistance Policy | The Task Force endorses a robust tenant relocation policy. Detailed recommendations to follow in the Final Report. | Renters |
| 4 | Establish a Rent Bank Using Housing Fund Monies | Create a rent bank providing no-fee loans for low-income renters. | Renters, particularly those with lower incomes |
| 5 | Scale Up/Increase Additional Density for Projects with Below-market Rentals | Encourage the practice of approving additional density for projects providing below-market rental housing. | Renters, particularly those with lower incomes |
| Quick Starts for Housing Partnerships | | | |
| 6 | Partner with BC Housing, Non-profits, and Private Developers for More Non-Market Housing | Pursue partnerships that leverage the contributions of the City, BC Housing, non-profit societies, and private developers to provide more non-market and below-market rental housing. | Renters, especially those with low income and/or special needs |
| 7 | Use a Portfolio Approach for the City Lands Program for Non-Market Housing | Adopt a portfolio approach to the existing City Lands Program for Non-Market Housing, under which suitable lands would be identified and offered for lease on a bulk basis. | Renters, especially those with low income and/or special needs |
| Quick Starts for Land Use, Zoning and Approvals | | | |
| 8 | Simplify Zoning and Other Requirements to Increase the Number of Homes in More Neighbourhoods | Initiate a review of zoning and other requirements to make it easier to build small-scale multiple family homes in a wider variety of neighbourhoods. | Renters and homebuyers wanting to live in modest sized, ground-oriented housing |
| Quick Starts for Research | | | |
| 9 | Commission a Land Value Capture Study | Study land value capture practices, including opportunities to capture the financial benefits from increased density outside of Town Centres. | Could provide a new funding source for affordable housing |
| 10 | Gather Data on Empty Homes | Obtain data from BC Assessment and/or other sources to determine the number of empty homes in Burnaby. | Renters |





1

What is the Mayor’s Task Force on Community Housing?

Following the municipal election in November 2018, in consideration of the urgent need to address affordable housing concerns in Burnaby, the newly elected Mayor and Council moved quickly to create the [Mayor’s Task Force on Community Housing](#) (“Task Force”). Mayor Hurley gave the Task Force a broad mandate: to ensure that all Burnaby residents have suitable and affordable housing. This means housing suitable for households in different ages and stages of life and a full range of housing options along Burnaby’s housing continuum.

The Task Force is an 18-member Select Committee of Council with a mandate to:

Provide recommendations to Burnaby City Council on innovative policies, directions and specific initiatives, to increase the supply, diversity and affordability of housing in Burnaby.

Guiding Principles

Our Terms of Reference provide the following guiding principles for Task Force deliberations:

- Ensure Burnaby provides opportunities for persons across all income levels, ages and abilities, to live and work in our City.
- Recognize the importance of maintaining a diverse community and create a space where all are welcome.
- Ensure that families of all sizes and types and needs have a place in Burnaby.
- Ensure that new housing will strengthen neighbourhoods, bring people together, and build an even more sustainable community.
- Work collaboratively with all levels of government, businesses and the community to achieve positive results.



Left to right: Patrick Buchannon, Mayor Mike Hurley, Kari Michaels, Beau Jarvis, Anne McMullin, Councillor Pietro Calendino, Councillor Joe Keithley, Murray Martin, Councillor Sav Dhaliwal, Mike Bosa, Lois Budd, Claire Preston, Daniel Tetrault, Brian McCauley, Thom Armstrong, Dr. Paul Kershaw, Councillor James Wang. Missing from photo: Paul Holden

Membership

Our 18-member Task Force is diverse; it includes representation from housing advocates, local unions, co-operative housing organizations, developers, builders, and renters, as well as City Council. The Task Force members are:

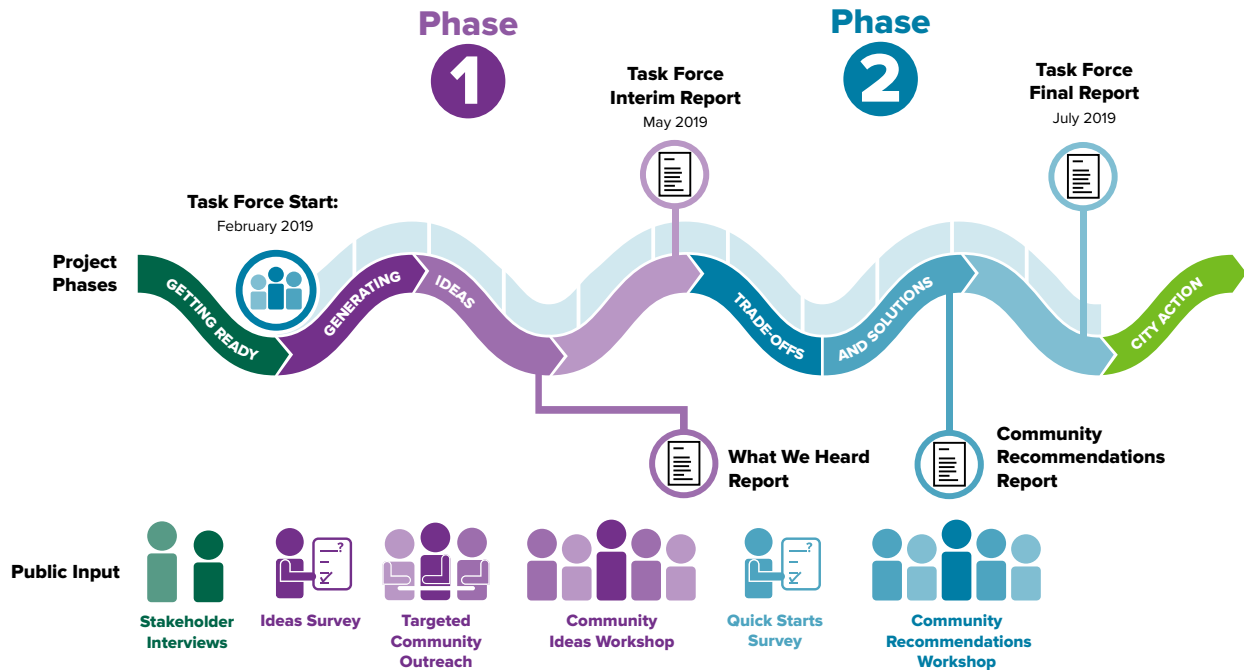
Councillor Pietro Calendino, Chair
Mayor Mike Hurley, Vice Chair
Councillor Sav Dhaliwal
Councillor Joe Keithley
Councillor James Wang
Thom Armstrong
Mike Bosa
Patrick Buchannon
Lois Budd

Paul Holden
Beau Jarvis
Dr. Paul Kershaw
Brian McCauley
Anne McMullin
Murray Martin
Kari Michaels
Claire Preston
Daniel Tetrault

More information on the Task Force members can be found at www.burnaby.ca/mtfch-members.

Timeline

The Task Force convened in February 2019 with an ambitious timeline, to produce an [Interim Report](#) in three months and a final report in six months. The Task Force has since met 10 times, releasing an [Interim Report](#) in May 2019 and developing its final recommendations. Concurrently, the [Your Voice. Your Home.](#) public engagement initiative gathered public input to inform the Task Force’s work. Section 2 (“How Did We Work Together”) and Section 3 (“What Did We Hear from the Public?”) provide more information on these parallel processes.





2

How Did We Work Together?

Our work has been conducted in a series of 10 meetings, which were facilitated by SFU Morris J. Wosk Centre for Dialogue Executive Director Shauna Sylvester. The themes of each meeting are outlined below:

| | MEETING NUMBER | DATE | THEMES |
|---------|----------------|----------|---|
| Phase 1 | Meeting 1 | Feb. 27 | Introduction and Context |
| | Meeting 2 | March 14 | Understand Past, Present and Future Opportunities |
| | Meeting 3 | March 27 | Draw Information from Public, Other Jurisdictions and Thought Leaders / Generate Ideas for Quick Starts |
| | Meeting 4 | April 10 | Consider Long Term Objectives / Review and Select Quick Starts |
| | Meeting 5 | May 1 | Adopt Interim Report |
| Phase 2 | Meeting 6 | May 15 | Discuss Housing Principles, Trends, and Innovations / Determine Final Report Elements |
| | Meeting 7 | June 12 | Review Public Engagement Recommendations/ Develop Recommendations / Discuss Final Report Structure |
| | Meeting 8 | June 26 | Refine Recommendations / Review Draft Outline of Final Report |
| | Meeting 9 | July 10 | Review Draft Final Report |
| | Meeting 10 | July 17 | Approve Final Report/Evaluation |

Our process, agendas, minutes, and all open presentations are posted on the [Task Force webpage](#).

Task Force meetings were grouped into two phases: Phase 1 – Generating Ideas and Phase 2 – Trade-Offs and Solutions.

Phase 1 was comprised of three parts:

- **Orientation.** During orientation, we learned about Burnaby’s housing policies and programs, its housing needs and inventory, and the gaps we needed to address. We also learned about the events, people and processes that have shaped housing in Burnaby, and the approaches taken by other cities. We were also briefed on City housing initiatives already underway (“[Policies in Motion](#)”).
- **Idea Generation.** Through our generative stage, we brainstormed ideas, discussed different approaches to housing and reviewed public comments from the [Your Voice. Your Home.](#) process. We examined our own understandings and interests in housing, and listened openly to each other’s perspectives. We strove to represent, and to hear, a wide variety of voices at the Task Force table.
- **Deliberation on “Quick Starts.”** At the end of Phase 1, we deliberated, as a whole and in small groups, on the ideas we had generated. From these deliberations, we developed a number of “Quick Starts” – priority actions that can be initiated within six months. At Meeting #5, we adopted an [Interim Report](#) containing 10 Quick Start recommendations (see table on page 19).

In Phase 2, we focused on developing recommendations for the Final Report. We reviewed the Quick Starts, discussed housing principles and trends, learned about housing innovations and reviewed public input from the [Your Voice. Your Home.](#) Community Recommendations Workshop and the on-line Quick Starts Survey. The final meetings were spent finding common ground on some tough issues, and developing and refining our recommendations and the content of this report.

Throughout the process, we have been supported by SFU Morris J. Wosk Centre for Dialogue staff, who have facilitated our efforts and provided us with a vital connection to the community through the concurrent [Your Voice. Your Home.](#) public consultation campaign. In addition, City staff have provided background information, communications and logistical support, and guidance on procedural issues. In our first three months, we also welcomed a variety of housing experts to help orient us to new ideas and consider current and future housing options.

While Task Force members reflect a diversity of backgrounds, perspectives and experiences, we recognize that our first and foremost responsibility is to the people of Burnaby. It is our hope that our final recommendations, outlined in Section 5 of this report, reflect the needs and interests of Burnaby residents.

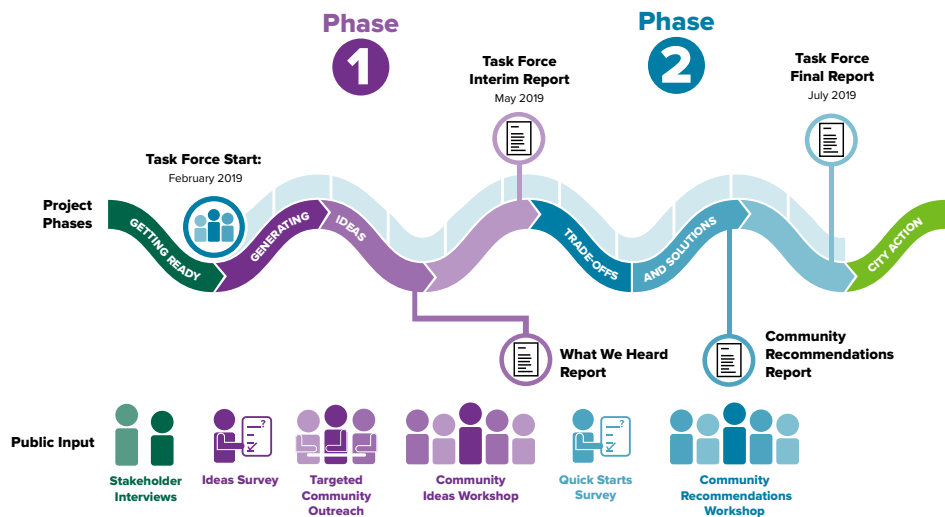




3

What Did We Hear From the Public?

Through a partnership with Simon Fraser University (SFU), the City of Burnaby engaged the SFU Morris J. Wosk Centre for Dialogue to independently design and facilitate a public engagement initiative on housing issues, called [Your Voice. Your Home.](#) This initiative offered the public opportunities to share ideas, concerns, and recommendations and engage with one another to find workable solutions. [Your Voice. Your Home.](#) ran parallel with the Task Force meetings; the SFU Centre for Dialogue reported to the Task Force every step of the way, so that we heard and understood the key messages from the public throughout the process.



Engagement Process

[Your Voice. Your Home.](#) consisted of two phases: Phase 1 (Generating Ideas) and Phase 2 (Trade-offs and Solutions). The activities and outcomes of these two phases are reviewed in the following pages..

Phase 1: Generating Ideas

The purpose of Phase 1 was to collect as many ideas as possible, from as many people as possible, with an emphasis on a diversity of views. Engagement opportunities included:

- the Community Ideas Workshop
- an online survey, and
- targeted community outreach conducted by Community Student Ambassadors from SFU.

Phase 1 of [Your Voice. Your Home.](#) ran from February 19 to April 8, engaged over 2,300 people, and collected over 680 ideas from the public.



Key Findings from Phase 1

The [Your Voice. Your Home. What We Heard Report](#) highlighted the following key housing challenges and solutions raised by Phase 1 participants:

Housing Challenges

- Not enough affordable rental housing, especially for specific population groups
- Lack of certain sizes and types of housing
- Speculative buying and foreign capital raising ownership prices
- Disconnect between home prices and incomes, versus the quality of available housing
- Loss of sense of community and quality of life
- Risk of demovictions

Housing Solutions

- Strengthen government housing oversight and regulation
- Demand accountability from developers
- Convert/rezone single family homes to multi-family units
- Allow laneway homes
- Encourage densification in strategic areas
- Stop demovictions

The Task Force considered these challenges and solutions when developing the 10 “Quick Starts” recommended in the [Interim Report](#).

Phase 2: Trade-offs and Solutions

Phase 2 built upon ideas generated in Phase 1. It encouraged deeper, more focused engagement by providing opportunities for the public to consider options and evaluate trade-offs. Phase 2 ran from April 9 to June 21, concluding with the release of the [Your Voice. Your Home. Community Recommendations Report](#). It featured the following activities and resources:

Quick Starts and Trade-Offs Survey

Over 300 people provided feedback on the 10 Quick Starts recommended by the Task Force in the [Interim Report](#) and the trade-offs contained in the Discussion Guide. Survey results showed general support for the Task Force's 10 recommended "Quick Starts." Community feedback on the trade-offs was provided to the Community Recommendations Workshop participants.

Discussion Guide

The Discussion Guide is a highly visual document intended to promote critical thinking and reflection. It provides context and a common fact base, and introduces important information about possible trade-offs. The Discussion Guide reflects the views of the community that were collected during Phase 1 of the [Your Voice. Your Home.](#) public engagement process. As such, the Discussion Guide presents a wide spectrum of possible ideas, value-based housing approaches, and options.

The Discussion Guide was made available to both the general public and to Community Recommendations Workshop participants, to provide them with information to help stimulate discussion, evaluate trade-offs and make evidence-based recommendations.

Community Recommendations Workshop

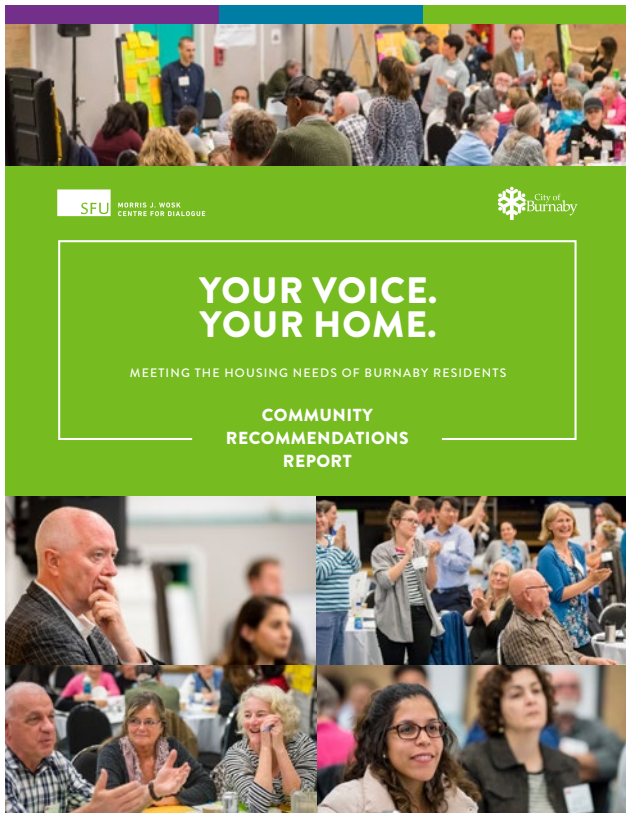
The Community Recommendations Workshop, held on May 25, 2019, was an opportunity for a representative group of Burnaby residents and stakeholders to deliberate on trade-offs and solutions to housing issues. There was tremendous interest in the workshop -- over 400 people registered, 130 were selected and 97 attended. Those that were selected represented the diverse demographics, needs and interests of Burnaby residents.

The full-day event included a presentation on Burnaby's housing "facts," a review of local government housing approaches, and an exercise called "walking in my neighbour's shoes," designed to enhance understanding of different types of housing challenges. Participants worked in small groups and collectively generated 288 recommendations; from these, each group chose the top three that were considered to be in the best interests of the entire community. They then 'pitched' these recommendations, totaling 42 altogether, to members of the Task Force and Council. Participant evaluations of the event were highly positive with 87% expressing satisfaction with their experience.



Key Findings from Phase 2

The *Your Voice. Your Home. Community Recommendations Report* summarizes the results of the Community Recommendations Workshop, and Quick Starts Survey results, highlighting the following key themes and findings:



Key Themes And Findings

Theme 1
Gently densify neighbourhoods to increase supply and diversify housing types.

Theme 2
Create more affordable housing.

Theme 3
Expand and invest in partnerships.

Theme 4
Ensure livability as communities change and grow.

Theme 5
Increase renter options, supports, and protections.

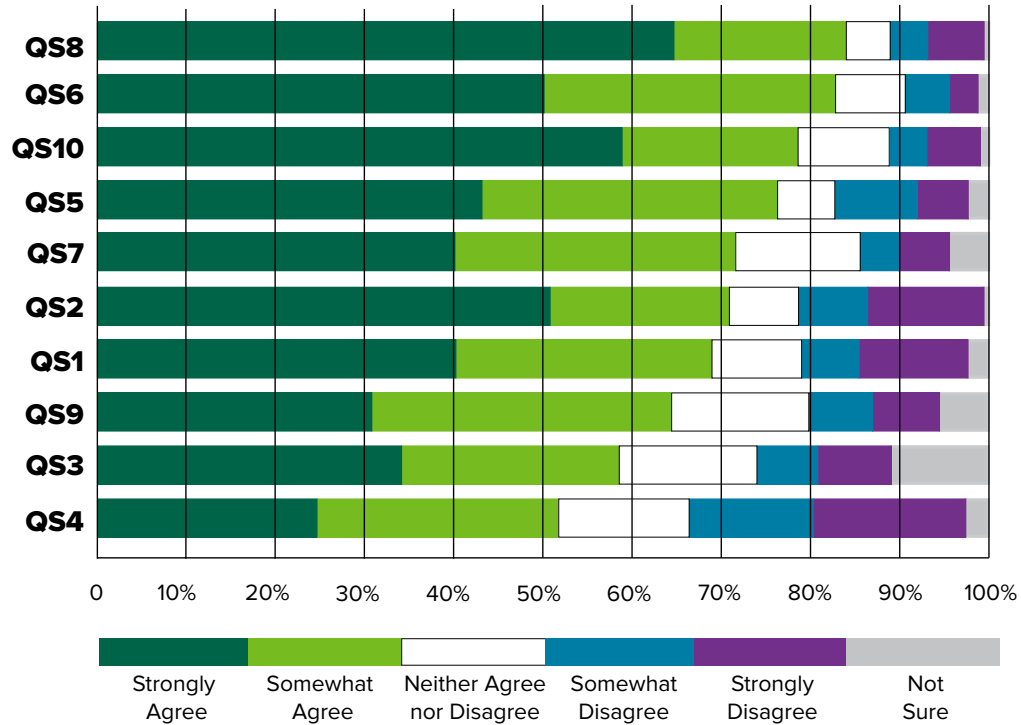
Theme 6
Regulate speculation and empty homes.

Additional Finding 1
Burnaby should take increased responsibility for affordable housing and direct more funding towards this purpose.

Additional Finding 2
Burnaby should prioritize affordability benefits for residents who are vulnerable, displaced or at risk of homelessness.

These findings were shared with the Task Force and considered in the development of our recommendations.

Results – Quick Start Survey



| | |
|-------------|---|
| QS8 | Simplify zoning and other requirements to increase the number of homes in more neighbourhoods |
| QS6 | Partner with BC Housing, non-profits, and private developers for more non-market housing |
| QS10 | Gather data on empty homes |
| QS5 | Scale up/increase additional density for projects with below-market rentals |
| QS7 | Use a portfolio approach for the City Lands Program for Non-Market Housing |
| QS2 | Regulate short-term rental housing |
| QS1 | Create a modular housing strategy |
| QS9 | Commission a Land Value Capture Study |
| QS3 | Adopt a robust Tenant Relocation Policy |
| QS4 | Establish a rent bank using Housing Fund monies |

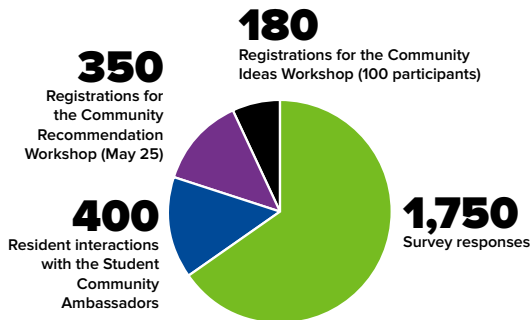
What We Heard At-A-Glance



Your Voice. Your Home.
Meeting the Housing Needs of Burnaby Residents

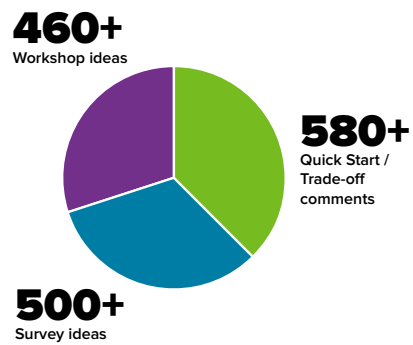
2,600

Members of the public participated



1540+

Ideas and comments

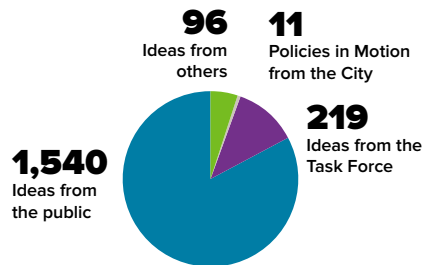


Task Force:

10 Task Force Meetings
1 Workshop

1800+

Ideas considered




10 Quick Starts recommended
18 Final recommendations

Housing Profiles and Personas

To illustrate the diverse housing experiences of Burnaby residents, the SFU Centre for Dialogue developed composite housing profiles of fictional residents based on survey and interview data. We believe these “personas” are a good way of remembering who the Task Force serves. Originally featured in the [Your Voice. Your Home. What We Heard Report](#), and subsequently in the Task Force’s [Interim Report](#) and at the Community Recommendations Workshop, these profiles help us match our recommendations with the types of households they serve.

A typical housing lifecycle can be represented by eight common “personas” that describe distinct ages or stages of a person’s life. We have linked these housing personas with the housing profiles (see below). For example, “Samantha” is a single renter, whereas “Benny” represents the housing challenges of seniors.

BURNABY HOUSING PROFILE




“Our lot is too large for us seniors, about 7700 sq. ft. Our children grew up in this neighbourhood so we don’t want to move too far away. Ideally, we want to have [our home] zoned to build a duplex to rent out but with the zoning restrictions it would be hard to do.”









Name: Karl

Age: 72

Housing Type: Homeowner

Housing Experience: Karl lives in his single-family home with his wife, Angela. Both their children have moved out of the house, so they have a lot of extra space. Karl and Angela would like to move into an affordable, smaller home in their neighbourhood or re-zone their current single-family home.



| LIVES WITH PARENTS | RENTER | RENTER | HOMEOWNER | RENTER | RISK OF HOMELESSNESS / RENTER | RENTER | HOMEOWNER |
|---|---|---|---|---|--|---|---|
|  |  |  |  |  |  |  |  |
| JEREMY, 26 | SAMANTHA, 27 | KIM, 36 | AISHA, 45 | ROSETTE, 51 | SUE, 56 | BENNY, 69 | KARL, 72 |



4

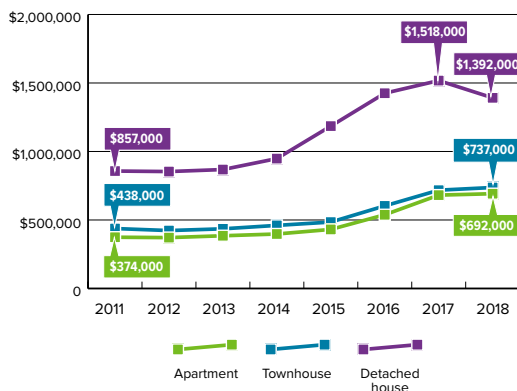
Why is this Work Important?

Like other cities in Metro Vancouver, Burnaby encounters challenges in its efforts to achieve a suitable, diverse and affordable housing supply for residents of all ages and stages. Based on input from the community, housing experts, and City staff, the Task Force has identified five key challenges:

One: High cost of homes

In the last three years home prices have risen faster than household incomes:

- Detached home prices have risen by **42%**
- Townhouse prices have risen by **77%**
- Apartments have increased by **83%**

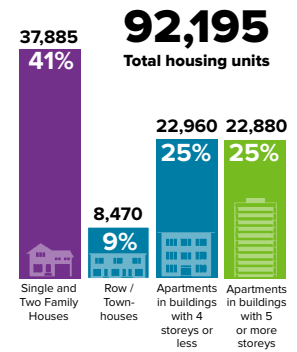


Source: Real Estate Board of Greater Vancouver, 2011-2018

Two: Limited housing choice

Burnaby has very few ground-oriented multi-family homes.

- Townhomes form only 9% of housing stock
- Over 80% of housing units added in the last 5 years have been in high-rise buildings
- The lack of housing choices, for people who want something other than a single-family home or a high-rise apartment, is sometimes referred to as the “missing middle”.



Source: Statistics Canada 2016 Census of Canada

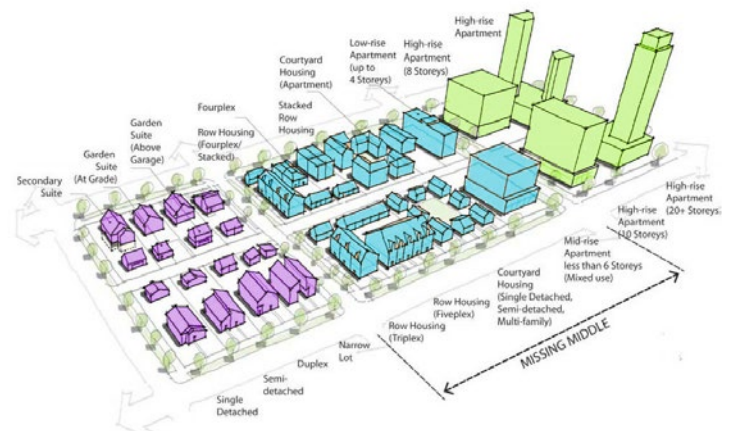
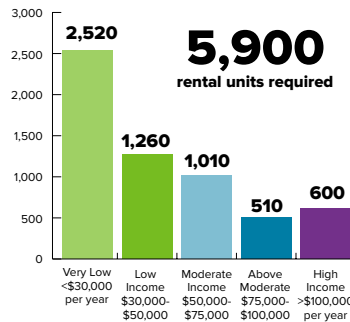


Image courtesy of the City of Edmonton

Three: Lack of affordable market rental

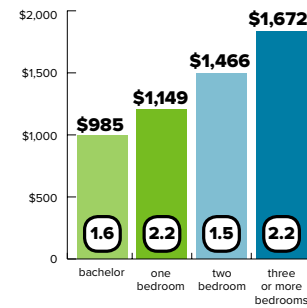
Insufficient supply of new affordable housing has led to **very low vacancy rates** and **rising demand** for rental units, in the low and very low income categories.

Rental Housing Demand Units required, by Income, 2016-2026



Source: Metro Vancouver Regional Affordable Housing Study, 2016.

Average Monthly Rent and Vacancy Rates Burnaby, 2018

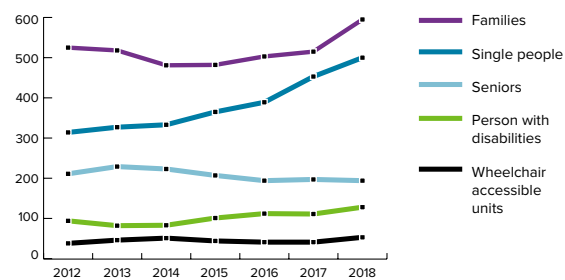


Source: CMHC Primary Rental Market Statistics, 2018.

Four: Insufficient supply of non market rental and supportive housing

Many years with no senior government funding for new social housing has led to **long waitlists** for non market rental housing, and housing with supports. In 2018 there were **1,470** people on the waitlist.

BC Housing Waitlist, Burnaby 2012-2018



Source: Metro Vancouver Housing Data Book, 2019. Table 3.5

Five: People at risk of homelessness

At last count, there were **69** homeless people in Burnaby, with many more likely uncounted. In addition, there are many people at risk.

How many are at risk?

Number of households at risk of homelessness:

6,620

This includes:

| | |
|---------------------------|--------------|
| Couples without children: | 1,085 |
| Couples with children: | 1,505 |
| Single-parent families: | 1,060 |
| Single people: | 2,675 |
| Other: | 295 |

In Metro Vancouver, households in 'core housing need' who are spending at least half of their income on housing are considered to be at risk of homelessness.

Source: Metro Vancouver Housing Book, 2019, Table 3.3.

For more information, see [Burnaby Housing Fact Sheets](#).

The Burnaby Housing Story

As we explored the history of housing in Burnaby, we gained a better understanding of how Burnaby has addressed population growth over the last 70 years, and insight into our task of ensuring housing opportunity in the future.



In the post-World War II period, Burnaby was recognized as a working-class community of largely suburban single-family households and neighbourhoods. Our city was known in the region for balancing the needs of families with others through the construction of affordable rental housing and purpose-built market rental housing.

In the last few decades, rapid growth and urbanization throughout the region have changed Burnaby, particularly in its Town Centres. At the same time, preservation of existing single family neighbourhoods has limited the development of “missing middle” forms of housing, such as fourplexes, townhouses, and rowhouses. Reductions in federal and provincial funding and tax incentives for affordable housing have also changed Burnaby’s housing inventory. Existing affordable housing has aged with very little new stock created, and much new housing is unaffordable to many residents.

Recently, however, renewed funding for affordable housing and new initiatives at all levels of government and in the non-profit, community housing, and private sectors are providing opportunities to restore the balance of housing in Burnaby. The history of housing in Burnaby is an important piece of the puzzle that we are addressing in our work.



5

Recommendations

Introduction to Recommendations

We are pleased to recommend 18 new actions that we believe the City should take to expand housing options and improve housing affordability for the people of Burnaby. These actions build upon the 10 Quick Starts that we recommended in the [Interim Report](#). Collectively, these recommendations frame a new approach to housing, in which the City plays a more direct role in encouraging affordability and choice. They are specific actions that reflect the vision and principles, shown at right, that we recommend the City adopt.

In our recommendations, we have identified measures that are within the City's jurisdiction to implement and that respond to the housing needs of Burnaby households in different ages and stages of their lives, with different income levels, be they renters or owners. We have also tried to be forward-looking, to anticipate stresses that our ever changing world will place on the housing system in the future.

Our recommendations build on existing City policies, or identify gaps where City policy or direction is needed. Some are pilot projects meant to test an idea or approach, while others call for enduring policy changes. Some of these ideas have been tried elsewhere; we see value in adapting ideas that are successful in other jurisdictions. Others are novel ideas.

We recommend that Burnaby adopt the following vision and principles:

Vision

Burnaby is a community with affordable housing for all of its residents.

Principles

Burnaby is committed to:

1. Providing a varied range and mix of **housing opportunities** to accommodate a diversity of household types, sizes, ages, abilities and income levels.
2. Giving priority in its housing programs and projects to create opportunities for **affordable and special needs housing**.
3. Creating collaborative and successful **partnerships** with all levels of government, non-profit societies, and the private sector for programs that will create and support affordable housing.
4. Ensuring that it remains an **inclusive and diverse** community that serves our citizens with dignity, respect and fairness.
5. Creating and sustaining the best **quality of life** with its housing programs to enhance neighbourhood livability and promote compact, complete communities.
6. Ensuring that its housing programs are inclusive and promote wide **community consultation** to involve our citizens in planning the types and location of housing.
7. Creating housing programs and policies that support and improve protections for our citizens who are **tenants**.
8. Protecting **public lands and assets** that have been achieved as a benefit for community housing as a permanent legacy to house and support future generations of our citizens.
9. Continuing to strive to **innovate and lead** in the creation of new programs and opportunities to create and protect community housing.

Our recommendations fall into four themes that represent the Task Force’s assessment of priority areas for City action. These themes also reflect what we heard from the [Your Voice. Your Home.](#) public engagement process and specifically the recommendations put forward by participants of the Community Recommendations Workshop (See Section 3). The four themes, and the associated recommendations, are outlined below:

Theme 1

CREATE LIVABLE NEIGHBOURHOODS

Gently densify neighbourhoods to increase the supply and diversity of housing types, while ensuring livability as communities change and grow.

Recommendation 1:

Develop a plan for introducing new housing forms and family-oriented housing in a variety of neighbourhoods.

Recommendation 2:

Create sustainable and accessible communities, with a range of amenities and services, in and around arterials and transit corridors.

Recommendation 3:

Launch an education and advocacy campaign to increase community acceptance of new housing forms.

Theme 2

INVEST IN HOUSING PARTNERSHIPS

Pursue affordable housing partnerships with other levels of government, non-profit organisations, private developers and other community partners.

Recommendation 4:

Review the City’s land assets to identify suitable sites to pilot a portfolio development opportunity.

Recommendation 5:

Create a program to facilitate redevelopment of under-utilized land for affordable housing.

Recommendation 6:

Review the mandate and allocation of the City’s Housing Fund to maximize its support for Task Force recommendations.

Recommendation 7:

Negotiate a Memorandum of Understanding (MOU) with BC Housing and CMHC to establish terms for partnerships.

Recommendation 8:

Build on the City’s Homelessness Response to create more homes for people experiencing homelessness.

Recommendation 9:

Co-locate affordable housing with community facilities such as community centres, firehalls, schools, libraries, and other suitable public facilities.

Theme 3

SUPPORT RENTAL HOUSING AND TENANTS

Increase rental housing options and strengthen tenant protection.

Recommendation 10:

Adopt a robust tenant relocation policy.

Recommendation 11:

Explore incentives and accountability for the maintenance of older rental buildings.

Recommendation 12:

Increase the supply of affordable rental housing.

Theme 4

PROMOTE INNOVATIVE HOUSING POLICY AND BUILD CAPACITY

Explore new opportunities to support affordable housing through education, advocacy, capacity-building, collaboration and innovative policy approaches.

Recommendation 13:

Consider increasing the percentage of density bonus funds allocated to housing.

Recommendation 14:

Establish a housing department to coordinate housing work.

Recommendation 15:

Increase staff and review regulations to speed housing approvals.

Recommendation 16:

Support the development of more housing co-operatives.

Recommendation 17:

Pursue innovative financing mechanisms for non-market housing, such as land value capture.

Recommendation 18:

Adopt ways to support affordable home ownership.

There is no silver bullet to housing affordability – in Burnaby, or any other jurisdiction. It is a complex, multi-jurisdictional, and expensive problem. These recommendations represent actions the City can take; however, many of them must be complemented by actions from other levels of government, the private sector, and non-profit housing providers – and indeed, partnerships are key. We recognize that implementing these actions will require additional resources, including more staff. We also recognize that it will take time to put these ideas into practice. We believe, however, that these investments are critical, if we are to transform housing challenges into opportunities for all household types and income levels. The future livability of Burnaby, and indeed this region, depends on how well we address housing affordability today.

The remainder of this section presents the 18 recommendations in detail. For each recommendation, we describe the issue, the context, and the recommended action. Where available, we provide a dialog box with participant views from [Your Voice. Your Home.](#) We also reference any associated Quick Starts and, for the more targeted recommendations, include one of the housing personas that the action is intended to serve. It is our hope that these recommendations increase housing affordability and choice now and into the future.

Develop a plan for introducing new housing forms and family-oriented housing in a variety of neighbourhoods

THE ISSUE:

Most of the population and household growth in recent years has occurred in Burnaby's four high density Town Centres, mainly in apartment condominiums with 1 or 2 bedrooms. Few "missing middle" housing forms have been built and single- and two-family neighbourhoods have remained largely unchanged. Single family home prices remain out of reach for all but a few households, and there are few suitable ground oriented alternatives for families.

THE CONTEXT:

Approximately 72% of Burnaby's residential land base is designated for single- and two-family neighbourhoods, while these neighbourhoods comprise only 57% of Burnaby's population.

Duplexes are permitted in one- and two-family districts on larger lots but relatively few are built each year. Townhouses are permitted in many multi-family, low density land use designations, including Town Centre transition areas, Urban Villages and suburban multi-family designations, but again few townhouses relative to capacity are being built. This may be for a number of reasons, including challenges with assembling single-family lots or poor financial returns compared to low rise multi-unit buildings. The City of Vancouver recently amended its zoning bylaw to permit duplexes in most single-family zones on a trial basis, and Minneapolis adopted blanket rezoning to permit missing middle housing everywhere in the city. Oregon lawmakers have approved a bill to eliminate single-family zoning in cities throughout the state, and Los Angeles is considering similar actions.

The Task Force acknowledges two related [Policies in Motion](#): #8 Accessory Units in Two Family Dwellings and #9 Accessory Dwelling Units in Single- and Two-Family Districts. The former could make duplex development more attractive. The latter focuses on detached accessory units (e.g., laneway homes, carriage houses) on single family lots. These [Policies in Motion](#) are positive steps, but do not fully address the gap in "missing middle" homeownership forms.

THE ACTION:

This recommendation asks Burnaby to:

- Develop housing demand projections to allocate future housing growth amongst Burnaby’s neighbourhoods, taking into account different household types and considering affordability for local household incomes.
- Conduct a City-wide review and develop a feasible plan for neighbourhoods with potential for smaller scale, gentle density. This will likely require Official Community Plan and/or zoning bylaw amendments.
- Ensure that the plan contains measures to minimize speculation.

What We Heard:
 “We have too many single family homes occupying huge lots where we could fit two or even three homes. It is the way of the future.”



AISHA, 45
HOMEOWNER

“Allow laneway houses. These can be excellent housing for seniors or young couples who want the “feel” of living in a house but don’t need the space. Many single-family homes like mine have under-utilized backyards.”

Housing Experience: Aisha currently lives with her husband and young children in North Burnaby. As a homeowner, she would like the opportunity to house her elderly parents who aren’t able to live alone anymore. To make this possible, she is interested in building a laneway home on her property, to ensure she is close to her parents but they continue to enjoy their own space as well.



KARL, 72
HOMEOWNER

“Our lot is too large for us seniors, about 7700 sq. ft. Our children grew up in this neighbourhood so we don’t want to move too far away.”

Housing Experience: Karl lives in his single-family home with his wife, Angela. Both their children have moved out of the house, so they have a lot of extra space. Karl and Angela would like to move into an affordable, smaller home in their neighbourhood or re-develop their current single-family home to include more suites.

Create sustainable and accessible communities, with a range of amenities and services, in and around arterials and transit corridors

THE ISSUE:

Little residential growth has occurred in some of Burnaby's smaller commercial centres and arterial corridors. These areas, particularly those along transit routes (but not necessarily on Skytrain routes) have the potential for medium density housing, in a transit-friendly and walkable community, with access to a range of services and amenities.

THE CONTEXT:

Burnaby has a number of areas that could be developed as sustainable, accessible, and vibrant communities, featuring multi-family housing for a range of incomes, frequent transit routes, and a variety of amenities and services.

Burnaby's 13 Urban Villages are designated for medium density housing associated with a commercial area. Some are adjacent to SkyTrain stations while others are located on other transit corridors. While some Urban Villages, such as the Heights Community Plan area, incorporate many of features identified in this recommendation, many Urban Village community plans are outdated, and do not address the need for a range of affordability, accessibility, amenities and services that characterize a sustainable community. In addition, some arterial and transit corridors offer a similar potential, but are designated only for residential use and, in many cases, single and two-family homes only.

Urban Village areas offer an alternative to the high density apartment living provided in Town Centres. In addition, recent studies have shown that rental affordability can be improved with low rise wood-frame buildings, which offer lower construction costs compared to high rise concrete towers. Burnaby has the opportunity to develop a model of sustainability in its Urban Villages and, potentially, along arterial corridors that are suitable for mixed-use development.

THE ACTION:

This recommendation encourages Burnaby to revitalize its Urban Village community plans as models of sustainable, medium density, walkable neighbourhoods with enhanced housing choice, affordability, and accessibility and opportunities for social services and other amenities. This can be accomplished through community plan and zoning changes, as well as infrastructure spending.

This recommendation also asks Burnaby to review its Official Community Plan (OCP) to identify more areas, such as arterial and transit corridors, where multi-family housing can be accommodated in a similar mixed-use, affordable, transit-friendly context. This could include reviewing arterial and transit corridors to determine their suitability for pre-zoning for multi-family and small-scale commercial uses.

What We Heard:
"Citizens who are renters, especially low-income renters need accommodation which is close to SkyTrain and transit."

Launch an education and advocacy campaign to increase community acceptance of new housing forms

THE ISSUE:

Local governments can use a range of tools to increase housing supply and diversity through Official Community Plan (OCP), neighbourhood plan and zoning changes, yet community opposition often hampers these efforts. While residents may support increased housing supply and diversity in principle, they may be less supportive when a proposal for a new multi-family or rental project arises in their neighbourhood. Increasing community acceptance of these housing forms and gentle density could aid in expanding the supply of these homes.

THE CONTEXT:

Advocates can support individual infill projects at public hearings or Council meetings, but this is time consuming and limited in scope. BC Housing has developed a Toolkit to help non-profit housing providers, local governments and other stakeholder groups gain community acceptance of non-market housing developments. However, there is no similar broad scale public education and advocacy campaign to increase community acceptance for new housing forms and gentle densification.

THE ACTION:

Develop or partner with other affected local governments, and/or private, non-profit and community agencies to develop a far-reaching public education campaign using traditional media, social media and consultation approaches. The campaign would illustrate what new housing forms and gentle density looks like, and convey the social, environmental, and community benefits of such policies. The campaign should also include messaging on the likely consequences of taking no action. We would support a regional or multi-stakeholder approach to this recommended action.

What We Heard:

“Make Burnaby a leader. If it is not responsible for housing – it should be in part. Create something new!”

Review the City's land assets to identify suitable sites to pilot a portfolio development opportunity

THE ISSUE:

Most non-market housing development produces small stand-alone projects on a single site that make a modest dent in addressing community housing needs. A portfolio approach, where multiple sites are developed by a single housing provider, allows pooling of resources, cross-subsidization and possible economies of scale, facilitating the development of sites that might not be developed independently. It also helps streamline the funding, financing, and development approval processes.

THE CONTEXT:

As one example, the Vancouver Community Land Trust Foundation, an arms-length entity of the Cooperative Housing Federation, has pioneered an approach to assembling and developing portfolios of land for permanent affordable housing. It works in partnership with local non-profit housing providers who operate the resulting community housing. The Land Trust does not possess an inventory of land; rather, it seeks below market opportunities from local governments and others. The advantage is scaled development managed by an entity with suitable development and asset management expertise.

QUICK START Quick Start #7 recommends a portfolio approach for the City Lands Program for Non-Market Housing, specifically that City-owned sites be offered for lease to non-profit entities on a bulk basis for larger scale development of affordable housing. The Vancouver Community Land Trust Foundation has used this approach in Vancouver: on four sites in Southeast Vancouver, and more recently, for seven City-owned sites. Fairhaven Homes, a local non-profit housing provider, recently re-developed two of its sites, one in Burnaby, using this approach.

THE ACTION:

Review the City's land inventory to determine if the City has suitable sites and if so, which ones could be made available for a portfolio-based development opportunity, some of which could be used to provide housing for vulnerable populations.

What We Heard:

"Community land trusts are a great way to utilize city-owned land."

Create a program to facilitate redevelopment of under-utilized land for affordable housing

THE ISSUE:

In order to achieve more units of affordable housing, the City wishes to catalyze the redevelopment of lands that are under-utilized. These lands may be owned by non-profit societies, housing co-operatives, faith-based groups, and similar organizations. Some of these landowners have no recent development experience and could benefit from staff advice, resources and assistance.

THE CONTEXT:

Suitable affordable housing sites are at a premium, particularly those whose owners are mission-aligned with provision of affordable housing. Some non-profit landowners have little recent experience with development, or may not have considered housing as part of a redevelopment concept. Other sites may contain older co-op or non-profit housing developments that are in need of renewal. In addition, current incentives for non-market housing, through the City's Housing Fund, have not been widely communicated to external stakeholders. There are also provincial and federal housing programs that may aid these groups. The City could play a convening role in facilitating partnerships between non-profit landowners, developers, and government partners.

THE ACTION:

Develop a program of City incentives, technical assistance, and support for new non-profit and affordable housing and communicate this broadly to a range of housing providers, including faith-based organizations, housing co-operatives, non-profit societies, and developers.

What We Heard:

"In the City of Burnaby, I think there are potential church lands. The respective parish priests should be consulted on this need of housing for seniors, low income and poor."

Review the mandate and allocation of the City's Housing Fund to maximize its support for Task Force recommendations

THE ISSUE:

Current Housing Fund allocation policies were developed many years ago, are very broad and do not provide sufficient clarity for stakeholders or the City to allocate funds effectively. Practices with respect to allocation have not kept up with the current housing environment and are likely too narrow to support the full range of recommendations put forward by the Task Force. This will become more important as the Fund grows in size.

THE CONTEXT:

The [Community Benefit Bonus Policy](#) Housing Fund policy, developed in 2008, provides direction for the allocation of City Housing Fund monies. While that policy supports a rather broad use of the Fund, the City's practise has been to allocate the Fund to reimburse itself for granting leases at nominal cost, and to pay fees, utility charges and parkland acquisition charges for non-profit housing projects.

THE ACTION:

There may be other ways to use the Fund to better support partners in the creation and/or preservation of affordable housing. It is timely to review the terms and conditions under which Housing Fund monies are allocated and develop new policies and practices that meet the City's needs. The City should review the types of entities eligible for funds (private/non-profit etc.), the definition of eligible affordable housing types, eligible costs (new construction, rehabilitation and/or operation) and potential caps on City contributions.

Negotiate a Memorandum of Understanding (MOU) with BC Housing and CMHC to establish terms for partnerships

THE ISSUE:

Provincial or federal funding for development of non-profit and co-operative affordable housing on City-owned sites is generally sought by proponents on a project-by-project basis. This approach adds both time and complexity to the process. The City has little certainty on a predictable approach to development of these lands, and little ability to ensure that a significant portfolio of City lands draws commensurate provincial funding suitable for affordable housing.

THE CONTEXT:

Burnaby provides long-term leases for a nominal amount to non-profit societies to build affordable housing on City-owned land. These leases are negotiated on an individual basis, as is suitable provincial funding. The City is currently conducting an inventory of its land holdings in order to identify properties suitable for non-market housing; in addition, the Housing Fund could be used to purchase additional sites. The City of Vancouver has signed MOUs with the province on at least two occasions. One was a 2007 MOU setting out a partnership between the City and BC Housing to develop 12 City-owned sites for 1100-1200 units of social and supportive housing.

THE ACTION:

The City should negotiate a Memorandum of Understanding with BC Housing and CMHC that would outline contributions and expectations of the parties for the development of a specific array of City-owned sites for affordable and non-market housing. These MOUs could also be used to address development on sites owned by others, for example private landowners, where there is agreement to do so. Negotiating a memorandum of understanding with partners is a concrete and proactive way for the City to plan to meet its future housing needs and expedite the development of new non-market housing.

What We Heard:

“A clearly stated and sustained willingness from the City to partner with BC Housing, other levels of government, and non-profits in collaboration with the private sector is needed for Burnaby citizens to receive the housing which it so desperately needs.”

Build on the City’s Homelessness Response to create more homes for people experiencing homelessness

THE ISSUE:

The City needs a comprehensive response to homelessness that includes a plan for permanent and cold weather shelters and a range of supportive housing options.

THE CONTEXT:

QUICK START

Quick Start # 1 (Create a Modular Housing Strategy) encourages the City to further partner with BC Housing for new temporary modular housing. Recently, the City has made progress in implementing its homelessness response including a temporary modular housing project, warming centres and a new temporary shelter. Homeless numbers have been growing and may continue to grow as new people become homeless. The Task Force is interested in investigating “Housing First” approaches (see Appendix 1 for a definition of “Housing First”).

THE ACTION:

This recommendation encourages Burnaby to act urgently by working with community partners, through the Burnaby Homelessness Task Force, to develop and implement a comprehensive, “made in Burnaby” plan to reduce homelessness.

What We Heard:
 “Burnaby needs more options for families and individuals experiencing homelessness or at risk of homelessness. These options need to be safe, clean and available in a way that works for people.”



SUE, 56

RISK OF HOMELESSNESS / RENTER

“I am embarrassed to ask friends for more help. There isn’t enough social housing for people with extremely low-incomes. Everyone should be able to have a safe and secure home that they can afford.”

Housing Experience: Sue has been homeless in the past and is currently struggling to find affordable housing. She usually shares accommodation with strangers but this makes her feel unsafe. As a result, she frequently has to move. She occasionally works at restaurants and receives a \$375 shelter allowance but still cannot afford rent. She has been on a waitlist for social housing for three years. Sue wants more affordable social housing options so that she can have a safe, permanent home.

Co-locate affordable housing with community facilities such as community centres, firehalls, schools, libraries and other suitable public facilities.

THE ISSUE:

Creating affordable housing today requires free or low cost land, which is in short supply. Untraditional sites or air space parcels can help to address this problem.

THE CONTEXT:

The air space above or beside libraries, firehalls and other community facilities can be considered as “free”. One way to achieve more affordable housing is to develop air space above new or redeveloping community and institutional facilities like these. The City and province (and their agencies) have a number of community facilities which could be future locations for affordable housing, subject to planning considerations. The School Board is a separate entity which makes its own development decisions, as is Translink.

THE ACTION:

Enable, partner, and/or encourage land owners and proponents to co-locate new affordable rental housing in untraditional locations. This may include innovative land uses and incentives to support new affordable rental housing (e.g. above/adjacent to/infilling) community and institutional sites such as firehalls, libraries, schools, surplus transit lands. Co-location of affordable housing with community facilities should be considered with all development or redevelopment of City-owned or provincially-owned community facilities and institutions.

Adopt a robust tenant relocation policy

THE ISSUE:

Burnaby tenants face significant impacts from displacement when renovation and demolition of existing purpose-built rental housing occurs.

THE CONTEXT:

Council has instructed staff to update its present Tenant Assistance Policy to better support existing tenants (see Appendix 2, [Policies in Motion](#)). Council also recently adopted the Rental Use Zoning Policy and Initial Implementation Framework which requires, at minimum, 1:1 replacement of demolished rental units and right of first refusal for a replacement unit at the same rent.

At the Community Recommendations Workshop, 65% of respondents strongly agreed or agreed with “requiring landlords to provide temporary accommodation to renters during renovations and to allow occupants to return to their rental unit at the same rent after renovations are complete.”

“Adopt a Robust Tenant Relocation Policy” was one of 10 Quick Starts that we recommended in our [Interim Report](#). However, we required further discussion to develop specific provisions for this policy. These provisions are outlined below.

THE ACTION:

The recommended Tenant Relocation Policy includes the following provisions:

- applies to both renovation and demolition of purpose-built rental housing,
- offers tenants affected by renovation the right to return to their units at the same rent ,
- offers tenants affected by demolition the right of first refusal for a replacement unit ,
- offers tenants the option of temporary accommodation at “swing sites” or through a rent “top up” on a privately owned unit,

- requires moving assistance, and
- provides a role for the City in overseeing tenant support activities, including a registry of non-market units.

Further details of the recommended approach for both renovation and demolition are provided in the table on page 51.

What We Heard:

“it is essential that when tenants lose their housing and need assistance, that there be a comprehensive process to assist.”



KIM, 36

RENTER

“So many of my friends have moved out of Burnaby because they couldn’t afford it. I don’t recognize the neighbourhood anymore. The whole City has changed. I don’t want to be the last person left on the block.”

Housing Experience: As a single mother with two young boys, Kim finds it hard to pay rent and save for the future. The lack of certainty surrounding her living situation causes her a great deal of stress and anxiety. In order to provide for her family, she works two jobs, but still finds it difficult to live in Burnaby. She would like to see more affordable housing options, particularly for single mothers.

QUICK START

Recommendation: Adopt a Robust Tenant Relocation Policy

The Task Force recommends that the City adopt the following policy approaches and components as the basis of a Tenant Relocation Policy, to replace the City’s existing Tenant Assistance Policy.

Section I: Policy Approaches By Development Type

| DEVELOPMENT TYPE | RECOMMENDATION |
|------------------|---|
| Demolition | <ul style="list-style-type: none"> ■ Tenants are provided: <ul style="list-style-type: none"> ○ Right of first refusal for a replacement unit (as provided by the existing Rental Replacement Policy, outlined in the 2019 April 25 Council Report, “Rental Use Zoning Policy and Initial Implementation Framework.”) ○ Priority placement in unclaimed replacement units on other properties ○ Temporary accommodation, as outlined in Section II below ■ Applies only to tenants who are resident at the time of initial Council action on a rezoning application (not subsequent tenancies) ■ Applies to all buildings with six or more units |
| Renovation | <ul style="list-style-type: none"> ■ Tenants are provided: <ul style="list-style-type: none"> ○ temporary accommodation, as outlined in Section II below, with right to return to the same unit at the same rent (subject to RTA increases) and under the same rental agreement ■ Applies to all renovations that: <ul style="list-style-type: none"> ○ are in buildings with six or more units ○ require tenants to vacate the unit(s) ○ require a Building Permit ■ Enforced through business licence process (City of New Westminster approach) |

Section II: Policy Components For Both Development Types

| POLICY COMPONENT | RECOMMENDATION |
|---------------------------|--|
| Notice | 4 months |
| Temporary Accommodation | <ul style="list-style-type: none"> ■ Provided at “swing sites” developed through public-private partnerships; or ■ Provided in private market, with developer providing rental “top-ups” to cover rent beyond current rates ■ “Top-up” shall be equal to the difference between existing rent and rent for temporary accommodations, up to an established cap (e.g., CMHC Average Market Rent + 20%) ■ Unit must be suitable in size, number of bedrooms, and accessibility ■ Temporary accommodation benefits do not apply retroactively to tenants who have received monetary compensation under the current Tenant Assistance Policy |
| Tenants with Disabilities | Special consideration is to be given to tenants with disabilities, including increased notice, moving assistance, and support in finding new accommodations |
| Moving Assistance | <ul style="list-style-type: none"> ■ Developer to pay moving expenses for all tenants (to a maximum of \$750 for units with <1BD and \$1,000 for units with >2BD). Expenses shall also be paid for the move from temporary to permanent accommodations. ■ Tenants can postpone moving in case of inclement weather (e.g., snow, ice) |
| City Support | <ul style="list-style-type: none"> ■ Establish a Rental Housing Coordinator position to oversee policy implementation ■ Maintain a registry of affordable housing units – tenants eligible for assistance under the Tenant Relocation Policy have priority for unclaimed replacement units on other properties ■ Consider establishing a registry that gives tenants eligible for assistance under the Tenant Relocation Policy priority for new rental units established under the City’s Inclusionary Rental Policy. ■ Achieve compliance through business licence regulations (for renovations) and rezoning conditions (for demolition) and consider monetary penalties for bylaw non-compliance |

Explore incentives and accountability for the maintenance of older rental buildings

THE ISSUE:

Maintenance, repair, and renewal can extend the useful life of older rental buildings, preserving an important source of affordable housing. However, there are few incentive programs to support landlords in maintaining existing buildings, and, in Burnaby, no bylaws that establish standards of maintenance. As a result, tenants may endure unsafe living conditions; in addition, demolition and redevelopment may be considered the only option for older rental buildings.

THE CONTEXT:

Council has instructed staff to review best practices for Standards of Maintenance Bylaws for multi-family rental properties (see Appendix 2, [Policies in Motion](#)).

At the Community Recommendations Workshop, 90% of respondents strongly agreed or agreed with the following: “enact and enforce a Standards of Maintenance Bylaw to ensure upkeep of rental buildings and support tenants in navigating challenges with their landlords.”

THE ACTION:

This recommendation encourages exploration of:

- Incentives to support landlords in maintaining, repairing, and renewing existing rental buildings
- Measures to increase landlord accountability, such as adoption of a Standards of Maintenance bylaw, with penalties for violations



BENNY, 69

RENTER

“You can’t warehouse seniors. They are offering you a box. We have needs as well.”

Housing Experience: Benny moved to Burnaby from Vancouver 3 years ago. He rents a one-bedroom apartment. His current housing situation is becoming very expensive to maintain, but he doesn’t want to move. He is worried that any affordable senior facility wouldn’t provide enough space or be close to transit, medical services and recreation facilities, like libraries.

Increase the supply of affordable rental housing

THE ISSUE:

There is not adequate affordable rental supply for the needs of the existing and growing communities in Burnaby.

THE CONTEXT:

According to data from the Metro Vancouver Regional Affordable Housing Study (2016), Burnaby needs 5,900 rental units to meet the needs of the community, especially in the low and very low income categories.

THE ACTION:

Building on the work already done by Council and staff, the Task Force recommends that the City prioritize building affordable rental supply to ensure the needs of the community are met.



SAMANTHA, 27

RENTER

"It's about social well-being and taking care of those who live in horrible conditions. We need to do better."

Housing Experience: Samantha works with at risk youth and lives in subsidized housing. She has major concerns with the quality of subsidized housing she and her clients have experienced in Burnaby. She would like to grow her family and move out of subsidized housing but doesn't see that as a viable option with the current housing market. Samantha would like the government to invest more funding in housing for those with mental health challenges and living with addiction.

Consider increasing the percentage of density bonus funds allocated to housing

THE ISSUE:

Density bonus funds are the City’s primary source of revenue for supporting non-market housing projects. 20% of all density bonus funds are allocated to the City’s Housing Fund for this purpose. If this percentage were to be increased, the City could contribute more funding to affordable housing.

THE CONTEXT:

Through its Community Benefit Bonus Policy, the City offers developers an increase in density in exchange for contributions to community amenities, including housing. Currently, 20% of all funds collected through this policy are earmarked for the City’s Housing Fund, which is used to support non-market housing projects. The remaining 80% is applied to other community amenities, such as community centres, libraries, parks, public plazas, public art, space for community groups, and child care facilities.

There is currently \$123 million in the Housing Fund.

Recommendation #6 (p. 44) asks that Burnaby update the terms and conditions for disbursing Housing Fund monies to reflect the City’s new housing directions.

THE ACTION:

This recommendation asks Burnaby to consider increasing the percentage of density bonus funds earmarked for housing.

What We Heard:
“Shift investment of reserves to housing as it is a crisis now. Look at priorities differently.”



ROSETTE, 51
RENTER

“We work hard to keep up with our rent, but it keeps getting harder each day. This is all very confusing and overwhelming.”

Housing Experience: Rosette recently immigrated to Canada with her husband from the Philippines. They currently rent a one-bedroom basement suite in Burnaby but are finding it very difficult to keep up with monthly payments. Both work two jobs and worry their landlord may increase the rent or evict them. They would eventually like to find a larger, non-basement apartment but have noticed that there is very little available with their price range.

Establish a housing department to coordinate housing work

THE ISSUE:

A larger staff component is needed to implement all of the new housing actions recommended by the Task Force.

THE CONTEXT:

Currently, work on housing issues is primarily undertaken by the Planning Department, with only two staff positions dedicated full-time to housing policy and programs. The remainder of the work is done by staff members with full portfolios of other responsibilities.

THE ACTION:

This recommendation asks Burnaby to establish a department or division that would focus specifically on housing issues. Work undertaken by the division could include:

- Affordable housing initiatives and partnerships,
- Review and amendment of community plans and zoning provisions to increase opportunities for affordable housing,
- Coordinating tenant relocation policy implementation,
- Creating and maintaining a housing registry of available rental units,
- Monitoring and enforcement of the City's housing policies and bylaws, and
- Other planning and policy work to be developed.

Increase staff and review regulations to speed housing approvals

THE ISSUE:

More staff and a streamlined approvals process would allow more rapid development of housing, saving both time and resources.

THE CONTEXT:

Although Burnaby's approval times are shorter than in some municipalities, they could be improved by increasing the number of staff reviewing applications and by streamlining regulatory requirements and approval processes.

92% of Community Recommendations Workshop participants supported "fast track application review and approval for projects with significant affordable housing benefits."

THE ACTION:

This recommendation asks Burnaby to review staffing and budgets that support the approval of affordable housing. It specifically recommends that the City:

- Review regulations and application processes, in order to streamline approvals,
- Permit single person facilitation of approvals,
- Consider a Certified Professional program for simpler applications, such as in City of Vancouver, to alleviate workload, and
- Allocate appropriate staff resources for meeting these priorities without compromising expected processing standards of other City services.

What We Heard:

"Simplicity should be added to all levels of development. Set the policy and allow people/groups to work within them, speeding up approval processes."

Support the development of more housing co-operatives

THE ISSUE:

Housing co-operatives are a popular form of affordable housing that offer security of tenure and build connections between neighbours. New housing co-ops are needed to meet demand.

THE CONTEXT:

Housing co-operatives offer secure, affordable housing for a mix of incomes and household sizes. Co-op members own shares in the development, participate in governance, and build community as long-term neighbours.

Burnaby has 26 housing co-operatives with a total of 1,900 units; however, no new units have been built in the last 20 years.

THE ACTION:

This recommendation asks Burnaby to support the development of more housing co-operatives, by establishing a City policy on co-operative housing. The policy should include a range of supports such as City land leases, Housing Fund grants and expedited processing for co-op housing development.

What We Heard:

"We need more housing co-ops. We waited on a list for 4 years to get into our co-op."



JEREMY, 26

LIVES WITH PARENTS

"Residents shouldn't have to constantly worry about their housing future. There should be affordable options available that suit the needs of all."

Housing Experience: Jeremy is a student at Simon Fraser University. He works two part-time jobs and is looking to save enough money to move out. However, with current rental prices this is looking less and less likely in the near future.

Jeremy needs more affordable rental options such as subsidized housing or co-ops which allow young people like him to move out but still remain in Burnaby.

Pursue innovative financing mechanisms for non-market housing, such as land value capture

THE ISSUE:

When City plans are changed to permit greater density, land values increase. This increased value generally goes to the property owners that own the upzoned land, fuelling speculation. Land value capture is a way for municipalities to “recapture” some of the value they’ve created by increasing density. This captured value can be used to build more community amenities and affordable housing, and can also serve to moderate speculation.

THE CONTEXT:

Burnaby has a density bonus program, the Community Benefit Bonus Fund, that offers increased density in Town Centre developments in exchange for a contribution to community amenities and affordable housing.

Although density bonus programs do capture the value of additional density, participation is voluntary. Many land value capture programs require mandatory contributions, and apply even when the increased density is not an additional “bonus” requested by the developer. In addition, many land value capture models feature annual assessments, rather than a one time contribution.

THE ACTION:

This recommendation builds on Quick Start #9, (Commission a Land Value Capture Study) and asks Burnaby to pursue land value capture and/or other innovative financing mechanisms based on the results of that study and stakeholder engagement.

What We Heard:
“If houses on some busy streets get ‘upzoned’ for condos, homeowners and realtors always try to sell for triple what other houses on quiet streets would sell for. That is grossly unfair! So yes, the city, who caused this windfall in the first place, should be the one to capture the benefit and plow them back into more services for all of us.”



Adopt ways to support affordable home ownership

THE ISSUE:

Given the high price of homes, many renters lack the financial resources to pursue home ownership.

Programs that assist renters to purchase a home help the home buyers; they also help other renters by freeing up existing rental stock.

THE CONTEXT:

There are a number of affordable home ownership models that help renters purchase homes. These include:

- Shared equity approaches (for example, Options for Homes), in which a developer, lending institution, and/or government program contributes all or part of the downpayment. This “share” in the equity is repaid by the owner upon sale, along with a proportionate amount of the appreciation in home value. CMHC has a lending fund that assists providers of shared equity homeownership programs.
- Price-restricted ownership approaches, such as offered by the Whistler Housing Authority, and at Verdant at SFU’s UniverCity, where the purchase price and the resale price are both reduced according to established criteria. Access to these programs may also be restricted, for instance, to local residents or employees.
- Rent-to-own models that allow participants to make monthly payments (rent and, in many cases, additional payments) that are allocated, in part, toward a down payment on the home. Examples of this approach are 50 Electronic Avenue in Port Moody; the NY Place/NY2 Condominiums in Toronto; and the Cass Community Social Services “tiny home” development in Detroit. Individual homes may also be offered on a rent-to-own basis.

THE ACTION:

This recommendation encourages Burnaby to adopt ways to support affordable home ownership, including shared equity and price-restricted ownership models and programs.





6

What's Next?

The Task Force's work is now complete. We present this report to Council with our much considered recommendations. We request that Council carefully consider our ideas and take steps to implement them as it sees fit. We recognize that certain actions will take time to implement and that due process must be followed.

In the spirit of collaboration, the Task Force requests that the City follow up within 16 months of receiving this report, with a progress report on the implementation of these housing initiatives. We would support re-convening as a Task Force to review this progress.

We have appreciated the opportunity to work together and learn from each other on how to make Burnaby a better place for all its citizens. Task Force members will continue to advise, educate and advocate for measures that are in the spirit of our recommendations.



7

Appendices

1. **Definitions and Acronyms**
2. **[Policies in Motion](#)**
3. **Existing Housing Policies & Programs**

Appendix 1

Definitions & Acronyms

DEFINITIONS:

- Affordable Housing** Housing that should not cost more than 30 percent of a household's gross income regardless of whether the household is living in market or non-market housing. Affordable housing also includes housing with affordability provisions, such as rent limits or resale restrictions, which make it affordable to specified income levels.
- Non-Market Housing** Housing that operates outside of the private housing market under the terms of a housing agreement, government funding program, or other means.
- Below Market** Rental rates lower than average rates found in the private rental market. Average private market rental rates are calculated in various ways. One standard data source is CMHC, however, these rental rates tend to be lower than true market rental rates as it does not capture rents charged in the secondary rental market (e.g. rented condominiums or single family homes), only purpose-built market rental housing. Purpose-built market rental housing is typically older housing stock with generally lower rental rates than newer or larger secondary rental units.
- Housing First** Housing First is an approach that offers permanent, affordable housing to people experiencing or at risk of homelessness, as the first step in rebuilding their lives. It considers stable housing to be the foundation for all other supports, such as recovery services, income assistance, and employment programs.
- Sustainability** Sustainability is achieved when the needs of the present are met without compromising the ability of future generations to meet their needs. Sustainability is composed of three pillars: environmental sustainability, economic sustainability, and social sustainability.

ACRONYMS:

Burnaby's Municipal Documents and Policies with Links

OCP: [Official Community Plan](#)

HP: [Housing Profile](#)

CSP: [Corporate Strategic Plan](#)

SSS: [Social Sustainability Strategy](#)

RGS: [Regional Growth Strategy](#)

RCS: [Regional Context Statement](#)

TAP: [Tenant Assistance Policy](#)

Housing Organizations with Links

CHF BC [Co-operative Housing Federation of British Columbia](#)

CLT BC [Community Land Trust Foundation](#)

CMHC: [Canadian Mortgage and Housing Corporation](#)

BCNPHA: [British Columbia Non-Profit Housing Association](#)

BCHMC: [British Columbia Housing Management Commission \(BC Housing\)](#)

PRHC: [Provincial Rental Housing Corporation](#)

MVHC: [Metro Vancouver Housing Corporation](#)

FHA: [Fraser Health Authority](#)

Rental Rate Terms

HILs: BC Housing's Housing Income Limits, published annually.

Appendix 2

Policies In Motion

As part of their orientation, the Task Force reviewed the following “[Policies in Motion](#),” which are City policy initiatives that were already underway. Since that time, Policies #4, #5, #6, and #7 have been adopted by Council.

| | | |
|-----------|--|---|
| 1 | HOMELESSNESS RESPONSE | Burnaby is working to improve its response to homelessness, establishing four warming centres, exploring opportunities for year-round temporary shelters, and advancing the Norland Supportive Housing Project. |
| 2 | TENANT ASSISTANCE POLICY REVIEW | Burnaby is reviewing its Tenant Assistance Policy to ensure that tenants receive the required assistance and find new homes. |
| 3 | STANDARDS OF MAINTENANCE POLICY REVIEW | Burnaby is reviewing best practices for Standards of Maintenance policies for multi-family residential bylaws for rental properties. |
| 4 | RENTAL REPLACEMENT POLICY | Burnaby is reviewing policies for 1:1 replacement of rental units lost to redevelopment with replacement rents at the same or similar levels. |
| 5 | INCLUSIONARY RENTAL | Burnaby is reviewing inclusionary policies for rental in new multi-family developments in community plan areas. |
| 6 | REZONING OF EXISTING RENTAL REVIEW | Burnaby is reviewing the potential to rezone properties with existing purpose-built rental buildings to a corresponding RM “r” rental zone district. |
| 7 | RENTAL IN COMMERCIAL DISTRICTS - GUIDELINES | Burnaby is reviewing guidelines for the application of permitted use of commercial floor area for market rental housing. |
| 8 | ACCESSORY UNITS IN TWO-FAMILY DWELLINGS | Burnaby is reviewing accessory dwelling units in two-family dwellings. |
| 9 | ACCESSORY DWELLING UNITS IN SINGLE- AND TWO-FAMILY DISTRICTS | Burnaby is reviewing the potential for accessory dwelling units (laneway, carriage homes, garden suites, and additional units) in single-family and two-family districts. |
| 10 | CELLAR FLOOR AREA REVIEW | Burnaby is advancing text amendments to permit construction of full cellars with suite-ready construction in specified districts. |
| 11 | SHORT-TERM RENTAL REVIEW | Burnaby is reviewing approaches for regulating short-term rentals. |

Appendix 3

Policies and Programs

A. Burnaby's Existing Housing Policies

| # | POLICY | DESCRIPTION |
|---|--|--|
| 1 | ADAPTABLE HOUSING POLICY | An adaptable housing unit has features that can be easily modified to improve accessibility if and when needed. Under this policy, new multi-family residential developments approved through the CD rezoning process must have adaptable design in: <ul style="list-style-type: none"> at least 20% of the single-level units; or 100% of the units if it is purpose-built seniors housing. A 1.85 m ² (approximately 20 sf) floor area exemption is provided for every adaptable housing unit. |
| 2 | AFFORDABLE UNITS POLICY | This policy sets an inclusionary target for newly developing communities on publicly-owned land, specifying that 20% of the new units should be non-market rental housing. To date, the program has resulted in the development of 390 non-market housing units at Oaklands, George Derby, Cariboo Heights, and the former Burnaby South Secondary School site in the Edmonds Town Centre. |
| 3 | DEFERRAL OF DEVELOPMENT COST CHARGES AND PERMIT FEES | This policy allows for the deferral of applicable City development cost charges and permit fees for non-market housing projects for a period of up to 24 months commencing from the time of final development approval. This policy helps defer costs early in the development schedule, during the difficult period prior to the generation of cash flow. |
| 4 | FAST TRACK APPROVALS POLICY | This policy ensures that priority is given to processing applications for non-market housing development. |
| 5 | FLEX-SUITES POLICY | This policy supports zoning for flex-suites in apartment and townhouse units in the P11e District (UniverCity). Sometimes known as "lock-off units," these suites provide affordable housing for both university students and others wishing to live near the SFU campus. |
| 6 | GROUP HOME POLICY | This policy supports community-based residential opportunities for citizens with special needs while ensuring that group homes are developed in a planned, balanced manner with adequate support systems. |
| 7 | RENTAL CONVERSION CONTROL POLICY | This policy prohibits strata conversion of purpose-built multiple-family rental housing. Established in 1974, this policy has helped to preserve much of the purpose built rental housing stock that was built with federal subsidies between the 1950s and 1980s. |
| 8 | RENTAL ZONING POLICY | In May 2019, Council adopted a new policy framework to protect Burnaby's rental housing and encourage the development of new rental units. This includes four policy streams: <ol style="list-style-type: none"> Rental Replacement: Rental units lost to redevelopment are to be replaced, at a 1:1 ratio, with units reflecting the rents and unit mix of the lost units. Inclusionary Rental: New developments are required to provide 20% of new units as rental housing. Density offsets are provided where rents are at least 20% below the CMHC Average Market Rents. Voluntary Rental in Commercial Districts: In commercial zone districts, up to 49% of the permitted floor area may be used for rental housing, with the remaining 51% used for typical commercial uses. Protection of Existing Rental Sites: Properties with existing purpose-built rental buildings will be rezoned to rental zone districts to ensure that they are protected from redevelopment under prevailing zoning. Owners will be able to construct new rental housing outright, or apply to rezone the property to include stratified housing or other uses. |
| 9 | TENANT ASSISTANCE POLICY | This policy, adopted in 2015, and revised and updated in 2018, establishes policy and guidelines for tenant assistance plans. It outlines the City's minimum expectations when tenanted buildings with six or more units are redeveloped through the rezoning process. The policy requires that property owners who are redeveloping a tenanted site submit a Tenant Assistance Plan that exceeds the minimum requirements of the Provincial Residential Tenancy Act. The policy includes the following guidelines to assist tenants in the relocation process: <ul style="list-style-type: none"> a minimum of four months' notice; a minimum compensation payment equivalent to three months' rent; and right of first refusal to occupy or purchase a unit and provision of information on other accommodation options for tenants seeking to relocate in the area. Tenant Assistance Plans are a prerequisite to rezoning approval for all qualifying redevelopment proposals. |

B. Burnaby's Existing Housing Programs And Processes

| # | PROGRAM | DESCRIPTION |
|---|---|---|
| 1 | COMMUNITY BENEFIT BONUS POLICY/HOUSING FUND | The Community Benefit Bonus Policy is a density bonus program that generates funding for community amenities and affordable and/or special needs housing through on-site construction and/or cash-in-lieu funds. At least 20% of all cash-in-lieu funds are contributed to the Community Benefit Bonus Housing Fund ("Housing Fund"). This program has secured over \$123 million for non-market housing projects. The program has also contributed 19 in-kind non-market housing units. |
| 2 | CITY LANDS PROGRAM FOR NON-MARKET HOUSING PROJECTS/CITY LAND LEASES | <p>Burnaby leases land that it owns to non-profit societies and housing corporations seeking to build non-market housing. The City offsets lease costs with contributions from the Community Benefit Bonus Housing Fund. Current leases support 493 non-market housing units and 26 group facility spaces on 14 properties.</p> <p>The City Lands Program for Non-Market Housing, adopted in 2015, identifies City-owned properties that are suitable for non-market housing, and offers these sites to non-profit societies or government agencies through a Request for Expressions of Interest (RFEOI) process. Lease costs, servicing fees, and permit fees are all eligible for offsets from the Housing Fund. City Lands Program Projects include:</p> <ul style="list-style-type: none"> • 3802 Hastings Street: a partnership with SUCCESS and BC Housing, this proposal includes approximately 130 non-market housing units with ground level commercial and service uses. It is currently in the pre-application phase. • 7898 Eighteenth Avenue: a partnership with New Vista Society and BC Housing, this proposal includes approximately 26 non-market housing units, including family-friendly units. A rezoning application was recently submitted for this project. • 3986 Norland Avenue: a partnership with BC Housing's Rapid Response to Homelessness Initiative, this proposal includes 52 supportive housing units. This project completed the rezoning process on 2019 February 11 and is under construction. |
| 3 | BC HOUSING PARTNERSHIPS | <p>Burnaby works with BC Housing, non-profit societies, and private sector partners to deliver more housing, using Housing Fund contributions to offset land costs, servicing, and permit fees. Current partnerships include:</p> <ul style="list-style-type: none"> • 3986 Norland Avenue (BC Housing Rapid Response to Homelessness Initiative) – 52 supportive housing units • 3755 Banff Avenue (Burnaby Association for Community Inclusion) – 15 new housing units + 9 existing • Beresford and Sussex (New Vista Society) – 125 new housing units • Cedar Place (BC Housing) – 91 new seniors units + 90 replacement units • Hall Towers (BC Housing) – 331 replacement units + additional affordable rental units TBD • City Lands Program projects (SUCCESS and New Vista Society) – approximately 156 new units |
| 4 | SECONDARY SUITES PROGRAM | The Secondary Suites Program allows secondary rental housing within a single family residence. Secondary suites offer a range of affordability, with many units priced below other types of market rental. They also offer renters the opportunity to live in single family neighbourhoods without renting an entire house. Approximately 774 new or renovated suites have been constructed since 2014, with 607 additional units under construction. |
| 5 | COMPREHENSIVE DEVELOPMENT (CD) DISTRICT ZONING | <p>The Comprehensive Development (CD) zone provides flexibility in the design of multiple family residential developments. It is achieved through the rezoning process.</p> <p>Under the Burnaby Zoning Bylaw, developments in CD Districts can vary regulations such as building setbacks, building height, and parking requirements. These variances can decrease the cost of providing housing and increase the number of housing units built. They provide valuable incentives that can assist in the development of both non-market and market housing. All variances are subject to public review as part of the rezoning process.</p> |
| 6 | AREA REZONING PROCESS | The Area Rezoning process allows homeowners to petition for higher density or greater restrictions on building forms in their neighbourhoods. This helps homeowners to manage neighbourhood character and building form, and achieve financial benefits by providing additional residential lots or units, while increasing housing supply. It may also enhance homeowner's enjoyment of their neighbourhoods, and preserve views and other features that impact community livability. |



