



PLANNING AND DEVELOPMENT COMMITTEE

NOTICE OF OPEN MEETING

DATE: TUESDAY, 2015 JUNE 23

TIME: 6:00 PM

PLACE: Council Committee Room, Burnaby City Hall

A G E N D A

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|--|--------------------|
| 1. <u>CALL TO ORDER</u> | |
| 2. <u>MINUTES</u> | |
| A) Minutes of the Planning and Development Committee Open Meeting held on 2015 May 26 | 1 |
| 3. <u>CORRESPONDENCE</u> | |
| A) Correspondence from Chris Plagnol, Corporate Officer Metro Vancouver
Re: Metro Vancouver Housing and Transportation Cost Burden Study
- A New Way of Looking at Affordability | 6 |
| 4. <u>REPORTS</u> | |
| A) Report from Director Planning and Building
Re: Burnaby Housing Profile - 2015 | 7 |
| 5. <u>NEW BUSINESS</u> | |
| 6. <u>INQUIRIES</u> | |
| 7. <u>ADJOURNMENT</u> | |



PLANNING AND DEVELOPMENT COMMITTEE

MINUTES

An 'Open' meeting of the Planning and Development Committee was held in the Council Committee Room, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2015 May 26 at 6:00 PM.

1. CALL TO ORDER

PRESENT: Councillor C. Jordan, Chair
Councillor D. Johnston, Vice Chair
Councillor S. Dhaliwal, Member

STAFF: Mr. L. Pelletier, Director Planning and Building
Mr. E. Kozak, Assistant Director, Current Planning
Ms. L. Garnet, Assistant Director, Long Range Planning
Ms. P. Eng, Property Negotiator
Ms. L. Ford, Current Planning
Ms. L. Axford, Administrative Officer

The Chair called the Open meeting to order at 6:00 p.m.

2. MINUTES

A) **Minutes of the Planning and Development Committee Open Meeting held on 2015 April 28**

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR JOHNSTON:

THAT the minutes of the Planning and Development Committee 'Open' meeting held on 2015 April 28 be adopted.

CARRIED UNANIMOUSLY

3. **DELEGATION**

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR JOHNSTON:

THAT the delegation be heard.

CARRIED UNANIMOUSLY

**A) Monica McGovern, Steven McMurtie and Rick Erb,
ACORN Canada, Burnaby Chapter
Re: Payday Lenders**

Monica McGovern, Steve McMurtie and Rick Erb, representing ACORN Canada, Burnaby Chapter, appeared before the Committee providing information how payday loans that start small can quickly become an out of control cycle. All three speakers provided testimonials outlining their personal experiences with debt and how easy it is to be trapped, often for many years.

Mr. McMurtie noted these easy to obtain loans target vulnerable persons on a fixed low income who are unable to qualify for loans at a typical bank or financial institution. The speaker advised that by Council limiting the number of payday loan locations in Burnaby citizens would be protected and benefits would be far reaching in the community.

Ms. McGovern expressed appreciation to the Committee for work done on the report, noting their organization fully supports the recommendations as outlined. The speaker also advised that this will be a big step forward in reducing poverty.

The Chair thanked the member of ACORN for taking the time out of their busy schedules and patience in support of the actions recommended in this report.

4. **REPORTS**

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

THAT the reports be received.

CARRIED UNANIMOUSLY

**A) Report from Director Planning and Building
Re: Payday Loan and Similar Services**

A report was received from the Director Planning and Building providing an overview of payday loan and similar services in Burnaby, and to propose text amendments to the Burnaby Zoning Bylaw to regulate the location of such services.

The Director Planning and Building recommended:

1. THAT the Committee request that Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 4.1 of this report, for advancement to a Public Hearing at a future date.
2. THAT the Committee request that Council authorize staff to prepare a resolution to the 2015 Union of British Columbia Municipalities (UBCM) Convention and the 2016 Federation of Canadian Municipalities (FCM) Annual Conference advocating increased regulation of payday loan and similar services, as outlined in Section 4.2 of this report.
3. THAT the Committee request that Council, through the Office of the Mayor, write to the Provincial Minister of Justice advocating for increased regulation of payday loan and similar services, as outlined in Section 4.2 of this report.
4. THAT the Committee request that Council approve staff's involvement in financial literacy education in conjunction with local community groups, as outlined in Section 4.3 of this report.
5. THAT a copy of this report be forwarded to BC ACORN, #2 - 630B Carnarvon St., New Westminster BC V3M 1E5 for information.
6. THAT a copy of this report be forwarded to the Honourable Stan Keyes, P.C., President, Canadian Payday Loan Association, 25 Main Street West, Suite 1600, Hamilton, ON L8P 1H1.
7. THAT a copy of this report be forwarded to the following providers of payday loan and similar services in Burnaby:
 - a) Cash Money Cheque Cashing, Inc., 400 Carlingview Drive, Toronto, ON M9W 5X9

- b) National Money Mart Company, 401 Garbally Road, Victoria, BC V8T 5M3
 - c) Money Tree, Inc., 6720 Fort Dent Way, Suite #230, Seattle, WA 98188 USA
 - d) Easy Financial, 3-4461 Lougheed Highway, Burnaby BC V5C 3Z2
 - e) Easy Financial, 4-4429 Kingsway, Burnaby BC V5H 2A1
8. THAT a copy of this report be forwarded to the Social Planning Committee for information.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

THAT the recommendations of the Director Planning and Building be adopted.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

THAT a copy of this report be forwarded to Burnaby's MPs and MLAs for information.

CARRIED UNANIMOUSLY

A vote was then held on the main motion moved by Councillor Johnston and seconded by Councillor Dhaliwal being, THAT the recommendations of the Director Planning and Building be adopted, AS AMENDED and same was CARRIED UNANIMOUSLY.

B) Report from Director Planning and Building
Re: 6738 Marlborough Avenue, Strata Title Conversion
Application - Rezoning Reference #06-59

A report was received from the Director Planning and Building recommending the acceptance and processing of an application for the strata title conversion of a multi-family building at 6738 Marlborough Avenue.

The Director Planning and Building recommended:

1. THAT Council authorize staff from the Planning and Building Department to accept and process an application to stratify the multiple family dwelling at 6738 Marlborough Avenue under Section 242 of the Strata Property Act, as outlined in this report.

2. THAT a copy of this report be sent to Mr. Avtar Kang, at 3626 East 47th Avenue, Vancouver, BC, V5S 1E4.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR JOHNSTON:

THAT the recommendations of the Director Planning and Building be adopted.

CARRIED UNANIMOUSLY

5. **NEW BUSINESS**

No items of new business were brought before the Committee at this time

6. **INQUIRIES**

No inquiries were brought before the Committee at this time.

7. **ADJOURNMENT**

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 6:43 p.m.

Lynne Axford
ADMINISTRATIVE OFFICER

Councillor Colleen Jordan
CHAIR

Board and Information Services, Legal and Legislative Services
 Tel. 604 432.6250 Fax 604 451.6686

MAY 15 2015

Dennis Back, City Clerk
 City of Burnaby
 4949 Canada Way
 Burnaby, BC V5G 1M2

File: CR-12-01
 Doc. No.: 11341352

SECTION 2 COUNCIL CORRESPONDENCE
 City Manager
 Dir. Planning & Building
 Planning & Development Committee ✓

Dear Mr. Back:

Re: The Metro Vancouver Housing and Transportation Cost Burden Study – A New Way of Looking at Affordability

I am writing to inform City of Burnaby Mayor and Council that at its May 15, 2015 regular meeting, the Greater Vancouver Regional District Board of Directors adopted the following resolution:

That the GVRD Board:

- a) *Receive for information the report dated April 7, 2015, titled "The Metro Vancouver Housing and Transportation Cost Burden Study – A New Way of Looking at Affordability", and*
- b) *Transmit "The Metro Vancouver Housing and Transportation Cost Burden Study – A New Way of Looking at Affordability" to the:*
 - i. *Federal Minister Responsible for CMHC, Federal Minister of Transport, Federal Minister of State for Western Economic Diversification;*
 - ii. *Provincial Minister Responsible for Housing, Provincial Minister of Transportation and Infrastructure, Provincial Ministers of Jobs, Tourism and Skills Training;*
 - iii. *Mayors' Council on Regional Transportation, TransLink, local government authorities in the region; and*
 - iv. *BC Non-Profit Housing Association and the Better Transit and Transportation Coalition.*

Yours truly,


 Chris Plagnol
 Corporate Officer

CP/kh

***Enclosure: The Metro Vancouver Housing and Transportation Cost Burden Study – A New Way of Looking at Affordability**

***AVAILABLE IN CITY CLERK'S OFFICE**



Meeting 2015 Jun 23

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2015 June 18

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 41500 00

Reference: Bby Housing Profile-2015

SUBJECT: BURNABY HOUSING PROFILE – 2015

PURPOSE: To provide a report which profiles the City of Burnaby's housing policies and housing stock inventory.

RECOMMENDATION:

1. **THAT** this report be received for information.

REPORT

1.0 INTRODUCTION

The City of Burnaby has long recognized that housing is an important component of achieving a sustainable, complete community. The City's approach to its housing policies and framework relies on partnerships with the development industry, non-profit sector and federal and provincial governments within the limits determined by the *Local Government Act*. The City also ensures that its efforts to pursue housing initiatives are provided within a regional context and aligned with its partner municipalities of Metro Vancouver. Collectively the municipalities of the region have established overall housing growth targets to meet population growth and directions while recognizing issues such as affordability and needs for non-market housing funding from senior governments.

It is within this context that the City has determined to pursue a cohesive program of policies and programs to respond to the housing market with a diverse range of housing options and tenures to serve its citizens. To meet our common goals for housing, the City periodically reviews and updates its housing stock inventory and demographics for the information of Council and the general public. The Burnaby Housing Profile – 2015 provides a review of the City's housing policies and programs, provides an overview of population and housing stock, and highlights recent development activity and changes to the existing supply of housing. This report will also provide information to be used in future work related to updating the Official Community Plan, reviewing housing programs and policies, and in consideration of other civic policy initiatives.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Burnaby Housing Profile - 2015
 2015 June 18 Page 2

2.0 BACKGROUND

At its April 28, 2015 meeting, the Committee requested information about Burnaby's stock of non-market housing with regard to the type, location and amount of non-market housing, and the role and size that non-market housing takes in the City's overall housing framework. The *attached* document titled "Burnaby Housing Profile – 2015" responds to the request, and provides the non-market housing information within the context of Burnaby's housing policies, and overall housing inventory.

The Burnaby Housing Profile – 2015 contains three parts:

- Part One: Housing Policies and Programs**
- Part Two: Population and Housing Stock**
- Part Three: Rental Housing**

This housing profile report should be considered a snapshot of housing policy and an overview of our housing inventory as it exists today. It is a background document that sets out our current policy and an inventory of our housing stock. The profile can be seen as reference material for future housing review or policy work, as part of an update to the Official Community Plan.

While recent residential growth activity is provided for information within the profile, future anticipated work would include comprehensively tracking and analyzing development trends now and into the future, and the arising changes on the housing inventory. As part of future work, the location of the housing inventory will also be mapped and analyzed in detail and compared with anticipated future growth and development within town centres and other community plan areas.

3.0 SUMMARY OF BURNABY'S HOUSING PROFILE

Part One - Burnaby's Housing Policies and Programs

There are three main areas in which Burnaby has developed policy to support a comprehensive approach to residential development:

- 1. Overall City-Wide Guiding Policies to Support Residential Development and Housing –** the City has adopted policies that provide direction for the amount, type, and location of residential growth. These can be found in the following documents:

- Official Community Plan
- Social Sustainability Strategy
- Housing Policies
- Town Centre, Urban Village and other area specific plans

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 Re: Burnaby Housing Profile - 2015
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2. Policies to Support Rental Housing and Assist Tenants – the City has a number of policies to guide and support the development of market rental housing:

- Rental Conversion Control Policy
- Tenant Assistance Policy
- Secondary Suites Program
- Flex Suites Policy

3. Policies to Support the Development of Non-Market Rental Housing – the City has a number of policies to support the development of non-market rental housing:

- Deferral of Development Cost Charges and Permit Fees
- Community Benefit Bonus Policy
- Fast-Track Development Approvals
- Inclusionary Zoning
- Comprehensive Development District Zoning

Additionally, the City has two financial incentive mechanisms to support the delivery of non-market housing. In 1997 it established the **Community Benefit Bonus Housing Fund** to support the delivery of affordable housing. Council has adopted policies to guide the disbursements of this fund, which is generally to support the development of non-market housing through allocations of grants to offset City development cost charges and fees.

To date the program has funded the construction of 19 special needs and affordable housing units and contributed \$1.7 million in grants to non-profit housing projects. The City has also provided **land leases** to seven non-profit housing projects to date.

Part Two - An Overview of Burnaby's Population and Housing Stock

In 2011 there were approximately 91,383 residential units in the City. Since then, building permits for approximately 7,300 new (and replacement) dwelling units have been issued in Burnaby. These new units are comprised of the following housing types: high-rise (58%), low-rise/townhouse (20%), and single/two family (22%).

Over the past ten years, on average, 1,500 dwelling units have been added to the City's housing stock annually. The rate of growth is comparable to previous years, and is on trend to meet housing projections identified in the City's OCP and agreed upon by the regional district, Metro Vancouver. The majority of new dwelling units have been and will be accommodated in the four Town Centres, which will grow to include 46% of the City's total housing stock. Burnaby's projected growth has been established as part of the Regional Growth Strategy (RGS) adopted in 2011.

The housing stock summary included in the profile also reports on population change, housing stock by tenure, and by type. In Burnaby, the percentage of housing ownership among residents

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 From: Director Planning and Building
 Re: Burnaby Housing Profile - 2015
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has grown since the 2001 Census from 56% to an overall home ownership rate of 64% in 2011. The affordability of housing is further explored in the profile, directly comparing household income and the overall affordability of each of the town centres and the city as a whole. The information of affordability highlights the need for senior levels of government to provide for income support and non-market housing funding within Burnaby and the region generally.

Part Three - Burnaby's Rental Housing

As noted, the 2011 National Household Survey identifies a growing home ownership rate in the City of 64%, while 36% of residents are housed in rental accommodation. This is comparable to other renter and ownership ratios in the Metro Vancouver region.

Market rental housing is an important part of the housing continuum and is made up of several different components that serve diverse groups of Burnaby residents. Demand for market rental housing remains high, as indicated by historically low vacancy rates. As the city grows, it will be important to continue to advocate for and accommodate additional rental housing options to continue to support this housing form in the community.

It is estimated that Burnaby currently has a market rental housing stock that totals 31,290 units. The rental housing stock includes: two family (duplex) dwellings (3%), single family dwellings (10%), secondary suites (23%), multiple family strata rental units (27%) and multiple family purpose built rental units (37%).

Burnaby's non-market rental housing stock is comprised of nearly 7,900 units or beds in 154 developments across the city. These units are managed and operated by non-profit societies and co-operatives, the provincial government, the Fraser Health Authority, and private entities. These units provide affordable housing options for families, seniors, singles and persons with disabilities and lifestyle or mental health challenges.

Burnaby has the second largest stock of non-market rental housing in the Metro Vancouver region which is comprised of:

- 42% - Non-profit and public housing
- 24% - Cooperative housing
- 22% - Community care facility units

Key Highlights of the Burnaby Housing Profile - 2015

- Burnaby continues to add to its housing inventory in alignment with the city's policies to accommodate growth and according to projections contained within the RGS.
- Burnaby's residential development is consistent with the City's projected growth rates and aligned with the OCP and RGS.
- The ownership to rental ratio in all sectors of the City's housing supply provides housing opportunity and choice across the affordability spectrum.

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From: Director Planning and Building

Re: Burnaby Housing Profile - 2015

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- Burnaby's market rental stock is comprised of a variety of housing types, including: purpose built rental apartments (typically in low-rise housing forms), strata rental housing units (in low rise and high rise housing forms), secondary suites, and rental of single and two family homes.
- The market rental stock is growing through the construction of new units that are rented in all types of market housing and the addition of secondary suites in single family homes.
- Burnaby's non-market housing stock is the second largest in Metro Vancouver.
- The non-market housing stock is not experiencing significant growth, due to the lack of senior government funding for housing.

4.0 CONCLUSION

The City of Burnaby has defined a range of housing policies and programs to support citizen's needs and meet the overall direction of the Official Community Plan and Regional Growth Strategy. The Burnaby Housing Profile – 2015 summarizes all of the initiatives and actions that the City has developed to pursue our vision and goals for housing in the City. Through this work the City has developed a comprehensive approach to leverage its capabilities within defined provincial legislation and local and senior government roles.

This housing profile report will serve as a reference as the City works to further develop and refine its housing policies and opportunities to grow the housing inventory as part of an updated Official Community Plan and other initiatives.

This report has been prepared for the information of the Planning and Development Committee and Council, as requested at its meeting of 28 April 2015.


Lou Pelletier, Director
PLANNING AND BUILDING

LG/JW:sa/sla

Attachment

Copied to: City Manager
Deputy City Managers
Director Engineering
Director Finance
Director Parks, Recreation and Cultural Services
City Clerk

R:\Long Range Clerical\DOCS\JW\Committee and Commission Reports\2015\Burnaby Housing Profile-2015.docx



Burnaby Housing Profile – 2015



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INTRODUCTION

The City of Burnaby has developed a vision for a sustainable community with a high quality of life for all of its citizens and a commitment to ensuring environmental conservation and economic opportunity. Burnaby's Official Community Plan includes specific goals to provide for a full range of housing opportunities as part of its residential land-use framework to serve the needs of residents and to ensure a choice of living opportunities within the City.

Burnaby's urban growth framework is based upon the city's geographic division into four quadrants each containing a focal point of a vibrant town centre with transit to serve associated higher density development. There are additional locations and opportunities for local urban villages, which are characterized by moderate residential density, local neighbourhood commercial services and amenities. Beyond the four town centres and urban villages are Burnaby's traditional fabric of established single and two-family neighbourhoods. Through this pattern of urban development, each quadrant offers a range in residential housing choices, types and tenures, with associated services to allow people to live in their community as their housing needs change.

It is within this overall planning framework that Burnaby has defined a host of housing policies and programs to meet community objectives. This background report summarizes all of the initiatives and actions that the City has developed to pursue our vision and goals for housing in the City.

This housing profile report will serve to further develop and refine its housing policies and inventory as part of an updated Official Community Plan and related housing programs, policies and actions.

PART ONE: BURNABY'S HOUSING POLICIES & PROGRAMS

1-1 GUIDING POLICIES

The City of Burnaby has a history of facilitating, supporting, and providing for housing to serve the broader community. The City's wide range of housing policies and initiatives aim to protect and seek new methods, regulations and partnerships to encourage the development and protection of affordable, special needs housing, market housing and non-market housing.

The City's policy approach has resulted in a wide spectrum of additional specific policies and actions related to facilitating and implementing housing:

Official Community Plan (OCP)

Burnaby has developed a comprehensive residential policy framework which is outlined in Section 4.0 of the Official Community Plan and defines the following Goal:

"To provide a varied range and choice of living opportunities within the City"

The OCP also includes the following key directions for residential development:

- to continue to provide for increased housing opportunities in the City with particular encouragement for ground-oriented housing forms
- to broaden housing options within the City and its neighbourhoods to allow more residents to stay in familiar neighbourhoods as they age and their housing needs change;
- to amend Zoning Bylaw regulations in single and two family residential areas to better reflect contemporary and changing standards;
- to provide for new housing development above ground-floor commercial outlets as part of the expansion of "Urban Villages" in the City;

- to organize multi-family development in the City within designated Regional City Centre, Municipal Town Centres, Urban Villages and Suburban Multi-family areas;
- to provide for increased residential opportunities in appropriate locations along the SkyTrain transit corridors;
- to continue to involve residents in planning the types and location of housing best-suited to local areas within an overall City context; and
- to seek new methods, regulations and partnerships to encourage the development and protection of affordable and special needs housing in the City.

Regional Context Statement (RCS)

In 2013, Burnaby Council amended the Burnaby OCP to align with its partner local governments of the Metro Vancouver Regional District and the goals of the Regional Growth Strategy (RGS). Included in this commitment was the adoption of Burnaby's own Regional Context Statement which among its goals and strategies included an approach to: "Provide diverse and affordable housing choices."

The RGS focuses on two strategies for developing complete communities: ensuring there is an adequate housing supply to meet future housing demand, and encouraging the development of neighbourhoods that are accessible for people of all ages and physical abilities, promote transit, cycling and walking and provide access to employment, social and cultural opportunities.

Burnaby has committed that as part of its role and as a partner of the Regional District that it will work towards common and shared goals which include:

- policies or strategies to meet estimated future housing demands;
- ensure the need for diverse housing options is articulated in municipal plans and policies, including neighbourhood and area plans;
- increase the supply and diversity of the housing stock through infill developments, more compact housing forms and increased density;
- in collaboration with the federal government and the province, assist in increasing the supply of affordable rental units for households with low or low to moderate incomes through policies, such as density bonus provisions, inclusionary zoning or other mechanisms, particularly in areas that are well served by transit;
- encourage and facilitate affordable housing development through measures such as reduced parking requirements, streamlined and prioritized approval processes, below market leases of publicly owned property, and fiscal measures;
- prepare and implement a Housing Action Plan which will assess local housing market conditions, by tenure, including assessing housing supply, demand and affordability;

- identify housing priorities, based on the assessment of local housing market conditions, and consideration of changing household demographics, characteristics and needs;
- identify implementation measures within the jurisdiction and financial capabilities of the City;
- encourage the supply of new rental housing and where appropriate mitigate or limit the loss of existing rental housing stock;
- identify opportunities to participate in programs with other levels of government to secure additional affordable housing units to meet housing needs across the continuum; and
- cooperate with and facilitate the activities of the Metro Vancouver Housing Corporation.

Burnaby and its partner municipalities also called for joint-action by other Governments and Agencies:

- that the federal government and the province and their agencies provide incentives to stimulate private sector investment in rental housing to help achieve market housing demand estimates;
- that the federal government and the province and their agencies provide capital funding to help achieve the low and moderate income housing demand estimates; and
- that the federal government and the province and their agencies provide capital and operating funding for the development of supportive and transitional housing units.

Social Sustainability Strategy (SSS)

Burnaby is a city that has many positive attributes and a deep commitment to improving quality of life for all of its citizens. To ensure that the city will continue to be a great place to live, work, learn, play and visit, the City of Burnaby has developed a Social Sustainability Strategy. Social Sustainability is about people – individuals and the community working together to meet their needs, realize their potential, and prosper in a healthy environment. The Strategy was adopted by Mayor and Council on July 11, 2011.

The Strategy focuses on seven strategic priorities to achieve its vision of creating a more inclusive, liveable and resilient community. Strategies that focus on housing include Strategic Priority 1: Meeting Basic Needs and Strategic Priority 5: Enhancing Neighbourhoods. Combined these strategies contain a number of actions that advance Burnaby's efforts towards the provision of a continuum of safe, accessible and affordable housing for Burnaby residents of all incomes ranges and stages in life. The actions of the SSS include:

- Continuing to lease City-owned properties for non-market and supportive housing which is affordable to low- and moderate-income households, and for residential services such as safe houses and transition houses.
- Revising the City's Adaptable Housing Policy to ensure the construction of an adequate stock of adaptable housing units to meet the needs of those with disabilities and an aging population.
- Seeking opportunities to work with senior governments and the community to facilitate the development of housing that is suitable and affordable to specific target groups such as low- and moderate-income households, and those experiencing mental illness, addictions, family violence, homelessness and other challenges.
- Facilitating housing affordability for a wide range of Burnaby residents by considering a range of additional housing options including secondary suites, laneway housing and coach houses.
- Encouraging progress towards the Official Community Plan goal of creating complete communities by ensuring local access to a range of services, employment opportunities, recreation and shopping within walking or transit distance.

One of the strategic priorities of the Strategy is to meet the basic needs of residents, including: "access to a continuum of safe, accessible and affordable housing, including the support services they need." The Social Sustainability Strategy supports the objective to create a diverse housing stock across the housing continuum. The housing continuum features a range of housing tenures, including market ownership, market rental, non-market rental, assisted living, and emergency housing. Diverse housing options across the continuum help to accommodate people of different ages, incomes, household structures, and physical and social needs (see Figure 1).

FIGURE 1



Affordable Housing and Homelessness: A Response to Issues and Proposals

In 2007, Council adopted the report *Affordable Housing and Homelessness: A Response to Issues and Proposals*. The report outlines an overview of the identified needs, issues, and program gaps, and notes that priority attention should be given to non-market housing units, homelessness and market rental stock. The report also calls upon senior governments to live up to their responsibilities and leadership to provide capital funding “for non-market and other forms of housing affordable to low- and moderate-income households” as well as granting “municipalities the authority to zone for rental housing.” The requests for the Province and Federal governments to establish housing programs or to enable municipalities the requisite powers to zone land for rental housing have not been acted upon to date.

The report also documented the City’s role as a facilitator in the delivery of affordable housing initiatives in the City, and include the following Initiatives:

- co-operating to make civic lands available to non-profit housing providers;
- reducing and/or providing grants for development cost charges, property taxes; and building permit fees;
- building flexibility in development standards;
- facilitating approval processes;
- supporting innovations in affordable housing types and forms;
- increasing densities; and
- creating innovative housing policies.

1-2 PROTECTION OF RENTAL HOUSING AND TENANT ASSISTANCE

The City of Burnaby has a history of facilitating and supporting the provisions of housing for lower-income or marginalized populations in collaboration with senior government funding. The City's broad range of housing policies and initiatives aim to protect and seek new methods, regulations and partnerships to encourage the development and protection of affordable and special needs rental housing.

Rental Conversion Control Policy

This comprehensive policy declared a moratorium on the strata conversion of multi-family purpose-built rental housing. The purpose of this policy is to prevent the stock of purpose built rental housing from being converted into strata ownership. Burnaby's purpose built rental housing stock was built between the 1950s and 1980s, its development, in part, encouraged by federal government programs available at that time to increase rental housing. In the past, many property owners considered the potential to convert purpose built rental buildings to strata ownership. The City introduced the Rental Conversion Control Policy in order to retain the role of this housing inventory in the community.

Tenant Assistance Policy

This policy outlines the City's expectations when existing tenanted buildings with six or more units are proposed for redevelopment through the rezoning process. The policy requires that applicants who are redeveloping a site in which a tenanted building exists must submit a Tenant Assistance Plan. The Plan must include a commitment to exceed the minimum requirements of the Provincial Residential Tenancy Act, and includes guidelines calling for a minimum notification of three months and free rent, as well as information on other accommodation options for tenants to re-locate in the area.

Secondary Suites Program

The City of Burnaby adopted a Secondary Suite Program in 2014 to respond to the needs of Burnaby residents, by recognizing that secondary suites provide affordable rental housing stock and that a legalization program can achieve safety and other benefits for both property owners and tenants. Secondary suites are permitted in all of Burnaby's single detached dwellings. Burnaby currently has an estimated 7,100 secondary suites. In 2014-15 the Planning and Building Department processed over 350 building permits for new Secondary Suites.

Flex-Suites Policy

The Burnaby Zoning Bylaw permits secondary suites in multi-family dwelling units in the P11 zone at UniverCity, a new urban village located adjacent to Simon Fraser University on Burnaby Mountain. This innovative zoning provides opportunities for rental units within new strata buildings. Sometimes known as “lock-off units,” these suites provide affordable housing for both university students and those wishing to live near SFU’s Burnaby Mountain campus.

1 - 3 NON-MARKET HOUSING DEVELOPMENT INCENTIVES

Burnaby has a long history of developing and implementing innovative development incentives to support and encourage the construction of non-market housing projects through the legislation available under the Local Government Act. These policy incentives are targeted to primarily serve and support non-profit societies and agencies undertaking housing initiatives in partnership with government and the development community.

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 to defer costs early in the development schedule, recognizing that one of the most difficult periods in a project’s establishment, from an operating budget perspective, is when the project is being constructed prior the generation of cash flow.

Community Benefit Bonus Policy

Through the Community Benefit Bonus Policy, the City works with developers to secure community amenities, which can include affordable housing units. The City through the development approval process, allows additional residential density in exchange for the community benefit, which may be the direct provision of affordable housing units or cash-in-lieu. For cash-lieu-contributions, 20% is directed to the affordable housing component of the program.

Fast-Track Approvals Policy

The Fast-Track Approvals Policy ensures that priority is given to processing applications for non-market housing during the development application review process.

Inclusionary Zoning

The Inclusionary Zoning Policy requires consideration for the provision of 20% of units in newly developing communities on publicly-owned land be developed for 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.

Comprehensive Development District Zoning

The Burnaby Zoning Bylaw includes the Comprehensive Development District which provides for the application of variances to regulations for market rental and non-market housing developments that would otherwise apply to market housing developments, including building setback, building bulk and parking requirements. These variances provide invaluable incentives that can assist in reducing and off-setting the cost of developing non-market housing.

1-4 CIVIC INCENTIVE PROGRAMS FOR NON-MARKET HOUSING

The City has taken a leadership position in a number of projects and initiatives by offering direct financial incentive programs to non-profit societies and housing cooperatives. These programs are intended to supplement senior government programs and lend additional financial support for the creation of a variety of non-market housing units.

City Land Leases

The City retains land holdings in a variety of urban locations across the City that are suitable for consideration for market development and/or long-term lease and partnerships with non-profit societies and housing cooperatives. The lease of city-owned land for affordable housing projects ensures that the lands will be available and used for affordable housing in perpetuity.

Burnaby has approved seven projects to date that were successfully completed by non-profit and co-operative housing providers and have added 301 non-market rental units to the City's housing stock inventory.

The projects completed to date utilizing civic lands include:

- Lions Mulberry Place;
- Ridgelawn Gardens;
- Cariboo Co-operative;
- Hastings Village;
- Garden Square Co-operative;
- Filby Court; and
- Dixon Transition House.

Community Benefit Bonus Housing Fund

Burnaby established the Community Benefit Bonus Policy in 1997 to facilitate a density bonus program for town centre developments in order to provide citizens with important community benefits that contribute to the quality of life and general livability of our city. In addition, funds (cash contributions-in-lieu) have been set aside for the future provision of community amenities and affordable and/or special needs housing within the Community Benefit Bonus Housing Fund.

With respect to affordable housing, the program has enabled the City to secure on-site units in conjunction with private developments and to accept cash-in-lieu contributions for future affordable or special needs housing development. Of the cash-in-lieu funds received, by policy, 20% are automatically assigned to an affordable housing sub-account established for each Town Centre. Council also has the option of increasing the dedicated housing amount (up to 100%) on a case by case basis, or to draw on the balance of available unallocated cash-in-lieu contributions for housing or other amenity purposes. As of 2014 the Housing Fund has achieved 22 million dollars for future housing projects and initiatives.

Affordable and/or Special Needs Housing qualified under the Housing Fund include:

- units developed under senior government non-profit housing programs;
- price controlled limited-equity market units;
- units controlled or managed or owned by non-profit housing groups providing affordable housing;
- guaranteed rental units; and
- housing for people with special needs such as those with physical or mental disabilities, or victims of violence.

To date the Community Benefit Housing Fund has achieved the following:

A total of 19 units of special needs and affordable housing units with an amenity value of 3.9 million dollars. These include:

- o Four units of adaptable, affordable housing in the Madison Centre development at 1825 Rosser Avenue.
- o Nine units of adaptable, affordable housing in the Renaissance development at 2088 Madison Avenue
- o Six units of affordable housing at the Brentwood Gate development at 4878 Brentwood Drive.

A total of six housing grants to non-profit housing societies totalling \$1,795,610 have been disbursed and include:

- o Canadian Legion 83, "Poppy Residence" – 70 units.
- o Dixon Transition Society, "Wenda's Place" – 9 units.
- o Swedish Canadian Rest Home – 46 units.
- o Vancouver Resource Society – 11 units.
- o George Derby Care Society – 300 beds.

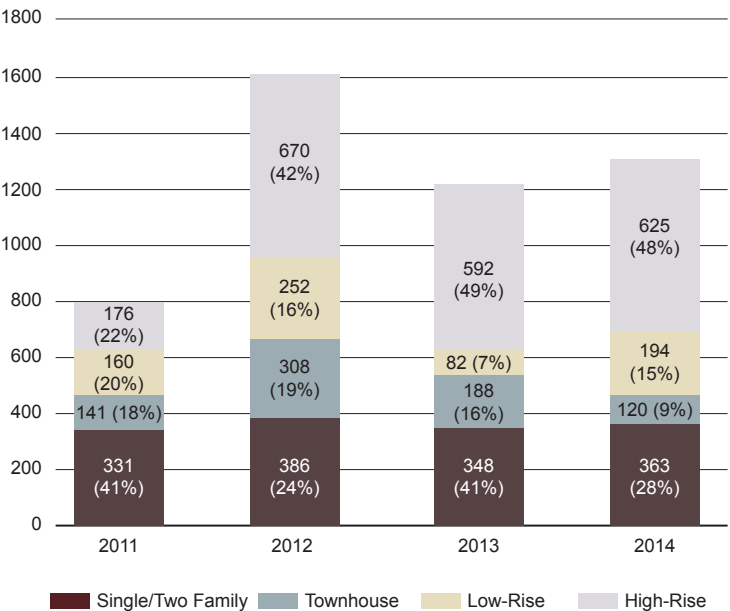
PART TWO: AN OVERVIEW OF BURNABY'S POPULATION & HOUSING STOCK

2-1 BURNABY'S HOUSING STOCK

According to the Census of Canada, Burnaby's housing stock comprised 91,383 residential units in 2011. Since then, approximately 4,900 new dwelling units have been constructed in Burnaby, excluding secondary suites. These new units comprise the following housing types: single/two family (29%), high-rise (42%), low-rise (14%) and townhouse (15%)

The majority of new dwelling units in Burnaby will be accommodated in the four Town Centres of Metrotown, Brentwood, Lougheed and Edmonds. High-rise units will account for the majority of these new units, and significant new units will also be advanced in other growth areas of the City that include Urban Villages, Suburban Multi-family and Mixed Use areas.

FIGURE 2
Residential Housing Unit Completions by Type (2011-2014)



Historically, the predominant housing type in Burnaby has been single and two family dwellings which still comprise 37% of the total housing stock. The number and percentage of multi-family units has been increasing in recent years. While there were approximately 53,000 multi-family units in 2011 (or 58% of total residential units in Burnaby), this number has increased to 57,000 in 2014, and is projected to increase by an average of 2.0 % annually into the future.

2-2 BURNABY'S POPULATION

In the decade between 2001 and 2011, the population of Burnaby grew by 29,300 to 223,218. This growth was primarily in the four town centres which experienced a population increase of 18,400 between 2001 and 2011. Approximately 63% of the city's population growth between 2001 and 2011 was located in the town centres.

The Metro Vancouver region is expected to grow to 3.4 million residents in the next 25 years, with Burnaby's share of the region's population increasing by approximately 345,000 by 2041.

Age Characteristics of Burnaby's Population

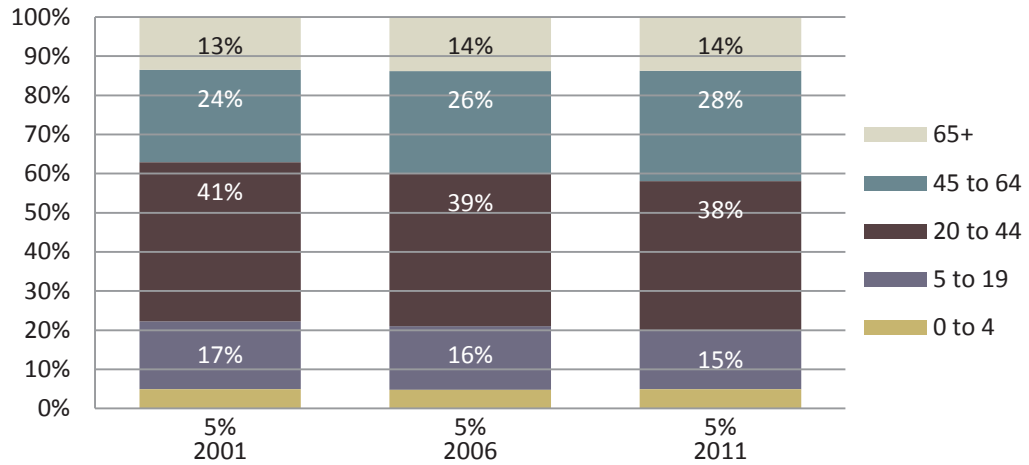
In the city as a whole, the proportion of seniors and pre-school children as a percentage of the population has remained consistent since 2001. The proportion of grade school children has decreased slightly and the adult population saw increases in the older adult category (45-64 yr. old). Overall, however, the city's population distribution remained relatively stable as shown in Figure 3.

The absolute population in each age category increased for all age ranges, with the exception grade school children aged 5 to 19 years old, which remained stable. By far the greatest increase occurred in the adult population aged between 20 and 65. There was also a significant 16% increase in the number of seniors aged 65 and over in the city in the 10 years following the 2001 census.

The proportion of each age group of residents within the city and the town centres is shown in Figure 4.

FIGURE 3

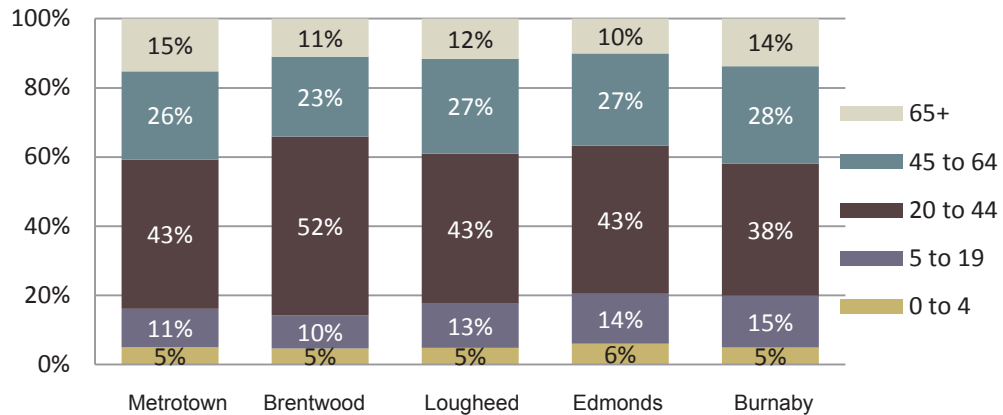
Share of Population by Age, 2001 to 2011



With the exception of Metrotown, the proportion of seniors living in town centres is lower than the general population of Burnaby. The proportion of children aged 19 years and younger living in town centres is also lower than the Burnaby average in all town centres, with the exception of Edmonds.

FIGURE 4

Share of Population: Town Centres – 2011



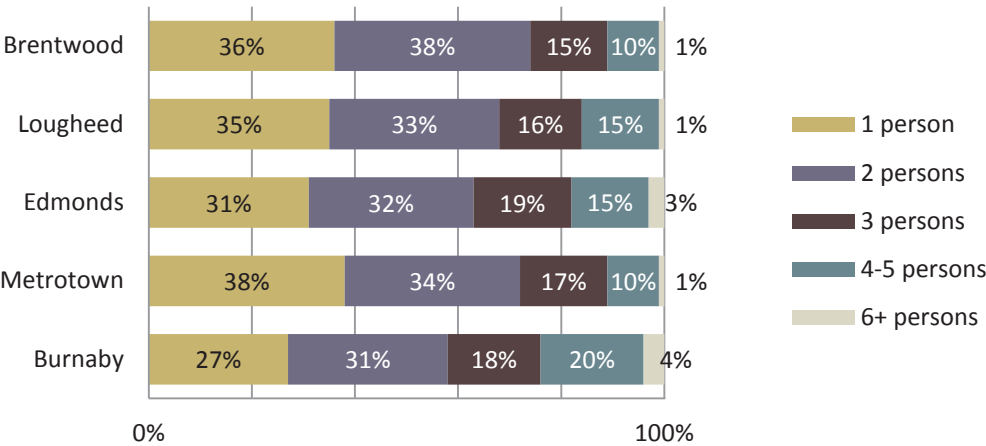
Household Size Characteristics

The number of persons per household varies within the city. For Burnaby as a whole, the average household size is 2.5 persons. In the town centres, that number decreases to a low of 2.0 persons per household in Brentwood, 2.1 persons per household in Metrotown, 2.2 persons per household in Lougheed and 2.4 persons per household in Edmonds.

Figure 5 shows the percentage of each size of household within the city and in each of the town centres. The data demonstrates that the town centres have a significantly higher share of one and two person households than the city overall.

FIGURE 5

Household Size by Town Centre – 2011

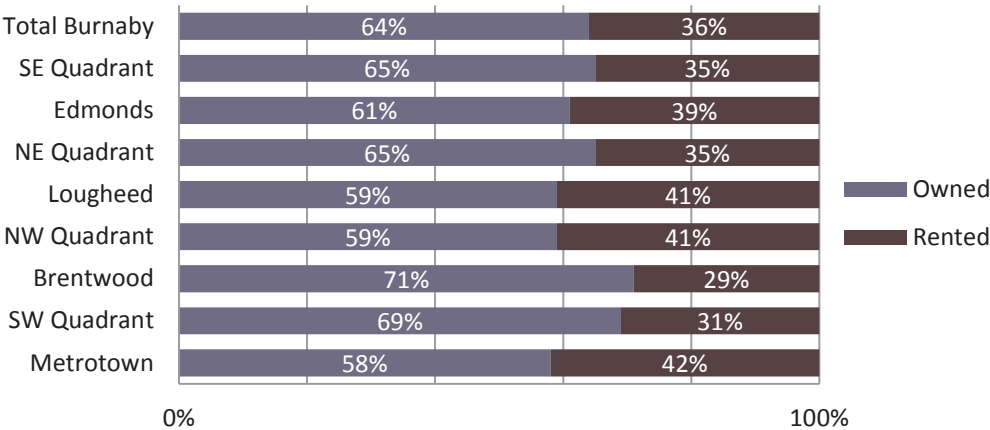


Family Income and Housing Ownership

In Burnaby, the rate of housing ownership among residents has grown since the 2001 Census. In 2001, approximately 56% of all housing was privately owned, whereas in 2011 the National Household Survey revealed an ownership rate of 64%.

Housing tenure varies throughout the city, with areas such as Brentwood exhibiting higher levels of property ownership. Figure 6 shows the proportion of the population that are homeowners and renters in the city as a whole, in each of the four quadrants, and the town centres.

FIGURE 6
Housing Tenure by Quadrant and Town Centre – 2011



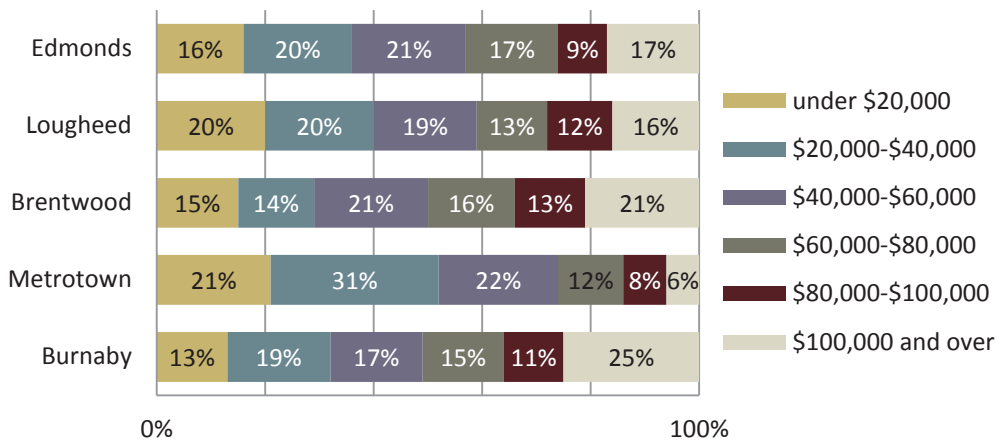
In most areas of the city, the rate of home ownership is lower in the town centres than in the quadrant where the town centre is located. The exception is in Brentwood town centre which has the highest household ownership rate in the city at 71%. Housing ownership is lowest in Metrotown which is located in the Southwest Quadrant of the city which has the highest household ownership rate of the four quadrants at 69%.

Housing Affordability

The affordability of housing is directly related to household income. Figure 7 below shows the household income distribution for each of the town centres and the city as a whole.

FIGURE 7

Household Income Distribution by Town Centre – 2011



As with the average income, the average monthly cost to rent and to own a property varies within the city. Table A shows the average household income for all households within the town centres and both the average monthly cost to own and to rent a property in that location. The average income and costs for Burnaby overall, is also shown.

TABLE A

Cost of Home Ownership and Rental – 2011

Area	Average Household Income	Average Monthly Cost to Own	Average Monthly Cost to Rent
Edmonds	\$60,593	\$1,319	\$ 931
Lougheed	\$59,293	\$1,203	\$1,066
Brentwood	\$67,706	\$1,335	\$1,278
Metrotown	\$47,900	\$ 963	\$ 965
Burnaby	\$72,183	\$1,281	\$1,029

Average household income varies within the town centres. Metrotown has the lowest cost for both rental and household ownership, and the lowest average income in the city. Brentwood town centre has the highest income of the town centres; however, it also has a higher rental and ownership cost than the city average.

As a measure of affordability, housing cost is often assessed by examining the proportion of households spending more than 30% of their household income on shelter costs. Table B shows the percentages of owners and renters spending more than 30% of their household income on housing. In most of Burnaby, the cost of renting is lower than the cost of home ownership. In Metrotown, however, there is no difference in cost between the two options based on averaged costs.

TABLE B

Owners and Tenants Spending >30% Income on Housing – 2011

Area	% Owners	% Tenants
Edmonds	34%	46%
Lougheed	34%	49%
Brentwood	37%	38%
Metrotown	30%	51%
Burnaby	28%	43%

PART THREE: BURNABY'S RENTAL HOUSING

3-1 MARKET RENTAL HOUSING

Market rental housing is an important part of the housing continuum and is made up of several different components that serve diverse groups of Burnaby residents. Demand for market rental housing remains high, as indicated by low vacancy rates. As the city grows, continued demand for a diverse rental housing supply is expected to remain a continued housing need.

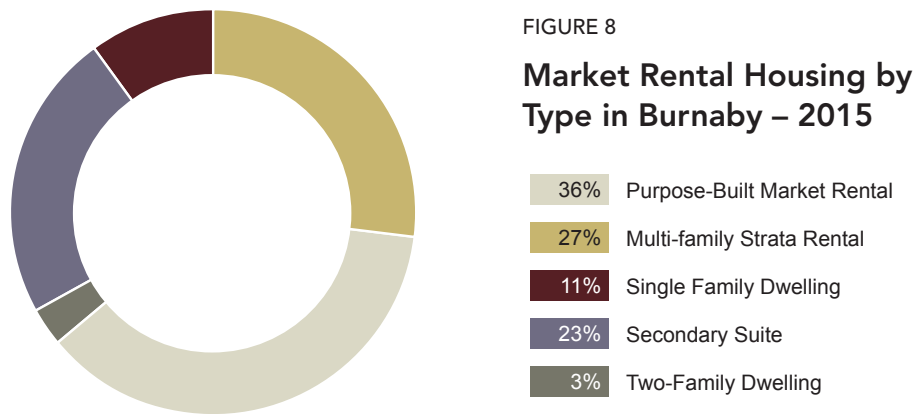
It is estimated that Burnaby has a market rental housing stock of approximately 30,000 units. The rental housing stock includes single family dwellings (11%), secondary suites (23%), two family (duplex) dwellings (3%), multi-family purpose built rental units (36%) and multi-family strata rental units (27%).

TABLE C

Estimate of Market Rental Housing in Burnaby ¹

Housing Type	Unit Count	% of Total
Single Family Dwelling	3,238	11%
Secondary Suite	7,100	23%
Two-Family Dwelling	994	3%
Multi-Family Purpose-Built Rental Units	11,287	36%
Multi-Family Strata Rental Units	8,442	27%
Total Estimated Rental Units	31,061	100%

¹ Estimates of the market rental housing stock in Burnaby are based on data from City records, BC Assessment, Census Canada, and the Vancouver Condominium Rental Study (2009).



Single Family Dwellings

In 2011, there were approximately 28,371 single family dwellings in the City. It is estimated that 3,120 of these single family dwelling units, or 11% of the total, were rented.² Between 2011 and 2014, 1,080 new single-family dwellings were constructed, which is estimated to provide approximately 118 new rental units.

Secondary Suites

As part of the City's comprehensive Secondary Suites Program, Council amended the Zoning Bylaw in 2014 to allow for secondary suites in all single family dwellings. The BC Assessment Authority estimates that there are over 7,100 secondary suites in Burnaby.

The Secondary Suites Program has progressed as follows:

- 97 new secondary suites have been completed;
- 253 secondary suites are in the building permit process;
- 96 secondary suite applications are currently under review; and
- 523 former in-law suites have been recognized as legal secondary suites.

Two Family Dwellings (Duplexes)

In 2011, there were approximately 4,386 two family dwellings in the City. It is estimated that 921 of these two-family dwelling units, or 21% of the total, were occupied by renters. Between 2011 and 2014, 348 new two-family dwellings were constructed, which is estimated to provide approximately 73 rental units.³

² The 2011 Census states that 11% of single family dwellings in Burnaby were occupied by renters.

³ The 2011 Census states that 21% of two-family dwellings in Burnaby were occupied by renters.

Multi-Family Housing

There are over 45,000 market multi-family units in buildings with three or more units. Of this total, an estimated 20,267 units are available as market rental housing. The market rental housing units are categorized as either purpose-built rental units in a building managed by one ownership group or as strata-title units rented out by individual owners.

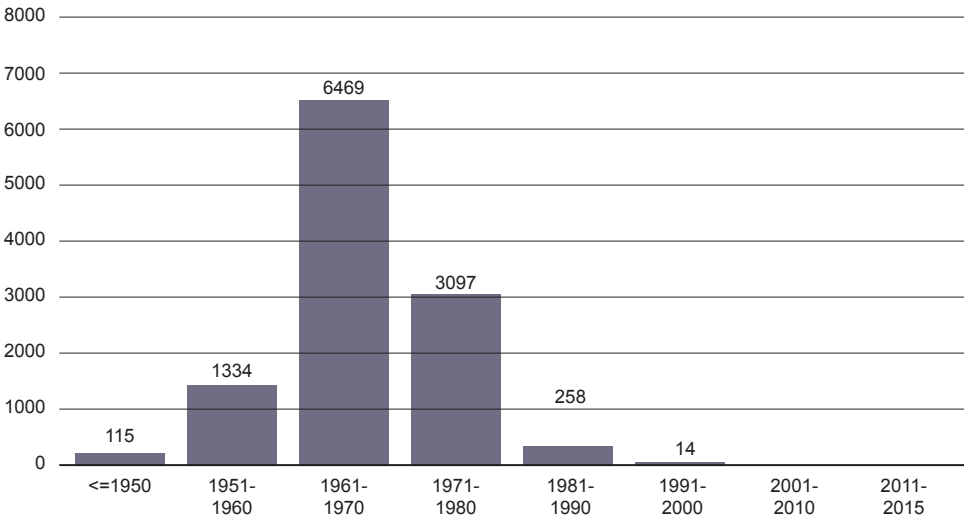
Purpose-Built Rental Housing

Burnaby has the second largest supply of purpose-built rental housing in Metro Vancouver, comprised of 11,287 units.⁴ Characteristics of the city's purpose-built housing include:

- over 70% of the purpose built rental units are located in one of the City's four town centres, where the highest densities and greatest mix of uses exist, and
- over 70% of the purpose built rental units are located in the southern areas of Burnaby, with over 50% being located in the city's SW quadrant.

FIGURE 9

Multi-Family Purpose-Built Rental Housing Units by Year



4 Metro Vancouver Housing Databook.

The majority of purpose-built rental housing is among the oldest housing units in the city as they were primarily built between 1950-1980.

From 2010-2015 redevelopment approvals resulted in the demolition 318 purpose-built rental units; 275 of these rental units were located in Metrotown. It is noted, however, that these sites have since being developed to create a total of 1,392 new strata units to add to the city's housing stock and it is estimated that 25% of these (348 units) are utilized as market rental units.

Multi-Family Rental Strata Housing

Burnaby currently has 33,758 multi-family residential strata units. The percentage of strata units that are rented to tenants is conservatively estimated at 25%, or approximately 8,440 strata rental units in the City.⁵ Characteristics of multi-family rental strata housing in Burnaby include:

- the percentage of multi-family strata housing is evenly distributed across the four quadrants of the City: NW (20%), NE (25%), SW (31%), SE (24%),
- over 70% of multi-family strata units are located in one of the four town centres in the City, and
- the multi-family strata housing stock is much younger in age than the purpose built rental housing stock.

5 A 2008 survey by the Canada Mortgage and Housing Corporation found that approximately 27% of Vancouver's strata apartment units were being rented. For the purpose of this report, the percentage of strata units that are rented to tenants is conservatively estimated at 25% of all multiple family strata units.

3-2 NON-MARKET RENTAL HOUSING

Burnaby's non-market rental housing stock is comprised of nearly 7,900 units or beds in 154 developments across the city.⁶ The vast majority of these units are managed and operated by non-profit societies and co-operatives, with the remainder operated by the Province of BC, the Fraser Health Authority, and private entities. These units provide affordable housing options for families, seniors, singles and persons with disabilities, or mental health and addiction challenges.

The different types of non-market rental housing that exists in Burnaby and included in this report comprise: non-profit and public housing; cooperative housing; community care facilities; special needs housing; and seniors' assisted living and supportive housing.

FIGURE 10
**Non-Market Rental Housing
in Burnaby – 2015**

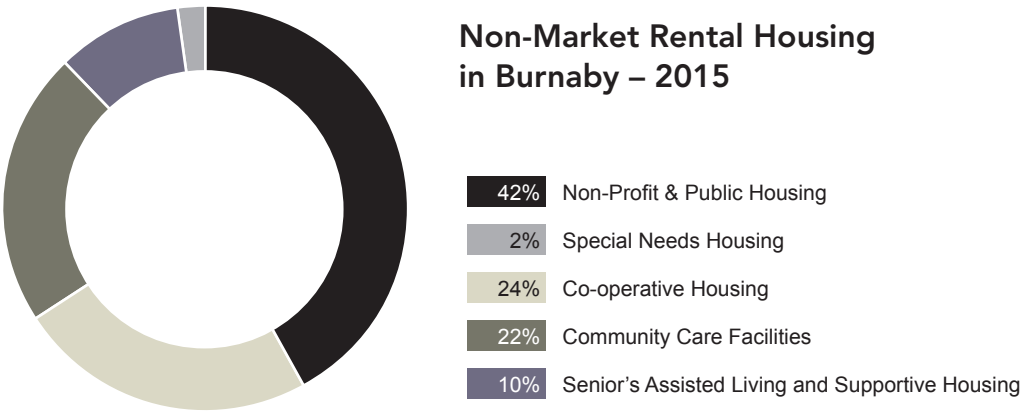
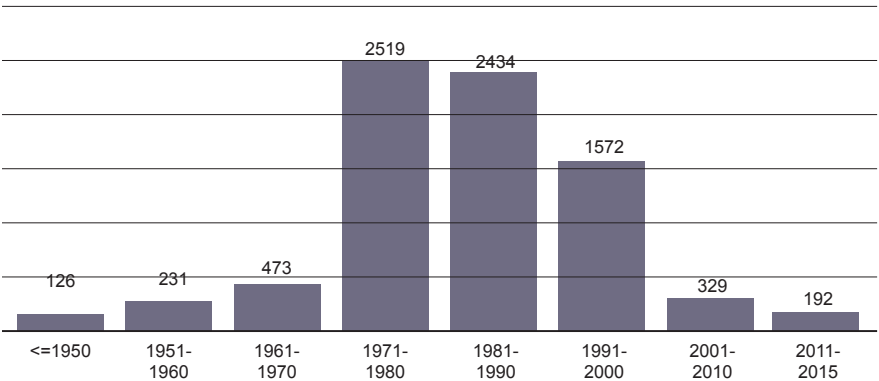


FIGURE 11
Non-Market Units by Year of Construction – 1950-2015



⁶ This inventory does not include all BC Housing sites, shelters, or transitional housing, group homes and halfway houses. It does include some market seniors' assisted living and supported housing.

Non-profit and Public Housing

Non-profit and public housing is purpose-built rental housing operated by non-profit societies or the provincial government. Most developments have a mix of subsidized and low-end of market rents, with the mix primarily based upon operating agreements between the non-profit society and the federal or provincial governments. A list of existing non-profit and public housing is provided in Appendix 1. Characteristics of Burnaby's non-profit and public housing stock includes the following:

- 3,331 total units in non-profit and public housing developments in Burnaby.
 - 39 non-profit housing developments (2,585 units)
 - 7 public housing developments (746 units)
- Non-profit and public housing units are in both apartment and townhouse forms:
 - 70% of units are in apartment buildings,
 - 22% in townhouses, and
 - the remainder within developments that have a mix of apartment and townhouse units
- Over 70% of non-profit and public housing units are located in the southern areas of Burnaby, with nearly half located in the city's SE quadrant.
- In 2014, 1,171 Burnaby households were on the BC Housing waitlist for a unit, an increase of 282 households since 2009.⁷
- The Provincial Government through BC Housing is the single largest operator in this sector in Burnaby managing 746 units.
- Two non-profit societies that also manage a significant number of units are:
 - New Vista Society – 540 units
 - New Chelsea Society – 310 units

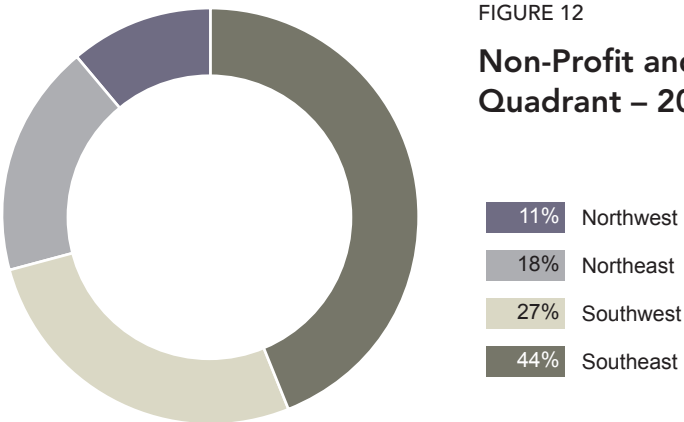


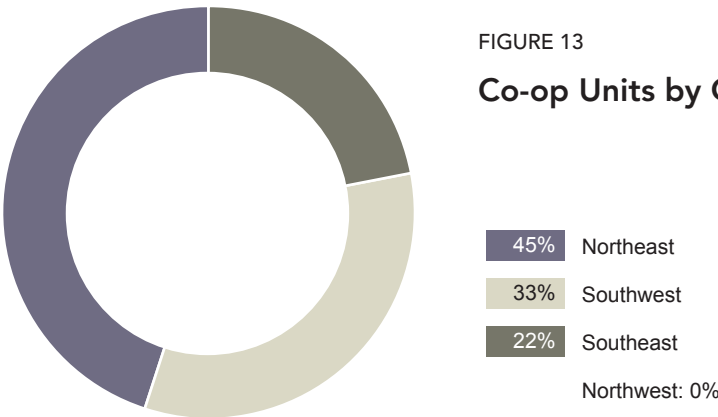
FIGURE 12
Non-Profit and Public Housing Units by Quadrant – 2015

7 Metro Vancouver Housing Databook.

Cooperative Housing

Cooperative housing (Co-op) is another form of non-profit housing that offers affordable housing to members of the cooperative. A list of cooperative housing developments is provided in Appendix 2.

- Burnaby has 1,900 co-op units in 26 developments; the second largest supply of co-op housing in Metro Vancouver.⁸
- Co-op units are within both apartment buildings and townhouse forms.
- As of 14 May 2015, two co-ops were soliciting applications for members, while the remaining 24 co-ops had no vacancies.

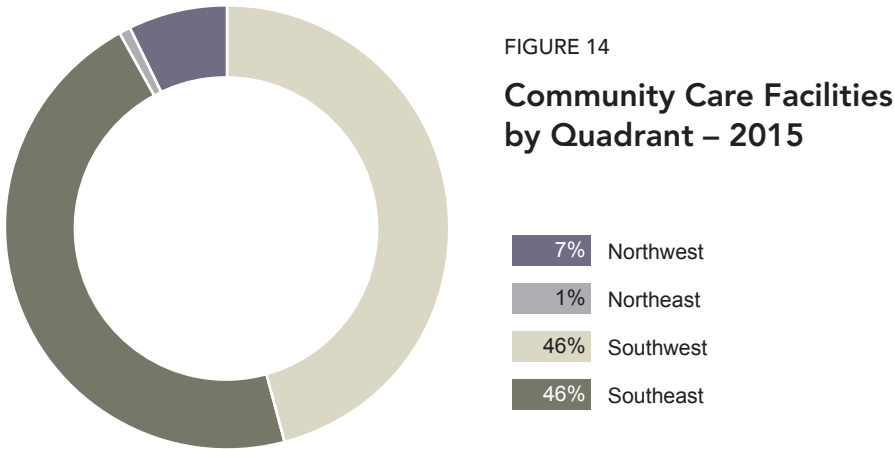


8 Metro Vancouver Housing Databook.

Community Care Facilities

Community care facilities are residences licenced by the Province under the Community Care and Assisted Living Act. These residences provide care to three or more persons who are vulnerable due to age, family circumstances, disabilities, illness or frailty, and who are dependent upon caregivers to assist in three or more services prescribed by the provincial Act. There are several different types of community care facilities including long term care for persons with chronic or progressive conditions, primarily due to the aging process; community living in a group home setting for persons with disabilities; and mental health and substance use facilities for persons with mental illness, substance use dependence or both. Capacity for these facilities is typically based on the number of beds, as opposed to individual residential units. Therefore, community care facilities serve individuals’ housing and care needs as opposed the needs of households. A list of licenced community care facilities is provided in Appendix 3.

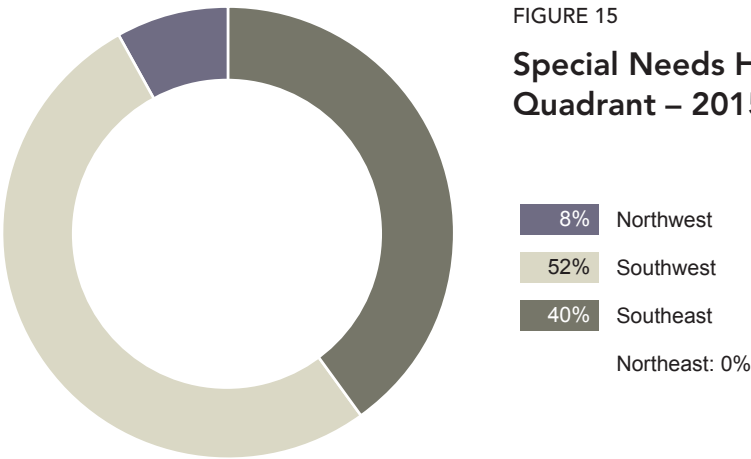
- Burnaby has 1,725 licenced residential care beds provided on 55 sites throughout the community.
- 92% of the residential care beds are located in Burnaby’s southern quadrants.



Special Needs Housing

As defined in Burnaby's OCP, special needs housing refers to housing for people who, for varying reasons, cannot have their housing needs met through the traditional housing market. For the purposes of this report, special needs housing is housing for adults and youth with physical, mental or lifestyle challenges that does not require licensing by the Province as it does not provide three or more prescribed services as outlined in the Community Care and Assisted Living Act. This housing may be subsidized and/or provide supported living services. It includes both individual residential units for independent living, as well as rooms within residences for shared living arrangements. A list of special needs housing is provided in Appendix 4.

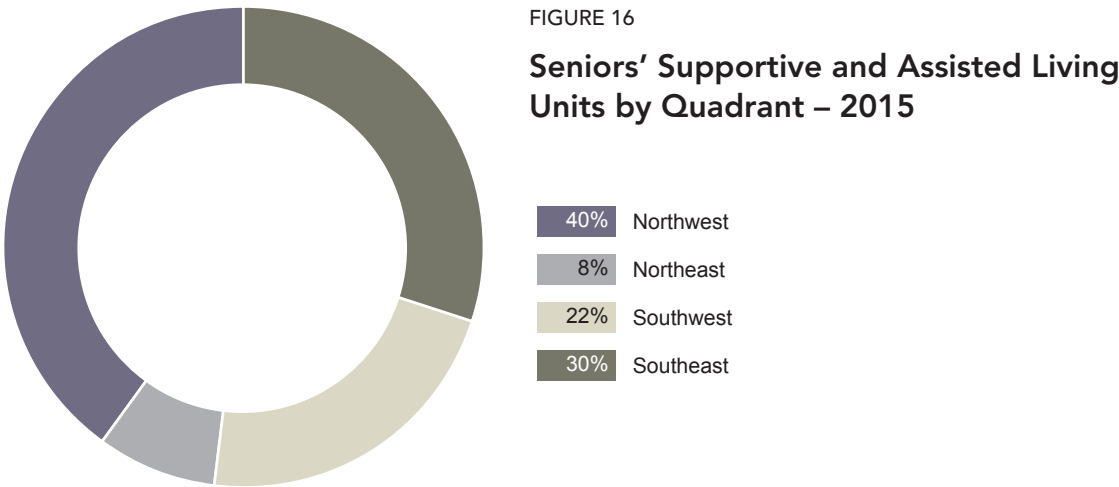
- Burnaby has 18 facilities which provide 181 units/beds of special needs housing, including residences for persons with disabilities or mental health challenges, and those fleeing violence.
- Special needs housing is located in three quadrants of the city.



Seniors’ Assisted Living and Supportive Housing

Seniors who can live independently but may require regular help with daily activities, may choose to live in an assisted living or supportive housing residence. Supportive housing provides 24-hour response, light housekeeping, meals, and social and recreational activities. Assisted living residences offer a higher level of support and act as a bridge in the level of service between supportive housing and long-term residential care. Assisted living offers housing, hospitality services and one or two personal assistance services (referred to as prescribed services), such as regular assistance with activities of daily living, medication services, or psychosocial supports. A list of seniors’ assisted living and supportive housing facilities is provided in Appendix 5.

- There are nine sites of seniors’ supportive and assisted living residences that provide 762 housing units.⁹
- These sites are located throughout the community, with the greatest number of units located in the city’s NW quadrant.



9 Three sites (335 units) are operated by private companies and offer few, if any, subsidized units

Homeless Initiatives and Advocacy

Burnaby has endeavoured to provide a range of resources and advocacy for homeless citizens. The City has a strong policy position on the issue that is articulated in both the 2007 report on Affordable Housing and Homelessness and the Social Sustainability Strategy. This strategy identifies that the City will continue its advocacy to both the Provincial and Federal Governments related to their responsibilities for the construction of housing affordable to low and moderate income households and those experiencing mental illness and addiction, family violence, homelessness and other challenges. The issue of homelessness in our community is a direct indication of the need for senior governments to support more non-market housing within Metro Vancouver, and services to support the homeless.

Burnaby participates in the annual Metro Vancouver homeless count which has determined that:

- In 2014, 58 individuals in the City were identified as homeless, 44 people being unsheltered and 13 were staying at emergency facilities.
- Burnaby's homeless citizens represent 2% of the homeless population living in the Metro Vancouver region.

The current homeless initiatives undertaken by the City include:

- Administrative support for the Burnaby Task Force on Homelessness
- In-kind support for Homeless Action Week Activities organized by the Burnaby Task Force on Homelessness.
- Civic Notification System for the Lookout Society Extreme Weather Homeless Shelter.
- Coordination with the Progressive Housing Society Homeless Outreach Program to connect homeless residents with services and support.
- Continued advocacy for appropriate senior funding and support for homelessness.

Appendix 1: Non-Profit and Public Housing Developments

Operator	Development Name	Service Focus	Structure Type	Quadrant	Units
Action Line Housing Society	Seton Villa	seniors	apartment	NW	53
Affordable Housing Charitable Association	Sunset Court	family	apartment/ townhouse	SW	48
Affordable Housing Non-Profit Rental Association	Hertiage Heights	family	apartment	NW	21
Affordable Housing Societies	Concordia Court	seniors/ family	apartment/ townhouse	SW	100
Affordable Housing Societies	Burnaby Court I & II	seniors/ family	townhouse	SE	86
Affordable Housing Societies	Ridgelawn Gardens	seniors/ family	townhouse	NW	70
Affordable Housing Societies	Chaffey Lane	seniors	apartment	SW	37
Atira Women's Resource Society	Margaret's Housing for Older Women (Maggie's)	women	apartment	NE	20
BC Housing Management Commission	Hall Tower	seniors	apartment	SE	207
BC Housing Management Commission	Stratford Gardens	seniors	apartment	NW	126
BC Housing Management Commission	Douglas Drummond Manor	seniors/ family	apartment	SW	122
BC Housing Management Commission	Hall Tower Extension	seniors	apartment	SE	117
BC Housing Management Commission	Cedar Place	family	townhouse	SE	88
BC Housing Management Commission	Laurelynn Place	seniors	apartment	SW	70
BC Housing Management Commission	Inman & Lister	family	townhouse	SW	16
Burnaby Lougheed Lions Housing Society	Lions Mulberry Place	family	townhouse	SE	65
Burnaby Lougheed Lions Housing Society	Lions Thurston Place	seniors/ family	apartment	SW	40
Burnaby Lougheed Lions Housing Society	Lions Kingsway Terrace	seniors/ family	apartment	SE	32
Central Park Citizen Society	Kingsway Court	seniors/ family	apartment	SW	116
City of Burnaby (formerly Action Line Housing Society)	City managed (Irmin Street properties)	family	apartment	SW	14
Dania Society	Carl Mortenson Manor	seniors	apartment	SW	49
Fair Haven United Church Homes	Fairhaven apartments	seniors	apartment	SW	55
Fair Haven United Church Homes	Fairhaven cottages	seniors	townhouse	SW	20

Appendix 1: continued

Operator	Development Name	Service Focus	Structure Type	Quadrant	Units
Metro Vancouver Housing Corporation	Ran Beamish Place	family	townhouse	NE	122
Metro Vancouver Housing Corporation	Greystone Village	family	townhouse	NE	96
Metro Vancouver Housing Corporation	Eastburn Square	family	townhouse	SE	30
Metro Vancouver Housing Corporation	Brentwood Gate	family	apartment	NW	6
More than a Roof Mennonite Housing Society	Lake Park Village	family	townhouse	SE	43
New Chelsea Society	Chelsea Terrace	seniors	apartment	SW	209
New Chelsea Society	Chelsea Village	seniors/ family	apartment/ townhouse	NW	43
New Chelsea Society	Chelsea Heights	family	townhouse	NW	38
New Chelsea Society	Chelsea View	family	townhouse	SW	20
New Vista Society	E. Winch Tower	seniors	apartment	SE	174
New Vista Society	New Vista Place	seniors	apartment	SE	174
New Vista Society	Douglas Manor	seniors	apartment	SE	51
New Vista Society	J.S. Woodsworth Court	seniors/ family	apartment/ townhouse	SE	40
New Vista Society	Margaret Bacchus Manor	seniors	apartment	SE	39
New Vista Society	J.S. Woodsworth	seniors	apartment/ townhouse	SE	38
New Vista Society	Grace MacInnis Place	seniors	apartment	SE	24
Nikkei Seniors Health Care and Housing Society	Sakura-So	seniors	apartment	SE	34
PosAbilities	Ridgeview Heights	adults with disabilities	apartment	NE	40
Red Door Housing Society	Catherine Anne Court	seniors/ family	townhouse	SE	45
Society for Christian Care of the Elderly	Salishan Court	seniors	apartment	NE	188
SUCCESS	Hillside Gardens	family	apartment	SE	162
Swedish Canadian Manor Society	Swedish Canadian Manor	seniors	apartment	NE	63
Swedish Canadian Rest Home Association	Gustav Wasa Place	seniors	apartment	NE	80
Total non-profit & public rental units					3,331

Appendix 2: Co-operative Housing

Development Name	Structure Type	Quadrant	Units
115 Place Housing Association	apartment	NE	244
Andras Place Housing Co-operative	apartment	SW	94
Antrim Place Housing Co-operative	apartment	SW	38
Avalon Housing Co-operative	townhouse	SE	40
Bounty Housing Co-operative	apartment/ townhouse	SE	70
Byrne Creek Housing Co-operative	apartment	SE	74
Cariboo Heights Housing Co-operative	townhouse	SE	56
Centennial Park Housing Co-operative	townhouse	SW	30
Chances Housing Co-operative	apartment	SE	44
Edmonds Place Housing Co-operative	apartment	SE	51
Garden Square Housing Co-operative	townhouse	SW	58
Halston Hills Housing Co-operative	townhouse	NE	90
Hillside Place Housing Co-operative	townhouse	NE	172
Medina Housing Co-operative	apartment	SE	44
Misty Ridge Housing Co-operative	townhouse	NE	70
Mosaico Housing Co-operative	apartment	SW	29
Norman Bethune Co-operative Housing Association	apartment	NE	24
Nova Vita Housing Co-operative	apartment/ townhouse	NE	56
Oaklands Housing Co-operative	apartment	SW	73
Pine Ridge Housing Co-operative	townhouse	NE	88
Post 83 Housing Co-operative	apartment	SW	181
Rainbow's End Housing Co-operative	apartment	SW	39
Spectrum Housing Co-operative	apartment	SW	44
Sunset Heights Housing Co-operative	apartment/ townhouse	SW	46
The Brambles Housing Co-operative	apartment	SE	42
Whattlekainum Housing Co-operative	townhouse	NE	103
Total co-op housing units			1,900

Appendix 3: Community Care Facilities

Operator	Development Name	Service Type	Quadrant	Units/ beds
Community Living Society	(Twelfth Avenue) Carleton House	Community Living	SE	3
withheld at operator's request	16th Group Home	Community Living		6
Pioneer Community Living Association	Adrian House	Mental Health & Substance Use	NW	10
PosAbilities	Altesse House	Community Living	SW	3
PosAbilities	Buckingham House	Community Living	SE	4
Chartwell Ltd (0729187 BC Ltd)	Carlton Gardens Care Centre	Long Term Care	SW	128
withheld at operator's request	Carson House	Community Living		4
Charlford House Society for Women	Charlford House	Mental Health & Substance Use	NE	15
PosAbilities	Claude House	Community Living	SE	3
withheld at operator's request	Clinton House	Community Living		4
withheld at operator's request	Crest	Community Living		3
withheld at operator's request	Cumberland House	Community Living		5
Dania Society	Dania Home	Long Term Care	SW	69
Dania Society	Dania Home II	Long Term Care	SW	102
withheld at operator's request	Deer Lake House	Community Living		5
withheld at operator's request	D's Place	Community Living		4
Community Living Society	Duthie House	Community Living	NE	3
Community Living Society	Eastlawn House	Community Living	NW	4
withheld at operator's request	Edmonds House	Community Living		5
L'Arche Foundation of Greater Vancouver	Emily House	Community Living	SW	5
Fair Haven Vancouver	Fair Haven United Church Homes	Long Term Care	SW	100
Fraser Health Authority	Fellburn Care Centre	Long Term Care (Hospital Act)	NW	110
Finnish Canadian Rest Home Association	Finnish Manor	Long Term Care	SW	60
Coast Foundation Society	Forglen 5450	Mental Health & Substance Use	SW	5
Coast Foundation Society	Forglen 5452	Mental Health & Substance Use	SW	5
Fraserside Community Services Society	Fraserside Residence	Community Living	SE	4
withheld at operator's request	Genesis House	Community Living		4

Appendix 3: continued

Operator	Development Name	Service Type	Quadrant	Units/ beds
George Derby Society	George Derby Centre	Long Term Care	SE	300
Community Living Society	Gilley House	Community Living	SW	4
withheld at operator's request	Goodlad House	Community Living		4
Vancouver Resource Society	Gray House	Community Living	SW	5
Agecare Investments BC Ltd.	Harmony Court Care Centre	Long Term Care	SE	80
Community Living Society	Holly	Community Living	SE	4
Strive Living Society	Kerrywood House	Community Living	NE	4
withheld at operator's request	Marine Drive	Community Living		4
withheld at operator's request	Millers Way	Mental Health & Substance Use		10
L'Arche Foundation of Greater Vancouver	Nazirah House	Community Living	SW	5
Community Living Society	Nelson Avenue	Community Living	SW	4
withheld at operator's request	Neville House	Community Living		5
withheld at operator's request	New Britton House	Community Living		4
New Vista Society	New Vista Care Home I	Long Term Care	SE	236
Norwegian Old People's Home Association	Normanna Rest Home II	Long Term Care	SE	100
withheld at operator's request	Oakland	Community Living		5
MEI Enterprises Ltd.	Rainbow Lodge	Mental Health & Substance Use	SE	10
PosAbilities	Randall House	Community Living	SE	4
Community Living Society	Rosewood	Community Living	SE	4
Vancouver Resource Society	Rotary House	Long Term Care	SW	5
withheld at operator's request	Sardis House	Community Living		4
withheld at operator's request	Sardis New Chaffey	Community Living		4
L'Arche Foundation of Greater Vancouver	Shiloah	Community Living	SW	12
withheld at operator's request	Sidley Street	Acquired Brain Injury		4
St. Michael's Centre Hospital Society	St. Michael's Centre	Long Term Care (Hospital Act)	SW	128
L'Arche Foundation of Greater Vancouver	The Crossing	Community Living	SW	4
PosAbilities	Vista House	Community Living	SW	4
The Pinnacle Care Group	Willingdon Care Centre	Long Term Care (Hospital Act)	SW	95
Total Community Care Facility units/beds				1,725

Appendix 4: Special Needs Housing

Operator	Development Name	Type	Quadrant	Units/ beds
Burnaby Association for Community Inclusion	Renaissance	persons with disabilities	NW	4
Burnaby Association for Community Inclusion	Madison	persons with disabilities	NW	9
Burnaby Association for Community Inclusion	Filby Court	persons with disabilities	SW	9
Burnaby Association for Community Inclusion	Orchard Heights	persons with disabilities	SW	5
Burnaby Association for Community Inclusion	Sperling House	persons with disabilities	SE	10
Burnaby Association for Community Inclusion	Southview	persons with disabilities	SW	4
Burnaby Association for Community Inclusion	Whaley Project	persons with disabilities	SW	10
Burnaby Association for Community Inclusion	Stride Place	persons with disabilities	SE	45
Burnaby Association for Community Inclusion	Eastburn House	persons with disabilities	SE	5
Community Living Society	Neville House	persons with disabilities	SW	4
Community Living Society	Gilley House II	persons with disabilities	SE	4
Dixon Transition Society	Wenda's Place	women fleeing violence		9
Elizabeth Fry Society of BC	Inman House	women and children	SW	5
Lower Mainland St. Leonard's Society	Victory House	youth	SW	6
Ministry of Children and Families	Victory Hill	school of the deaf students	SW	36
PosAbilities	Norfolk House I	persons with disabilities	SW	6
Progressive Housing Society	Rumble House	mental health/ homelessness	SW	5
Progressive Housing Society	Holly House	mental health/ homelessness	SE	5
Total Special Needs Housing units/beds				181

Appendix 5: Seniors' Assisted Living and Supportive Housing

Operator	Development Name	Type	Quadrant	Units/ beds
Action Line Housing Society	Seton Villa	NP-Assisted Living & Supportive Housing	NW	164
Amica Mature Lifestyles Inc.	Rideau Manor	PR- Assisted Living & Supportive Housing	NW	142
Dania Society	Dania Manor	NP-Assisted Living	SW	50
Howe Sound Rehabilitation Services Society	Liberty Place	NP-Assisted Living	SE	20
Nikkei Seniors Health Care and Housing Society	Nikkei Home	NP-Assisted Living	SE	59
Pacific Arbour Retirement Communities	The Mulberry	PR-Supportive Housing	SE	146
Park Place Seniors living	Courtyard Terrace	PR-Assisted Living	SW	47
Royal Canadian Legion	The Poppy Residences	NP-Supportive Housing	SW	70
Swedish Canadian Rest Home Association	Swedish Assisted Living Residence	NP-Assisted Living	NE	64
Total Seniors' Assisted Living and Supportive Housing units/beds				762

Note: Some facilities listed above have the same name as facilities listed in Appendix 3, however, they are managed by different operators.

GLOSSARY

Affordable Housing	Housing that should not cost more than 30 percent of a household's gross income regardless of whether they are living in market or non-market housing.
Assisted Living	Self-contained apartments for seniors or people with disabilities or lifestyle challenges who needs some support but who do not need 24 hour facility care.
Cooperative Housing	Housing development where residents who are members of the cooperative own and manage the building. Each member has one vote and members work together to keep their housing well-managed and affordable.
Density Bonus Policy	City policy that permits developers to build at higher densities than current zoning allows in exchange for community amenity contributions (such as affordable housing units or community facilities) or cash-in-lieu contributions (which are then pooled to construct community amenities such as new recreation centres).
Housing Continuum	Organizing framework for understanding housing needs and housing choices. In most cases the housing continuum can include emergency shelters, transitional/supportive housing, non-market housing, market rental housing and ownership housing.
Inclusionary Zoning	A requirement of zoning for the provision of some type of affordable housing as part of rezoning for a development. These policies may dictate that a percentage of units or square footage, or a specific number of units be affordable. Some cities' policies require units to be built on site, others allow for units to be transferred to other sites, and some permit cash-in-lieu contributions.
Market Rental Housing	Private market rental housing that includes the majority of low cost housing. This can include purpose-built rental housing as well as housing supplied through the secondary rental market including secondary suites and rented condominium apartments.
Non-Market Housing	Government assisted housing that is owned and operated by a non-profit society or government body. This housing is typically built and/or funded through senior government housing supply programs.
Non-Profit Housing	Housing that is owned and operated by non-profit housing providers. This housing is typically built through senior government funded housing supply programs.
Purpose-Built Market Rental Housing	Residential construction developed for the sole purpose of renting. The units are typically provided in multi-family buildings under single ownership. This type of housing is considered to be secured rental as the individual units are not strata titled and cannot be sold individually.
Rental Conversion	Municipal policy that declares a moratorium on the strata conversion of multi-family rental housing to strata titled condominiums.
Secondary Suite	An accessory dwelling unit fully contained within a single family dwelling.
Social Housing	Social housing refers to housing built under Federal, Federal/Provincial or Provincial housing programs and is designed to accommodate households with low to moderate incomes. Social housing includes public housing as well as non-profit and cooperative housing.
Strata Titled Housing	This is a form of property ownership tenure that differs from fee simple ownership. Owners own individual strata lots (units in multi-family buildings) and together own the common property and common assets as a strata corporation.
Supportive Housing	Housing which includes on-going supports and services to assist those who cannot live independently. Supportive housing offers a greater level of support than Assisted Living housing, but less than long term care facilities. There is no time limit on the length of stay for supportive housing.

SOURCES

A variety of data sources were used to compile the rental housing inventory including Burnaby's building permit information. It is noted that data obtained by various sources may differ based on the mandate of the organization and specific access to the data collected and used. This report has relied whenever possible on civic information and data sources to corroborate and confirm housing data.

Vancouver Condominium Rental Study, December 2015. <http://vancouver.ca/docs/policy/housing-role-rented-condo-stock.pdf>

Metro Vancouver – Metro Vancouver Housing Databook, May 2015. http://www.metrovancouver.org/services/regional-planning/PlanningPublications/MV_Housing_Data_Book.pdf.

Fraser Health Authority – Public List of Licenced Residential Care Facilities for Adults, October 2014. http://www.fraserhealth.ca/media/201014_Public-List-Residential-Facilities.pdf.

BC Housing – Housing Listings for Burnaby and New Westminster. http://www.bchousing.org/Options/Subsidized_Housing/Listings.

City of Burnaby – Planning and Building Department, Building Tabulation Reports
www.burnaby.ca

Statistics Canada – 2011 Census of Canada, National Household Survey
<http://www12.statcan.gc.ca/census-recensement/index-eng.cfm>

2011 Canada Census – National Household Survey: Limitations

The National Household Survey is a voluntary survey that replaced the compulsory long-form census used in previous years. It complements the census by providing additional information on demographic and socio-economic characteristics. Due to the change from the compulsory long-form census to the voluntary survey, completion rates saw a decline from 6.5% in 2006 to 26% in 2011. In response to this, Statistics Canada lowered its suppression standards by accepting a non-response rate of 50% for 2011 compared to the 25% cut-off in 2006. This leads to a higher rate of inaccuracy.

For the 2011 National Household Survey (NHS) estimates, the global non-response rate (GNR) is used as an indicator of data quality. This indicator combines complete non-response (household) and partial non-response (question) into a single rate. The value of the GNR is presented to users. A smaller GNR indicates a lower risk of non-response bias and as a result, lower risk of inaccuracy. For more information, please refer to the National Household Survey User Guide, 2011. For the City of Burnaby, the GNR rate is 23.6%