



Your Voice. Your Home.

Meeting the Housing Needs of Burnaby Residents

MAYOR'S TASK FORCE ON COMMUNITY HOUSING

NOTICE OF OPEN MEETING

DATE: WEDNESDAY, 2019 MARCH 27

TIME: 4:00 – 8:00 P.M.

PLACE: SHADBOLT CENTRE FOR THE ARTS,
ROOM 103, 6450 DEER LAKE AVENUE

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**NEXT MEETING APRIL 10, 4:00 PM
FORTIUS SPORT AND HEALTH, THE FORUM ROOM
3713 KENSINGTON AVENUE, BURNABY**



Your Voice. Your Home.

Meeting the Housing Needs of Burnaby Residents

MAYOR'S TASK FORCE ON COMMUNITY HOUSING MEETING

MINUTES

An Open meeting of the Mayor's Task Force on Community Housing was held in Rooms 104 and 211, Shadbolt Centre for the Arts, 6450 Deer Lake Avenue, Burnaby, B.C. on **Thursday, 2019 March 14** at 4:00 p.m.

1. CALL TO ORDER

PRESENT: Councillor Pietro Calendino, Chair
 His Worship, Mayor Mike Hurley, Vice Chair
 Councillor Joe Keithley, Member
 Councillor James Wang, Member
 Mr. Thom Armstrong, Member
 Mr. Mike Bosa, Member
 Mr. Patrick Buchannon, Member
 Ms. Lois Budd, Member (*arrived at 4:20 p.m.*)
 Mr. Paul Holden, Member
 Mr. Beau Jarvis, Member
 Dr. Paul Kershaw, Member
 Mr. Brian McCauley, Member
 Ms. Anne McMullin, Member
 Mr. Murray Martin, Member
 Ms. Kari Michaels, Member
 Ms. Claire Preston, Member
 Mr. Daniel Tetrault, Member

ABSENT: Councillor Sav Dhaliwal, Member

CIVIC Ms. Shauna Sylvester, Centre for Dialogue
 ENGAGEMENT: Ms. Michelle Bested, Centre for Dialogue

STAFF:

- Mr. Lambert Chu, City Manager
- Mr. Dipak Dattani, Director Corporate Service
- Mr. Ed Kozak, Deputy Director Planning and Building
- Ms. Lee-Ann Garnett, Asst. Director – Long Range Planning
- Ms. Lily Ford, Planner – Housing
- Mr. David Clutton, Long Range Planner
- Ms. Margaret Eberle, Housing Consultant
- Mr. Jim Wolf, Senior Long Range Planner
- Ms. Carla Schuk, Social Planner
- Ms. Kate O'Connell, City Clerk
- Ms. Eva Prior, Administrative Officer

The Chair called the Open Task Force meeting to order at 4:02 p.m.

The Chair acknowledged the unceded, traditional, and ancestral lands of the hən̓q̓əmiṇəm and skwxwú7mesh speaking people, and extended appreciation for the opportunity to hold a meeting on this shared Coast Salish territory.

2. **MINUTES**

a) **Minutes of the Mayor's Task Force on Community Housing Open meeting held on 2019 February 27**

MOVED BY COUNCILLOR JAMES WANG
SECONDED BY MR. PAUL HOLDEN

THAT the minutes of the Mayor's Task Force on Community Housing Open meeting held on 2019 February 27 be adopted.

CARRIED UNANIMOUSLY

3. **OPENING REMARKS**

His Worship, Mayor Mike Hurley delivered the following opening remarks:

"Welcome back to the Shadbolt Centre for our second Task Force meeting. I appreciate your continued commitment and the work you have put in so far.

Last week about 100 Burnaby residents met at the Nikkei Centre at the first public engagement session on housing – the Ideas Workshop. We met during a snow storm which made it hard for some people to attend, mainly families with children. A group I am determined to serve well.

We have also received about 1,400 Housing Ideas surveys containing thousands of ideas. This strong community response makes it the most successful single survey the City has ever undertaken.

We were pleased to see that the response generally reflects the mix of people within Burnaby – income, age, and mix of renters and home owners. There are two notable exceptions – people under 30 and people with incomes below \$20,000.

Since our last meeting, Burnaby staff, Centre for Dialogue staff, and I have put our heads together to make sure we are doing everything possible to reach groups who don't usually attend public outreach events or respond to online surveys.

I want to make sure we hear the voices of families, seniors, newcomers and others we don't normally hear from. That is why we are expanding on the outreach efforts we have already planned and have linked with community groups to hear from more seniors who are renters, people with low-incomes, newcomers and others.

As promised, you will receive a report on the results of the community outreach, a key resource for this Task Force, before you begin drafting recommendations for Council.

My message for you today is to remember who we serve and why we are doing this work. As our facilitators have pointed out, we need to hear a range of perspectives beyond our own experience to achieve the solutions we need. I really appreciate your willingness to listen to those perspectives and consider new points of view.

Thank you again for volunteering your time and energy.”

4. **CONTEXT SETTING**

Councillor Pietro Calendino delivered the following address to the Task Force:

“Thank you Mayor Hurley. I will take this opportunity to also thank all the members of this Task Force for the very productive first session of two weeks ago.

That session was very packed with an incredible amount of information that hopefully most of you were able to digest during the last 15 days, but if not you will have a few more weeks to internalize everything and formulate magical ideas that will help us find solutions to the spectrum of housing in Burnaby.

Now, to put things in context, I believe that the last meeting and this one are focused on orientation. If you are wondering why, let me say that this time spent on informative tasks is most essential as it will help ground and inform our work going forward. Staff has circulated background materials to Task Force members and we hope you have been able to review this information.

A special thank you to the City of Burnaby Planning and Building Department staff for putting together answers to the comprehensive list of questions raised by Task Force members at the first meeting. Please be sure to take a moment to review these, if you haven't yet.

A hearty thank you also to Shauna Sylvester, our facilitator, for keeping us in line and engaged, and to the other members of the Simon Fraser Wosk's Centre for Dialogue, Robin Prest & Michelle Bested, for doing the community engagement parallel to our work.

We are moving at a torrid pace, but the eyes of the public and the industry are on us and they are looking for results. So there is no rest for the wicked.

This evening we will be moving deeper into Task Force orientation. We'll look specifically at Burnaby's housing history and existing housing stock. Both of which are fundamental knowledge sources for us moving forward towards housing recommendations.

Next meeting we will start looking at generating ideas and quick starts.

With that, I would like to hand the show over to Shauna."

5. **REVIEW OF AGENDA**

a) **Logistics** **Facilitator: Ms. Shauna Sylvester, Executive Director,** **Centre for Dialogue, Simon Fraser University**

Ms. Sylvester outlined the agenda for the evening. The speaker introduced staff in attendance and extended her appreciation for the work and commitment by the Task Force members and staff.

Ms. Sylvester requested that Task Force members bring forward one compelling question or comment based on the first meeting of the Task Force and readings that were circulated prior to the 2019 March 14 meeting. The following are responses from the members:

- Reading materials and information presented in the first meeting were a useful exercise in understanding where we are now and where we came from.
- Requested clarification regarding the response provided by City staff to the following question: 'How many rental/units/homes are in Burnaby's development approval process?'
 - Requested staff identify any loss of rental housing resulting from rezoning and development
 - Questioned why developments that have not yet been approved are included in the rental unit numbers.

- Surprised at the low number of town/row homes and the obvious gap in this type of housing.
- Queried if any of the \$660 million generated through the density bonus program has been spent and why only 20% is allocated to the Community Benefit Bonus Housing Fund?
- No single solution, but instead a comprehensive plan. The committee will take six months to develop the strategy but people are waiting now. Is it possible to develop some preliminary plans to guide staff while this process is underway?
- How much is in the Community Benefit Bonus Housing Fund and how much has been spent?
- Will this Task Force recommend ways of using the Community Benefit Bonus Housing Fund in an economic and manageable way to provide sufficient affordable housing?
- Burnaby is suffering the same challenges as other cities, outdated housing policies, limited supply which is contributing to rising prices. Outdated taxation policies by other levels of government have also impacted demand and prices.
- How many purpose built rentals are in the Metrotown area? How was the number determined?
- Requested clarification regarding Community Amenity Contributions versus a Community Benefit Bonus Policy. How do the funds collected by Burnaby compare to other municipalities?
- Connection between housing and planning – when we get to the point of making recommendations, to what extent will the recommendations be limited by existing zoning? How proactive are we going to be to ensure that the recommendations can be implemented without delay due to existing zoning?
- Do we understand the fundamentals of building and operating rental apartment buildings, both nonprofit and market rental? It is very important we understand this. We should almost be doing a 'rental 101'.

Lois Budd arrived at the meeting at 4:20

- Queried why projects that have not been approved are included in the inventory of 51 new housing projects listed in the City's fact sheet.
- Burnaby is not alone; other municipalities are also faced with the same challenges. Private sector is not the enemy; it is possible to work together. Housing needs to be done at scale and we need to work with other levels of government.
- In reference to *Responses to Questions from Meeting #1, page 3*: When proposed developments are discussed, such as 4475 Grange; could you also cite if there are currently occupied homes? Could you put a footnote or sentence acknowledging the number of rentals and the current rents, if known?

- In reference to *Responses to Questions from Meeting #1, page 4*: 6,101 is the listed number of purpose built rentals since Burnaby gave a number of 2,992 in the same area. If we could get a list of buildings with number of units in the area to confirm this would be helpful.
- In reference to *Responses to Questions from Meeting #1, page 4*: Could we have addresses of the three purpose built rentals under construction?
- How many purpose built rentals have been built by decade (units included) and list of buildings by address?
- Non market housing – could we get the numbers of what non market rental means?

Staff will undertake to respond to the questions raised.

b) Opening Round

**Facilitator: Ms. Shauna Sylvester, Executive Director,
Centre for Dialogue, Simon Fraser University**

Ms. Sylvester reviewed the *Draft Process Diagram* which outlined the approach, topics, learning and outcomes that will take place throughout the course of the Task Force.

The *Draft Process Diagram* provided Task Force members with meeting and Community Workshops dates, meeting themes and outputs. The Task Force will work towards finalizing an interim report (quick starts) to Council for May, with a final report (long-term recommendations, implementation plan) in July of 2019.

The speaker queried if the Task Force members would be interested in participating in site visits of examples of community housing. As most members indicated their interest in site visits, the speaker advised she would look into the opportunity.

6. SESSION 1 - HISTORICAL TIMELINE

Burnaby's Housing Historical Timeline was posted in the meeting room outlining events, policies and actors that have impacted housing in Burnaby.

Task Force members were requested to identify and add events, policies and actors that shaped their perspective of Burnaby. The timeline was broken down into periods ranging from pre-contact to present and the Task Force members discussed the impact of the various events, policies and actors on housing in Burnaby.

MOVED BY MS. KARI MICHAELS
SECONDED BY COUNCILLOR JAMES WANG

THAT the Open Task Force meeting recess for 5 minutes and reconvene in Room 211.

CARRIED UNANIMOUSLY

The Open Task Force meeting recessed at 5:28 p.m.

MOVED BY MS. CLAIRE PRESTON
SECONDED BY COUNCILLOR JOE KEITHLEY

THAT the Open Task Force meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Task Force meeting reconvened at 5:39 p.m. in Room 211.

7. **SESSION 2 – ASSETS MAPPING**

Ms. Sylvester posted 12 asset mapping themes on flip chart paper on the wall and requested Task Force members populate each page with assets that Burnaby currently has, or do not exist. Asset mapping themes included:

- Zoning Policies/Regulations
- Other Levels of Government
- Land/Geography
- Social Economy (Co-ops, Unions, Social Enterprises)
- People
- Financing
- Private Sector
- Data, Information, Education
- Civil Society (e.g. Non-profits, Community Organizations, Faith Organizations)
- Built Environment
- Public Facilities and Social Supports
- Other

The Task Force members were then divided into four table groups, responsible for three themes each. The table groups were requested to identify any missing assets.

At the conclusion of the group discussions, a representative from each table presented a brief synopsis of their themes to the other members of the Task Force.

MOVED BY MS. CLAIRE PRESTON
SECONDED BY COUNCILLOR JOE KEITHLEY

THAT the Open Task Force meeting recess until 6:45 p.m.

CARRIED UNANIMOUSLY

The Open Task Force meeting recessed at 6:20 p.m.

MOVED BY MS. LOIS BUDD
SECONDED BY MAYOR MIKE HURLEY

THAT the Open Task Force meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Task Force meeting reconvened at 6:47 p.m.

8. **SESSION 3 – SMALL GROUP INFORMATION SALONS**

Ms. Sylvester requested that the Task Force divide themselves into four table groups/salons. Staff from the Planning and Building Department assisted with the facilitation of discussion and documentation of questions, issues and solutions related to the following salon table topics:

- Data and Information
- Zoning Land Use (Development)
- Data and Information
- Community Housing (non-market rental, co-op and supportive housing)

9. **NEXT STEPS**

Ms. Shauna Sylvester advised that the next meeting would involve generating ideas for “quick starts” by drawing on information from the completed online *Housing Ideas Survey*, input from the *Community Ideas Workshop*, information from other jurisdictions and thought leaders.

The speaker distributed the following reading materials to the Task Force to be reviewed prior to the next meeting:

- *Innovative Ideas for Burnaby Mayor's Task Force on Community Housing* – Margaret Eberle
- *Briefing for Mayor's Task Force on Affordable Housing* – City of Burnaby – Kira Gerwing, Vancity
- *Canadian Mortgage and Housing Corporation (CMHC) and the National Housing Strategy (NHS)* – Lance Jakubec, CMHC
- *Some Thoughts for the Burnaby Affordable Housing Task Force* – Michael Geller
- *Note for Burnaby Affordable Housing Task Force* – Robert Brown, Catalyst Community Development Society

10. **CLOSING ROUND**

Ms. Shauna Sylvester requested that Task Force members verbalize their thoughts on the meeting. Task Force member's comments were as follows:

- Learning other people's perspective and about other people's ideas.
- Different perspectives, profit, non-profit.
- Sharing.
- Openness and willingness to contribute from different perspectives.
- More alignment and open mindedness, open to new ideas.
- Liked the salon model and the opportunity to get more in depth conversations.
- The opportunity to dig down, but would like more time.
- Salon format was great, allowed more time for the discussion.
- Like the salon, but not the wall exercise, improve presentation.
- Appreciated the salon format with small groups, learned more about zoning, what you can and can't do.
- Salon format was great, and appreciated access to city staff and to hear their perspective.
- Integration of staff with task force, enjoyed the small group conversation, did not like the one comment, one question.
- Investigating other people's perspectives.
- Salon was productive, hear other people's perspectives, housing provider verses housing occupier; symbiotic relationship; common ground is necessary.
- Appreciate having staff contribute to the conversation.
- Concerned about members becoming too positional.
- Like the format, but would appreciate more advanced notice of the topics so members can come better prepared.
- Staff perspectives:
 - Exciting to hear different people's views, everyone brings different ideas and perspective;
 - Interesting ideas and initiatives being brought forward;
 - Opportunity to sit with the community outside of the office thereby removing the barriers that staff sometimes feel they work within; and
 - Felt like part of continuum and involved in a historical process.

11. **SUMMARY**

Councillor Calendino advised that staff will respond to questions raised at the beginning of the meeting. The speaker requested that staff investigate the possibility of a document sharing site to allow members of the Task Force to share information, and that staff provide an updated version of the timeline to include comments from the Task Force.

Staff will undertake to respond to all requests.

12. ADJOURNMENT

MOVED BY MAYOR MIKE HURLEY
SECONDED BY COUNCILLOR JOE KEITHLEY

THAT this Open Task Force meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Committee meeting adjourned at 7:50 p.m.

Councillor Pietro Calendino
CHAIR

Kate O'Connell
CITY CLERK

POLICIES IN MOTION

Policy work that Council has requested in the last year.

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

The Housing Continuum and Burnaby's Policy Map:

POLICIES IN MOTION

POLICIES IN MOTION
-12-

Non-Market Housing			Market Housing						
RENTAL			RENTAL				OWNERSHIP		
HOMELESS SHELTERS	TRANSITIONAL AND SUPPORTIVE HOUSING	NON-PROFIT AND COOPERATIVE HOUSING	PURPOSE-BUILT MARKET RENTAL	MARKET SUPPORTIVE HOUSING/ ASSISTED LIVING	SECONDARY SUITES/IN-LAW SUITES/FLEX SUITES	OTHER SECONDARY RENTALS (CONDOS, OTHER)	STRATA APARTMENTS	MISSING MIDDLE TOWNHOUSES/ ROW HOUSES	TRADITIONAL - SINGLE AND TWO-FAMILY DETACHED
1. Homelessness response			2. Tenant Assistance Policy Review		8. Accessory Units in Two-Family Dwellings				8. Accessory Units in Two -Family Dwellings
			3. Standards of Maintenance Policy Review						
		4. Rental Replacement Policy	4. Rental Replacement Policy		9. Accessory Dwelling Units in Single- and Two-Family Districts				9. Accessory Dwelling Units in Single- and Two-Family Districts
		5. Inclusionary Rental	5. Inclusionary Rental		10. Cellar Floor Area Review				10. Cellar Floor Area Review
		6. Rezoning of Existing Rental Review	6. Rezoning of Existing Rental Review		11. Short-term Rental Review				
			7. Rental in Commercial Districts						

The Housing Continuum and Burnaby’s Policy Map:

HISTORICAL POLICIES

	Non-Market Housing			Market Housing						
		RENTAL		RENTAL				OWNERSHIP		
	HOMELESS SHELTERS	TRANSITIONAL AND SUPPORTIVE HOUSING	NON-PROFIT AND COOPERATIVE HOUSING	PURPOSE-BUILT MARKET RENTAL	MARKET SUPPORTIVE HOUSING/ ASSISTED LIVING	SECONDARY SUITES/IN-LAW SUITES/FLEX SUITES	OTHER SECONDARY RENTALS (CONDOS, OTHER)	STRATA APARTMENTS	MISSING MIDDLE TOWNHOUSES/ ROW HOUSES	TRADITIONAL - SINGLE AND TWO-FAMILY DETACHED
1960s/1970s		City Land Leases (1968)		Apartment Studies/ Apartment Study Areas (1966-1979)		In-law suites in Single Family Dwellings (1969)				In-law suites in Single Family Dwellings (1969)
				Rental Conversion Control Policy (1974)						
1980s			Affordable Units Policy (1988)			In-law suites in Two-Family Dwellings (1982)				In-law suites in Two-Family Dwellings (1982)
1990s		Fast Track Approvals Policy (1991)								
		Group Home Policy (1993)								
		Community Benefit Bonus Policy (1997)								
				OCP/Community Plans (1998 - onward)						
2000s		Community Benefit Bonus Housing Fund (2008)								
		Deferral of DCCs and Permit Fees (2009)								
2010s		Adaptable Housing Policy (2013)						Adaptable Housing Policy (2013)		
						Secondary Suites Program (2014)				Secondary Suites Program (2014)
		City Lands Program for Non-Market Housing (2015)		Tenant Assistance Policy (2015)						
	Warming Shelters (2018)	Rental Zoning (2018)								
				Social Sustainability Strategy (2011)						
POLICIES IN MOTION	1. Homelessness response			2. Tenant Assistance Policy Review		8. Accessory Units in Two-Family Dwellings				8. Accessory Units in Two -Family Dwellings
				3. Standards of Maintenance Policy Review						
			4. Rental Replacement Policy	4. Rental Replacement Policy		9. Accessory Dwelling Units in Single- and Two-Family Districts				9. Accessory Dwelling Units in Single- and Two-Family Districts
			5. Inclusionary Rental	5. Inclusionary Rental		10. Cellar Floor Area Review				10. Cellar Floor Area Review
			6. Rezoning of Existing Rental Review	6. Rezoning of Existing Rental Review		11. Short-term Rental Review				
				7. Rental in Commercial Districts						

Innovation - Housing Types

This category encompasses built form (e.g., townhouse, secondary suite), household characteristics (e.g., income, family size, support needs), and tenure (e.g., rental, strata, co-op).

Two examples of innovation in housing type are:

Rental housing in C Districts

Commercial districts (C Districts) are the third category down on the Burnaby Zoning Map (dark orange zones).

Burnaby's new rental zoning regulations permit rental apartment or townhouse units as part of a C District commercial development. Under the bylaw, developers of commercial properties can build up to 49% of their floor area as multiple family rental units. For instance, the developer of an office building on a 30,000 sf lot in the C3 District could develop 78,000 sf (2.6 FAR) of office floor area and approximately 72,000 (2.4 FAR) of rental housing, or about 80 units.

On a smaller scale, C2 District lots currently used for single storey retail or restaurant uses are now eligible to add up to 0.64 FAR of rental apartment use above one or two storeys of retail/office use.

This innovation recognizes that many commercial office or retail developments build less than the maximum floor area due to insufficient demand for office or retail space. Under the new bylaw, excess FAR can be used both to meet a housing need and to increase revenue.

Previously, mixed use residential and commercial developments have been permitted on sites designated for multiple family residential use or mixed use. In those developments, the commercial use has generally been the smallest component. This regulation extends the potential for mixed use to areas that are designated for commercial use, with the residential component slightly smaller. This innovation will help to revitalize a range of community plan areas, from the smaller mixed use and urban village plan areas to Town Centres.

RMr Districts/Additive Zoning

Multiple Family Residential is the second category down on the Burnaby Zoning Map (light orange zones).

Burnaby's new rental zoning regulations are constructed around the new "r" subdistrict, which can be added to any RM Multiple Family Residential District to create a rental zone. The RMr rental zone is subject to the same provisions as its companion RM zone; for instance, the density, height, and setbacks

of an RM3 zone and an RM3r zone are identical. The only difference is that the units in an RMr zone must have rental tenure.

An RMr zone can exist on its own; however, it can also be used a “building block” in a Comprehensive Development (CD) zone, along with other zone districts. This allows development of mixed strata/rental buildings where the density for each component is independent and additive.

Innovation - Finance

This category encompasses a range of finance topics including government and non-profit funding programs; housing partnerships; contribution types (land, grants, density); tax legislation; and development costs.

Examples of innovation in finance are:

Community Benefit Bonus Policy/Housing Fund

The Community Benefit Bonus Policy is a density bonus program that generates funding for community amenities and affordable and/or special needs housing through on-site construction and/or cash-in-lieu funds. Contributions to the program are equivalent to the market value of the additional density achieved. At least 20% of all cash-in-lieu funds are contributed to the Community Benefit Bonus Housing Fund ("Housing Fund"). This program has secured over \$123 million for non-market housing projects, with over \$10 million allocated so far. The program has also contributed 19 in-kind non-market housing units.

City Lands Program for Non-Market Housing Projects

Burnaby leases land that it owns to non-profit societies and housing corporations seeking to build non-market housing. The City offsets lease costs with contributions from the Community Benefit Bonus Housing Fund. Current leases support 493 non-market housing units and 26 group facility spaces on 14 properties.

The City Lands Program for Non-Market Housing, adopted in 2015, identifies City-owned properties that are suitable for non-market housing, and offers these sites to non-profit societies or government agencies through a Request for Expressions of Interest (RFEOI) process. Lease costs, servicing fees, and permit fees are all eligible for offsets from the Housing Fund. City Lands Program Projects include:

- 3802 Hastings Street: a partnership with SUCCESS and BC Housing, this proposal includes approximately 130 non-market housing units with ground level commercial and service uses. It is currently in the pre-application phase.
- 7898 Eighteenth Avenue: a partnership with New Vista Society and BC Housing, this proposal includes approximately 26 non-market housing units, including family-friendly units. A rezoning application was recently submitted for this project.

Innovation – Approvals

This category includes zoning, policy, approvals, process, approval times, and other agency approvals. Examples of innovation in this category include:

Fast Track Approvals Policy

Under this policy, applications for non-market housing development are prioritized and expedited. The assigned planner liaisons with other departments (Building, Engineering, Legal) to ensure that their reviews are expedited, and works proactively with the applicant and external partners (e.g., BC Housing) to meet submittal timelines.

Flexible Development Standards under Comprehensive Development (CD) Zoning

Nearly all multiple family residential projects undergo rezoning to the Comprehensive Development District. This plan-specific zone permits exceptions to parking, height, setbacks and other regulations. Among other benefits, these exceptions can contribute to affordability in a number of ways; for instance, by facilitating construction of bonus density and allowing reduced parking for rental housing.

Concurrent Preliminary Plan Approval

Burnaby does not require development permits (DPs) or development variance permits (DVPs) for any type of project. Instead, it issues Preliminary Plan Approval (PPA) which verifies that the proposed development meets all applicable Zoning Bylaw and/or Sign Bylaw regulations. For Comprehensive Development (CD) rezonings, which nearly all multiple-family residential development utilize, the approved plan set defines the zoning regulations for the site. As such, the issuance of PPA requires just a quick review by the rezoning planner to verify that the plan set is the same. This allows PPA to be issued generally within two weeks of rezoning approval.

Innovation - Complete Communities

This category includes efforts that contribute to inclusive housing, community integration, and support for the social and health needs of a diverse community. Other considerations for complete communities include walkable neighbourhoods, transit connections, and community connections.

Examples of innovations in these areas include:

Adaptable Housing Policy

An adaptable housing unit has features that can be easily modified to improve accessibility if and when needed. Under this policy, new multi-family residential developments approved through the Comprehensive Development (CD) rezoning process must have adaptable design in:

- at least 20% of the single-level units; or
- 100% of the units if it is purpose-built seniors housing.

A 1.85 m² (approximately 20 sf) floor area exemption is provided for every adaptable housing unit.

Flex-Suites Policy

This policy supports zoning for flex-suites in apartment and townhouse units in the P11 District (UniverCity). Sometimes known as “lock-off units,” these suites provide affordable housing for both university students and others wishing to live near the SFU campus.

Affordable Units Policy

This policy sets an inclusionary target for newly developing communities on publicly-owned land, specifying that 20% of the new units should be non-market rental housing. To date, the program has resulted in the development of 390 non-market housing units at Oaklands, George Derby, Cariboo Heights, and the former Burnaby South Secondary School site in the Edmonds Town Centre.

Ideas

version: 2019 Mar 20

19

					ACKNOWLEDGED	<div>emergency shelter transitional housing housing with supports non-market rental housing rental housing home ownership federal provincial regional local (Burnaby)</div>											
Date	Sender	Source	Topic	Details		temporary	permanent										
2018 Nov 1	Housing Central	correspondence	financing	opportunity for partnership between all levels of government and the community housing sector	n/a	?	?	?	?	?	?	?	■	■	■	■	
2019 Jan 21	Jagmeet Singh	newspaper	financing	aggressively invest in non-market housing	n/a				●				■				
2019 Mar 14	Kira Gerwing	thought piece - KG	financing	affordable housing loan guarantees (scale model, attract private capital)	n/a				●	?			?	?	?	?	
2019 Mar 14	Kira Gerwing	thought piece - KG	financing	low-cost real estate (land) acquisition financing program (loans, rates, fees, terms)	n/a			●	●	?			?	?	?	?	
2019 Mar 14	Kira Gerwing	thought piece - KG	financing	community economic development investment funds (pool investor capital)	n/a			●	●	?			?	?	?	■	
2019 Mar 14	Kira Gerwing	thought piece - KG	financing	community bonds (mission-aligned donors, supports, investors - paid back with modest return)	n/a			●	●				?	?	?	■	
2019 Mar 14	Kira Gerwing	thought piece - KG	financing	program-related investments (higher-risk, mission-aligned, below-market loans)	n/a			●	●	?			?	?	?	?	
2019 Mar 14	Lance Jakubec	thought piece - LJ	financing	National Housing Co-Investment Fund (low-cost loans, financial contributions - mixed-income, mixed-tenure, mixed-use)	n/a				●	●	●		■				
2019 Mar 14	Lance Jakubec	thought piece - LJ	financing	Rental Construction Financing Imitative (low-cost loans - sustainable rental housing, general occupation)	n/a				●	●			■				
2019 Mar 14	Lance Jakubec	thought piece - LJ	financing	Innovation Fund (new funding models, innovative building techniques for affordable housing)	n/a				●	●	●		■				
2019 Mar 14	Lance Jakubec	thought piece - LJ	financing	Seed Funding (grants up to \$150,000, interest free loans up to \$350,000 for planning and design of new affordable housing)	n/a				●	●	●		■				
2019 Mar 14	Lance Jakubec	thought piece - LJ	financing	Mortgage Loan Insurance (higher loan-to-value ratios, lower debt coverage ratios, preferred interest rates, reduced premiums - borrowing, renewal)	n/a				●	●	●		■				
2019 Mar 14	Robert Brown	thought piece - RB	financing	seek to leverage CMHC funding and BC Housing funding	n/a	?	?	?	●				■	■			■
2019 Mar 14	Robert Brown	thought piece - RB	financing	seek to leverage CMHC grants and BC Housing grants	n/a	?	?	?	●				■	■			■
2019 Mar 14	Robert Brown	thought piece - RB	financing	seek to leverage mission-driven funding from other organizations	n/a	?	?	?	●								■
2019 Mar 14	Robert Brown	thought piece - RB	financing	avoid policies that depend to provincial and federal funding (as they will change)	n/a	?	?	?	●								■
2019 Mar 14	Robert Brown	thought piece - RB	financing	create policies that can deliver without provincial and federal funding (but offer deeper affordability or more units if they are available)	n/a	?	?	?	●								■
2018 Dec 5	Generation Squeeze	correspondence - pg 2	incentives	build more secure, long-term rentals in Burnaby	n/a	?	?	●	●	●			■	■	■	■	
2018 Dec 5	Generation Squeeze	correspondence - pg 2	incentives	develop comprehensive plan to incentivize the development of secure rental housing - learning others (CNV, Vancouver, New West, Coq, White Rock, Richmond)	n/a	?	?	●	●	●							■
2019 Jan 21	Lou Pelletier	staff	incentives	net zero incentives for affordable housing	n/a				●								■
2019 Mar 14	Margaret Eberle	thought piece - ME	incentives	municipal incentive program (100% rental buildings)	n/a					●							■
18 Nov 1	Housing Central	correspondence	land & buildings	contribution of public land	n/a	?	?	?	?	?	?		■	■	■	■	
18 Dec 5	Generation Squeeze	correspondence - pg 2	land & buildings	use city land more efficiently and fairly by adding new purpose built rental units without displacing existing renters	n/a	?	?	●	●	?							■
19 Mar 14	Lance Jakubec	thought piece - LJ	land & buildings	Federal Lands Initiative (transfer surplus lands and buildings at discounted rates for affordable, sustainable, accessible, social housing)	n/a				●	●	●		■				
19 Mar 14	Robert Brown	thought piece - RB	land & buildings	make city owned land available on long-term lease for non-market housing	n/a	?	?	?	●								■
2019 Jan 21	Jagmeet Singh	newspaper	subsidies	subsidize low-income renters	n/a				●				■				
2019 Jan 21	Jagmeet Singh	newspaper	tax credit	double federal tax credit for first-time home buyers (from \$750 to \$1,500)	n/a				?	?	●		■				
2019 Jan 21	Jagmeet Singh	newspaper	tax exemption	eliminate GST on affordable home construction	n/a				●				■				
2019 Jan 7	BCGEU	newspaper	taxes	Land Value Capture Tax	n/a						●			■			

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						temporary	permanent								
2018 Nov 1	Housing Central	correspondence	approvals	streamlining permitting processes	n/a	?	?	?	?	?	?				■
2018 Dec 5	Generation Squeeze	correspondence - pg 2	approvals	accelerate the construction of secure, purpose-built rental housing	n/a	?	?	●	●	●		■	■	■	■
2019 Mar 14	Michael Geller	thought piece - MG	approvals	zoning bylaw/design regulations (new categories, modify requirements for parking, accessibility, smaller lots, smaller units, fire regulations, green building)	n/a					●	●				■
2019 Mar 14	Robert Brown	thought piece - RB	approvals	encourage Burnaby-based non-profit land/building owners to add affordable housing (expedited approvals, waived DCC's/fees, grants, reduced taxes)	n/a	?	?	?	●						■
2019 Mar 14	Robert Brown	thought piece - RB	approvals	inclusionary zoning policies (require private developers to provide land/density for AH or complete AH units)	n/a	?	?	?	●						■
2019 Mar 14	Robert Brown	thought piece - RB	approvals	dedicate land parcels for affordable housing for use by non-profits (larger master plan sites, bonus density, City AH fund)	n/a	?	?	?	●						■
2019 Mar 14	Robert Brown	thought piece - RB	approvals	build complete AH units and transfer them to non-profits	n/a	?	?	?	●						■
2019 Mar 14	Robert Brown	thought piece - RB	approvals	recommend against developers retaining ownership of affordable housing units	n/a	?	?	?	●						■
2019 Feb 25	Beraa Tafech	email	housing authority	City of Burnaby housing authority (townhouses and condos)	2019 Feb 26				●	●					■
2018 Nov 1	Housing Central	correspondence	policies	protection of existing affordable housing	n/a	?	?	?	?	?	?	■	■	■	■
2019 Feb 25	Beraa Tafech	email	policies	all-income public housing projects	2019 Feb 26				●	●					
2019 Mar 14	Kira Gerwing	thought piece - KG	policies	alignment with other impact areas (green building, seniors, disabilities, job creation, econ dev)	n/a			●	●	?		?	?	?	■
2019 Mar 14	Robert Brown	thought piece - RB	policies	preserve existing affordable housing stock	n/a	?	?	?	●						■
2019 Mar 14	Robert Brown	thought piece - RB	policies	replace existing affordable housing stock	n/a	?	?	?	●						■
2019 Mar 14	Robert Brown	thought piece - RB	policies	relax parking restrictions close to transit and supported by transportation demand management (TDM's)	n/a	?	?	?	●						■
2019 Mar 14	Robert Brown	thought piece - RB	policies	look for ways to combine affordable housing with affordable supporting programs (provide admin space for non-profits)	n/a	?	?	?	●						■
2019 Mar 14	Robert Brown	thought piece - RB	policies	support policies once they are in place (even in the face of opposition)	n/a	?	?	?	●						■
2019 Mar 14	Kira Gerwing	thought piece - KG	public	incentive program (community-owned, public)	n/a			●	●	?		?	?	?	?
2019 Mar 14	Kira Gerwing	thought piece - KG	public	leverage civic assets (grant monies, land leases, other tools)	n/a			●	●	?		?	?	?	?
19 Mar 14	Kira Gerwing	thought piece - KG	public	grow community-owned assets	n/a			●	●	?		?	?	?	?
19 Feb		staff	staff	affordable housing coordinator	n/a				●						■
19 Mar 14	Michael Geller	thought piece - MG	staff	affordability ombudsman (internal City coordination - affordable, good quality, good value, low operating costs, sustainable)	n/a					?	●				■
2018 Dec 5	Generation Squeeze	correspondence - pg 2	targets	adopt a 3% [rental] vacancy target goal	n/a	?	?	●	●	●					■

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2019 Mar 14	Margaret Eberle	thought piece - ME	non-profit	convert market rental to non-profit ownership	n/a										
2019 Mar 14	Margaret Eberle	thought piece - ME	non-profit	MOU's for new non-profit housing (partnership agreements)	n/a										
2019 Mar 14	Robert Brown	thought piece - RB	non-profit	support non-profits to build their capacity, expertise, and equity over time	n/a	?	?	?	●						■
2019 Mar 14	Robert Brown	thought piece - RB	non-profit	retain rental stock in non-profit hands	n/a	?	?	?	●						■
2019 Mar 14	Robert Brown	thought piece - RB	non-profit	seek non-profits who want to deliver more affordability over time rather than just the minimum	n/a	?	?	?	●						■
2019 Mar 14	Robert Brown	thought piece - RB	non-profit	set housing agreements that secure affordability in perpetuity (trust non-profits and avoid heavy-handed agreements)	n/a	?	?	?	●						■
2019 Mar 14	Robert Brown	thought piece - RB	non-profit	support non-profits to build their capacity, expertise, and equity over time	n/a	?	?	?	●						■
2018 Nov 1	Housing Central	correspondence	partnerships	pursue partnerships to create new affordable housing developments	n/a	?	?	?	?	?	?	■	■	■	■
2018 Dec 5	Generation Squeeze	correspondence - pg 2	partnerships	opportunities to partner to achieve a more renter-friendly Burnaby as part of a broader plan to restore housing affordability	n/a	?	?	●	●	●					■
2019 Feb		staff	partnerships	community housing roundtable	n/a			●	●	●	●	■	■	■	■
2019 Mar 14	Kira Gerwing	thought piece - KG	partnerships	partner with Vancity (experiment with new approaches like Catalyst, CHLTF, BC Artscape, Build It Right Toolkit, financing)	n/a			?	?	?	?	?	?	?	■
2019 Mar 14	Robert Brown	thought piece - RB	partnerships	engage meaningfully with the non-profit sector (leverage their capacity, experience, mission)	n/a	?	?	?	●						■

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						temporary	permanent										
2018 Nov 1	Housing Central	correspondence	education	review our Make Housing Central resources at www.housingcentral.ca	n/a	?	?	?	?	?	?						■
2018 Nov 1	Housing Central	correspondence	education	free educational opportunities (webinar, half-day interactive forum)	n/a	?	?	?	?	?	?	■	■	■	■		■
2018 Nov 1	Housing Central	correspondence	education	two complementary registrations Housing Central Conference (Nov 2018)	n/a	?	?	?	?	?	?	■	■	■	■		■
2018 Dec 5	Generation Squeeze	correspondence - pg 2	public engagement	collaborate to bring voices of renters and young people into the public consultation process	n/a			●	●	●							■

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2019 Mar 1	Liz Efting	email	ownership	make foreign ownership illegal	2019 Mar 4			●
2019 Mar 14	Kira Gerwing	thought piece - KG	ownership	shared equity home ownership programs	n/a			● ? ? ? ?

