



REVISED

SOCIAL PLANNING COMMITTEE

NOTICE OF OPEN MEETING

DATE: WEDNESDAY, 2016 NOVEMBER 09

TIME: 6:00 PM

PLACE: Council Chamber, Burnaby City Hall

A G E N D A

1.	<u>CALL TO ORDER</u>	<u>PAGE</u>
2.	<u>MINUTES</u>	
	A) Minutes of the Social Planning Committee Open meeting held on 2016 September 14	1
3.	<u>PRESENTATIONS</u>	
	A) Burnaby Dementia-Friendly Community Action Plan Speakers: Margaret Manifold, Senior Social Planner Mariam Larson, Project Consultant	
4.	<u>CORRESPONDENCE</u>	
	A) Correspondence from Irene Vodounou, SPARC BC Re: SPARC BC Call for Nomination for the Deryck Thompson Award - Individual	8
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Re: Final Environmental Sustainability Strategy (ESS) and Final
Community Energy and Emissions Plan (CEEP)

5. **REPORTS**

- A) Report from the Director Parks, Recreation & Cultural Services and 48
Director Planning & Building
Re: Public Access to Showers

6. **NEW BUSINESS**

7. **INQUIRIES**

8. **ADJOURNMENT**



SOCIAL PLANNING COMMITTEE

MINUTES

An Open meeting of the Social Planning Committee was held in the Cafeteria, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Wednesday, **2016 September 14** at 6:00 p.m.

1. CALL TO ORDER

PRESENT: Councillor Nick Volkow, Chair
 Councillor Anne Kang, Vice Chair
 Councillor James Wang, Member (*arrived at 6:54 p.m.*)
 Trustee Baljinder Narang, School Board Representative
 Ms. Lubna Abdelrahman, Citizen Representative
 Ms. Noreen Boudreau, Citizen Representative
 Mr. Ryan Erwin, Citizen Representative (*arrived at 6:16 p.m.*)
 Mr. Frank Huang, Citizens Representative (*arrived at 6:10 p.m.*)
 Ms. Mary Lumby, Citizen Representative
 Mr. Shiraz Nathwani, Citizen Representative

ABSENT: Ms. Laarni de los Reyes, Citizen Representative
 Ms. Peggy Woodruff, Citizen Representative
 Mr. Willian Tsai, Citizen Representative

STAFF: Mr. Craig Collis, Assistant Director - Recreation
 Ms. Margaret Manifold, Senior Social Planner
 Ms. Carla Schuk, Planner 2
 Ms. Blanka Zeinabova, Administrative Officer
 Ms. Nikolina Vracar, Administrative Officer

The Chair called the Open meeting to order at 6:06 p.m.

2. MINUTES

A) Minutes of the Social Planning Committee Open meeting held on 2016 June 01

**Mr. Huang arrived at the meeting at 6:10 p.m.*

MOVED BY COUNCILLOR KANG
SECONDED BY MS. BOUDREAU

THAT the minutes of the Social Planning Committee Open meeting held on 2016 June 01 be adopted.

CARRIED UNANIMOUSLY

3. **DELEGATION**

MOVED BY MS. BOUDREAU
SECONDED BY TRUSTEE NARANG

THAT the delegation be heard.

CARRIED UNANIMOUSLY

A) Barrier-Free BC
Re: British Columbians with Disabilities Act
Speakers: Rob Sleath, Spokesperson
Janet Hanevelt

Mr. Rob Sleath, representing Barrier-Free BC, appeared before the Committee providing information on the need for a strong and effective British Columbians with Disabilities Act.

The speaker noted that approximately 604,000 British Columbians with disabilities face unfair accessibility barriers in areas that the Provincial Government can regulate, i.e. public transit, education, public parks and playgrounds, library services, health care, retail outlets, restaurants, recreation facilities, entertainment venues and workplaces. The enactment of the Act would provide authority for the Provincial Government to do all it can to ensure that persons with disabilities can live in British Columbia that is accessible and barrier-free.

**Mr. Erwin arrived at the meeting at 6:16 p.m.*

Mr. Sleath advised that he is looking for support from the Committee and Council for two resolutions that will be before the Union of BC Municipalities this September, and to pass a motion in favour of Barrier-Free BC. The speaker noted that a number of organizations as well as over 60 municipalities support this campaign, which is driven strictly by volunteer supporters from across BC.

It was noted that the Federal Government has launched Canada-wide consultations with the aim of introducing the Canadians with Disabilities Act.

Ontario and Manitoba already have disability legislation, and Nova Scotia will introduce legislation later this year. The speaker noted that in 2014, the BC Government introduced the “Accessibility 2024” initiative; however, this initiative is not legislated or mandated.

In conclusion, Mr. Sleath referred to 13 principles upon which British Columbians with Disabilities Act should be based.

The Chair conveyed thanks to Mr. Sleath for the very informative presentation noting he will be attending the UBCM and supporting this resolution. In addition, the Chair encouraged the speaker to appear as a delegation before Council in the future.

4. **CORRESPONDENCE**

MOVED BY TRUSTEE NARANG
SECONDED BY MR. NATHWANI

THAT the correspondence be received.

CARRIED UNANIMOUSLY

A) Memorandum from the City Clerk
Re: Citizen Appointment to the Social Planning Committee -
Ms. Lubna Abdelrahman

A memorandum was received from the City Clerk advising that Council, at the Open Council meeting held on 2016 June 27, appointed Ms. Lubna Abdelrahman as a citizen representative on the Social Planning Committee for a three (3) year term.

B) Memorandum from the Administrative Officer
Re: Allocation of Space at Holdom Community Resource
Centre

A memorandum was received from the Administrative Officer advising that Council, at the Open Council meeting held on 2016 June 13, adopted the report proposing an allocation of non-profit office/program space (570 square feet - rooms 105, 106 and 107) at the Holdom Community Resource Centre to Community Living Society.

C) Memorandum from the City Clerk
Re: Accessibility 2024 Two Year Progress Update

A memorandum was received from the City Clerk advising that Council, at the Open Council meeting held on 2016 July 11, forwarded correspondence from the Accessibility Secretariat Team, Ministry of Social Development and Social Innovation, regarding Accessibility 2024 Two Year Progress Update to the Social Planning Committee and Transportation Committee for consideration.

D) Memorandum from the Director Planning and Building
Re: Youth Volunteerism Recognition

A memorandum was received from the Director Planning and Building regarding the feasibility of a youth hero award in conjunction with the Local Hero Awards or during Youth Week.

The Committee expressed concern with the age of youth (can be up to 25 or 30 years old), and the need for encouragement to continue their exceptional work in the future.

E) Memorandum from the Director Planning and Building
Re: Communication Disabilities Access Canada -
Communication Access Now Project Update

A memorandum was received from the Director Planning and Building regarding provision of e-learning modules offered through the Communication Access Now project to City of Burnaby staff.

5. REPORT

MOVED BY TRUSTEE NARANG
SECONDED BY MS. BOUDREAU

THAT the report be received.

CARRIED UNANIMOUSLY

A) Report from the Director Planning and Building
Re: Truth and Reconciliation Commission of Canada -
Overview of Calls to Action

The Director Planning and Building submitted a report providing information related to the Truth and Reconciliation Commission of Canada's Calls to Action, specifically those which pertain to local governments.

The Director Planning and Building recommended:

1. THAT this report be received for information purposes.

MOVED BY TRUSTEE NARANG
SECONDED BY MS. BOUDREAU

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

CARRIED UNANIMOUSLY

The Committee thanked staff for an excellent and informative report.

**Councillor Wang arrived at the meeting at 6:54 p.m.*

It was noted that the first Aboriginal Day was held on 2016 June 21 at the Edmonds Community School, and it was very successful.

6. NEW BUSINESS

Mary Lumby

Ms. Lumby requested information regarding the Dementia Friendly Forum.

Staff advised that the City is developing a community-based action plan for the dementia friendly community. There were four focus groups (one at each quadrant of the City) to collect feedback, ideas and concerns. The findings from the focus groups will be presented on 2016 October 20 at the Shadbolt Centre for the Arts.

Councillor Kang

Councillor Kang encouraged Committee members to participate in and attend the City Hall and RCMP Open House events on 2016 September 17 at Burnaby City Hall and RCMP Detachment, as well as the Paver Dedication Ceremony.

Councillor Kang noted the importance of discussing street safety and encouraging responsible play of Pokémon Go game with children.

Lubna Abdelrahman

Ms. Abdelrahman suggested that the City create an Arab-African festival for immigrants and newcomers, in order to encourage the community to come

together and connect. The speaker provided examples of City of Vancouver's African Descent Festival and New Westminster's Multicultural Festival.

Ms. Boudreau noted that City of Surrey's Fusion Festival is the best run festival in the Lower Mainland.

Staff noted that community organizations can apply for the Festivals Burnaby Grant, and undertook to provide information on this program.

Councillor Volkow

Councillor Volkow advised that the Burnaby Public Library (Tommy Douglas Branch) offers free programs for elderly people on will drafting.

7. INQUIRIES

There were no inquiries brought before the Committee at this time.

8. CLOSED

Public excluded according to Sections 90 and 92 of the Community Charter.

MOVED BY MR. NATHWANI
SECONDED BY TRUSTEE NARANG

THAT this Open Committee meeting do now recess.

CARRIED UNANIMOUSLY

The Open Committee meeting recessed at 7:14 p.m.

MOVED BY COUNCILLOR KANG
SECONDED BY MS. BOUDREAU

THAT this Open Committee meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Committee meeting reconvened at 7:16 p.m.

9. ADJOURNMENT

MOVED BY MR. NATHWANI
SECONDED BY COUNCILLOR WANG

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open meeting adjourned at 7:16 p.m.

Blanka Zeinabova
ADMINISTRATIVE OFFICER

Councillor Nick Volkow
CHAIR

SECTION 2
 COUNCIL CORRESPONDENCE (2016 SEPT 15)
 City Manager
 Deputy City Manager
 Dir. Planning & Building
 Social Planning Committee (Nov. 09)

From: Irene Vodounou [<mailto:IVodounou@sparc.bc.ca>]

Sent: Tuesday, September 13, 2016 9:27 AM

Subject: SPARC BC Call for Nomination for the Deryck Thompson Award - To Nominate an Individual

Call for Nominations

Recognizing an Individual

Deadline: Monday, January 9, 2017

Do you know someone who has made a significant contribution to social planning or social justice in BC? Consider nominating that person for a SPARC BC Deryck Thomson Award.

Please complete the **Nomination Form for Individuals** and return it to SPARC BC, 4445 Norfolk Street, Burnaby, BC, V5G 0A7, by January 9, 2017. Nominations also require two (2) letters of support. The successful recipient will be announced by the SPARC BC Board of Directors at the Annual General Meeting in June 2017. The Deryck Thomson Award for Individuals recognizes for the work of the successful recipient through a special event organized in that person's honour. The recognition will be in the form of an event, not funding.



Nomination form is available
 in the Clerk's Office.

Deryck THOMSON AWARD

Call for Nominations

Deadline: Monday, January 9, 2017

About this Award

Named after one of SPARC BC's founding directors, the Deryck Thomson Award was established in 1991 by the SPARC BC Board of Directors to recognize individuals or organizations making a significant contribution to social planning and social justice in BC. This award is given annually to individuals or organizations that share our values and commitment to working to build a just and healthy society for all.

Eligibility

Individuals or organizations to be considered for the Deryck Thomson Award include those who have contributed to:

- ◆ Building or enhancing community capacity and community well-being and supporting innovation contributing to positive change for people and communities;
- ◆ Advocating for equity, fairness, and dignity for all through inclusion, integrity and learning;
- ◆ Advancing policies or initiatives that integrate social, cultural economic, and environmental planning, decision-making and action;
- ◆ Advocating for improved social policies and programs;
- ◆ Ensuring that those who are most affected by decisions have a voice in determining and implementing policies and programs that impact them and their families;
- ◆ Raising public awareness and consciousness about the importance of social and community well-being.

“We’re engaged in a noble profession with a significant past and a challenging future. While forces and events may swirl about us, our objectives have been the same—to develop the human condition while protecting its weakest from harm. The ways in which we go about the task may differ, but the goal remains constant.”

—Deryck Thomson

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Nomination Process for Individuals

Do you know someone who has made a significant contribution to social planning or social justice in BC? Consider nominating that person for a SPARC BC Deryck Thomson Award.

Please complete the Nomination Form for Individuals and return it to SPARC BC, 4445 Norfolk Street, Burnaby, BC, V5G 0A7, or submit it electronically by email to TheDeryckThomsonAward@sparc.bc.ca, by January 9, 2017. Nominations require two (2) letters of support. The successful recipient will be announced by the SPARC BC Board of Directors at the Annual General Meeting in June 2017. Individuals receiving this Award will be recognized for their work through an event organized in their honour.

Past Individual Awards Recipients

Jason DaSilva, Director, Writer, Activist
 Brandon Hughes, BC Rural Network
 John Talbot, Community Social Planning
 Mabel Jean Rawlins, Victoria Community Planning Council
 Alex Michalos, Community Planning Council of Prince George
 Michael Clague, former Executive Director, SPARC BC
 Elizabeth (Bunny) Shannon, Comox Valley Social Planning Council
 Cindy Carson, Provincial Coordinator First Call
 Randy Lambright, Social Planner, City of Kamloops
 Walter Paetkau, Abbotsford Community Services Society
 Eugene and Rhoda Kaellis, New Westminster
 Phyllis Bentley, Penticton
 Sandra Hensen, Penticton & District Community Resources Society
 Paul Taylor, Carnegie Newsletter Editor, Vancouver
 Laura Acton, Victoria
 Sharon Burdenluk, Healthy Communities, Fort St James
 Dorothy Livingston, Victoria
 Ms Patsy George, Ministry of Social Services, Victoria
 Mavis Henry, Community Worker, Pauquachin Band

About SPARC BC

SPARC BC is a registered non-profit society and federally registered charity. SPARC BC delivers the Parking Permit Program for People with Disabilities and works on a wide range of social policy issues including accessibility and inclusion, income security and poverty reduction and community development education and outreach. SPARC BC is governed by a Board of Directors that is representative of the social and geographic diversity of the province.

SPARC BC works with communities to build a just and healthy society for all.

Our definition of “just and healthy” is based on five key principles including equity, social inclusion, security, adaptability and equality and is founded on the values of:

Social Justice: We strive for a just and healthy society in which social, economic, and environmental well-being are interdependent, through advocating for equality, fairness and dignity for all.

Inclusion: We are committed to achieving access and the full participation and engagement of all in our diverse society by fostering communication, leadership, partnership, and collaboration.

Integrity: We are independent, accountable, transparent and non-partisan.

Learning: We seek, develop and share knowledge and understanding which encourages citizen participation and informs innovative, effective planning and decision-making.

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From: Irene Vodounou [<mailto:IVodounou@sparc.bc.ca>]

Sent: Tuesday, September 13, 2016 9:26 AM

Subject: FW: SPARC BC Call for the Deryck Thompson Award - To Nominate An Organization

Please note:

Organizational nominees if successful could be eligible for \$5,000 in funding to continue to advance their work.

Call for Nominations

Recognizing an Organization

Deadline: Monday, January 9, 2017

Do you know an organization that has made a significant contribution to social planning or social justice in BC? Consider nominating it for a SPARC BC Deryck Thomson Award.

Please complete the **Nomination Form for Organizations** and return it to SPARC BC, 4445 Norfolk Street, Burnaby, BC, V5G 0A7, by January 9, 2017. Nominations also require two (2) letters of support. The successful recipient will be announced by the SPARC BC Board of Directors at the Annual General Meeting in June 2017. Also please note, the SPARC BC Board of Directors has allocated \$5,000 to accompany this year's Award to the successful organization to allow it to continue to advance its work in its community.



Nomination form is available
in the Clerk's Office.

Deryck THOMSON AWARD

Call for Nominations

Deadline: Monday, January 9, 2017

About this Award

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Eligibility

Individuals or organizations to be considered for the Deryck Thomson Award include those who have contributed to:

- ◆ Building or enhancing community capacity and community well-being and supporting innovation contributing to positive change for people and communities;
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- ◆ Advancing policies or initiatives that integrate social, cultural economic, and environmental planning, decision-making and action;
- ◆ Advocating for improved social policies and programs;
- ◆ Ensuring that those who are most affected by decisions have a voice in determining and implementing policies and programs that impact them and their families;
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Nomination Process for Organizations

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Nominations will require two (2) letters of support. The successful recipient will be announced by the SPARC BC Board of Directors at the Annual General Meeting in June 2017. The SPARC BC Board of Directors has allocated \$5,000 to accompany this year's Award for organizations to support their on-going work.

Past Organizational Awards Recipients

Coastal Family Resource Coalition, Ucluelet

British Columbia Aboriginal Network on Disability (BCANDS), Victoria

Storytellers' Foundation, Hazelton

PeerNetBC, Vancouver

Ladysmith Resource Centre Association, Ladysmith

Richmond Community Services Advisory Council, Richmond

Society of Organized Services of Regional District 69, Parksville

Chilliwack Community Services Society, Chilliwack

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Planning and Development Committee
c/o Office of the City Clerk

D. Back, City Clerk
K. O'Connell, Deputy City Clerk

INTER-OFFICE MEMORANDUM

TO: CHAIR AND MEMBERS 2016 November 08
SOCIAL PLANNING COMMITTEE

FROM: ADMINISTRATIVE OFFICER FILE: 2410-20

SUBJECT: **METRO VANCOUVER REGIONAL AFFORDABLE HOUSING
STRATEGY ENDORSEMENT**

Burnaby City Council, at the Open Council meeting held on 2016 November 08, received the above noted report and adopted the following recommendations contained therein:

1. **THAT** Council endorse the Metro Vancouver Regional Affordable Housing Strategy.
2. **THAT** a copy a copy of this report be forwarded to the City's Social Planning Committee.

As directed in recommendation No. 2, a copy of the report is attached for your information.

Eva Prior
Administrative Officer



Meeting 2016 November 07

COUNCIL REPORT

PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: METRO VANCOUVER REGIONAL AFFORDABLE HOUSING
STRATEGY ENDORSEMENT**

RECOMMENDATIONS:

1. THAT Council endorse the Metro Vancouver Regional Affordable Housing Strategy.
2. THAT a copy of this report forwarded to the Social Planning Committee for information.

REPORT

The Planning and Development Committee, at its meeting held on 2016 October 25, received and adopted the attached report seeking Council endorsement of the updated Metro Vancouver Regional Affordable Housing Strategy.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor S. Dhaliwal
Member

Copied to:	City Manager Director Planning & Building Director Engineering Chief Building Inspector
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Meeting 2016 Oct 25

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2016 October 17

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 2155 20
Reference: Metro Vancouver RAHS

SUBJECT: METRO VANCOUVER REGIONAL AFFORDABLE HOUSING
STRATEGY ENDORSEMENT

PURPOSE: To seek Council endorsement of the updated Metro Vancouver Regional Affordable Housing Strategy.

RECOMMENDATIONS:

1. **THAT** the Committee recommend Council endorse the Metro Vancouver Regional Affordable Housing Strategy.
2. **THAT** a copy of this report be forwarded to the Social Planning Committee for information.

REPORT**1.0 INTRODUCTION**

At its meeting on 2016 March 07, Council received a report entitled, "Metro Vancouver Draft Regional Affordable Housing Strategy Update – Comments", which provided an overview of staff comments on the proposed municipal actions of the draft Strategy prepared by Metro Vancouver. Following the consultation period, the Metro Vancouver Board adopted the revised Metro Vancouver Regional Affordable Housing Strategy on 2016 May 27 and is now conveying the document to member local governments for endorsement.

2.0 PROCESS

Metro Vancouver staff began work on an updated Regional Affordable Housing Strategy in 2013. The process has been extensive and included consultation with the Metro Vancouver Board and Committee members, local government representatives, TransLink, and housing industry and non-profit agency stakeholders. The draft Strategy was circulated to local governments for review in 2015 November and comments received informed revisions to the draft that were completed in 2016 May. The final step in the process is for Metro Vancouver to seek endorsement of the Strategy from its member municipalities.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Metro Vancouver Regional Affordable Housing
 Strategy Endorsement
 2016 October 17..... Page 2

3.0 REGULATORY STATUS OF A METRO VANCOUVER AFFORDABLE HOUSING STRATEGY

The Strategy was adopted by the Metro Vancouver Board by resolution and is one of a suite of management plans meant to assist with the implementation of *Metro 2040: Shaping our Future*, the regional growth strategy (RGS), and contribute towards the development of a sustainable region. Although there is no binding effect of the goals, strategies or actions set out in the Strategy on any of the partners. The collaborative actions of all partners are needed to progress on regional affordable housing goals. For this strategy, the regional partners are identified as Metro Vancouver, its member municipalities, the non-profit housing sector, the private sector, health authorities, TransLink, and provincial and federal governments. Local government endorsement of the Strategy indicates commitment to working towards those goals

4.0 OVERVIEW OF THE STRATEGY

The Strategy seeks to provide leadership on regional housing needs and challenges, as well as support the land use goals of the RGS. It examines the roles of multiple stakeholders in meeting the region's housing needs, including Metro Vancouver, local, provincial and federal governments, TransLink, Health Authorities, and the non-profit, cooperative and private development community.

The framework of the Strategy includes a vision, five goals, strategies for each goal, and proposes actions of each regional partner, with a particular focus on Metro Vancouver's role; a copy of the strategy can be accessed at <http://www.metrovancouver.org/services/regional-planning/PlanningPublications/RegionalAffordableHousingStrategy2016.pdf>. It recognizes that housing issues are increasingly complex and not the primary responsibility of municipal and regional governments, and further recognizes that local conditions will result in varied municipal responses to housing needs in the region. *Attachment 1* summarizes the Strategy's goals and strategies.

The Strategy acknowledges the full housing continuum, but maintains its main focus on the central part of the continuum that the market is inadequately able to address, specifically non-market and market rental housing. The Strategy highlights the need for more rental housing in the region, particularly for very low and low income earners. It also encourages the inclusion of diverse housing choices, including rental housing, in transit oriented areas, specifically along the region's Frequent Transit Network. Market ownership housing demands are addressed through the encouragement of an expanding and diverse housing supply, while the opposite end of the housing continuum is addressed through the strategies and actions related to ending homelessness, with a focus on actions for increased funding from senior levels of government.

Three significant changes to the strategies and goals that resulted from stakeholder comments included:

- Adding a new strategy to Goal 1: Strategy 1.2 "Improve the clarity of development approval processes while ensuring quality outcomes";

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Metro Vancouver Regional Affordable Housing
 Strategy Endorsement

2016 October 17..... Page 3

- Revising Goal 2 to focus on supporting existing tenants in any redevelopment that occurs; and
- Modifying prescriptive language for municipal actions.

Several changes were also made to municipal actions as a result of comments received from member municipalities and other stakeholders. These changes are summarized in *Attachment 2*.

5.0 ANALYSIS

Burnaby has a policy framework that supports many of the actions and approaches outlined for municipalities in the Strategy. The City's Residential Policy Framework of the Official Community Plan (OCP) and its Regional Context Statement generally support the region's policy direction for accommodating regional housing demand estimates, providing a varied range and choice of living opportunities in the City, as well as a wide range of policy in support of non-market rental housing. It further supports higher density land use designations in Town Centres providing increased housing opportunities in the community with a range of unit sizes and access to lower cost public transportation, both of which contribute to housing affordability. This framework is also supported by the Social Sustainability Strategy's Strategic Priority #1 "Meeting Basic Needs", which includes nine affordable and suitable housing actions (#11 - #19), four of which are included in the Phase 1 Implementation Plan.

Burnaby submitted two key comments to Metro Vancouver during the review of the draft strategy. Under Goal 2, several municipal actions appeared to suggest the use of financial incentives, including fee waivers and use of bonus density funds, to encourage the development of new purpose built rental housing. Burnaby's policy approach has been to provide financial supports to non-profit, non-market housing developments rather than for-profit, private developments. The Strategy responds to this concern through its recognition that tools other than financial incentives can contribute towards the viability of new market rental housing development and that local policies and contexts will result in the use of varied tools across member municipalities. The municipal action to consider one for one replacement of existing rental housing was removed from the Strategy.

Burnaby's comments also requested an advocacy action be added for Metro Vancouver to advocate that the Provincial government grant local governments the authority to zone for rental tenure. After consultation with Metro Vancouver's Housing Committee and Board, it was decided that this action would not be added to the final strategy.

Since the Board's adoption of the Strategy, the Provincial government has announced renewed funding for affordable housing and the Federal government is currently developing a National Housing Strategy. Given this context, it remains important for Metro Vancouver to set out and communicate affordable housing needs in the region through its Strategy. As a regional partner, it is recommended that Council endorse the Metro Vancouver Regional Affordable Housing Strategy and that this report be forwarded to the Social Planning Committee for information.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Metro Vancouver Regional Affordable Housing
 Strategy Endorsement
 2016 October 17..... Page 4

6.0 CONCLUSION

The Regional Affordable Housing Strategy provides a collaborative approach towards advancing a diverse and affordable housing supply in the region. It focuses on expanding the supply of market and non-market rental housing to meet the region's housing affordability needs. The goals and strategies are comprehensive and include actions for all levels of government, as well as private and non-market housing sectors. Burnaby's comprehensive policy framework supports housing affordability, and specifically has a wide range of policy in support of non-market housing.

Overall, staff are in support of the actions contained within the Strategy given that Burnaby's residential policy framework currently addresses, or supports further consideration of, many of the actions outlined in the Strategy. While the City's policies do not provide for direction for financial incentives for the creation of market rental housing, the Strategy recognizes that local policies and conditions will result in varied responses from municipalities across the region. The Board's adoption of the updated Metro Vancouver Regional Affordable Housing Strategy is timely given the recent actions and funding announcements for affordable housing by senior levels of government. As a regional partner, it is recommended that Council endorse the Metro Vancouver Regional Affordable Housing Strategy and that this report be forwarded to the Social Planning Committee for information.


 Lou Pelletier, Director
 PLANNING AND BUILDING

CS:sa

Attachments

cc: City Manager
 Deputy City Manager
 Director of Finance
 Director Parks, Recreation and Culture Services
 City Clerk

R:\Long Range Clerical\DOCS\CS\Committee Reports\2016\Metro Vancouver Regional Affordable Housing Strategy Endorsement (2016.10.25).docx

Attachment 1: Regional Affordable Housing Strategy Goals and Strategies

Goals		Strategies
GOAL 1	Expand the supply and diversity of housing to meet a variety of needs	1.1 Diversify the housing supply in terms of unit and lot size, number of bedrooms, built form and tenure.
		1.2 Improve the clarity of development approval processes while ensuring quality outcomes.
		1.3 Address community opposition to new residential development.
		1.4 Plan for the special housing needs of specific populations.
		1.5 Enhance understanding of the housing market to improve housing policy.
GOAL 2	Expand the rental supply and balance preservation of existing stock with redevelopment while supporting existing tenants	2.1 Expand the supply of rental housing, including new purpose built market rental housing.
		2.2 Make retention and maintenance of existing purpose built market rental housing more attractive.
		2.3 Ensure that tenant relocations are responsive to tenant needs.
GOAL 3	Meet housing demand estimates for very low and low income earners	3.1 Facilitate new rental housing supply that is affordable for very low and low income households.
		3.2 Support non-profit and cooperative housing providers to continue to operate mixed income housing after operating agreements expire.
		3.3 Facilitate non-profit and cooperative housing providers to create new mixed income housing through redevelopment or other means.
		3.4 Advocate to provincial and federal governments for housing and income support programs to meet housing needs.
GOAL 4	Increase the rental housing supply along the Frequent Transit Network	4.1 Expand awareness of the affordable housing and transit connection.
		4.2 Plan for transit station areas, stop areas and corridors to include rental housing affordable for a range of income levels.
		4.3 Encourage mixed income rental housing near the Frequent Transit Network.
GOAL 5	End homelessness in the region	5.1 Expand housing options to meet the needs of homeless people in the region.
		5.2 Promote measures that prevent at risk individuals from becoming homeless.
		5.3 Advocate to the provincial and federal governments for support to meet the housing needs of the homeless.

Attachment 2: Changes to Municipal Actions Included in Final Strategy

Goal 1 Expand the supply and diversity of housing to meet a variety of needs	New action added	Enhancing clarity about intended land use and permitted density for future development through neighbourhood or area <u>planning</u> or other means.
	Modified action by adding underlined	Demonstrating how Housing Action Plan policies and initiatives are intended to work towards achieving Metro 2040 housing demand estimates, <u>recognizing that senior government assistance is required.</u>
Goal 2 Expand the rental supply and balance preservation of existing stock with redevelopment while supporting existing tenants	Modified action by adding underlined	Offering incentives <u>and using tools</u> that will help make development of new purpose-built market rental housing financially viable (i.e. parking reductions, fee waiver, increased density, and fast-tracking) as needed.
	Deleted action	Require one for one replacement policies where existing rental supply is being redeveloped.
	Deleted action	Enact standards of maintenance bylaws to preserve the stock in good condition and prevent further erosion of existing rental stock.
Goal 3 Meet housing demand estimates for very low and low income earners	Combined 2 actions into one	Working with non-profit and cooperative housing providers to address issues related to expiring operating agreements, including renegotiating or renewing municipal land leases, if applicable, with suitable provision for affordable housing, facilitating redevelopment at higher density, and/or other measures, as appropriate.
Goal 4 Increase the rental housing supply along the frequent transit network	Deleted action	Purchase and hold sites/air space parcels for new non-profit housing to be made available as funding becomes available, focusing on the Frequent Transit Network.
	Deleted action	Establish an agreement with TransLink and the Province with the objective of generating funding to achieve goals for low to moderate income housing near the Frequent Transit Network.
Goal 5 End homelessness in the region	No changes	



Regional Affordable Housing Strategy





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PART ONE: INTRODUCTION

1.1. WHY A REGIONAL AFFORDABLE HOUSING STRATEGY?

An affordable and diverse housing supply is an important foundation for meeting the needs of a growing population. In a region with high and rising housing costs like Metro Vancouver, an affordable and diverse housing supply is also critical to the region's future prosperity. Housing choices that include a mix of homeownership and rental opportunities across housing types, sizes and price points are essential to accommodate a diverse workforce and to create a future for all regional residents. The Greater Vancouver Regional District Board has adopted the *Regional Affordable Housing Strategy* (RAHS) to provide leadership on regional housing needs, and to advance the complete community goals of *Metro Vancouver 2040: Shaping Our Future* (Metro 2040), the regional growth strategy adopted in 2011. This is the second iteration of the Regional Affordable Housing Strategy; the first was adopted by the Board in 2007.

This *Regional Affordable Housing Strategy* provides a renewed vision, and shared goals, strategies and actions for tackling the housing affordability challenge in Metro Vancouver. As a federation of twenty one municipalities, a treaty First Nation and an electoral area, the region shares an economy and housing market. While the market does a good job of housing most residents, and in fact 95% of all Metro's housing stock is provided through the market, it is not able to do so at a price everyone can afford. This fact is particularly true for very low and low income households earning under \$50,000 per year. Past experience shows that senior levels of government must play a role if there is to be a greater supply of housing that is within the means of this population group. Now the problem of affordability has spilled over to residents with higher income levels, including those seeking entry-level homeownership.

1.2. ROLES AND RESPONSIBILITIES

This strategy recognizes that increasingly complex housing issues demand more innovative strategies and greater collaboration. The strategy outlines actions for Metro Vancouver and recommended actions for other key housing stakeholders such as local, provincial and federal governments, private and non-profit developers, health authorities and TransLink.

Government policy at all three levels influences the housing system. The provincial mandate for housing policy, land management, transportation, social welfare, and health services and the federal government responsibility for immigration, fiscal and monetary policies mean both are key influencers of housing demand and supply. In addition, provincial and federal housing and homelessness funding programs have traditionally had a significant bearing on the production of new housing that is affordable

for very low and low income households. In recent years, there has been limited senior government funding for new affordable housing supply, which seriously impacted the region's ability to meet estimated housing demand for very low and low income households. As of spring 2016, both the provincial and federal governments have committed to re-investing in new affordable housing, providing welcome resources.

Local governments' chief role lies in ensuring an adequate supply of residential land to meet housing demand through the land use planning and regulatory process, within the context of local and regional housing demand. There are other opportunities for municipal action to address housing affordability, for example, through advocacy and incentives to the private market. And, it is recognized that local



conditions vary from one municipality to another in the region and that local governments have the authority to determine the appropriate response.

Metro Vancouver, as the federation of 21 municipalities, one Electoral Area and one Treaty First Nation, employs the following roles to advance regional goals and strategies and to support its members to achieve their goals.

- *Provide mixed income housing* through Metro Vancouver Housing Corporation (MVHC), a separate wholly owned non-profit housing organization.
- *Set policy direction* through the regional growth strategy *Metro 2040* and the *Regional Affordable Housing Strategy*.
- *Research, collect and analyse data* to support regional and municipal housing policy goals and promote best practices.
- *Convene* municipal politicians and staff on housing issues of regional and local concern.
- *Advocate* to senior governments for tools, policies and resources to support regional housing needs.
- *Use fiscal measures* such as the waiver of Greater Vancouver Sewerage and Drainage District Development Cost Charges for affordable rental housing.

TransLink's mandate is to provide a regional transportation system that moves people and goods and supports the regional growth strategy, as well as provincial and regional environmental objectives and the economic development of the region. TransLink works with partner agencies toward integrated land use and transportation planning and policy, and ensuring the system is physically and financially accessible. The *Regional Transportation Strategy Strategic Framework* recognizes that the transit system is essential to providing affordable access to opportunity and services for all regional residents, including those with the least means (Policy 2.4). In addition, by aligning the locations of transit with the location of people and jobs, overall household transportation costs can be better managed. The Strategic Framework encourages affordable and rental housing along the Frequent Transit Network (Policy 3.1).

Reflecting the collaborative nature of the Metro Vancouver federation, Metro Vancouver staff have worked with member municipalities through the Regional Planning Advisory Committee and its Housing Subcommittee to update the *Regional Affordable Housing Strategy*. This process included broad stakeholder consultation with the private and non-profit housing sectors, community agencies, TransLink, and provincial and federal governments at key points in the update process.

1.3. WHAT HAS BEEN ACCOMPLISHED SINCE THE FIRST STRATEGY?

Since the original *Regional Affordable Housing Strategy* was adopted in 2007, some progress has been made. There is an enhanced collective awareness of the housing affordability issue, and regional and local governments have taken some important steps to address it. For example, Metro Vancouver has:

- Advanced awareness of the importance of rental housing through the Rental Housing Supply Coalition.
- Adopted housing policies and regional and municipal housing demand estimates within *Metro 2040* (2011).
- Completed foundational research on rental housing to ensure there is a good understanding of the purpose built rental housing inventory, and the risk of redevelopment.
- Completed *Metro 2040 Implementation Guideline #3: What Works: Affordable Housing Initiatives in Metro Vancouver Municipalities*, providing guidance on the use and effectiveness of municipal measures for affordable housing.
- Created provisions to waive Greater Vancouver Sewerage and Drainage District Development Cost Charges for affordable rental housing developments.
- Achieved rezoning approval to redevelop Heather Place, an existing Metro Vancouver Housing Corporation housing site in Vancouver. It will create an additional 150 units of mixed-income housing.
- The *Metro Vancouver Housing and Transportation Cost Burden Study: a New Way of Looking at Affordability*, research that broadens the dialogue about affordability.

Municipalities have:

- Adopted Housing Action Plans that demonstrate how municipalities plan to achieve the estimated local housing demand, including that for low and moderate income households.
- Implemented zoning measures in support of housing diversity and affordability, such as permitting secondary suites and/or laneway houses in single-family zoned areas subject to certain conditions, allowing accessory dwelling units in duplexes, reducing parking requirements in areas close to transit, and providing small lot zones, etc.
- Facilitated new supportive and transitional housing for vulnerable populations by providing municipal land at low or no cost through Memorandums of Understanding with the province .
- Used housing reserve funds to lever the development of new non-profit housing by providing grants, purchasing land for non-profit use, and reducing or waiving permit fees.
- Granted additional density to residential developers in exchange for either on-site affordable housing units or fees in lieu of these units.
- Set targets for market rental housing and affordable housing, including preservation of existing affordable housing, in transit corridors.
- Set strategic expectations for transit station areas to accommodate a mix of land uses and housing types, and, on larger sites, new on-site purpose built rental housing units.
- Offered incentives to owners and developers to retain, renew, and enhance the purpose built market rental housing supply.

1.4. METRO 2040 AND THE REGIONAL AFFORDABLE HOUSING STRATEGY

Metro 2040 provides the overall growth management framework for the region and for the Regional Affordable Housing Strategy. *Metro 2040* coordinates and aligns regional land use and transportation planning, and directs growth to Urban Centres and in Frequent Transit Development Areas (FTDAs). The plan calls for over two-thirds of residential and employment growth to occur in these transit rich locations. Importantly, TransLink's plans and strategies reinforce this concentration of growth for efficient transit service. Goal 4 of *Metro 2040* aims to create complete communities, and one of the strategies for doing this is through policy support for an affordable and diverse housing supply. RAHS is a strategy focused on a single component of growth – housing – and it is intended to provide further direction to implement *Metro 2040*.

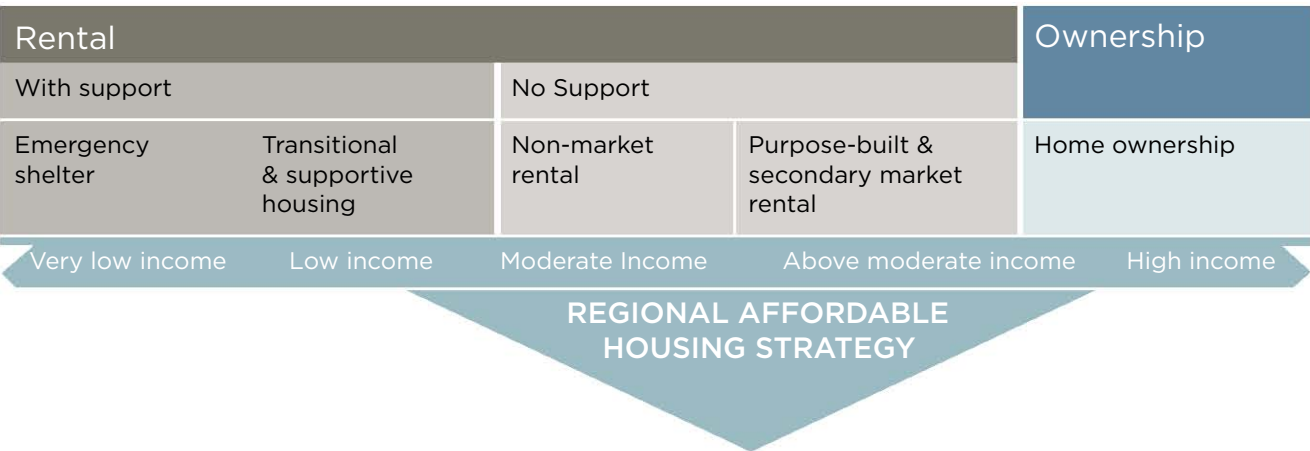
The RAHS relies on Regional Context Statements (RCSs) as one means of implementation. RCSs are the link between Official Community Plans and the regional growth strategy; they are developed by municipalities in collaboration with Metro Vancouver, adopted as part of Official Community Plans and accepted by the Metro Vancouver Board. RCSs demonstrate how local aspirations as expressed in municipal plans align with and support the vision for the future of the region as expressed in *Metro 2040*.

Specifically, RCSs identify what local policies and strategies are in place to address housing needs, as well as confirm the intent to complete and implement a Housing Action Plan. Housing Action Plans, or their equivalents, direct municipal action to address local priorities for housing supply, diversity and affordability within their jurisdiction.

1.5. A RENTAL HOUSING FOCUS

The housing continuum depicts the main elements of the housing supply, including different housing types, tenures and presence of support services (if any) (Figure 1). It also reflects a range of incomes or affordability levels. The main focus of the *Regional Affordable Housing Strategy* is on rental housing – non-market rental and market rental housing – the central part of the housing continuum, as this is the part of the continuum that the market is unable to address adequately. While some regional coordination on homelessness has occurred in the past, this role is presently being redefined by a leadership group of homeless agencies and funders. It is expected that they will seek to coordinate resources around the left side of the continuum for homeless or formerly homeless persons. This strategy also addresses the homeownership part of the continuum, where there are now significant affordability concerns. The *Regional Affordable Housing Strategy's* strategic focus for homeownership is to encourage housing diversity and choice, particularly for entry-level home ownership options.

FIGURE 1: HOUSING CONTINUUM AND RENTAL HOUSING FOCUS



1.6. VERY LOW AND LOW INCOME HOUSEHOLDS

Affordability is a measure of the ability to pay for housing. It relates the price or cost of housing to household income. Housing is considered affordable when monthly housing costs (rent or mortgage payments including property taxes, strata fees, and heating costs) consume less than 30% of before tax (gross) household income. Housing affordability concerns are invariably associated with households that have very low and low incomes as they face difficulties affording market rates. Households with higher incomes may choose to pay more than 30% and still live comfortably.

Metro Vancouver’s regional median household income (RMHI) in 2011 was \$63,000 per year. Half of regional households had incomes above \$63,000, and half of households’ incomes were below it. Of the six largest metropolitan regions in the country, Metro Vancouver has the second lowest median household income, trailing Calgary, Edmonton, Ottawa and Toronto.



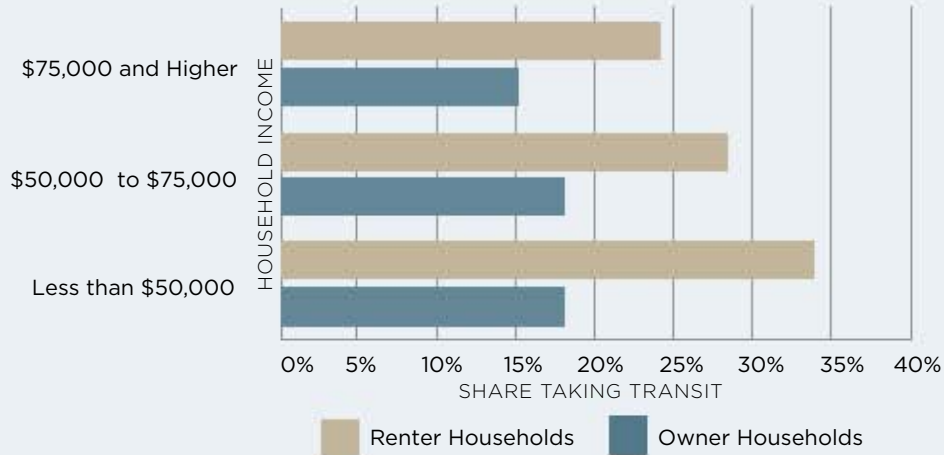
The Strategy focuses on the housing needs of very low and low income households recognizing that the market generally does not do so. Very low income households are those earning 50% or less of the regional median, approximately \$30,000 per year. Low income households earn between 50 and 80% of RMHI or between \$30,000-50,000 per year and moderate income households earn 80-120% of RMHI. Table 1 shows the amount that each household income segment can afford to pay for housing. Different household types and sizes will have different incomes and housing costs; for example a family household will have higher housing costs than a single person household.

TABLE 1: HOUSEHOLD INCOME CATEGORIES METRO VANCOUVER

Household Income Categories	Share of regional median household income RMHI (\$63,000)	Annual household income range	Affordable monthly housing payment
Very low income households	<50% RMHI	<\$30,000/yr	Less than \$750/mo
Low income households	50%-80% RMHI	\$30,000-\$50,000/yr	\$750-1,250/month
Moderate income households	80% -120% RMHI	\$50,000-\$75,000/yr	\$1,250-1,875/month
Above moderate income households	120% – 150% RHMI	\$75,000-\$100,000	\$1,875 -\$2,500/month
High income households	150% RHMI plus	\$100,000 plus	\$2,500/month plus

Source: Metro Vancouver Housing Demand Estimates 2016-2026. Dec 2015.
Income based on 2011 National Household Survey.

CHART 1: SHARE OF HOUSEHOLDS USING TRANSIT BY HOUSEHOLD TENURE AND INCOME IN METRO VANCOUVER



Source: NHS 2011.

1.7. THE AFFORDABLE HOUSING AND TRANSIT CONNECTION

While households choose where to live for all kinds of reasons, the housing affordability and transit connection is an important consideration. For many working households, transit is a necessity to get to work. Chart 1 shows the relationship between transit use, housing tenure and household income in Metro Vancouver. In general, renters are more likely than owners to take transit to work. In particular, renter households earning less than \$50,000 per year depend on transit the most. Ideally then, affordable rental housing should be located near frequent transit.

Transit-oriented development is viewed as one of the top policy approaches for making land available for affordable housing “at the right location”³; for example, where access to public transit links residents to employment and services. Good locations for affordable housing should include access to transit. While transit service levels vary across the region and access to any level of service can be beneficial, the highest quality access is provided by TransLink’s Frequent Transit Network (FTN) (Figure 2).



³ McKinsey Global Institute. October 2014. A blue print for addressing the global affordable housing challenge.

For the purposes of this Strategy, a good transit location is defined as being located within walking distance of the FTN. For rapid transit FTN, this is generally defined as locations within 800 metres walking distance of a rapid transit station. For non-rapid transit FTN, this is generally defined as a location within 400 metres distance of an FTN bus stop. Figure 3 illustrates this concept.

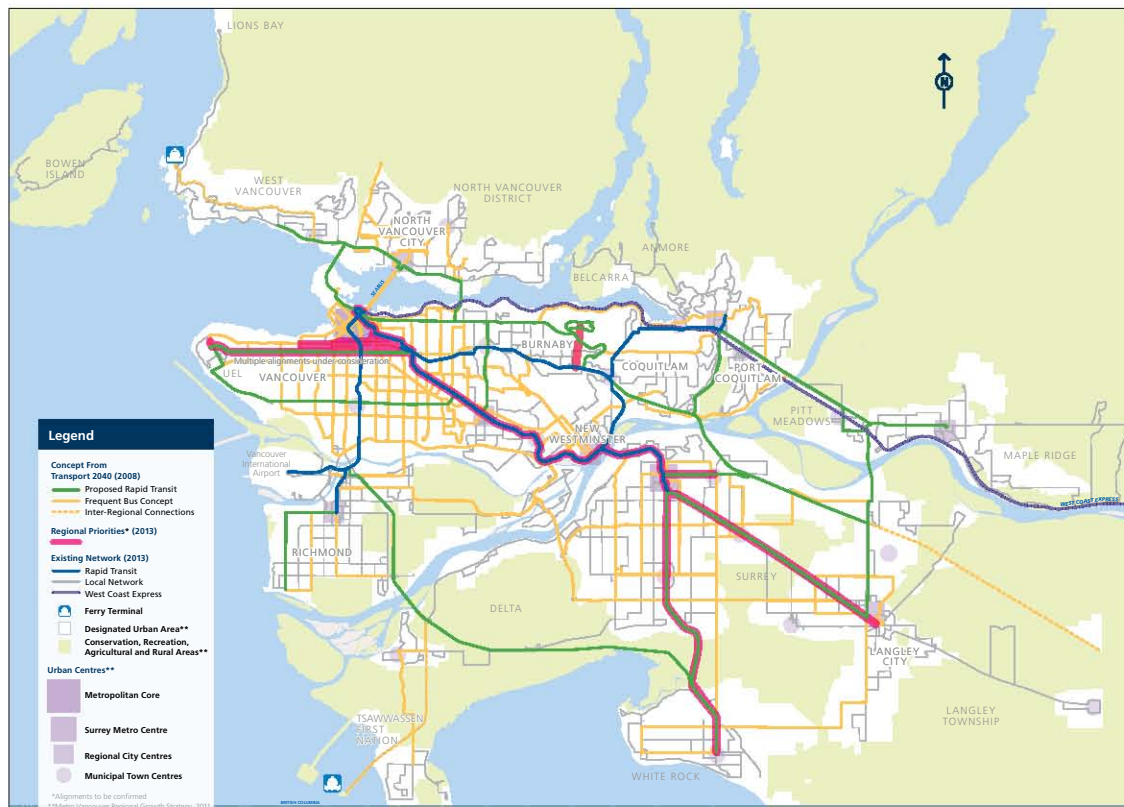
But the region is diverse. Walkability and transit service levels (frequency, coverage and vehicle capacity) can vary greatly within a municipality. Good transit locations for affordable housing in some neighbourhoods and communities may need to be defined more broadly to recognize the variations and permit flexibility.

Generally, being in close proximity to transit stations and stops translates to better access and convenience for residents. But the competition for access can

drive up the land value for parcels near these transit passenger facilities, making affordable housing development financially unfeasible. This is particularly the case for parcels near FTN rapid transit stations, more so than near FTN bus stops. The challenge for public policy is to maintain a broad and realistic outlook for new housing opportunities within reasonable proximity to the FTN.

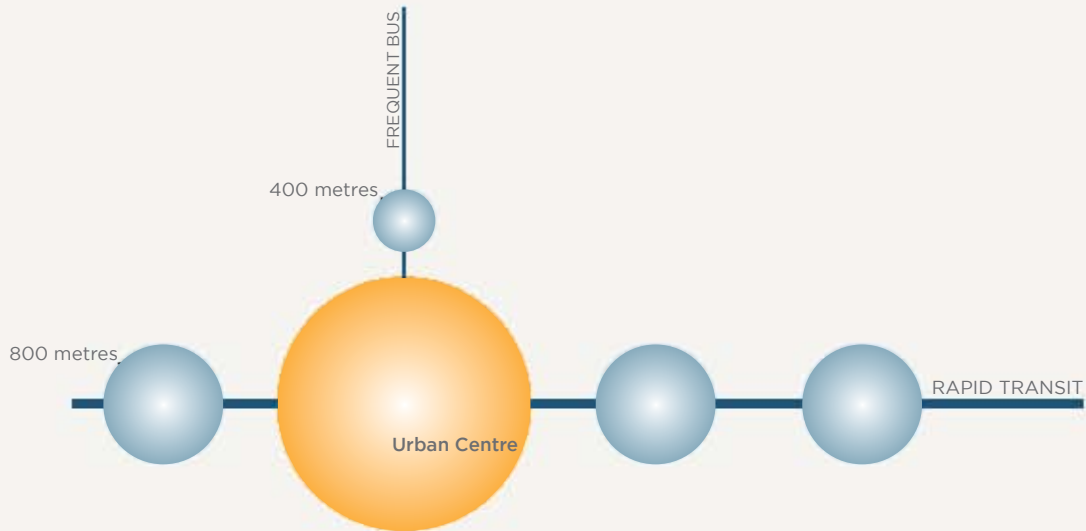
The Frequent Transit Network is the region's network of corridors where transit service runs at least every 15 minutes in both directions throughout the day and into the evening, every day of the week. Rapid transit Frequent Transit Network operates in an exclusive right of way and is typically rail (though can be bus), whereas non-rapid transit Frequent Transit Network (typically bus) operates in mixed traffic.

FIGURE 2 : REGIONAL TRANSPORTATION NETWORK, 30-YEAR CONCEPT FROM TRANSPORT 2040 (2008) WITH REGIONAL PRIORITIES (2013) TO BE CONFIRMED IN THE RTS IMPLEMENTATION PLAN



Note: Following completion of the Implementation Plan, these investment maps will be updated to show additional agreed-upon regional priorities. © South Coast British Columbia Transportation Authority doing business as Translink. All rights reserved.

FIGURE 3 : PROXIMITY TO FREQUENT TRANSIT NETWORK



Given that they are often a focus for FTN services, Urban Centres as defined in *Metro 2040* – Metro Core, Surrey Metro Centre, Regional City Centres

and Municipal Town Centres - are good locations for affordable housing, as are Frequent Transit Development Areas.



2. PART TWO: THE CHALLENGE

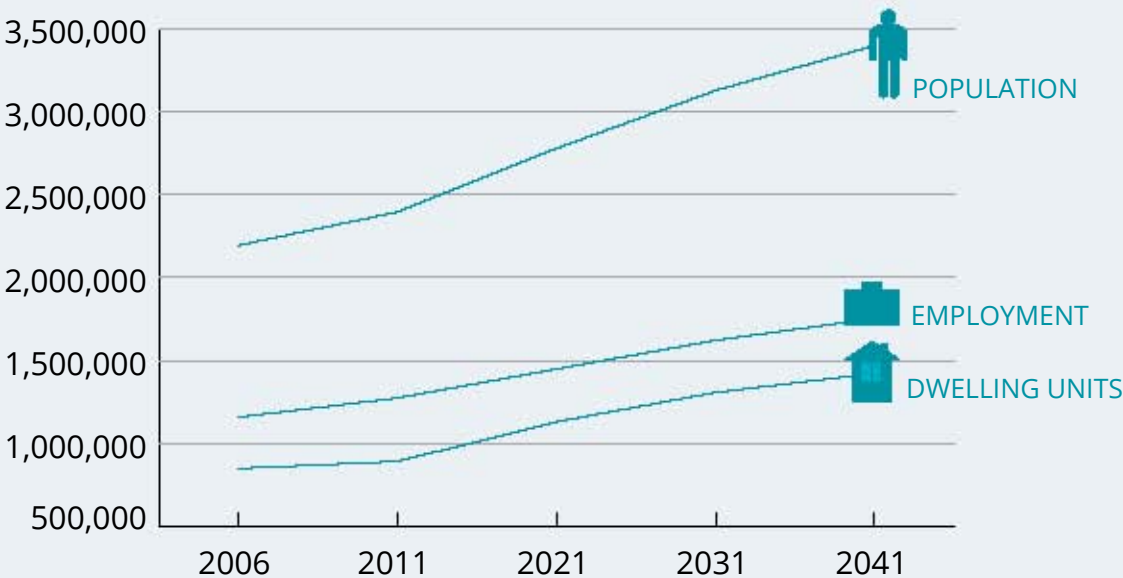
2.1. REGIONAL GROWTH TRENDS

Metro Vancouver is growing rapidly. The region is a destination for nearly 35,000 additional people per year, or another 1 million people by 2040. This reality means a growing demand for new homes, roughly 500,000 additional homes over the next 30 years.

Given present trends, the future population will be increasingly diverse and it will become older. As well, the aboriginal population is one of the fastest growing populations in the region, with many people moving to urban areas to pursue employment, education and city life.



CHART 2: A GROWING REGION



Source: *Metro 2040*. Appendix A, Table A1.

2.2. ESTIMATED REGIONAL HOUSING DEMAND

To meet this population growth, Metro Vancouver forecasts additional housing demand of approximately 18,000 units per year over the next ten years. It expects that based on past trends, about two thirds or 13,000 households every year will continue to be able to make the necessary trade-offs to buy a home. Rental housing demand is estimated at 5,500 new units each year over 10 years. Of these rental units, about two thirds are estimated to be for very low and low income

households or 3,500 units per year. The remaining demand is for 1,900 rental units per year for moderate and higher income households who can afford to pay market rents.⁴

⁴ Metro Vancouver has prepared updated housing demand estimates for the period 2016-2026 in consultation with municipalities using recent Census and National Household Survey data and a cohort survival model. See Metro Vancouver Regional Planning, Metro Vancouver Housing Demand Projections – Overview of Assumptions and Methodology. Dec 2015.

CHART 3: ESTIMATED ADDITIONAL HOUSING DEMAND 2016-2026, ANNUALLY METRO VANCOUVER



2.3. MISMATCH BETWEEN RENTAL HOUSING DEMAND AND SUPPLY

The market is largely meeting the estimated demand for ownership housing, but prices are rising, particularly for desirable single-detached homes. Purpose-built market rental supply is also beginning to grow once again, thanks to changing market conditions and innovative municipal incentive programs, but this has not been able to catch up to the significant unmet demand. The secondary rental market also continues to expand (i.e. investor owned rented condominiums, secondary suites, and laneway houses), but more is needed, as vacancy rates remain low. Not unexpectedly, given high land and construction costs and lack of government funding, there has been less progress in achieving estimates for additional housing affordable for very low income and low income households.

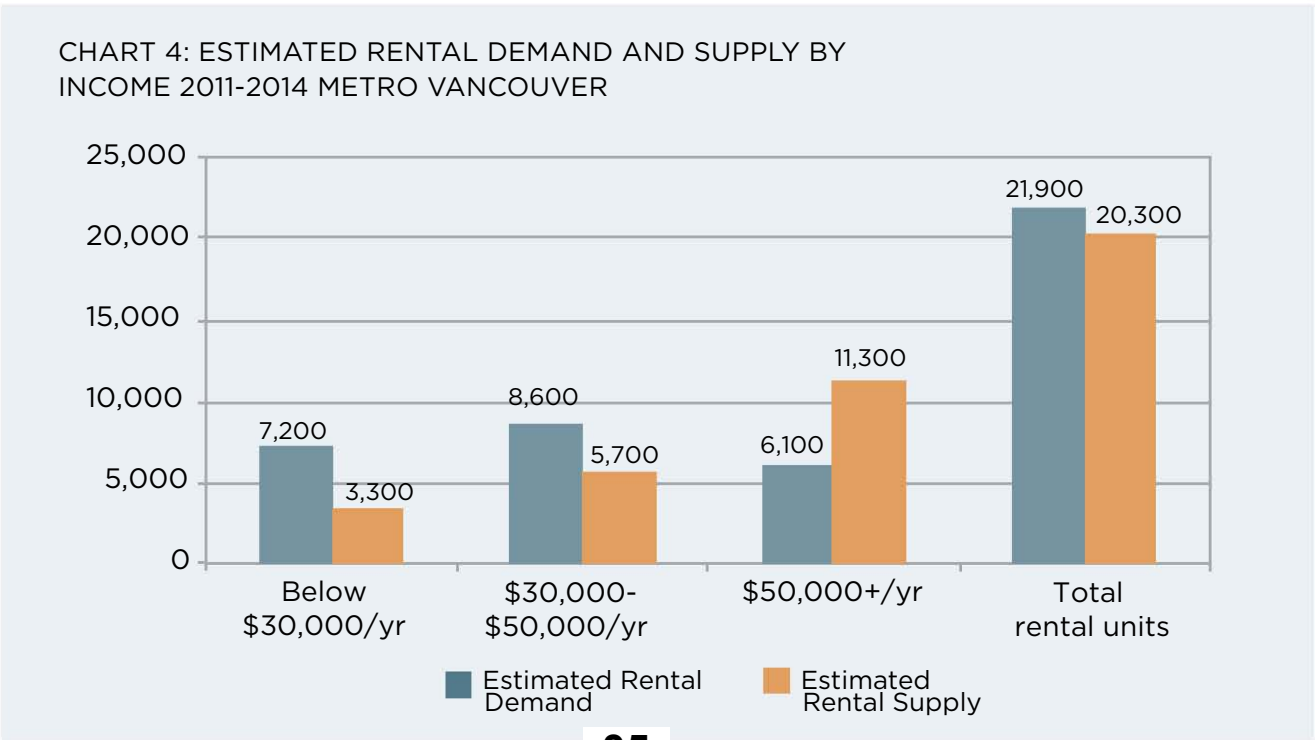
thirds of the estimated rental housing demand for households earning under \$50,000/year, was met with new supply.⁵ This is the overall regional picture; the situation in each municipality may be different.

Provincial government rent supplements help to make existing rental housing more affordable for some low income households. Between 2011 and 2014, the province added almost 2,700 new rent supplements for low income households in Metro Vancouver mainly through the Rental Assistance Program (RAP) for families and Shelter Aid for Elderly Renters (SAFER) for seniors.⁶ These programs help low income households meet their rental housing needs in the market place by providing them with additional income to pay market rents.

Chart 4 shows that in the recent period from 2011 to 2014 and using broad estimation techniques, new rental supply fell short of rental demand by about 1,600 units overall, and that only about half to two-

⁵ Performance in this period has likely been impacted by the lagged effects of the financial crisis, when housing starts fell dramatically. Completions do not measure units committed or under construction. See Appendix 2 for estimation method

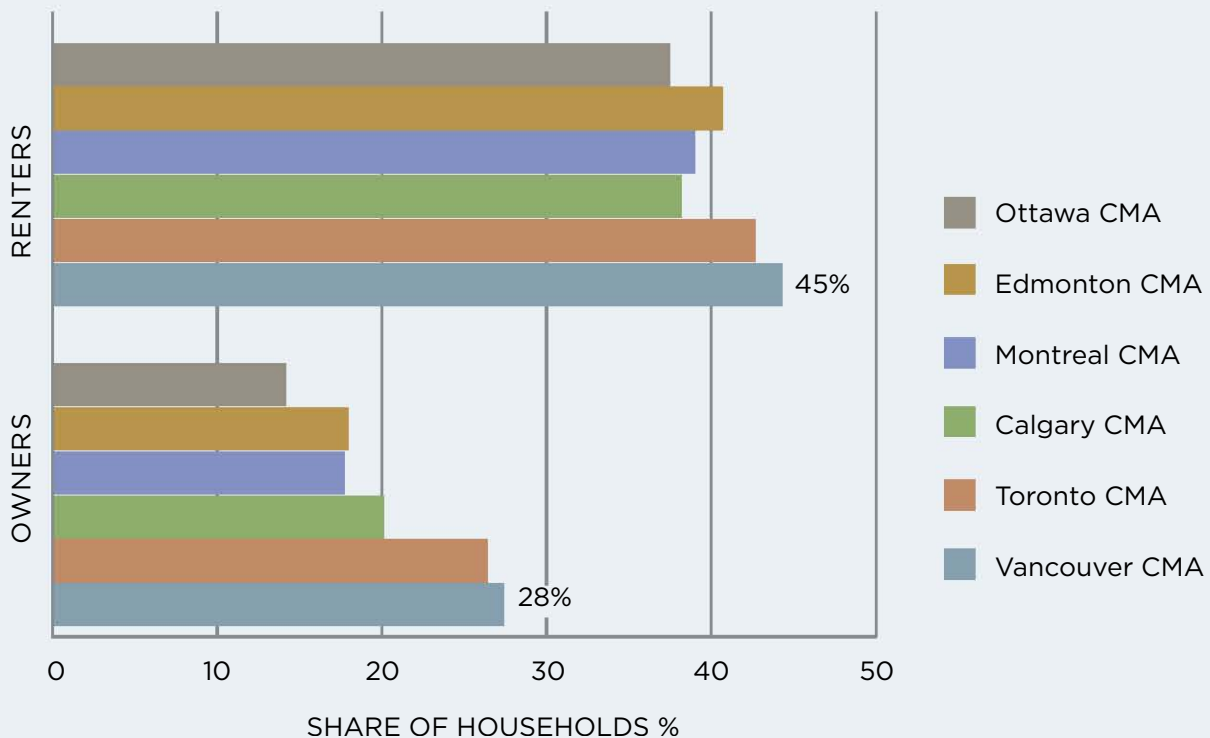
⁶ Rent Supplements. BC Housing. Research and Corporation Planning Department. Unit Count History Pivot Table. March 31 of each year. Net increase in the number of rent supplements per year in Metro Vancouver. As of March 31, 2014, 15,175 households in the region received a rent supplement



But rent supplements (which do not create new units and instead rely on the existing housing supply) can be inflationary, with the unintended consequence of placing pressure on moderately priced rental units. Rent supplements increase demand by enhancing recipients' ability to pay for rent, allowing very low income households earning under \$30,000 or \$35,000 per year to pay more for rent than they could afford with their income alone, drawing from the supply of higher cost units. When rent supplements are considered, the net result is that over 80% of low income housing demand is met over the period, while only 35% of low-to-moderate income demand is supplied.

One impact of this imbalance is that some households pay more for housing than they can afford, exceeding the 30% affordability threshold. Chart 5 shows that about 45% of Metro Vancouver renter households had a housing cost burden of 30% or more in 2011, and they were significantly worse off than owners. In fact, a greater share of Metro Vancouver households had a housing cost burden exceeding 30% than in any other city in Canada.

CHART 5: SHARE OF HOUSEHOLDS EXCEEDING 30% HOUSING COST BURDEN 2011

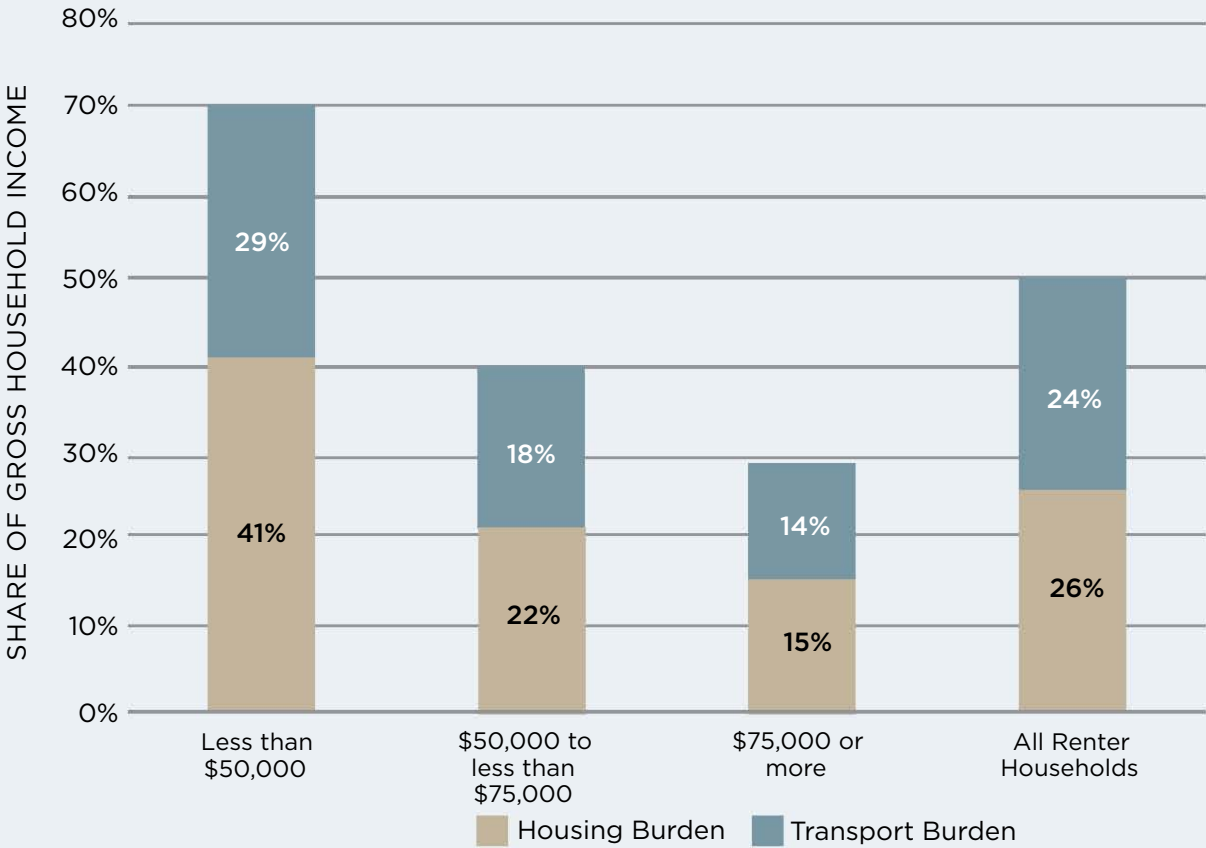


2.4. THE HOUSING AND TRANSPORTATION COST BURDEN

Transportation costs add to a household's housing cost burden, and can combine to make affordable living in this region a challenge. The *Metro Vancouver Housing and Transportation Cost Burden Study* (2015) found that working households (households with a least one member in the employed labour force) living in areas well served by transit or close to their job have relatively low transportation costs, whereas households in other locations may face higher transportation costs. It showed that living near frequent transit can make it easier to absorb relatively high housing costs.

Working owner households with mortgages have an estimated housing and transport cost burden (as a percent of their gross income) of 40%; working renters have a higher cost burden of 49%. Renter households with incomes under \$50,000 per year have the highest cost burdens of all households, spending 67% of their gross household income on housing and transportation costs. Providing housing options for low to moderate income households to live in transit-oriented locations can improve overall affordability, and ensure the availability of workforce housing needed for a regional prosperity. New transit investments in the region can improve overall affordability by reducing reliance on automobiles and the associated costs.

CHART 6: HOUSING AND TRANSPORTATION COST BURDEN BY INCOME FOR RENTERS



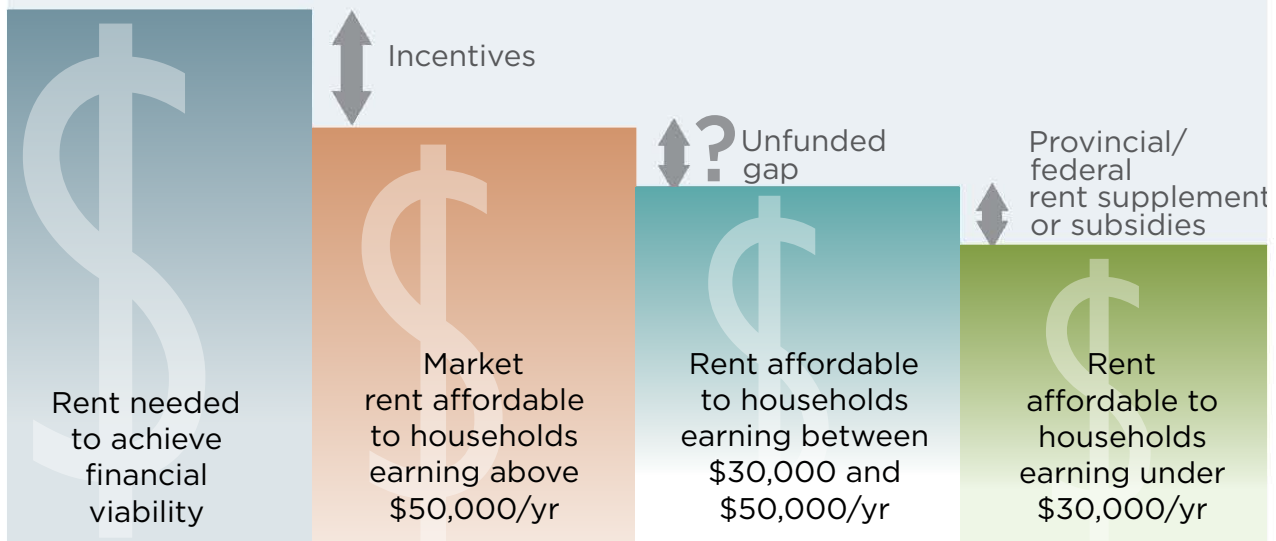
Source: The Metro Vancouver *Housing and Transportation Cost Burden Study: A New Way of Looking at Housing Affordability* May 2015

2.5. THE FUNDING GAP AND SENIOR GOVERNMENT FUNDING

Very little new purpose built market rental housing has been developed over the past 25-30 years as it has not been financially viable. While new purpose built market rental is being developed today, new units tend to be more expensive than older existing purpose built rental housing. It is more difficult to create rental housing that is affordable to households earning between \$30,000 to \$50,000 per year. Rent supplements help those earning under \$30,000 per year to afford market rents, if they qualify. New rental housing for low income earners of \$30,000 - \$50,000 per year requires further assistance in the form of subsidies or grants from provincial and/or federal government to achieve affordability.

The actions proposed in the *Regional Affordable Housing Strategy* aim to facilitate all forms of rental housing, with a focus on new rental housing affordable for households earning between \$30,000 and \$50,000 per year, assuming the continued availability of provincial rent supplements to make these units affordable households earning below \$30,000 that qualify.

FIGURE 4: THE FUNDING GAP





PART THREE: THE STRATEGY

The Regional Affordable Housing Strategy begins with a shared regional vision reflecting *Metro 2040*'s broad objectives. It is structured around five goals depicting desired future housing outcomes. Each goal is supported by strategies that are intended to advance that goal. Specific actions follow for Metro Vancouver, for implementation either through Regional Planning, by Metro Vancouver Housing Corporation or the Homelessness Partnering Strategy Community Entity. This is followed by recommended actions for municipalities to be implemented as appropriate, through Official Community Plans, Regional Context Statements, and Housing Action Plans, as well as other plans, policies and programs. Finally, there are recommended actions for the provincial and federal government, the private and non-profit development industry, TransLink and health authorities, where appropriate.

3.1 VISION

A diverse and affordable housing supply that meets the needs of current and future regional residents.

3.2 GOALS AND STRATEGIES

Table 2 summarizes the five goals and the strategies for advancing each goal. This is followed by a re-statement of each goal and associated strategies, with specific actions for each goal.

TABLE 2: GOALS AND STRATEGIES

Goals		Strategies
GOAL 1	Expand the supply and diversity of housing to meet a variety of needs.	1.1 Diversify the housing supply in terms of unit and lot size, number of bedrooms, built form and tenure
		1.2 Improve the clarity of development approval processes while ensuring quality outcomes
		1.3 Address community opposition to new residential development
		1.4 Plan for the special housing needs of specific populations
		1.5 Enhance understanding of the housing market to improve housing policy
GOAL 2	Expand the rental supply and balance preservation of existing stock with redevelopment while supporting existing tenants	2.1 Expand the supply of rental housing, including new purpose built market rental housing
		2.2 Make retention and maintenance of existing purpose built market rental housing more attractive
		2.3 Ensure that tenant relocations are responsive to tenant needs
GOAL 3	Meet housing demand estimates for very low and low income earners	3.1 Facilitate new rental housing supply that is affordable for very low and low income households
		3.2 Support non-profit and cooperative housing providers to continue to operate mixed income housing after operating agreements expire
		3.3 Facilitate non-profit and cooperative housing providers to create new mixed income housing through redevelopment or other means.
		3.4 Advocate to provincial and federal governments for housing and income support programs to meet housing needs
GOAL 4	Increase the rental housing supply along the Frequent Transit Network	4.1 Expand awareness of the affordable housing and transit connection
		4.2 Plan for transit station areas, stop areas and corridors to include rental housing affordable for a range of income levels
		4.3 Encourage mixed income rental housing near the Frequent Transit Network
GOAL 5	End homelessness in the region	5.1 Expand housing options to meet the needs of homeless people in the region
		5.2 Promote measures that prevent at risk individuals from becoming homeless
		5.3 Advocate to the provincial and federal government for support to meet the housing needs of the homeless

GOAL

1

EXPAND THE SUPPLY AND DIVERSITY OF HOUSING
TO MEET A VARIETY OF NEEDS

The market provides most of the housing supplied in the region, three-quarters of it home-ownership. This goal recognizes that to meet the growing and changing needs of the diverse population, it is desirable that the market continue to produce new supply at a pace that meets demand and with a wider variety of housing forms and tenures at a range of price points. This includes meeting the diverse and special needs of specific populations, including Urban Aboriginals and an aging population. Specifically, it acknowledges that the single-detached home is increasingly out of reach for families in some parts of the region and that alternative ground-oriented home-ownership options are required to meet evolving consumer needs and ability to pay. Easing the concerns of residents about new development can help to ensure that the market is able to supply new housing in a timely fashion, as would enhancing clarity about development approval processes. This goal also recognizes that the regional housing market is impacted by global and national trends and that a better understanding of these trends can help improve policy and planning responses.

STRATEGIES:

Strategy 1.1:	Diversify the housing supply in terms of unit and lot size, number of bedrooms, built form and tenure
Strategy 1.2:	Improve the clarity of development approval processes while ensuring quality outcomes
Strategy 1.3:	Address community opposition to new residential development
Strategy 1.4:	Plan for the special housing needs of specific populations
Strategy 1.5:	Enhance understanding of the housing market to improve housing policy

ACTIONS:

Metro Vancouver, through its Regional Planning role, will:

- a. Update the *Metro 2040* housing demand estimates in consultation with municipalities, including by family type if possible, and monitor and report on progress towards achievement of these estimates.
- b. Work with housing stakeholders to promote public awareness and understanding of the need to accommodate population growth with increased density and housing diversity, emphasizing that increased supply brings benefits to our respective communities and the best practices for accommodating this growth using examples and strategies from here and elsewhere.
- c. Prepare an *Implementation Guideline for Municipal Housing Action Plans* to provide best practice guidance on the form and content of these plans.
- d. Research, collect, acquire and analyse data to support municipal housing policy including undertaking related transportation and parking studies:
 - i. Explore financial and regulatory barriers, and opportunities for expanding the supply and variety of ground-oriented and medium density ownership housing choices such as infill housing, townhouses, duplexes with accessory dwellings, and cottage housing.
 - ii. Explore best practices in mechanisms to expand home ownership that is affordable for entry-level home buyers, such as cooperatives, co-housing, rent-to-own options, and new forms of shared ownership and the post occupancy satisfaction of residents of these projects.
 - iii. Explore best practices in addressing community opposition for all types of housing along the housing continuum.
 - iv. Convene a regional working group of industry and government stakeholders to obtain data to

better understand the drivers of housing demand in the region (i.e. equity versus income, foreign and investor ownership of residential property, incidence of speculation, and vacant, unoccupied or second units).

- e. Advocate to the provincial and federal governments to collect and report reliable data about the sources and nature of regional housing demand.
 - i. If warranted, advocate for measures to counteract adverse impacts of external demand, vacant units and/or speculation.
 - ii. If appropriate, request that senior governments identify ways that foreign investment could be directed to enhance housing supply and affordability in Metro Vancouver, for example, through investment in new purpose-built rental housing, or by directing additional fees or taxes towards affordable housing.
- f. Offer workshops/seminars/speakers on housing topics of common concern.
- g. Work with stakeholders to develop and advance regional housing policy directions for the urban Aboriginal population, seniors, persons with disabilities and other populations, as warranted.
- h. Work with partners to create an accessible and adaptable housing registry or other means to assist persons with disabilities and seniors to find appropriate housing to live independently.
- i. Identify surplus and underutilized public lands and explore mechanisms that could be used to make these sites available for affordable housing development

Municipalities will consider, through plans, policies and programs:

- j. Monitoring and reporting on progress towards achievement of *Metro 2040* housing demand estimates.
- k. Demonstrating how Housing Action Plan policies and initiatives are intended to work towards achieving *Metro 2040* housing demand estimates, recognizing that senior government assistance is required.

- l. Using zoning and regulatory measures to expand the variety of types, tenure and built form of ground-oriented ownership and rental housing (i.e. coach houses/laneway houses, semi-detached and duplexes, micro units, townhouses including freehold townhouses, secondary rental market housing options such as accessory dwelling units in duplexes and townhouses, and other forms of infill and intensification.)
- m. Encouraging a diversity of housing forms in proximity to the Frequent Transit Network including medium density ground oriented options in station shoulder areas.
- n. Promoting family friendly housing, as applicable, through policies for multi-family housing options with 3 or more bedrooms.
- o. Enhancing clarity about intended land use and permitted density for future development through neighbourhood or area planning or other means.

Proposed Provincial Government Actions;

- p. Provide a cost effective and timely process for considering changes to the Building Code that would promote innovation in affordable housing.

Proposed Non-profit and Private Sector Development Partner Actions:

- q. Work with municipalities to facilitate an effective and efficient development approval process.
- r. Work with municipalities to establish bedroom mix objectives to ensure an adequate supply of family friendly housing.
- s. Bring forward innovative development applications that meet the needs of families using alternate forms, densities and tenures.

Proposed Health Authority Actions:

- t. Plan for and fund suitable housing and support services for frail seniors, persons with severe and persistent mental health issues and other vulnerable populations including the homeless.

GOAL

2

EXPAND THE RENTAL SUPPLY AND BALANCE PRESERVATION OF EXISTING STOCK WITH REDEVELOPMENT WHILE SUPPORTING EXISTING TENANTS

Market rental housing, consisting of purpose-built units and secondary forms of rental housing, such as secondary suites, laneway units and rented condominiums, is a critical component of the housing continuum and is usually more affordable than the least cost ownership option. It provides housing for recent immigrants, temporary workers, young people, seniors and students. And, as homeownership prices rise, a secure rental housing supply is a more valuable resource. Ensuring that this supply continues to grow is fundamental to the Strategy, as it will enable gradual redevelopment of the existing, aging purpose-built stock to occur without reducing rental supply. This goal also recognizes that rent supplement programs are dependent upon a growing rental supply to provide an adequate number of units and to avoid inflationary pressures. This strategy devotes special attention to purpose-built market rental housing as an especially valuable component of the rental supply due to the security of tenure it offers tenants, and its vulnerability to redevelopment as condominiums. Preserving the existing purpose built rental stock is the least cost approach for affordable rental housing. However, as this is not realistic over the long-term for all buildings, ensuring phased or gradual redevelopment with suitable tenant relocation policies to mitigate tenant impacts, will help to ensure an adequate supply of rental accommodation, while supporting very low and low income tenants.



STRATEGIES:

- Strategy 2.1: Expand the supply of rental housing, including new purpose built market rental housing
- Strategy 2.2: Make retention and maintenance of existing purpose built market rental housing more attractive
- Strategy 2.3: Ensure that tenant relocations are responsive to tenant needs

ACTIONS:

Metro Vancouver, through its Regional Planning role will:

- a. Monitor the purpose-built rental housing supply, including in transit-oriented locations, to identify areas where rental housing is being lost or gained, to alert decision-makers to the vulnerability of the purpose built rental supply.
- b. Expand the information base about the rental supply including rents for vacant units, and better understanding of the difference between purpose built rental housing and other forms of secondary rental housing.
- c. Inform the provincial and federal governments of gaps in rental housing supply by income level and advocate for specific measures to address funding gaps for very low to moderate income housing (i.e capital funding, subsidies, tax incentives or other measures).
- d. Develop an *Implementation Guideline on Municipal Measures to Expand and Sustain the Purpose Built Rental Supply* profiling measures such as transferring density, innovative infill, energy upgrades, parking reductions, and purchase by non-profits.
- e. Research and identify best practices in tenant relocation policies and strategies.

Municipalities will consider, through plans, policies and programs:

- f. Offering incentives and using tools that will help make development of new purpose-built market rental housing financially viable (i.e. parking reductions, fee waivers, increased density, and fast-tracking) as needed.
- g. Offering incentives and using tools to preserve and sustain existing purpose-built market rental housing (i.e. reduced parking, increased density for infill development, transfer of density, one for one replacement policies, standards of maintenance bylaws) as needed.
- h. Facilitating non-profit housing organizations to purchase existing rental buildings for conversion to non-profit operation.
- i. Supporting efforts to reduce rental operating costs by improving energy performance of purpose-built rental buildings through the use of energy efficiency incentives offered by Fortis and BC Hydro, such as energy advisors, energy audits, demonstration projects etc.
- j. Establishing bedroom mix objectives to accommodate families in new condominiums and purpose built rental housing.
- k. Providing clear expectations and policies for increasing and retaining the purpose-built market rental housing supply.
- l. Requiring tenant relocation plans as a condition of approving the redevelopment of existing rental housing.
- m. Ensuring that developers notify tenants impacted by redevelopment of their rights under the *Residential Tenancy Act*.

Proposed Provincial Government Actions:

- n. Review all provincial taxes and assessment practices, including property transfer tax, to ensure they do not impede the delivery of rental housing.
- o. Review *Residential Tenancy Act* provisions for relocating tenants in a redevelopment situation with a view to enhancing provisions (i.e. moving expenses, notification, reduced rent, free month's rent) to mitigate the impact of relocation and to enable tenants to find suitable alternative accommodation.

Proposed Federal Government Actions:

- p. Reinstate federal tax incentives to stimulate new purpose-built market rental supply.
- q. Institute a new direct lending program with affordable rates for new purpose built rental housing as advocated by the Federation of Canadian Municipalities (FCM).
- r. Offer an Eco-energy Tax Credit to encourage small apartment building owners to invest in = retrofits as advocated by Federation of Canadian Municipalities (FCM).

GOAL

3

MEET HOUSING DEMAND ESTIMATES FOR VERY LOW AND LOW INCOME EARNERS

This goal focuses on strategies and actions to address the gap in the supply of housing affordable to very low and low income households earning under \$50,000 per year. While existing market rental housing can form a source of supply for very low income households who may be receiving rent supplements, this goal aims to catalyse the assets and resources of the non-profit and cooperative housing sector to continue to provide and to increase the supply of mixed income non-profit rental and cooperative housing for very low to low income households. The pending expiry of non-profit and cooperative housing operating agreements may pose a challenge for some agencies, as providers will no longer receive a subsidy from government to support below market units. It also recognizes that delivering and operating mixed income housing in today's funding environment is complex, requires partnerships and significant municipal and non-profit capacity. This goal recognizes the unique opportunity for Metro Vancouver Housing Corporation to expand its stock of mixed income housing.



Metro Vancouver, through its Regional Planning role, will:

- a. Support and advocate for the renewal of expiring non-profit and cooperative housing operating agreements, including ongoing subsidy for low-income households.
- b. Research and communicate best practices in the municipal development approval process for non-profit and cooperative housing providers and developers.
- c. Review Greater Vancouver Sewerage and Drainage District Development Cost Charge by-law waiver conditions for affordable rental housing to ensure the waiver can assist in the creation of new affordable rental housing by reflecting current funding arrangements and that it is consistent with municipal practices, as much as possible.
- d. Consider making surplus sites in suitable locations owned by Metro Vancouver and affiliated agencies available to the Metro Vancouver Housing Corporation to develop additional mixed income housing.

STRATEGIES:

- | | |
|--------------|--|
| Strategy 3.1 | Facilitate new rental housing supply that is affordable for very low and low income households |
| Strategy 3.2 | Support non-profit and cooperative housing providers to continue to operate mixed income housing after operating agreements expire |
| Strategy 3.3 | Facilitate non-profit and cooperative housing providers to create new mixed income housing through redevelopment or other means |
| Strategy 3.4 | Advocate to provincial and federal governments for housing and income support programs to meet housing needs |

ACTIONS:

- e. Explore with municipalities, non-profits (including MVHC), the private sector and other stakeholders, the need for and options for managing the property, the tenants, and the agreements for affordable housing created through municipal policies, including consideration of a model like A Regional Coalition for Housing (ARCH) in East King County, Washington
- f. Advocate to the provincial and federal government for specific measures to address funding gaps for very low to low income housing (i.e. capital funding or subsidies for new non-profit and cooperative housing, rent supplements for single persons, and tax incentives for sale of purpose built rental housing to non-profit housing organizations).
- g. Explore new sources of funding/equity capital for Metro Vancouver Housing Corporation to be able to increase the supply of mixed income rental housing.



Metro Vancouver Housing Corporation (MVHC) Actions:

- h. Work with municipal partners to identify suitable Metro Vancouver Housing Corporation sites for redevelopment at higher density to increase the supply of mixed income non-profit rental housing, providing that adequate municipal incentives and/or other funding is available.
- i. Explore the sale of surplus or underutilized Metro Vancouver Housing Corporation sites with proceeds reinvested into other sites that offer greater opportunity to supply more affordable housing units.
- j. Explore with municipalities opportunities on municipal sites for expanding the supply of mixed income non-profit rental housing.
- k. Consider management of affordable rental units obtained by municipalities through inclusionary housing policies, providing the units can be managed by Metro Vancouver Housing Corporation on a cost-effective basis.
- l. Create a tenancy management package providing MVHC estimated fees for services to manage, on a cost recovery basis, various aspects of affordable housing units obtained through municipal policies.
- m. Explore making available for relocating tenants of redeveloping non-profit and purpose built market rental projects rental housing from within MVHC's existing portfolio of market rental units.



Municipalities will consider, through plans, policies and programs:

- n. Offering incentives to non-profits and cooperatives for proposed new mixed income housing (i.e. parking reductions, fee waivers, increased density, and fast-tracking) to assist in making these housing options financially viable.
- o. Clearly stating expectations and policies for development of new non-profit rental and cooperative housing
- p. Ensuring a portion of amenity contributions or payments in lieu are allocated for housing affordable to low and moderate income households.
- q. Allocating housing reserve fund monies to affordable housing projects based on clearly articulated and communicated policies.

- r. Working with non-profit and cooperative housing providers to address issues related to expiring operating agreements, including renegotiating or renewing municipal land leases, if applicable, with suitable provisions for affordable housing, facilitating redevelopment at higher density, and/or other measures, as appropriate

Proposed Non-profit, Cooperative and Private Sector Development Partner Actions:

- s. Consider forming partnerships with other private and non-profit housing developers, faith based organizations and/or municipalities to develop new mixed income non-profit housing.

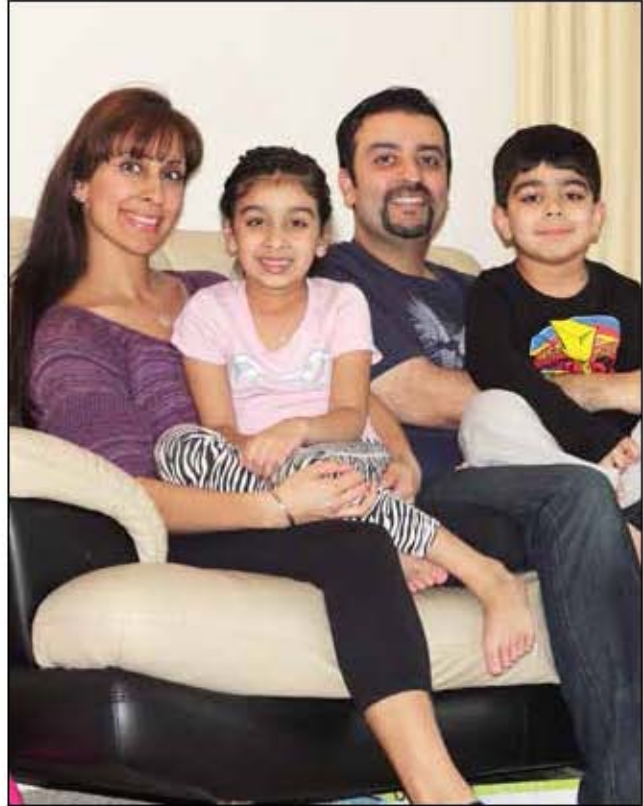
Proposed Provincial Government Actions:

- t. Work with residential development industry stakeholders to improve the administration of air space parcels.

- u. Expand the eligibility of provincial rent supplements to other populations, including single persons.
- v. Increase Rental Assistance Program (RAP) and Shelter Aid for Elderly Renters (SAFER) rent and/or income threshold levels in Metro Vancouver, to account for rising rent levels.
- w. Create new capital funding options to increase the supply of non-profit and cooperative housing, particularly in transit-oriented locations.
- x. Provide support for non-profit housing societies wishing to build their capacity to develop new non-profit housing

Proposed Federal Government Actions:

- y. Provide rent supplements or ongoing subsidies for low-income tenants in existing cooperative and non-profit housing projects with expiring operating agreements.
- z. Institute a rental housing protection tax credit to preserve existing purpose built rental units through their sale to non-profit housing organizations as advocated by the Federation of Canadian Municipalities.



GOAL

4

INCREASE THE RENTAL HOUSING SUPPLY ALONG THE FREQUENT TRANSIT NETWORK

This goal supports the regional priority for residential development along the Frequent Transit Network, a key objective of *Metro 2040*, which sets a target of 68% of residential growth within Urban Centres and Frequent Transit Development Areas. The goal also addresses the high housing and transportation cost burden borne by renter households who are living in locations that are not well served by transit by focusing new rental and non-market housing in these locations. The strategies for this goal recognize that despite higher land costs in these locations, transit station areas, transit stops and Frequent Transit Development Areas (FTDAs) provide an opportunity to meet the rental housing needs of mix of household income levels, particularly as some existing rental supply in these areas is being lost to redevelopment. To the extent that Urban Centres are a focus of transit and walkability, they are also attractive locations for rental housing and non-market housing. It is recognized that municipalities are in different positions with respect to existing and new transit infrastructure and service levels, and that different approaches will have to be employed. This goal suggests that locations near the FTN are preferred for affordable housing, recognizing that more affordable housing is desirable regardless.

STRATEGIES:

Strategy 4.1	Expand awareness of the affordable housing and transit connection
Strategy 4.2	Plan for transit station areas, stop areas and corridors to include rental housing affordable for a range of income levels
Strategy 4.3	Encourage new purpose built rental housing near the Frequent Transit Network

ACTIONS:

Metro Vancouver, through its Regional Planning role, will:

- Convene a regional dialogue to highlight the affordable housing and transit connection and to demonstrate ways in which other jurisdictions have addressed this issue through transit investments, transit oriented development, land use planning, inclusionary housing policies, economic development and workforce and affordable housing initiatives.
- Work with housing and transportation partners to examine the feasibility of innovative financing approaches such as transit oriented affordable housing funds, tax increment financing, aggregating municipal housing reserve funds and other opportunities for closing the funding gap for low to moderate income housing near the Frequent Transit Network.
- Conduct research to support affordable housing in transit oriented locations on such topics as: an inventory of suitable transit-oriented sites adjacent to the FTN; financial viability of affordable housing in transit oriented locations; the business case for affordable housing near transit; innovative uses of land and airspace in good transit locations; parking requirements by unit size, best practices in car share policies and bike storage infrastructure, and the impact of unbundling of parking.
- Develop or cost share development of an online tool that will provide users with estimates of the combined housing and transportation costs associated with any given location in the region.
- Convene key stakeholders including municipalities, the private sector, BC Housing, the provincial and federal government, TransLink and others, to identify opportunities to create rental housing for very low to low income households near existing and future transit locations.



- f. Advocate to TransLink, and the provincial and federal governments for an expanded Frequent Transit Network as a means of improving affordable access and overall household affordability in the region.

Municipalities will consider, through plans, policies and programs :

- g. Establishing transit-oriented inclusionary housing targets for purpose built rental and for housing affordable to very low to low income households within 800 metres of new or existing rapid transit stations and 400 metres of frequent bus corridors that are anticipated to accommodate enhanced residential growth.
- h. Providing incentives for new purpose-built rental housing and mixed income housing located in transit-oriented locations to enable these developments to achieve financial viability, as warranted.

Proposed Provincial Government, Federal Government, Crown Corporations, TransLink, Metro Vancouver and Municipal Action:

- i. Review opportunities to leverage surplus or underutilized public properties in frequent transit locations for rental housing for very low to moderate income households, where appropriate, to achieve long-term housing, transit and financial objectives.

Proposed TransLink Actions:

- j. Collaborate with key stakeholders including municipalities, the private sector, Metro Vancouver, BC Housing, the provincial and federal government and others, to identify opportunities to create rental housing for low and moderate income households near existing and future FTN nodes and corridors, such as during the preparation of Area Transport Plans or other local area planning initiatives.
- k. Acknowledge the potential destabilizing effects on the existing more affordable purpose built rental housing stock and displacement of tenants when planning for new rapid transit corridors, and where unavoidable, consider working with project partners to support tenant relocation options, replacement policies and incentives for new purpose built market rental development.
- l. Seek opportunities with partners to reduce household transportation expenditures in new developments in good transit locations through transportation demand management measures such as reducing parking requirements and the provision of cycling infrastructure /storage, walking paths, vehicle and ride sharing options, and transit fare incentives.
- m. Develop, implement and monitor a regional transit fare policy, and future regional mobility pricing policy that considers household incomes and financial burden, and seeks to provide appropriate relief in particular for transit customers with the least financial means and mobility options.

Proposed Provincial and Federal Government Actions:

- n. Ensure that future investments in affordable housing give priority to locations that are proximate to the Frequent Transit Network.

GOAL

5

END HOMELESSNESS IN THE REGION

While provincial and federal governments and health authorities hold primary responsibility for meeting the significant health, mental health, social and housing needs of the homeless and at risk population, local governments play a role in facilitating local homeless serving facilities and services, through their land use, housing and social policies. Metro Vancouver plays a role as the Community Entity responsible for delivering and administering federal Homelessness Partnership Strategy funds in the region for 2014-2019.⁷ Goal 5 strategies and actions reflect this focus. The strategies and actions for Goals 1 through 4 aim to help address the housing component of the response to homelessness, but senior governments are responsible for the significant capital and operating subsidies involved in social, supportive or transitional housing.

STRATEGIES:

Strategy 5.1	Expand housing options to meet the needs of homeless people in the region
Strategy 5.2	Promote measures that prevent at risk individuals from becoming homeless.
Strategy 5.3	Advocate to the provincial and federal governments for support to meet the housing and support needs of the homeless.

ACTIONS:

Metro Vancouver, through its Regional Planning role, will:

- a. Participate with member municipalities, stakeholders and key funders in regional coordination efforts around homelessness, as allowed under the Homelessness Partnership Strategy contract with the federal government.
- b. Advocate to senior levels of government and health authorities for 6,200 additional housing units with support (as needed) over the next 10 years for people who are homeless through a combination of purpose-built, dedicated subsidized buildings and scattered site units with rent supplements in the private market.
- c. Advocate to senior levels of government and health authorities to provide housing and support throughout the region that meets the needs of specific priority populations, such as housing specific to homeless youth, seniors, women, families, Aboriginal Peoples, people with mental health, addictions and/or other health issues, people with disabilities, francophones, the LGBT2Q population, newcomers and refugees.
- d. Advocate to health authorities and the provincial government for expanded mental health and addictions services as a means of preventing and reducing homelessness.
- e. With partners, explore the need for and feasibility of homelessness prevention strategies such as rent banks.
- f. Continue to deliver the federal Homelessness Partnering Strategy (HPS) through the Metro Vancouver Homelessness Partnering Strategy Community Entity.

⁷ It is facilitated by a Community Advisory Board for disbursement of these funds. A separate leadership group comprised of key funders and stakeholders is being formed to collaborate regionally on broader issues surrounding homelessness.

Metro Vancouver Homelessness Partnership Strategy
Community Entity will:

- g. Facilitate a landlord engagement initiative to link homeless serving agencies in the community with landlords offering rental units in the private market.
- h. Conduct the tri-annual regional homeless count in partnership with Metro Vancouver municipalities and community organizations.



Municipalities will consider, through plans, policies and programs:

- i. Ensuring that housing action plans and/or homelessness plans include specific actions to be taken to facilitate partnerships to address homelessness.
- j. Working with non-profit housing providers and private landlords to facilitate suitable housing options for persons who are homeless.
- k. Supporting agencies that serve the needs of the homeless population in the community.

Proposed Provincial Government Actions:

- l. Increase the shelter component of income assistance on a regular basis to reflect the cost of living in Metro Vancouver.
- m. Provide a provincially funded rent bank, which can provide short-term financing to families and individuals at risk of eviction and homelessness.
- n. Provide funding to local homeless planning tables, to enable them to coordinate a response to local area service needs, conduct outreach and promote public awareness

Proposed Provincial and Federal Actions:

- o. Provide capital/and or operating funding for transitional and supportive housing, including low-barrier housing and shelters for the homeless and those at risk of homelessness.
- p. Increase funding for housing outreach, referral and advocacy programs, which enable residents to maintain their existing housing, locate new housing in crisis situations and address issues which may contribute to homelessness.

Proposed Federal Government Actions:

- q. Broaden eligibility for Homelessness Partnering Strategy Housing First funds to include populations who do not meet all the criteria for chronic and episodic homelessness, but who otherwise meet the criteria, such as youth, women with children and families.



Proposed Health Authority Actions:

- r. Provide operating funding for transitional and supportive housing for persons who are homeless and at risk of homelessness.
- s. Develop and implement mental health and addictions services with a goal of preventing homelessness.
- t. Develop an integrated pest management strategy to deal with bed bugs and other infestations which can compromise livability and, in severe situations, result in homelessness.
- u. Enhance coordination related to hospital discharge for patients that do not have access to adequate housing and develop temporary housing and support options to enable them to stabilize their health and regain their independence.
- v. Ensure that the Assertive Community Treatment (ACT) Teams work closely with municipalities to address the needs of people with severe and persistent mental illness and addictions and that they target the needs of and work with the street entrenched homeless population.
- w. Fund municipal Hoarding Action Response Teams, which can intervene in situations of severe hoarding and support individuals to manage their hoard and maintain their existing housing.

3.3 PERFORMANCE MEASURES

Performance measures will be used to report on progress towards achieving the goals of the Strategy. They will be measured on a regional and a municipal scale, where possible. A progress report will be

prepared following each census as new data becomes available, and reported in the Metro Vancouver Housing Data Book on a regular basis.

TABLE 3: PERFORMANCE MEASURES

MEASURE		DATA SOURCE
Goal 1 – Expand the supply and diversity of housing to meet a variety of needs		
1a	Share of net new regional housing supply relative to estimated regional housing demand	CMHC completions, Metro Vancouver Housing Demand Estimates, annual
1b	Row housing/semi-detached completions as a share of new housing completions	CMHC completions, annual
1c	Change in 2 and/or 3 bedroom multi-units (all tenure)	Census, census years
1d	Share of home sales by type (all units, apt, attached, detached) affordable to moderate income households (family, non-family proposed)	Metro Vancouver Housing Databook with data from Real Estate Boards
Goal 2 – Expand the rental supply and balance preservation of existing stock with redevelopment while supporting existing tenants		
2a	Average rental apartment vacancy rates	CMHC
2b	Net change in rental unit universe (suites, purpose-built market rental, rented condos, non-market housing)	Metro Vancouver Housing Databook (multi-sources)
2c	Change in purpose-built market rental (PBMR) housing	CMHC PBMR universe
Goal 3 – Meet housing demand estimates for very low and low income earners		
3a	Share of estimated rental housing demand achieved in new supply by income level and by household type	Metro Vancouver Housing Demand Estimates, Census, census years
	By Income Level	As above
	Very low income (<\$30,000)	
	Low income (\$30,000-50,000)	
	Moderate income (\$50,000-75,000)	
	Above moderate income (\$75,000-100,000)	
	High income (\$100,000+)	
	By Household Type	As above
	Family households	
	Non-family households	
3b	Housing and transportation cost burden (H+T) for renters and owners by household income level (as above).	Census and TransLink Trip Diary data, derived, census years.
Goal 4 – Increase the rental housing supply along the Frequent Transit Network		
4a	Share of multi-family rental starts along TransLink's Frequent Transit Network and in Urban Centres	BC Housing Homeowner Protection Office, Municipalities, BC Assessment Authority
Goal 5 – End homelessness in the region		
5a	Nobody is living on the streets	Regional Homeless Counts.
5b	Additional units for the homeless (transitional and supportive housing)	BC Housing

GLOSSARY

At Risk of Homelessness

People are considered at risk of homelessness if they are living in spaces or situations that do not meet basic health and safety standards, do not provide security of tenure or personal safety, and are not affordable. One common measure of risk of homelessness is the number of households in core housing need (not affordable, inadequate or unsuitable) and spending at least 50% of their income on shelter.

Core Housing Need

Core housing need is a measure of housing need in Canada. Core housing need reports on the number of households in a community who unable to find housing that is suitable in size, in good repair and affordable without spending 30% or more of their income on housing.

Expiry of non-profit and cooperative housing operating agreements

Over the next 20 years non-profit and cooperative operating agreements will expire and this will mean a loss of annual subsidy usually linked with mortgage payment. There is a risk of loss of some units affordable to low income households as non-profits/coops may have to raise rents to achieve operating viability. There may be a possible corresponding increase in rental supply affordable to moderate income households as rents rise.

Frequent Transit Network (FTN)

The Frequent Transit Network is the region's network of corridors where transit service runs at least every 15 minutes in both directions throughout the day and into the evening, every day of the week. Rapid transit FTN operates in an exclusive right of way and is typically rail (though can be bus), whereas non-rapid transit FTN (typically bus) operates in mixed traffic.

Homelessness Partnering Strategy (HPS)

This program provides federal funding for designated communities to address homelessness according to certain funding parameters. It is administered at the local level by Metro Vancouver, as the Community Entity approved by the federal Government. Since 2000, the Metro Vancouver region has received \$8.2 million annually under the Homelessness Partnering Strategy (HPS) to invest in local solutions to homelessness. The 2014-2019 Homelessness Partnering Strategy program introduced the Housing First approach to addressing homelessness by primarily focusing funds on chronically and episodically homeless persons.

Homelessness Partnering Strategy (HPS) Community Entity (CE)

The Greater Vancouver Regional District (Metro Vancouver) is the Community Entity for the Homelessness Partnering Strategy. In partnership with the Community Advisory Board (CAB), it manages the call for proposals process to allocate federal funding under the Homelessness Partnering Strategy and administers that funding. Investment priorities and recommended projects are determined by a Community Advisory Board comprised of community representatives.

Housing Action Plan (HAP)

Municipal Housing Action Plans set out strategies and actions for meeting housing demand estimates in their jurisdiction. *Metro 2040*, the regional growth strategy, set out an expectation that municipalities would prepare these plans to guide local housing affordability actions.

Housing affordability

Housing is considered affordable when monthly housing costs (rent or mortgage payments including property taxes, strata fees, and heating costs) consume less than 30% of before tax (gross) household income. Housing affordability concerns are invariably associated with households with low and moderate incomes as they cannot afford market rates.

Mixed Income Housing

Refers to housing, usually rental, with units renting at both market rent levels and subsidized rents levels, which can provide a range of affordability levels. A non-profit model of mixed income housing involves rental of some units at market rates, with surplus funds allocated to support units renting at below market rates. Some federal and provincial social housing programs used this model as well.

Non-market rental housing

This term describes housing units that rent at below market rates. These units are usually developed and operated by non-profit organizations. They may or may not use government housing funding programs, they may rely on a mixed-income model of rents, and/or financial contributions from government, non-profits, philanthropic organizations, or others. Term often used interchangeably with non-profit housing.

Non-profit housing and cooperative housing

Specific types of social housing built under certain federal and provincial government housing supply programs from the 1970s to early 1990s that were provided with significant government subsidy to offer below market rents. They are governed by operating agreements linked to the length of the mortgage. Non-profit and cooperative housing may consist of a mix of low income rental units and market rental units, although some programs provided funding for 100% subsidized units. Many of these projects are receiving ongoing funding from senior governments until operating agreements expire.

Purpose-built market rental housing (PBMR)

Privately initiated rental buildings with 3 or more units constructed for the purpose of long-term rental tenure and not subdivided into co-op, strata condominium or fractional ownership arrangements. In Metro Vancouver they consist primarily of 3 or 4 story wood frame walk-up style apartments and high rise buildings completed in the 1960s to 1980s using federal tax incentives available at the time.

Regional Median Household Income (RMHI)

The median regional household income for all households in 2010, based on the National Household Survey, was \$63,000. It will be updated from time to time. Very low, low and moderate income levels are established relative to this amount.

Very low income households earn 50% or less of the regional median household income or below \$30,000 per year, based on the 2011 National Household Survey and updated from time to time.

Low income households earn between 50 and 80% of RMHI or between \$30,000-50,000 per year, based on the 2011 National Household Survey and updated from time to time.

Moderate income households earn between 80 and 120% of RMHI.

Above moderate income households earn between 120 and 150% of RMHI.

High income households earn over 150% of RMHI.

Rental Assistance Program (RAP)

The provincial Rental Assistance Program provides eligible low-income, working families with cash assistance to help with their monthly rent payments. To qualify, families must have a gross household income of \$35,000 or less, have at least one dependent child, and have been employed at some point over the last year. Rent supplements do not directly increase the supply of rental housing. Provincial expenditures on rent supplements are growing.

Regional Homelessness Plan (RHP)

The Regional Steering Committee on Homelessness adopted a Draft Regional Homelessness Plan in 2014. The goal of that Regional Homelessness Plan (RHP) is to end homelessness in the Metro Vancouver region. The plan focuses on three areas: housing, prevention and support, and capacity building. The plan remains in a draft stage and an implementation plan has not been completed.

Shelter Aid for Elderly Renters (SAFER)

The provincial Shelter Aid for Elderly Renters (SAFER) program helps make rents affordable for BC seniors with low to moderate incomes. SAFER provides monthly cash payments to subsidize rents for eligible BC residents who are age 60 or over and who pay rent for their homes. BC Housing provides these subsidies to more than 17,000 senior households renting apartments in the private market, including singles, couples and people sharing a unit.

APPENDICES

GREATER VANCOUVER
UNIT
Evergreen Downs 4800 E
TY

METRO VANCOUVER 10 YEAR HOUSING DEMAND ESTIMATES BY MUNICIPALITY - 2016-2026

Municipality	Total Demand	Ownership Demand	Rental Demand	Total Rental Demand by Income				
				Very Low	Low Income	Moderate Income	Above Moderate	High Income
Metro Vancouver	182,000	128,000	54,000	23,500	11,200	8,700	4,800	5,800
Burnaby	19,000	13,100	5,900	2,520	1,260	1,010	510	600
New Westminster	5,000	2,800	2,200	1,220	500	270	120	90
Langley City	2,000	1,300	700	420	130	70	40	50
Langley Township	17,000	14,100	2,900	960	720	470	320	420
Maple Ridge	5,000	3,800	1,200	730	210	190	80	10
Pitt Meadows	1,000	800	200	50	40	30	40	10
Coquitlam	17,000	12,000	5,000	2,140	1,180	840	350	480
Port Coquitlam	3,000	2,200	800	470	160	70	50	30
Port Moody	2,000	1,500	500	160	90	80	70	70
North Vancouver City	2,000	1,000	1,000	580	240	70	30	50
North Vancouver District	3,000	2,300	700	360	80	120	60	70
West Vancouver	2,000	1,500	500	210	110	60	60	70
Delta	3,000	2,200	800	430	210	90	20	10
Richmond	14,000	10,800	3,200	1,300	700	600	300	300
Tsawwassen First Nation	1,000	600	400	160	70	60	30	40
Surrey	47,000	35,500	11,500	4,290	2,600	2,200	1,200	1,100
White Rock	1,100	820	280	220	60	-	30	(30)
Vancouver	32,000	19,200	12,800	5,910	2,340	1,930	1,120	1,450

Source: Metro Vancouver *Metro 2040*. Appendix A, Table A4. Prepared by Metro Vancouver, Regional Planning, December 2015.

NOTES:

1. To meet this estimated demand, funding from other levels of government is required.
2. Increase in total households over 10 years based on regional population and household projections. Regional total exceeds municipal aggregate totals due to municipal variance.
3. Very low income <\$30,000/year, Low income <\$30,000-50,000/year, Moderate income \$50,000-75,000/year, Above moderate \$75,000-\$100,000/yr, High income \$100,000/yr plus.
4. Household maintainer rates and cohort projection method using census/NHS based household maintainer rates and projected demographic, characteristics (age, births, deaths, immigration, Canadian migration, intra-regional migration). Assumes that household income and household type ratios remain constant over the projection period. See Metro Vancouver Regional Planning. Metro Vancouver Housing Demand Projections – Overview of Assumptions and Methodology. Dec 2015.
5. These estimates are to assist in long range planning and represent an approximate range of potential increase in each municipality.

APPENDIX 2

ESTIMATION METHOD FOR RENTAL UNIT COMPLETIONS
AS A SHARE OF HOUSING DEMAND 2011-2014 METRO VANCOUVER

Adjusted Estimated Rental Housing Demand is the average of Metro 2040 annual rental demand estimates and the actual increase in rental households between 2006 and 2011, on an annual basis, as reported by the 2006 Census and 2011 NHS.

TABLE 2A: RENTAL DEMAND ESTIMATES 2011-2014

Year	Estimated Annual Rental Demand <i>Metro 2040</i>	2006-2011 Census Trend Estimate New Households	Adjusted Estimated Rental Demand
2011	6,490	4,500	5,495
2012	6,490	4,500	5,495
2013	6,490	4,500	5,495
2014	6,490	4,500	5,495
Total 2011/14	25,960	18,000	21,980

Rental Supply is CMHC purpose built rental completions (including non-profit housing) less apartment demolitions, plus estimated rented condos plus rented secondary suites plus newly rented single detached/duplex/row houses. These were allocated to income categories as follows.

TABLE 2B: RENTAL SUPPLY ESTIMATES 2011-2014

Household income categories	Rental Housing Supply allocated by income category 2011-2014	Estimated Supply 2011-2014
Low income rental (<50% RMHI) (<\$30,000/yr) (<\$750/mo rent)	BC Housing new non-profit units created 2011-2014 (3,323)	3,300
Low to moderate income rental (50%-80% RMHI) (\$30,000-\$50,000/yr) \$750-1250/month rent	100% new rented secondary suites + 50% of suburban rented condos less 100% apt demolitions (=4799+1704-788)	5,700
Market rental (>80% RMHI) (\$50,000+/yr) (>\$1250/mo rent)	New PBMR less BC Housing new non profit units created plus 50% suburban rented condos + 100% new rented sfd/ rows/duplexes and 100% Vancouver rented condos (4815-3323+ 1704+3460+4663)	11,300

APPENDIX 2 – CONTINUED

TABLE 2C: ESTIMATE OF GAP BETWEEN SUPPLY AND DEMAND BY HOUSEHOLD INCOME CATEGORY

Household Income Categories	Estimated Rental Demand	Estimated Rental Supply	Gap (Supply-Demand) Categories	Completions as a share of estimated rental demand
Low income rental	7,200	3,300	-3,900	46%
Low to moderate income rental (50%-80% RMHI) (\$30,000-\$50,000/yr)	8,600	5,700	-2,900	66%
Market rental (>80% RMHI) (\$50,000+/yr)	6,100	11,300	5,200	185%
Total rental units	21,900	20,300	-1,600	93%

TABLE 2D: WITH RENT SUPPLEMENTS

Household Income Categories	Estimated Rental Demand	Estimated Rental Supply	Completions as a Share of Estimated Rental Demand	Additional Rent Supplements 2011-2014	Estimated Rental Supply-After Rent Supplements	Share of Estimated Rental Demand Met - After Rent Supplements
Low income rental (<\$30,000/yr)	7,200	3,300	46%	2,700	6,000	83%
Low to moderate income rental (\$30,000-\$50,000/yr)	8,600	5,700	66%	0	3,000	35%
Market rental (\$50,000+/yr)	6,100	11,300	185%	0	6,100	100%
Total rental units	21,900	20,300	93%		15,100	93%

Note: Rent supplement figures provided by BC Housing. As of March 31, 2015, 15,175 Metro households received a rent supplement. Between 2011 and 2014, the provincial government increased the number of rent supplements by 2,700 in Metro Vancouver.

APPENDIX 2 – CONTINUED

TABLE 2E : SUMMARY

Household Income Categories	Before rent supplements		With rent supplements	
	Gap Between Estimated Demand And Completions	Completions As A Share Of Est. Rental demand	Additional Rent Supplements 2011-2014	Share Of Estimated Rental Demand Achieved
Low income rental (<50% RMHI) (<\$30,000/yr)	-3,900	46%	2,700	83%
Low to moderate income rental (50%-80% RMHI) (\$30,000-\$50,000/yr)	-2,900	66%	0	35%
Market rental (>80% RMHI) (\$50,000+/yr)	5,200	185%	0	185%
Total rental units	-1,600	93%		93%

INTER-OFFICE MEMORANDUM

TO: CHAIR AND MEMBERS
SOCIAL PLANNING COMMITTEE

DATE: 2016 NOVEMBER 8

FROM: CITY CLERK

FILE: 02410-20

SUBJECT: **FINAL ENVIRONMENTAL SUSTAINABILITY STRATEGY (ESS) AND
FINAL COMMUNITY ENERGY AND EMISSIONS PLAN (CEEP)**
(ITEM NO. 7(1), MANAGER'S REPORTS, COUNCIL 2016 NOVEMBER
7)

Burnaby City Council, at the Open Council meeting held on 2016 November 7 received the above noted report and adopted the following recommendations contained therein:

1. **THAT** Council receive the results of *Phase 3 – Draft ESS* public consultation for information, as outlined in Section 3 of this report.
2. **THAT** Council approve the final *Burnaby Environmental Sustainability Strategy (ESS)* dated 2016 October 5 as outlined in Section 4 of this report.
3. **THAT** Council approve the final *Burnaby Community Energy and Emissions Plan (CEEP)* dated 2016 October 20 as outlined in Section 5 of this report.
4. **THAT** Council authorize staff to develop implementation plans to identify timelines, priorities, lead responsibility, recommended processes and/or approaches, and resources required for both the ESS and CEEP.
5. **THAT** Council authorize the Mayor to issue certificates of acknowledgement and hard copies of the ESS to all the citizen members of the ESS Steering Committee who contributed to the creation of the ESS.

.../2

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Subject: Final Environmental Sustainability Strategy
(ESS) and Final Community Energy and
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2016 November 8 Page 2

6. **THAT** Council send a copy of this report to the Environment Committee, the Planning and Development Committee, the Social Planning Committee, the Transportation Committee, and the Parks, Recreation and Culture Commission for their information.

A copy of the report is enclosed for your information.



Dennis Back
City Clerk

DB:lc



Item
Meeting 2016 Nov 07

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 November 01

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 76500 20
Ref: ESS

SUBJECT: FINAL ENVIRONMENTAL SUSTAINABILITY STRATEGY (ESS) AND
 FINAL COMMUNITY ENERGY AND EMISSIONS PLAN (CEEP)

PURPOSE: To advance the *Final Burnaby Environmental Sustainability Strategy (ESS)* and
Final Community Energy and Emissions Plan (CEEP) for Council approval.

RECOMMENDATIONS:

1. **THAT** Council receive the results of *Phase 3 – Draft ESS* public consultation for information, as outlined in Section 3 of this report.
2. **THAT** Council approve the final *Burnaby Environmental Sustainability Strategy (ESS)* dated 2016 October 5¹ as outlined in Section 4 of this report.
3. **THAT** Council approve the final *Burnaby Community Energy and Emissions Plan (CEEP)* dated 2016 October 20² as outlined in Section 5 of this report.
4. **THAT** Council authorize staff to develop implementation plans to identify timelines, priorities, lead responsibility, recommended processes and/or approaches, and resources required for both the ESS and CEEP.
5. **THAT** Council authorize the Mayor to issue certificates of acknowledgement and hard copies of the ESS to all the citizen members of the ESS Steering Committee who contributed to the creation of the ESS.
6. **THAT** Council send a copy of this report to the Environment Committee, the Planning and Development Committee, the Social Planning Committee, the Transportation Committee, and the Parks, Recreation and Culture Commission for their information.

¹ Distributed to Council under separate cover and available for viewing at www.burnaby.ca/ess-final.

² Distributed to Council under separate cover and available for viewing at www.burnaby.ca/ceep-final.

To: City Manager
 From: Director Planning and Building
 Re: Final Environmental Sustainability Strategy (ESS) and
 Final Community Energy and Emissions Plan (CEEP)
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REPORT

1.0 INTRODUCTION

The *Burnaby Environmental Sustainability Strategy* (ESS) is a plan for Burnaby's "green" future. It completes the trilogy of sustainable city policies - environmental, social and economic³, and will help to define how the city can evolve and build on its strengths to become an even more vibrant, resilient and sustainable community, integrated with healthy ecosystems.

The ESS is a city-wide policy that sets a long term vision for the City to become a leader in protecting and regenerating healthy ecosystems, and supporting a healthy and prosperous community. The ESS is intended to set directions for environmental protection, stewardship, enhancement, and resilience in the city. As a city-wide strategy it will influence many other city-wide plans, community plans, development approvals, City programs, City bylaws, City regulations, and City operations.

The 20 person ESS Steering Committee was convened in January 2013, marking the beginning of the ESS process. The Steering Committee was chaired by Mayor Derek Corrigan, included several members of Burnaby City Council, and had wide representation from the community.

The development of the ESS was supported by a three-phase public consultation process. The process was extensive, inclusive and creative and set a solid foundation of community support that will help to ensure the future success of the ESS.

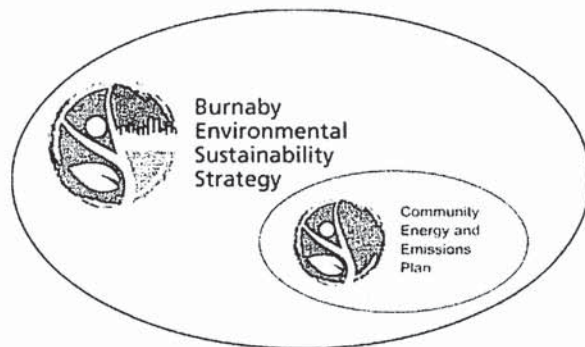


Figure 1. The CEEP supports the ESS.

The *Burnaby Community Energy and Emissions Plan* (CEEP) was developed as a complementary and supporting plan to the ESS, as shown in **Figure 1** (left). The ESS provides a broad context and framework for sustainability, while the CEEP is a more detailed plan focused on reducing community greenhouse gas (GHG) emissions and energy use, in order to address climate change, improve local air quality, save money, and improve livability and health.

³ The *Economic Development Strategy* was adopted by Council in 2007, and the *Social Sustainability Strategy* was adopted by Council in 2011.

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Together, the ESS and supporting CEEP are being advanced on the initiative of the Mayor and Council to ensure that Burnaby will continue to show leadership in the development of exemplary sustainability programs and initiatives, guided by its integrated social, environmental and economic strategies.

The purpose of this report is to summarize the processes used to create the *Final ESS* and the *Final CEEP*; summarize the key messages received from the public input collected from the Phase 3 public consultation; highlight the changes incorporated to the *Final ESS* and the *Final CEEP*; identify the next steps for the ESS and the CEEP; and advance the *Final ESS* and *Final CEEP* for Council's consideration and approval.

2.0 HOW THE FINAL ESS AND THE FINAL CEEP WERE CREATED

2.1 The ESS Process

The ESS process, previously approved by Council at its meeting of 2011 November 7, is now complete, as shown in **Attachment 1**.

The ESS process and the creation of the *Draft ESS* were guided by the 20 member ESS Steering Committee of recognized community leaders from diverse backgrounds and interests, chaired by Mayor Corrigan and served by Councillors Dan Johnston (vice chair), Sav Dhaliwal, Colleen Jordan, and Richard Chang.

On 2013 May 13, Council approved the three phase public consultation framework for the ESS. The ESS process engaged over 2,500 people and collected over 8,000 ideas, as shown in **Figure 2** (below). The response from the public and stakeholders has been overwhelmingly positive. This input has helped to shape the *Final ESS*, and *Final CEEP*.

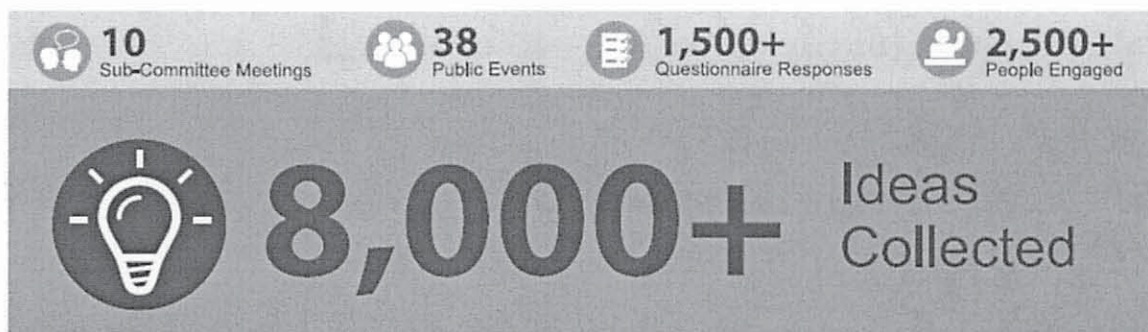


Figure 2. ESS Public Consultation Results (Phases 1, 2 and 3)

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Led by the Mayor's ESS Steering Committee, the ESS process was one of the largest and most creative public consultation programs the City has ever undertaken. The three phases of ESS public consultation are summarized below.

- Phase 1 – *Issues and Priorities (January to July 2013)*

Phase 1 included the first phase of engagement which ran four months (May to July 2013) and focused on raising awareness, identifying key issues and opportunities, developing the vision and building interest and support.

- Phase 2 – *Exploring Further (July 2013 to January 2015)*

Phase 2 included the second phase of engagement which ran for five months (March to July 2014) and emphasized deeper and more focused feedback to inform the draft theme-based goals, strategies and suggested actions.

- Phase 3 – *Draft ESS (January 2015 to November 2016)*

Phase 3 included the third and final phase of engagement, the subject of this report, which ran for four months (March to June 2016) and involved checking in with the community regarding the proposed ESS framework contained within the *Draft ESS* to see if the recommendations match the priorities and perspectives identified in earlier phases.

The ESS timeline and the key elements of each of the three phases of the ESS process can be found in **Attachment 2**. The results of Phase 1 and Phase 2 have been previously reported to Council⁴ and the results are available online at www.burnaby.ca/ess-input. Section 3 of this report summarizes the results of Phase 3.

2.2 The CEEP Process

The CEEP process, shown in **Attachment 3**, is also now complete. The CEEP was developed through a combination of technical work, stakeholder input and community engagement.

- Phase 1 - *Technical Work (January to July 2013)*

The first phase was to develop a rigorous science-based model, calibrated for Burnaby, that estimated today's emissions and the potential impact of different strategies to reduce emissions over time.

- Phase 2 – *Stakeholder Input (July 2013 to July 2015)*

⁴ Results from Phases 1 and 2 public consultation can be found in the Council report #5 dated 2014 March 4 (Phase 1) and Council report #8 dated 2016 March 7 (Phase 2) and in the public summary reports available at www.burnaby.ca/ess-report-B (Phase 1) and www.burnaby.ca/ess-report-C (Phase 2).

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The second phase included meetings with the CEEP Steering Committee (consisting of City staff and representatives from key partner agencies), and workshops with the ESS Steering Committee and community stakeholders. Public input on a number of CEEP related ESS goals, including *Breathe, Live, Build, Move, Conserve, and Manage*, was collected during ESS Phase 2.

- Phase 3 – *Community Engagement (July 2015 to June 2016)*

Phase 3 included sharing the draft strategies and targets with the public as part of the ESS Phase 3 public consultation, which ran for four months (March to June 2016).

This approach allowed participants to understand the impacts of various strategies, to provide input into choosing desirable and feasible strategies, and to have confidence that the target chosen will be achievable.

The CEEP was developed through a parallel process to the ESS, and its draft recommendations were integrated into the ESS to address climate change and to complement other goals for community health and livability.

3.0 PHASE 3 PUBLIC CONSULTATION

Phase 3 shared the *Draft ESS* and the supporting *Draft CEEP* with the broader community to check in to make sure we were ‘headed in the right direction’ before they were submitted to Council for approval. Phase 3 offered a great opportunity to share the *Draft CEEP* with the broader community in concert with the *Draft ESS* and helped the *Draft CEEP* reach a wider audience.

3.1 The Draft ESS

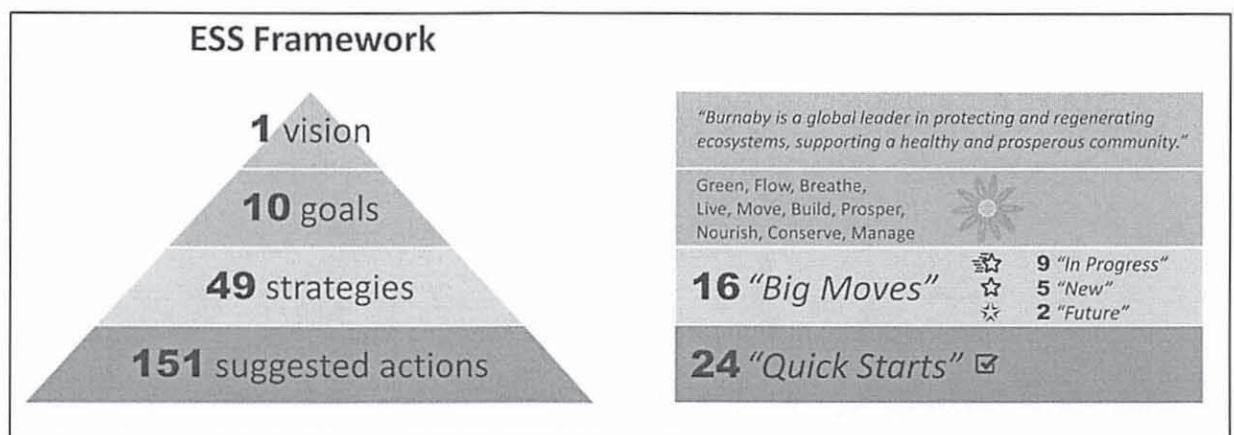


Figure 3. Draft ESS Framework

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The framework contained within the *Draft ESS* had four layers, with each level being supported by more detail in the level below, as shown in **Figure 3** (previous page), Moving from the highest level to the most detailed level: there was one vision, 10 goals, 49 strategies and 151 suggested actions.

3.2 The Draft CEEP

Phase 3 also shared the *Draft CEEP*, a separate but supporting strategy for the ESS. The *Draft CEEP* consisted of GHG reduction targets and supporting strategies in four sectors, was shared with the public alongside the *Draft ESS*.

The *Draft ESS* and the *Draft CEEP*, as shared with the broader community during Phase 3, event details and the supporting public consultation material can all be viewed at www.burnaby.ca/ess-input.⁵

3.3 Phase 3 ESS Objectives

The objectives for the *Draft ESS* public consultation in Phase 3 were to:

- Celebrate the process to date (extensive consultation, collaborative effort, culmination of ‘good work’).
- Share the *Draft ESS* including a framework (vision, goals, strategies and suggested actions) and priorities (“*Big Moves*” and “*Quick Starts*”).
- Confirm that the *Draft ESS* is on the right track, or make corrections if needed.

3.4 Phase 3 CEEP Objectives

The objectives for the *Draft CEEP* consultation, undertaken in Phase 3, were to:

- Introduce the CEEP.
- Seek public feedback on the draft strategies in four sectors (buildings, district energy, transportation and solid waste).
- Confirm that the draft approach, targets, and strategies are on the right track, or make corrections if needed.

3.5 Phase 3 - Two Streams

To achieve these objectives, Phase 3 had two streams – *awareness* and *engagement*.

⁵ The Draft ESS Report will continue to be posted during the month of November so those who participated in Phase 3 can see the changes made to the Final ESS. Once Council approves this report staff will replace both the Draft ESS and the Final ESS with the Adopted ESS.

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Awareness focused on communicating about the *Draft ESS* and *Draft CEEP*, and promoting the opportunity to provide feedback, including face-to-face conversations at public events, presentations, website material, social media and peer-to-peer networking.

Engagement involved obtaining formal responses from the public and stakeholders, from activities and small group discussions at workshops and public events, and from online questionnaires and written comments.

The *Draft ESS* and *Draft CEEP* were shared with the community at 16 events including six public community events and 10 stakeholder events. A range of methods was used to engage a broad spectrum of the public, including interactive activities, display boards, handouts, and online questionnaires. The events took place at a variety of locations across the city, and were attended by people of a variety of ages, demographics and cultural backgrounds. Both the *Draft ESS* and *Draft CEEP* were profiled at 11 events and the remaining five events focused on one project or the other.

A full list of events and activities undertaken at each can be viewed in the Phase 3 summary report that has been distributed to Council under separate cover and is available for viewing at www.burnaby.ca/ess-report-D.

3.6 Phase 3 - Key Messages

The following were the key messages received from public feedback on the *Draft ESS* and *Draft CEEP*.

3.6.1 Overall – ESS and CEEP

- Overall, the engagement was positively received, with a high response rate and strong interest at the 16 events attended.
- Over 5,600 people were made aware of the *Draft ESS/Draft CEEP* and over 580 people provided feedback.
- Over 350 online questionnaires were completed.
- Over 1,200 ideas were collected from the public in total, with a high number of comments expressing general support and/or specific reasons for supporting the two plans.
- The input collected from Phase 3 was used to create the *Final ESS* and the *Final CEEP*.

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3.6.2 Draft ESS

Results of the *Draft ESS* consultation showed:

- 17% of people engaged had previously been involved in the ESS process and 83% were new to the ESS process.
- All 10 draft ESS goals had a significant level of interest (number of responses) and there was relatively little spread between each of the goals, when ordered from highest “Move” to lowest “Prosper”.
- There was a high level of support (ranging from 87% to 99% support) for each of the 10 draft ESS goals and 49 draft ESS strategies.
- Specific priorities in the ESS comments included protection of greenspace, improving walkability and bike-ability, and recycling and waste reduction (with all three of these and many others having linkages to the CEEP as well as the ESS).
- The majority of the ESS comments showed a high level of comfort with the “goals” and “strategies” contained within the *Draft ESS*.
- Of those comments that suggested making changes to the *Draft ESS* most related to the “suggested actions” level of the framework.

As a result, the public input from Phase 3 confirmed the *Draft ESS* is heading in the right direction overall and only modest changes were needed, with the majority being made to “suggested actions” in the *Final ESS*. Other changes to the body of the report included small wording changes and new information about Phase 3 to reflect the advancement of the report to its current “Final” state. All changes to the *Final ESS* are shown in yellow highlight on 2016 October 5th edition of the *Final ESS* (circulated to Council under separate cover and available for viewing at www.burnaby.ca/ess-final). The changes are also summarized in **Attachment 4**.

3.6.3 Draft CEEP

Results of the *Draft CEEP* consultation showed:

- Engagement on the CEEP was more modest than for the ESS. This was anticipated, as the CEEP is more technical, narrower in scope and more focused on energy and emissions than the ESS.
- 94% of people responding said they were “very” or “somewhat” well informed about climate change.
- Even with this high level of awareness, 53% said they learned something new about Burnaby’s emission and 34% said they learned something new about the

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challenges Burnaby is facing. This suggests that continuing to provide information about Burnaby's existing conditions and challenges should be an important component of the CEEP going forward.

- 80% of people responding said they would support the unique approach proposed of setting two targets – “City Only” and “City plus Others.”
- People responded positively to the level of the targets (64% support for the “City Only” and 82% for the “City plus Others”) even if they had concerns that it did not go far enough.
- Many wide ranging discussions were held about the different and conflicting considerations in setting targets. Some people acknowledged the need for strong action, while others recognized the challenges of getting all levels of government to take coordinated action and getting people to change their behaviour.
- Overall, there was a very high level of support for the draft CEEP strategies (ranging from 74% to 100% support).
- As a result of the input collected, some changes were made to the *Final CEEP* such as using the ESS themes of *Live, Move, Build, Conserve, and Manage* to better align with and support the ESS.

The detailed summary of the public feedback received during Phase 3 public consultation can be found at www.burnaby.ca/ess-report-D.

4.0 THE FINAL ESS

The *Final ESS* dated 2016 October 5 has been distributed to Council under separate cover and is available for viewing at www.burnaby.ca/ess-final.

4.1 Key Principles

The ESS is based on a number of key guiding principles and core concepts. Central to these is the acknowledgement that people and human society are not separate from “nature” and the environment; rather, we are part of and *depend on healthy ecosystems for all our core survival needs, health and economic prosperity*. Therefore, from a societal point of view, there is a strong case for including more nature within the urban fabric of cities, and moving beyond reducing negative impacts, toward development practices that restore healthy ecosystems.

Burnaby's strong record of environmental protection, for example preserving open streams and protecting over 25% of its land base as greenspace, make it an ideal place to showcase truly leading approaches that demonstrate these principles. By also incorporating the latest new

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technologies and approaches for the built environment, such as ultra-efficient building designs, a “regenerative” approach to planning and development is envisioned by the ESS.

Another of Burnaby’s strengths is *the dedication and creativity of its citizens*. Throughout the consultation process, the commitment and leadership of people and businesses in the community, and within the City and partner organizations, was revealed through comments to online questionnaires, in workshops, and in many individual conversations. Building on this strength and working collaboratively, including with organizations such as the business community, BCIT and SFU, and community organizations, will be essential to successfully putting the ESS into action. The opportunity to build on this strength is reflected in the prominent themes of collaboration, partnerships, communication and education included throughout the ESS.

4.2 Design and Layout

The *Final ESS* is presented to encourage people to be able to find as much information as they want quickly on areas that are of interest to them. The *Final ESS* is 40 pages designed to be engaging and easy to read. The report appendices contain another 26 pages of more detailed information and there are another six supporting reports available online that provide even more detailed information. This encourages readers to explore and discover material that is at the right level for their particular interest.

The heart of the ESS is “*The ESS framework*.” This section contains the vision, goals, strategies and suggested actions for the ESS, as described in Section 4.3 of this report. It also contains some priority strategies called “*Big Moves*” and priority suggested actions called “*Quick Starts*.”

4.3 The ESS Framework

The framework contained within the *Final ESS* represents the heart of the document. It was created based on the input of all three phases of the ESS process. The framework is intended to provide clear direction on the areas that are priorities for City action. The *Final ESS* framework has four layers, with each level being supported by more detail in the level below. Moving from the highest level to the most detailed level: there was one vision, 10 goals, 49 strategies and 155 suggested actions.

4.3.1 Vision

The purpose of the vision is to express a common direction for the City’s environmental future to help align decisions and actions so that the community can collectively move toward this shared vision. The draft vision for the ESS was developed with significant input from the public and the ESS Steering Committee.

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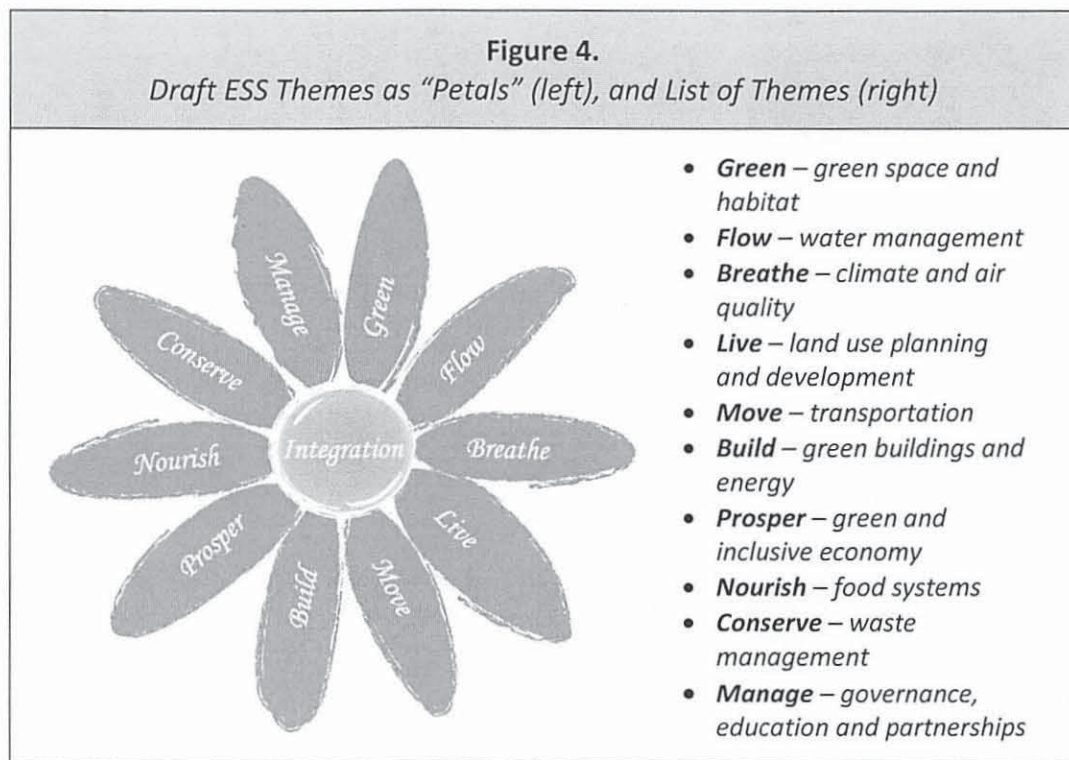
A vision for Burnaby's Future:

"Burnaby is a global leader in protecting and regenerating ecosystems, supporting a healthy and prosperous community."

The *Final ESS* also contains a longer 'narrative' of the vision that is intended to evoke the imagination.

4.3.2 ESS Theme-Based Goals

Burnaby's *Final ESS* is structured around 10 themes, represented as petals of a flower, as shown in **Figure 4** (below), to support the draft vision for the ESS. A goal statement accompanies each theme.



4.3.3 Strategies and "Big Moves"

Among the 49 ESS strategies, 16 have been identified as "*Big Moves*," which represent significant opportunities and thus higher priority in the plan.

Three types of "*Big Moves*" are identified:

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- ***In Progress (9 strategies)*** – “*Big Moves*” that acknowledge and build on what we are already doing; lend strength and focus to our existing efforts; link to work in progress; and help guide, shape and improve what we are doing now.
- ***New (5 strategies)*** – “*Big Moves*” that introduce new areas of work (policies, programs, other actions) and highlight these as priorities for Council's consideration.
- ***Future (2 strategies)*** – “*Big Moves*” that acknowledge anticipated future work (likely policy work); and lend strength and focus to future work.

It is proposed that Council's approval of the ESS would be considered as “approval in principle” for staff to begin preliminary work in these areas. Specific recommendations for new or updated policy in these areas would be subject to further study and approval by Council.

4.3.4 Actions and “Quick Starts”

Each of the strategies is supported by a number of suggested actions, 155 in all. In addition to the 155 suggested actions, there are 25 “*Quick Starts*”. For every “*Big Move*” there is a supporting “*Quick Start*” to get things moving, as shown in **Figure 5** (right). “*Quick Starts*” are proposed City actions that take advantage of short term opportunities, build momentum and demonstrate commitment to the ESS.

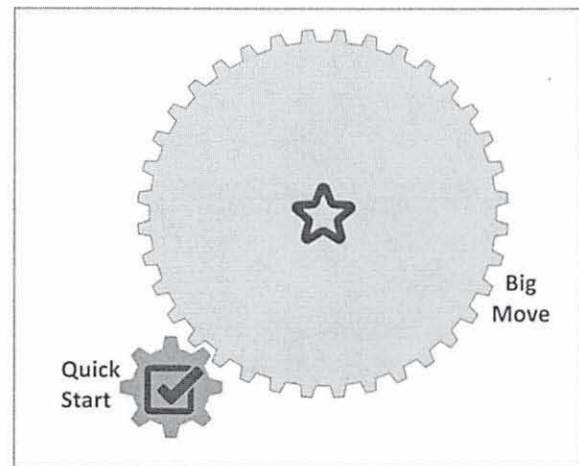


Figure 5. “*Quick Starts*” and “*Big Moves*”

With Council adoption of the *Final ESS* staff would begin to pursue these “*Quick Starts*” as a first wave of ESS activity, as resources permit.

5.0 THE FINAL CEEP

Under the leadership of Burnaby Council, the City took advantage of a unique opportunity to develop a CEEP in support of the ESS process. The CEEP process, previously approved by Council at its meeting of 2011 November 7, was designed to create a more detailed plan focused on reducing community greenhouse gas (GHG) emissions and energy use.

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Burnaby's *Final CEEP* is a plan to reduce the community's overall energy use and greenhouse gas (GHG) emissions, in order to address climate change, improve local air quality, save money, and improve livability and health. The *Final CEEP* supports many of the goals of the ESS, as well as the *Economic* and *Social* sustainability strategies.

The *Final CEEP*:

- includes targets for GHG reduction along with goals, strategies and actions;
- is a key deliverable of the ESS goal *Breathe*; and
- shares and supports five other ESS goals: *Live, Move, Build, Conserve* and *Manage*.

The *Final CEEP* dated 2016 October 6 has been distributed to Council under separate cover and is available for viewing at www.burnaby.ca/ceep-final.

5.1 Design and Layout

The *Final CEEP* is a community facing document that is based on the set of CEEP strategies and actions as presented to the public during Phase 3. The material shared during public consultation and contained within the *Final CEEP* is based on the detailed analysis undertaken in Phase 1 and Phase 2 of the CEEP process (as described in Section 2.2 of this report). Some changes were made to the CEEP material that was presented to the public in the *Final CEEP*, like using the ESS themes of *Live, Move, Conserve* and *Manage*, to better align with and support the ESS.

Other changes to the *Final CEEP* reflect its evolution to a full framework which includes sharing a number of key elements with the ESS, and CEEP-specific content, derived from the technical work, public consultation and stakeholder input. The revised CEEP structure is further explained below.

The design and layout of the *Final CEEP* followed a similar format to that of the *Final ESS* and is also designed to encourage people to be able to find as much information as they want quickly on areas that are of interest to them. The *Final CEEP* is 31 pages designed to be engaging and easy to read. The *Final CEEP* has three supporting reports available online that provide even more detailed information (one of which is the ESS).

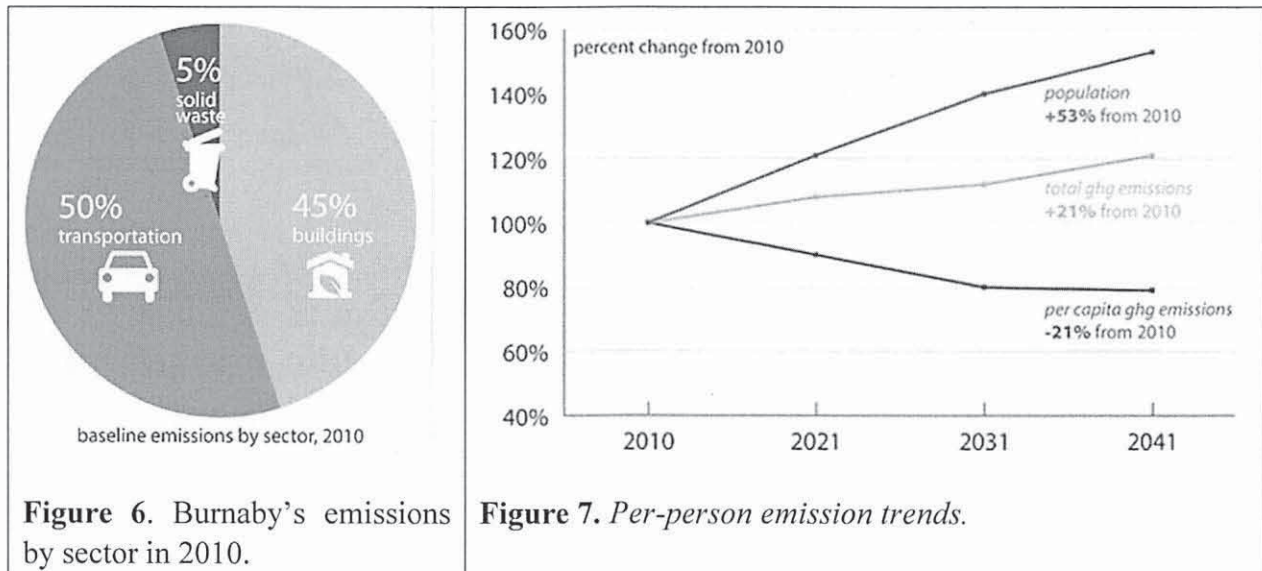
The heart of the *Final CEEP* is the "*CEEP Strategies and Actions*". This section contains goals, strategies and suggested actions for the five areas of action within the CEEP – *Live, Move, Build, Conserve* and *Manage*. Similar to the ESS, it also contains some priority strategies called "*Big Moves*" and priority suggested actions called "*Quick Starts*".

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5.2 Burnaby Today and the Challenge Ahead

Burnaby has already made great progress in wise energy use and emissions management, like using compact land uses around SkyTrain stations. Burnaby currently has one of the lowest emission rates per person in the province (4.3 tonnes per person), well below the BC average (5.0 tonnes per person).

Today, Burnaby's emissions are generated from transportation, buildings, and solid waste, as shown in **Figure 6** (below). If no action is taken, today's emissions are projected to rise by 21% by 2041, as population grows, as shown in **Figure 7** (below).



Burnaby's challenge is to reduce community emissions, even as our population grows (over 50% by 2041 as shown by the top line in **Figure 7**, above). Even with each person forecast to produce fewer emissions in the future (a reduction of more than 20% by 2041 as shown by the bottom line), the City's total emissions are estimated to increase by over 20% by 2041 (as shown by the middle line).

Burnaby faces several challenges in reducing total community emissions over time, which require careful consideration:

- Significant population growth (120,000 more people by 2041) as shown by the top line in **Figure 7** (previous page).
- Limited control of several key ways to reduce energy and emissions, such as improving transit service and vehicle efficiency standards.
- Limited local government resources, both human and financial.

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5.3 The CEEP Framework

As shown in **Figure 8** (below), in order to more efficiently and clearly link the *Final CEEP* with the *Final ESS*, the original CEEP framework (consisting of two city-wide ‘themes’ and four ‘sectors’), was adjusted to align with the ESS goals of *Live, Move, Build, Conserve* and *Manage*. Although not included within the CEEP, the ESS goal of *Breathe* provides context and references development of the CEEP itself.

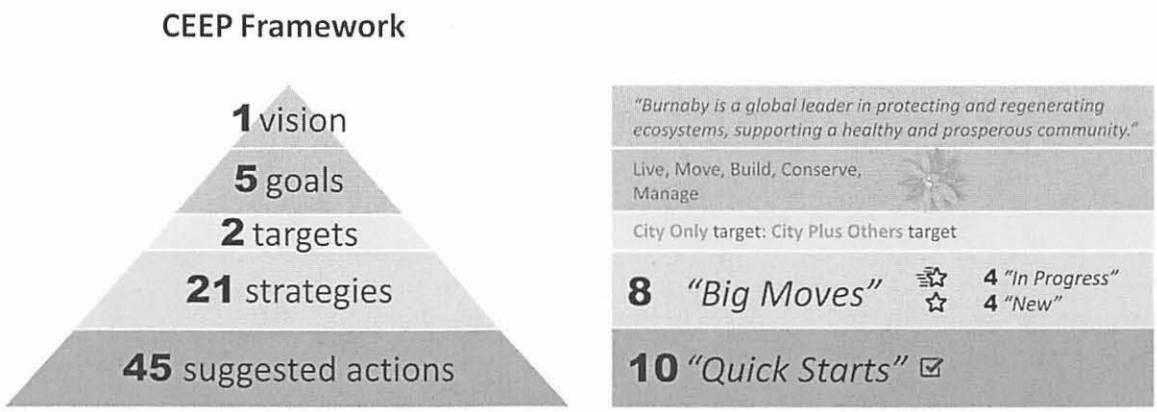


Figure 8. CEEP Framework

In order to ensure the CEEP is closely aligned with the ESS, it shares the vision, five goals, 8 "Big Moves" and 10 "Quick Starts" with the ESS. The two targets ("City Only" and "City Plus Others"), 13 CEEP Strategies and 45 Suggested Actions are all unique to the CEEP.

5.4 The Unique Approach to the CEEP Targets

Reducing energy use and emissions is a shared responsibility and requires effort from the federal and provincial governments, regional organizations like TransLink, the business community, the City of Burnaby and citizens. The CEEP is a plan for the community (City, residents, businesses, and other agencies) to all take action.

Burnaby’s approach of setting two targets is unique. A "City Only" target and a further "City Plus Others" target makes it clear how both the City and others can take action.

The "City Only" target was determined by assessing jurisdiction: who can do what. The City also considered Burnaby’s ability to implement and deliver, resulting in an achievable target with feasible objectives and actions.

The primary "City Only" target, in areas the City has control over, is a 5% reduction in 2010 baseline emissions by 2041. This may sound like a ‘small’ target but it means that, by 2041, projected emissions will be reduced by over 20% or 249,000 tonnes when compared to the future

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trend if no action was taken at all. This is a big reduction and is shown on the right side of the top band of the 'wedge' in **Figure 9** (below) and **Table 1** (below).

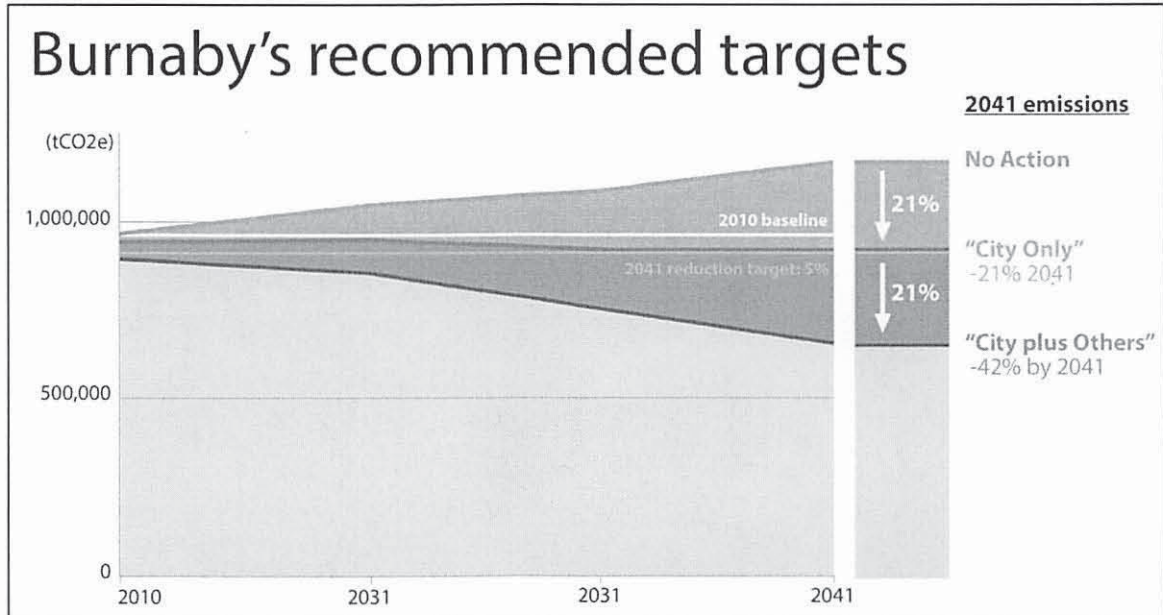


Figure 9. Burnaby's recommended targets

Table 1. 2041 Emission Reduction Targets

	Below 2010	Total Reduction 2041	Total Tonnes Reduced
City Only	-5%	-21%	249,000
City Plus Others	-29%	-42%	485,000

A second target, "City Plus Others," shows how much emissions could be reduced if other agencies also took action alongside the City. The "City Plus Others" target shows that with this cooperation we could reduce community emissions by over 40% in total or 485,000 tonnes by 2041 compared to if no action were taken. This second part of the reduction is shown on the right side of the second band of the 'wedge' in **Figure 9** (above) and **Table 1** (above).

Each of these targets would contribute about equally to a projected GHG reduction by the year 2041.

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The CEEP also includes per-person targets, as shown in **Figure 10** (right). Burnaby's 2010 per-person emissions of 4.3 tonnes (t) per year are expected to decrease slightly under "Business as Usual" (if no other action was taken), to 3.4t by 2041. The "City Only" per-person target is 2.6t per person by 2041 and the "City Plus Others" per-person target is 2.0t by 2041.

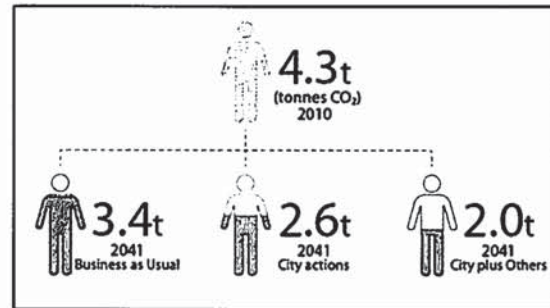


Figure 10. Burnaby's per-person targets

5.5 A Strategic Approach – Five Areas for Action

The "City Only" target focuses on five areas for action, each including an ESS goal, supporting CEEP strategies and CEEP suggested actions. These five areas of action are:

- *Live* – Land use planning and development
- *Move* – Transportation
- *Build* – Buildings and energy
- *Conserve* – Waste management
- *Manage* – Governance, education and partnerships

Live (listed first) and *Manage* (listed last) provide the framework or structure that lets us achieve results in the other three areas of action - *Move*, *Build* and *Conserve*.

Move, *Build* and *Conserve* provide most of the detailed strategies and suggested actions as well as provide most of the estimated emission reductions, as shown in **Figure 11** (next page).

- Improving how we *Build* is Burnaby's biggest opportunity for reducing greenhouse gas emissions and is 51% of the "City Only" target. Using District Energy to heat buildings in a few key locations could result in an additional 3% of the "City Only" target.
- Changing how we *Move* could result in over a third of our proposed emission reductions or 33% of the "City Only" target.
- Increasing how much we *Conserve* is something we need to tackle together as a region, but there are also steps Burnaby can take to reduce our emissions. Reducing our emissions from solid waste helps us to achieve 13% of the "City Only" target.

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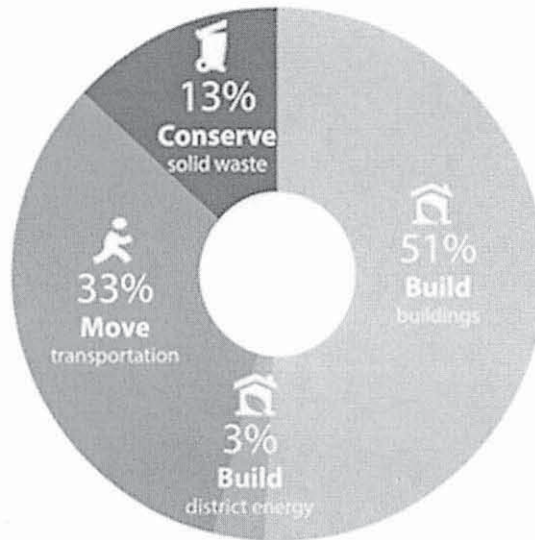


Figure 11. Percentage of the “City Only” target by goal

Note: Live and Manage were not modeled directly.

It is estimated that the total net cost to the community (all of us in total - residents, businesses, the City and others) of the proposed “City Only” target would be a savings of \$1 for every tonne of GHGs we reduce. Cost savings in some areas like more energy efficient buildings and reduced travel would offset costs in other areas like district energy, vehicle electrification, and waste.

6.0 NEXT STEPS

The ESS is intended to provide a clear but flexible framework, to guide staff across the organization in the development of new policies, programs and regulations, or as a basis for advocacy and partnership with external organizations. It will also inform the development of other City strategic plans and policies, such as updates to the *Official Community Plan* and *Transportation Plan*.

The *Final CEEP* sets direction and outlines targets and priorities for the City to reduce GHG emissions and energy use across the community, complementing many other sustainability goals and supporting the overall ESS vision.

The ESS and the CEEP will both be put into action through an iterative approach of charting the course, taking action, tracking and reporting, evaluating and updating, as shown for the ESS in **Figure 12**, next page.

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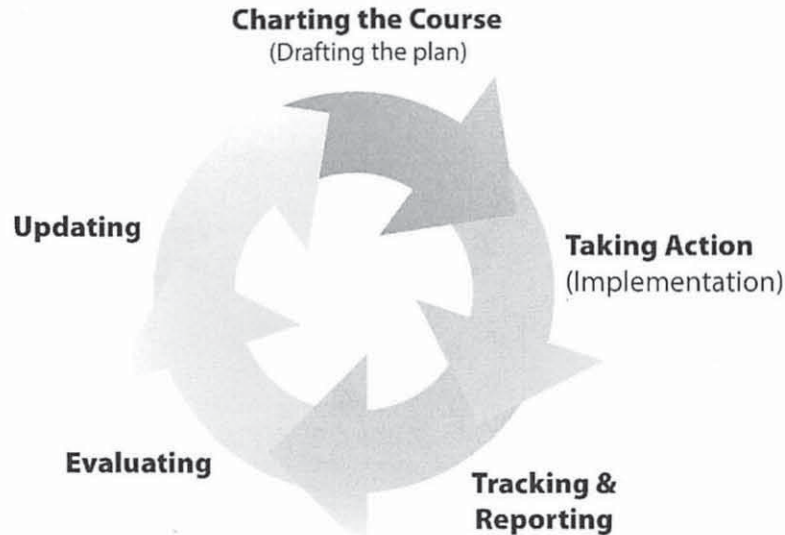


Figure 12. *The iterative approach*

This report recommends that Council authorize staff to develop an ESS implementation plan that would follow Council approval of the *Final ESS*. The ESS implementation plan would include the ESS's "*Quick Starts*" and "*Big Moves*", would prioritize them, identify further steps that need to be taken to implement them, and identify resources.

Following Council's adoption of the ESS, staff would develop a public launch program that will encourage both residents and businesses to take action to support the 10 ESS goals.

This report also recommends that Council authorize staff to develop a CEEP implementation plan. As with the ESS implementation plan, the CEEP implementation plan would include the CEEP's "*Quick Starts*" and "*Big Moves*", would prioritize them, identify further steps that need to be taken to implement them, and identify resources.

Following Council adoption of the CEEP, staff will advance an Official Community Plan (OCP) amendment for Council's consideration. This OCP amendment will propose replacing the existing 'interim' community greenhouse gas reduction (GHG) target of 5% below 2007 levels⁶ with a new primary "*City Only*" target of 5% reduction in 2010 baseline emissions by 2041, as described in Section 5.3 of this report. The CEEP also identifies a significant increase as the secondary "*City Plus Others*" target has the potential to go well beyond the interim target to achieve 29% reduction in 2010 baseline emissions by 2041.

⁶ On 2010 May 3, Council adopted an 'interim' community greenhouse gas reduction (GHG) target of five percent (5%) below 2007 levels in order to meet the requirements of provincial *Local Government (Green Communities) Statutes Amendment Act, 2008 (Bill 27)*, with the provision that more detailed and likely farther reaching targets would be developed through a GHG reduction strategy. The completion of the CEEP now fulfills that previous commitment.

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7.0 CONCLUSION

This report marks the completion of one of the City's most extensive, inclusive and creative public consultation efforts to date, which has engaged thousands of individual citizens and many businesses and stakeholder groups over a multi-year process. The response from the public has been overwhelmingly positive and constructive, and input received through this process has informed development of the *Final ESS* and *Final CEEP*.

On this basis, it is recommended that Council:

- receive the results of *Phase 3 – Draft ESS* public consultation for information, as outlined in Section 3 of this report; approve the final *Burnaby Environmental Sustainability Strategy* (ESS) dated 2016 October 5 as outlined in Section 4 of this report;
- approve the final Burnaby Community Energy and Emissions Plan (CEEP) dated 2016 October 20 as outlined in Section 5 of this report;
- authorize staff to develop implementation plans to identify timelines, priorities, lead responsibility, recommended processes and/or approaches, and resources required for both the ESS and CEEP;
- authorize the Mayor to issue certificates of acknowledgement and hard copies of the ESS to all the citizen members of the ESS Steering Committee who contributed to the creation of the ESS; and,
- send a copy of this report to the Environment Committee, the Planning and Development Committee, the Social Planning Committee, the Transportation Committee, and the Parks, Recreation and Culture Commission for their information.

















 Lou Pelletier, Director
 PLANNING AND BUILDING

DAC/LT:sla
Attachments

cc: Deputy City Manager
 Director Finance
 Director Engineering
 Director Parks Recreation and Cultural Services
 City Solicitor
 City Clerk

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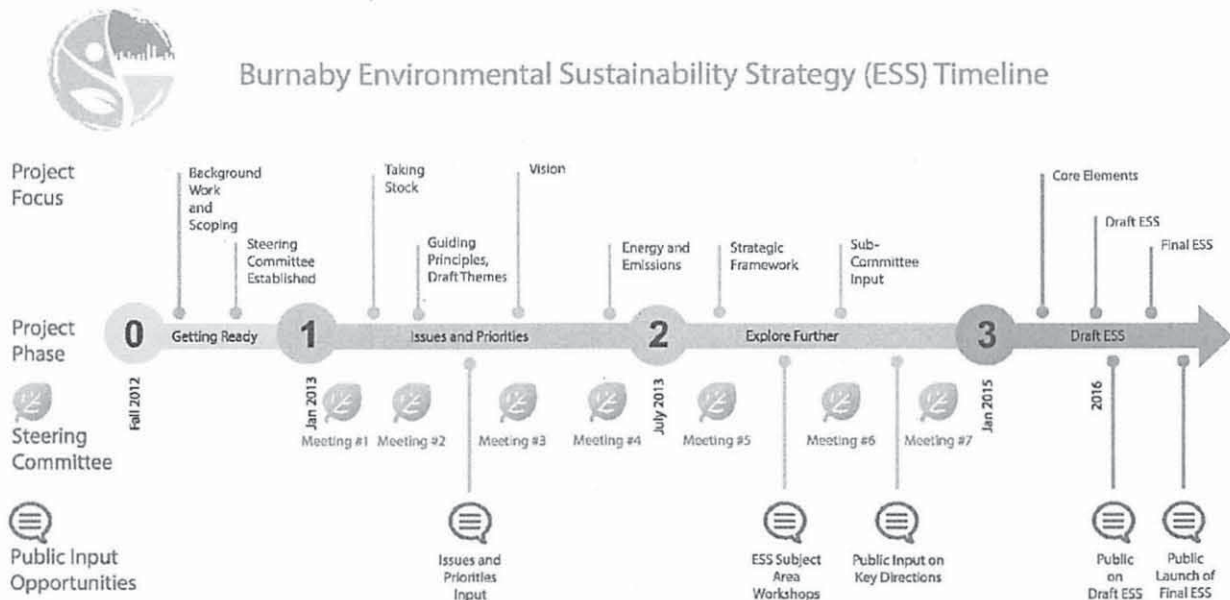
Attachment 1: Steps of the ESS Process

Timeline	Inputs		Step	Outputs	Council Reports
	<ul style="list-style-type: none"> 'Community Dialogue' approach Council input 	1	Set Approach	<ul style="list-style-type: none"> funding approved 'Community Dialogue' approach approved 	← Council Report 1
	<ul style="list-style-type: none"> work plan details resources required Steering Committee terms of reference (TOR) 	2	Confirm Process	<ul style="list-style-type: none"> project team assembled process updated Steering Committee TOR approved 	← Council Report 2
	<ul style="list-style-type: none"> consultant terms of reference consultant proposals 	3	Hire Consultant	<ul style="list-style-type: none"> consultant retained work plan confirmed 	
	<ul style="list-style-type: none"> potential Steering Committee members invitations from Mayor 	4	Assemble Steering Committee	<ul style="list-style-type: none"> <u>Draft Environmental Context Report (what we are doing)</u> Steering Committee assembled and approved 	← Council Report 3
	<ul style="list-style-type: none"> <u>Discussion Paper No. 1a: Burnaby's Environmental Achievements</u> <u>Discussion Paper No. 1b: What is Sustainability</u> <ul style="list-style-type: none"> Burnaby's environmental policies best practices by others key challenges / opportunities 	5	Take Stock	<ul style="list-style-type: none"> <u>opportunities and challenges</u> Steering Committee meeting No. 1 (orientation) 	
	<ul style="list-style-type: none"> <u>Draft Environmental Context Report (what we are doing)</u> <u>Cases Studies</u> (what others are doing) <u>Discussion Paper No. 2: Guiding Principles</u> 	6	Set Guiding Principles & Draft Subject Areas	<ul style="list-style-type: none"> Steering Committee meeting No. 2 <u>draft guiding principles</u> <u>draft subject areas</u> public consultation strategies suggestions for sub-committee members 	
	<ul style="list-style-type: none"> <u>research tools and logistics</u> draft consultation plan (phase 1) 	7	Draft Community Consultation Plan	<ul style="list-style-type: none"> approved consultation plan (phase 1) 	
	<ul style="list-style-type: none"> public process kick-off event info on existing policies, programs and initiatives draft guiding principles draft subject areas 	8	Outreach Phase 1	<ul style="list-style-type: none"> <u>Summary Report</u> <ul style="list-style-type: none"> successes acknowledged comments on guiding principles areas for more work emerging issues draft subject areas 	
	<ul style="list-style-type: none"> public input (Phase 1) <u>Discussion Paper No. 3: Vision</u> Keynote speaker at ESS SC Mtg No. 3 <u>Discussion Paper No. 4: Phase 1 Public Consultation</u> 	9	Confirm the Subject Areas	<ul style="list-style-type: none"> Steering Committee meeting No. 3 (draft vision) draft vision statement Steering Committee meeting No. 4 (CEEP) confirmed subject areas integration with CEEP comments on draft vision statement 	
	<ul style="list-style-type: none"> <u>Sub-committee terms of reference</u> subject area workshops engage experts ongoing public engagement & awareness ESS draft consultation plan (phase 2) CEEP vision/goals/principles workshop 	10	Sub-Committee Workshops	<ul style="list-style-type: none"> Steering Committee Meeting No. 5 (key directions) workshop feedback (interim update) CEEP update draft Strategic Directions 	← Council Report 4
	<ul style="list-style-type: none"> Comments from sub-committees and Interagency round-table draft ESS matrix <u>draft Strategic Directions</u> 	11	Draft Community Consultation Plan (Phase 2)	<ul style="list-style-type: none"> Steering Committee Meeting No. 6 (display panels) sub-committee summaries draft consultation plan (Phase 2) draft vision statement for public outreach 	← Council Report 5
	<ul style="list-style-type: none"> <u>Public Outreach (questionnaire)</u> <ul style="list-style-type: none"> Vision Theme-based comments (directions, issues, opportunities) promotion at events Staff consultation (workshops) 	12	Outreach Phase 2	<ul style="list-style-type: none"> public feedback staff feedback 	
	<ul style="list-style-type: none"> public input staff input sub-committee input 		Develop Framework	<ul style="list-style-type: none"> <u>Public Consultation Summary Report</u> <u>ESS report outline</u> gap analysis 	← Council Report 6 (workshop)
	<ul style="list-style-type: none"> <u>Case studies</u> <u>Gap analysis</u> <u>Consultation Summary</u> 	14	Draft the Environmental Sustainability Strategy (ESS)	<ul style="list-style-type: none"> Steering Committee meeting No. 7 (framework) <u>approved consultation plan (phase 3)</u> <u>Draft ESS Report</u> 	← Council Report 7 (memo) ← Council Report 8
	<ul style="list-style-type: none"> <u>Public Outreach (questionnaire)</u> <ul style="list-style-type: none"> promotion at events Staff consultation (workshops) 	15	Outreach Phase 3	<ul style="list-style-type: none"> <u>Summary Report</u> <ul style="list-style-type: none"> public response to ESS additional recommendations and suggestions 	← Council Report 9
	<ul style="list-style-type: none"> public input (Phase 3) <u>final ESS</u> 	16	Finalize Environmental Sustainability Strategy	<ul style="list-style-type: none"> Council approval of <u>final ESS</u> 	
Fall 2016	<ul style="list-style-type: none"> report publication and distribution 	17	Project Completion	<ul style="list-style-type: none"> public announcement(s) Implementation Plan 	
2016 onward	<ul style="list-style-type: none"> take action (implementation) 	18	Implement and Monitor	<ul style="list-style-type: none"> monitor outcomes 	

Version 3.0, October 19,

Legend: boxes note steps led by City staff, boxes note steps led by the consultant; and underlined items are key project deliverables.

Attachment 2: ESS Process



Phase 1 – Issues and Priorities

Jan. to July 2013

Broad, high-level

Issues, opportunities, vision

- Steering Committee convened: focus on guiding principles, draft theme areas.
- Phase 1 Public Consultation: online questionnaire (~400 responses), display boards, attendance at seven public events, Environmental Superheroes, Vision Tree, and Community Green Map.

Outcomes:

- Draft vision statement; confirmed scope (theme areas) and draft goals.

Phase 2 – Exploring Further

July 2013 to Jan. 2015

Deeper, more focused

Goals, strategies, actions

- Sub-Committees (4) convened: focus on draft goals, strategies. 10 meetings held with over 100 people in total; networking by Sub-Committee members engaged another 550 people.
- Inter-Agency Roundtable, with representatives from neighbouring municipalities and other levels of government and other organizations.
- Phase 2 Public Consultation: online questionnaire (~800 responses), display boards, attendance at 15 public events, three invited presentations, public workshop, Community Green Map, youth video contest, and 150 others engaged via workshops and invited presentations using "Sustain-A-Bucks".

Outcomes:

- Feedback on draft vision, goals, strategies; suggestions for actions - by the City and by individuals; analysis of responses.

Phase 3 – Draft ESS

Jan. 2015 to Jun. 2016

Broad, high-level

Framework, priorities

- Draft ESS report containing a framework (vision, goals, strategies, suggested actions) released to the community to check and see if it was "headed in the right direction".
- Phase 3 Public Awareness: over 4,600 people were made aware of the release of the Draft ESS by conversations, presentations, email updates, project website, and social media.
- Phase 3 Public Consultation: engaged over 450 people using online questionnaire (~300 responses), activities, webinar, Plinko ESS trivia, flash-survey, display boards, attendance at 13 public events including an ESS community stakeholder workshop, and an ESS public drop-in open house.

Anticipated outcomes:

- Confirmation of level of support for Draft ESS; input on how to improve the Final ESS.

Attachment 3: CEEP Process

Phase 1 – <i>Setting the Scene</i> January to July 2013	Phase 2 – <i>Exploring Alternatives</i> July 2013 to July 2015	Phase 3 – <i>Draft CEEP</i> July 2015 to June 2016
Technical Work	Stakeholder Input	Community Engagement
Burnaby Today – Current Emissions	Scenario and Policy Development	Community Engagement, Final Plan
<ul style="list-style-type: none"> • CEEP Steering Committee convened • CAN Tool model calibration • Baseline emissions modeling 	<ul style="list-style-type: none"> • Renewable/district energy workshop • Community stakeholder workshop • Input from CEEP Steering Committee • ESS Steering Committee workshop 	<ul style="list-style-type: none"> • Input from CEEP Steering Committee • Public consultation on Draft CEEP including targets and strategies • Incorporation of feedback into final CEEP, including goals, strategies and suggested actions
<i>Outcomes:</i> <ul style="list-style-type: none"> • Calibrated emissions model for Burnaby's context • Projected emissions • Strengths and challenges identified 	<i>Outcomes:</i> <ul style="list-style-type: none"> • Draft CEEP targets and strategies • CEEP Technical Report 	<i>Outcomes:</i> <ul style="list-style-type: none"> • Confirmation of level of support for Draft CEEP • Suggestions on how to improve the Draft CEEP report • Final CEEP report

Attachment 4:
Summary of Changes to the Final ESS Framework

<i>Final ESS</i>	
Framework Components	Changes
1 Vision	None
10 Goals	None
49 Strategies	Total number remained the same - 49 strategies <ul style="list-style-type: none"> • 47 saw no change • 2 minor wording changes (Strategies 1.4, 9.3)
16 Big Moves	Total number remained the same – 16 “Big Moves” <ul style="list-style-type: none"> • 15 saw no change • 1 minor wording change (9.3) <p>For more detail, please see Table 1 on page 35 of the Final ESS.</p>
155 Suggested Actions	Total number of “Suggested Actions” increased from 151 to 155 <ul style="list-style-type: none"> • 142 saw no change • 8 minor wording changes (1.4b, 1.7a, 4.1e, 5.4b, 5.6a, 6.2c, 6.6b, 9.2b) • 5 new (1.2f, 2.4e, 5.6b, 7.1g, 8.3c)
25 Quick Starts	Total number of “Quick Starts” increased from 24 to 25 <ul style="list-style-type: none"> • 19 saw no change • 2 minor wording changes (11, 24) • 3 new (2, 13, 15) • 1 moved to a new Goal (23) • 2 replaced <p>For more detail, please see Table 2 on page 36 of the Final ESS.</p>



Meeting 2016 Nov 09

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
SOCIAL PLANNING COMMITTEE

DATE: 2016 October 31

FROM: DIRECTOR PARKS, RECREATION AND
CULTURAL SERVICES
DIRECTOR PLANNING AND BUILDING

FILE: 16000-20

SUBJECT: PUBLIC ACCESS TO SHOWERS

PURPOSE: To provide information on a request from the Society to End Homelessness in Burnaby on current access to showers in Burnaby.

RECOMMENDATIONS:

1. **THAT** the Committee receive this report for information.
2. **THAT** a copy of the report be forwarded to Wanda Mulholland of the Society to End Homelessness in Burnaby.

REPORT**1.0 BACKGROUND**

At its meeting on 2016 June 01, the Social Planning Committee received a delegation from Wanda Mulholland of the Society to End Homelessness in Burnaby regarding access to showers for persons who are homeless. The Society requested that the City work with the Society in the development of access to showers. In response, the Committee referred the delegation's presentation to staff for a report. This report provides information on the Society's request and information on current public access to showers in Burnaby facilities.

2.0 THE SOCIETY TO END HOMELESSNESS' REQUEST

The Society to End Homelessness in Burnaby is a newly formed society working to bring together community and government representatives to identify and address the issue of homelessness in Burnaby. It has identified access to showers as a challenge for the homeless population. It notes that good hygiene impacts people's self-confidence and the quality of social interactions with other people. Those without regular access to showers can experience many challenges. For example, a lack of

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 Director Planning and Building
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good hygiene can impact people's health and their ability to find jobs or attend job interviews, meet prospective landlords, commence a job training program, or feel comfortable in a group. The Society adds that some homeless people are able to "blend in" enough to use a public shower but this is not an option for other homeless individuals.

In 2015, the Society was awarded a grant from the Burnaby Hospital Foundation to support an Outreach Health Fund that focuses on nutrition, access to transit and access to showers for homeless people. Since then, the Society has explored options to provide access to showers including discussions with Recreation staff at the City. In the presentation to the Social Planning Committee, the Society requests a commitment from the City to work with the Society in the development of access to showers for homeless individuals.

3.0 ACCESS TO SHOWERS AT CITY FACILITIES

As noted in the Parks, Recreation and Cultural Services 2016-2017 Program and Service Fee Schedule, any patron attending a centre may gain access to showers - for \$1.00. Staff at most centres report that there are two or three homeless patrons who use shower facilities each week. In discussions with the Society, and in response to several previous requests of this nature, Recreation staff have consistently maintained that the nominal fee provides sufficient access to shower services for a variety of community needs associated with each centre. Therefore, in relation to the Society's request, it is recommended that existing service levels be maintained for public shower access to all facility patrons.

The Society's offer to provide information, training and support to City staff at facilities in better understanding homelessness and in working with homeless patrons is welcomed and will be explored further.



Dave Ellenwood, Director
 PARKS, RECREATION AND
 CULTURAL SERVICES



Lou Pelletier, Director
 PLANNING AND BUILDING

CMC/MM/sa/lw/tc

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