



# 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 JUNE 12

**TIME:** 4:00 – 8:00 P.M.

**PLACE:** FORTIUS SPORT AND HEALTH  
FORUM ROOM, 3713 KENSINGTON AVENUE, BURNABY

### A G E N D A

- |  | <b>Page</b> |
|--|-------------|
| 1. <b><u>CALL TO ORDER</u></b>   |             |
| 2. <b><u>MINUTES</u></b>   | <b>1</b>    |
| a) Minutes of the Mayor's Task Force on Community Housing<br>Open meeting held on 2019 May 15                        |             |
| 3. <b><u>OPENING REMARKS</u></b>   |             |
| • His Worship, Mayor Mike Hurley   |             |
| 4. <b><u>CONTEXT SETTING</u></b>   |             |
| • Councillor Pietro Calendino, Chair   |             |
| 5. <b><u>OVERVIEW AND LOGISTICS</u></b>  |             |
| • Shauna Sylvester, Centre for Dialogue, SFU   |             |
| 6. <b><u>PRESENTATION</u></b>  | <b>12</b>   |
| a) Community Recommendations Workshop<br><u>Presenter:</u> Robin Prest and Michelle Bested, Centre for Dialogue, SFU |             |

7. **CLOSED**

In accordance with Sections 90 and 92 of the Community Charter, the Task Force on Community Housing will resolve itself into a Closed meeting from which the public is excluded to consider negotiations and related discussions respecting the proposed provision of a municipal service(s) that are at the their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the municipality if they were held in public; and the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or federal government or both, or between a provincial government or the federal government or both and a third party.

8. **ADJOURNMENT**

**NEXT MEETING JUNE 26, 4:00 PM  
SHADBOLT CENTRE FOR THE ARTS, STUDIO 100/101**



# 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 **Wednesday, 2019 May 15** at 4:00 p.m.

#### 1. CALL TO ORDER

PRESENT: Councillor Pietro Calendino, Chair  
 His Worship, Mayor Mike Hurley, Vice Chair  
 Councillor Sav Dhaliwal, Member  
 Councillor Joe Keithley, Member  
 Councillor James Wang, Member  
 Mr. Thom Armstrong, Member  
 Mr. Mike Bosa, Member  
 Mr. Patrick Buchannon, Member  
 Ms. Lois Budd, Member  
 Mr. Paul Holden, Member (*arrived at 4:07 p.m.*)  
 Mr. Beau Jarvis, Member  
 Mr. Brian McCauley, Member  
 Mr. Murray Martin, Member  
 Ms. Kari Michaels, Member  
 Ms. Claire Preston, Member (*arrived at 4:09 p.m.*)  
 Mr. Daniel Tetrault, Member

ABSENT: Dr. Paul Kershaw, Member  
 Ms. Anne McMullin, Member

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

STAFF:

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

The Chair called the Open Task Force meeting to order at 4:00 p.m.

The Chair acknowledged the unceded, traditional, and ancestral lands of the hə́ŋqəmiḥəm and sk̓wxwú7mesh 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 May 01**

MOVED BY COUNCILLOR JOE KEITHLEY  
SECONDED BY MR. BRIAN MCCAULEY

THAT the minutes of the Mayor's Task Force on Community Housing Open meeting held on 2019 May 01 be adopted.

CARRIED UNANIMOUSLY

## 3. **OPENING REMARKS**

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

"The Interim Report with the 10 Quick Starts was presented to Council on Monday, May 13. The Quick Starts are a good beginning and I look forward to the work of Council in advancing those early recommendations.

The work we are doing together has significance for the entire region and potentially for other cities across Canada. I have not found another City that has engaged with their communities as deeply, or with as full a range of perspectives as we have at this table.

This week we launched a public survey to gather feedback on the Quick Starts and the *Discussion Guide's Housing Approaches Pros and Cons*. The survey is part of the continuing public engagement program, *Your Voice. Your Home*. The *Your Voice. Your Home. Discussion Guide* has been shared with Community Recommendations Workshop participants and it is available on the City's website.

The Community Recommendations Workshop is in 10 days. Workshop participants have been confirmed and we will be welcoming over 100 Burnaby residents and representatives of community organizations for a full day of discussion and deliberation on May 25.

The Task Force members are invited to attend this workshop from 2 to 5 p.m. to hear the community recommendations directly from that group. I hope to see you there.

Finally, I would like to thank Task Force members for your ongoing commitment to this work. We could not do this without you. I would like to thank the staff at the Centre for Dialogue for their energy and professionalism. I also want to acknowledge the significant and ongoing contribution from City staff. You continue to impress me with your dedication and willingness to understand and meet the needs of this Task Force and by extension, the people of Burnaby. Thank you all.”

#### 4. **CONTEXT SETTING**

**Councillor Calendino** updated the Task Force members regarding Council's receipt of the Interim Report. The speaker spoke to the next steps for the Task Force and the upcoming Community Recommendations Workshop.

*\*Mr. Paul Holden arrived at 4:07 p.m.\**

*\*Ms. Claire Preston arrived at 4:09 p.m.\**

#### 5. **OVERVIEW AND LOGISTICS**

**Ms. Sylvester** outlined the agenda for the evening.

Ms. Sylvester provided a brief overview of the work accomplished by the Task Force to date and spoke to the process for the remainder of the Task Force meetings.

The Task Force members were requested to divide into teams of two and share recommendations for the final report. To facilitate this discussion, the Task Force members were asked *“By the end of this process, I will feel good if I can achieve...”* and *“To do that, I need the following information...”*.

The following were responses presented by the Task Force members:

***By the end of this process, I will feel good if I can achieve.....***

- Comprehensive, realistic and achievable strategy with a road map to achieve affordability in housing with ‘SMART’ goals:
  - S – Specific
  - M – Measurable
  - A – Achievable
  - R – Realistic
  - T – Timely

- Must be operationalized to know where we are going and realistic assessment from City staff as to what is required to achieve recommendations;
- Implementation of all quick starts;
- Co-ops initiated, rent-to-own, redefine affordability, co-ops allowing areas for tiny homes, people in cars have a safe place to park at night;
- Tenant relocation policy, what does it look like, balanced approach based on facts and data;
- All demovicted or potentially demovicted people are taken care of;
- Short and long-term solutions, policies that work – execute recommendations and make a difference;
- Roadmap for affordable housing diversity for community housing sectors;
- Robust tenant assistance/relocation policy that addresses the needs of tenants facing eviction and demovictions;
- Agreement on root causes;
- Clear path from the Planning Department;
- Clear expectations and policies;
- More housing opportunities in under-utilized transit routes and arterials;
- Achieve long and short-term solutions with specific delivery dates;
- Policies that really work – Can we execute it? Will it really work?
- Create the right housing type for all people, no matter their socio-economic background;
- A clear strategy in place to facilitate affordable housing in Burnaby; and
- Housing strategy that assists Burnaby residents and employees find suitable housing in a livable community.

***To do that, I need the following information.....***

- Funding and where it will come from;
- How to make it feasible – require further analysis taking into account all stakeholders;
- Require a deeper level of analysis to explore the unintended consequences;
- Inventory of land available for redevelopment, need information on how it has been used;
- More information on City powers and land economics;
- Clear policies and bylaws, acceptance from the Task Force members and Council
- Revision of Official Community Plan;
- Need to hold people accountable and evidence that it is working;
- Inventory of City and public lands available for development/redevelopment outside of market housing;
- Data regarding tenant assistance policy, how it is being used and where;
- Definitions of planning acronyms;
- A path forward for Council to assist people living in and moving to Burnaby;
- Additional support from other levels of government; and
- Agreement on the root causes of the issues.

## 6. DISCUSSION ON PRINCIPLES

The Task Force members were presented with a summary of *Burnaby Housing Principles* and the *Guiding Principles* from the *Mayor's Task Force on Community Housing Terms of Reference*. The principles are fundamental values or rules that represent what is desirable for the City, to assist with determining outcomes of implemented actions. Principles are more basic than policy and objectives, and are meant to govern both.

Summary of *Burnaby Housing Principles* and reference documents:

1. Burnaby provides a varied range and mix of housing opportunities to accommodate a diversity of household types, sizes, and incomes.
  - This principle is referenced in the Official Community Plan (OCP), Housing Policy (HP), Social Sustainability Strategy (SSS), and the Regional Growth Strategy (RGS).
2. Burnaby works to ensure a sufficient supply of affordable and special needs housing.
  - This principle is referenced in the OCP and HP.
3. Burnaby pursues partnerships with other levels of government, non-profit societies, and the private sector for construction of affordable housing.
  - This principle is referenced in Corporate Strategic Plan (CSP) and the HP.
4. Burnaby is an inclusive community that serves a diverse population and treats people fairly and with dignity.
  - This principle is referenced in the CSP and SSS.
5. Burnaby is committed to creating and sustaining the best quality of life for the entire community; it strives to enhance neighbourhood livability and promote compact, complete communities.
  - This principle is referenced in the OCP, HP, CSP, SSS and the RGS.
6. Burnaby promotes a philosophy of citizenship and participation, and involves residents in planning the types and location of housing.
  - This principle is referenced in the OCP and SSS.
7. Burnaby supports the rights of tenants and seeks to minimize the impacts of redevelopment on existing tenancies.
  - This principle is referenced in the Tenant Assistance Policy.

*Terms of Reference Guiding Principles:*

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

After reviewing the current *Housing Principles*, the Task Force was requested to identify additional principles, not covered by lists provided.

The following principles were ideas discussed by the Task Force:

- Public land is reserved for public benefit
- Public assets stay public, to benefit the public (broader than just land)
- Density bonuses are provided in exchange for public benefit
- Add density to create non-market housing for public benefit (addition for non-market housing)
- Alignment with United Nations declaration on 'Housing as a Human Right'
- Everyone deserves a place to live that is safe, secure and that they can afford
- Housing is a home first, not a speculative commodity
- Clear definition of housing (to include apartment, etc)
- Focus first on the most vulnerable people in the community
- Acknowledge and support both tenant and landlord rights
- Supporting landlords with maintaining housing stock
- In pursuit of community housing increase green, sustainable building to mitigate climate change
- Housing continuum, define the needs of residents – seniors, families (co-housing), acting on their needs and meeting the diverse needs of the people in Burnaby
- Housing that is affordable stays affordable (identified under critical path discussion)



**7. BURNABY'S FUTURE – TRENDS AND RESPONSES**

Ms. Sylvester provided an overview of eight societal trends and their possible impacts on housing in Burnaby over the next 30 years.

The following eight trends were presented. The bullet points under each trend were comments added by the Task Force:

**1. Future of Work**

- Need for more affordable housing
- More flexible living and work spaces
- Less demand for single family homes

**2. Climate Change and Energy Transition**

- High impact on housing
- Require adaptations to increase resilience
- Increase in construction costs

**3. Technological Advances**

- Drive new solutions for more sustainable and cost-effective housing

**4. Sharing Economy**

- Highly likely to impact housing
- Impact of short-term rentals will depend on policies and regulations introduced

**5. Demographic Shifts**

- High impact on housing
- Accommodation of seniors and increasing demand for health services

**6. Growing Urbanization/Governance**

- High impact on housing as land prices increase in urban areas
- Regulatory powers of local governments will become increasingly more important

**7. Growing Inequality**

- Expected to impact affordability
- Solutions will be required to help people move across the housing continuum

**8. Local Trends**

- Affordability will negatively impact families
- People will have fewer children
- Live further apart, leading to isolation

The Task Force identified ***Social Alienation and Loneliness*** as an additional trend.

*\*Ms. Claire Preston left the room at 5:02 p.m. and returned at 5:06 p.m.\**

## 8. HOUSING INNOVATIONS – PART 1

The Task Force members were shown seven videos on different housing form options. The videos provided information on 3D printed homes, mortgage assistance in Toronto, government housing in Singapore, affordable housing preservation in the City of New York, missing middle housing forms in Vancouver, Cooperative Housing, and co-living (pod sharing).

The Task Force members divided in groups of four and brainstormed ideas on creative housing projects for Burnaby.

MOVED BY MAYOR MIKE HURLEY  
SECONDED BY MS. KARI MICHEALS

THAT the Open Task Force meeting do now recess.

CARRIED UNANIMOUSLY

The Open Task Force meeting recessed at 5:57 p.m.

MOVED BY MAYOR MIKE HURLEY  
SECONDED BY MS. CLAIRE PRESTON

THAT the Open Task Force meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Task Force meeting reconvened at 6:50 p.m. in Room 211.

## 9. HOUSING INNOVATIONS – PART 2

The Task Force members presented the following innovative ideas for housing programs identified during their brainstorming session:

- Green buildings
  - Low cost
- Three or four storey modular housing
  - Mix of 300 square foot studios to 1,500 square feet 3 bedroom units
- Safe parking lots for people living in cars
  - Temporary
  - Provide public washrooms
  - Partner with churches, legions, large box stores
- Tax exemptions/incentives for landlords who
  - Preserve/maintain existing rental buildings
  - Provide long-term low income housing

- City rental housing registry
  - Vetted landlords
  - Tenant advocate
  - Legal support
- Increase density on single family blocks
  - Single family homes to multiple family homes
  - Expression of interest to see if blocks/neighbourhoods self-identify
- Cooperative housing on school sites
  - Create housing above new school sites
- Create housing above City amenities e.g. community centres with housing component
- Row housing in transit corridors
- Housing financing options (similar to Toronto)
- Allow increased density on large lots
- Worker co-housing on industrial lands
- Relax zoning to allow for tri-plexes, four-plexes and six-plexes
- Co-housing (not pods)
- Shared equity
  - City increases density to reduce rental costs
  - Density held by City in a land trust
- That 100% of *Density Bonus Program* funds collected in Metrotown be designated for the *Metrotown Housing Fund*
- Portfolio for land trust
- Registry for Metrotown with affordable units reserved for displaced tenants
- Reduce 18 hole golf courses to 9 holes and utilize remaining land for housing
- Houseboats on Burnaby waterways

*\*Mr. Beau Jarvis left the meeting at 7:06 p.m. and did not return.*

## 10. **FINAL REPORT**

Ms. Sylvester led a discussion requesting the Task Force members identify “*Table of Contents*” items for the final report. The following arose from discussion:

- Separation of mainstream initiatives and pilot projects
- Robust Tenant Relocation Policy
- Houses are homes first, shift in direction
- City support for tenants (e.g. navigation of rental system)
- Acknowledgement of ‘missing middle’, more affordable family oriented housing for middle income households
- Summary of issues
  - Where Burnaby stands right now
  - What are the priorities
  - What is the baseline

- How will issues be address and in what order
- Definition of terms, include a glossary
- Redefine affordability
- Presented in plain language, convey information clearly and logically
- Solutions that engage the public, private sector and the community
- Greater transparency on consultation and development
  - Identify the number of renters impacted by development
- Executive summary
- Mayor's cover letter, outlining City's commitment
- What we require from other levels of government to maximize recommendations
- Communication plan on accountability/reporting out
- Updates regarding steps Council is taking to initiate recommendations
- Include Community recommendations from surveys and workshops
- Burnaby housing needs and forms
- Principles, vision statement
- Plan for the future, future trends
- Pilot project ideas, plan for the future
- Appendix of case studies, lessons from other jurisdictions
- Process design
- Quick starts

The Task Force and staff will continue to collaborate on the final report.

#### 11. **DEVELOPING OUR CRITICAL PATH**

Ms. Sylvester reviewed future topics and planned workshops for the remainder of Task Force meetings outlining key dates and deliverables.

#### 12. **NEXT STEPS AND CLOSING ROUND**

Ms. Sylvester requested that the Task Force members provide a descriptor on how they are feeling at this point in the process. The following were received:

- Great;
- Positive and optimistic;
- Good, moving forward;
- Positive;
- Doing very well;
- Hopeful;
- Sense of accomplishment and satisfaction;
- Proud of accomplishments;
- Encouraged, everyone's ideas are being considered;
- Feeling better; and
- Moving forward.

**13. ADJOURNMENT**

MOVED BY MAYOR MIKE HURLEY  
SECONDED BY MR. PAUL HOLDEN

THAT this Open Task Force meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Task Force meeting adjourned at 7:44 p.m.

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Councillor Pietro Calendino  
CHAIR

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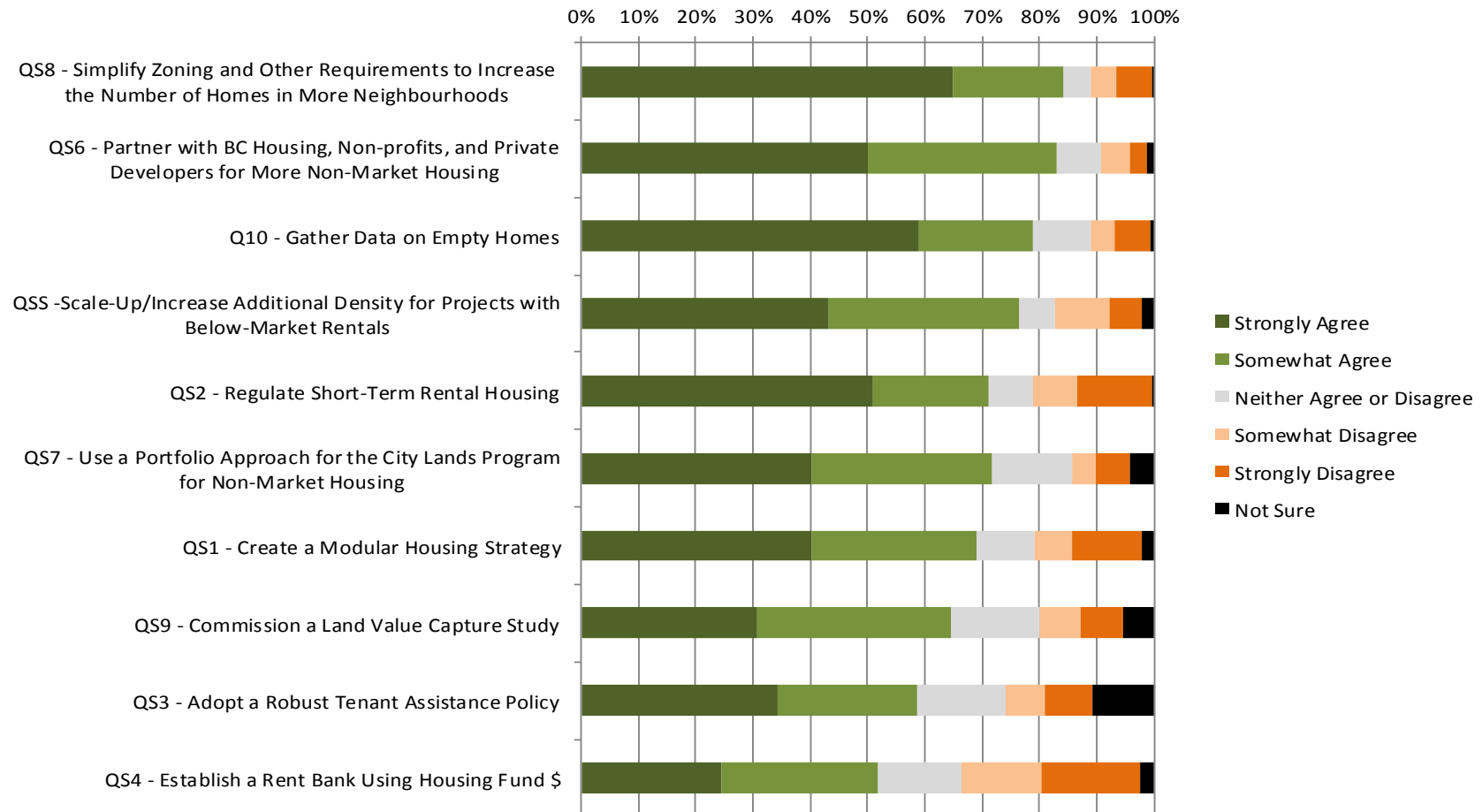
Kate O'Connell  
CITY CLERK

## Quick Starts and Trade-Offs Survey

### Section 1: Quick Starts

Responses below are from Section 1 of the Quick Starts and Trade-Offs Survey. A total of 296 people responded. Respondents were asked to answer the following question for each quick starts: "For the following Quick Start, please identify your level of agreement."

#### Quick Starts Survey Results (296 reponses)



## Quick Starts and Trade-Offs Survey

### Section 2: Housing Approaches

Responses below are from the Quick Starts Survey. A total of 296 people responded. The section below sought input on the most important pros and cons for each approach in the Discussion Guide. The top 3 are highlighted in yellow (by number of votes). Please note that each survey respondent voted for 3 pros and/or cons per approach.

APPROACH ONE- TREAT HOUSING AS A PERSONAL RESPONSIBILITY	
<i>From the list of pros and cons below, please choose the 3 most important considerations for decision makers and workshop participants.</i>	
PROS	CONS
Building housing can be very expensive and can divert resources away from shared community infrastructure and amenities.	Forcing people who cannot afford housing to leave Burnaby would separate them from their families, communities and support networks
Government intervention can create dependency, remove market incentives and further skew housing prices.	Without affordable housing, Burnaby may have trouble attracting and retaining workers to sustain its businesses and services.
Subsidized housing normally benefits a limited number of individuals and often cannot meet the needs of all residents.	There are many low-cost ways that municipalities can support affordable housing, such as: creating rental-only zoning, establishing a density bonus program or partnering with senior levels of government.
Burnaby is traditionally not responsible for housing and action should come from the Federal and Provincial Governments, not cities.	The local housing market is skewed by global investment, which has helped raise prices beyond the reach of many local residents.
APPROACH TWO- EMBRACE GROWTH AND DENSITY TO INCREASE HOUSING SUPPLY	
<i>From the list of pros and cons below, please choose the 3 most important considerations for decision makers and workshop participants.</i>	
PROS	CONS
Laneway homes, coach houses and secondary suites provide good options for youth, seniors and family members, while protecting neighbourhood character.	Gentle densification can take decades to pay off and does not necessarily create affordable housing. It also puts pressure on existing parking, transportation and services.
Townhouses, row houses and 4-6 storey apartment buildings can create housing more efficiently and lead to more "walkable" communities.	Many residents choose to live in single and two family neighbourhoods for the lifestyle they provide and may not welcome larger buildings and other changes.
Allowing high-density towers is a fast and efficient way to create large amounts of housing, increase environmental sustainability and generate revenues for the City.	Condos and high-rise towers tend to cater to higher incomes, can displace existing affordable housing and are often blamed for increased social isolation among urban residents.

<b>APPROACH THREE- PROTECT AND REINVEST IN EXISTING AFFORDABLE RENTALS AND ENFORCE REGULATIONS</b>	
<i>From the list of pros and cons below, please choose the 3 most important considerations for decision makers and workshop participants.</i>	
<b>PROS</b>	<b>CONS</b>
Preserves existing affordable rental housing and allows existing renters to have a more secure housing future.	Risks driving up long-term housing prices by failing to create the thousands of new housing units required by the Regional Growth Strategy to handle an increasing population.
Protects vulnerable renters, such as low-income seniors and reduces the power imbalance between tenants and landlords.	Does little for young people, recent immigrants and others who currently lack affordable housing.
Ensures better quality affordable rental units, resulting in less negative impacts on health, safety and well-being.	New rules and costs fail to recognize that many existing rental buildings have limited ability to cover major repairs or are in need of outright replacement.
<b>APPROACH FOUR: PARTNER WITH COMMUNITY HOUSING SECTOR TO BUILD AFFORDABLE HOUSING</b>	
<i>From the list of pros and cons below, please choose the 3 most important considerations for decision makers and workshop participants.</i>	
<b>PROS</b>	<b>CONS</b>
Allows Burnaby to create affordable housing for specific populations with diverse housing needs and at different stages of life, without compromising its financial sustainability.	Diverts City-owned land and development revenues to benefit specific households rather than the entire community.
Leverages the financial resources of non-profits and government agencies, such as B.C. Housing and CMHC, as well as their expertise and ability to innovate.	Even if Burnaby doubles or triples the rate of new housing units through community partnerships, very few residents would benefit.
Non-profits are mission-based and reinvest surplus funds towards their affordable housing programming.	Cities around Metro Vancouver already do this and have not managed to solve the affordability crisis.
Non-profits and government providers have income-testing programs to ensure that tenants qualify for low-cost housing.	Working with many different non-profits could reduce Burnaby's flexibility to change housing priorities over time and shifts the burden of navigating multiple waitlists to residents.
<b>APPROACH FIVE: DIRECT WHATEVER RESOURCES ARE REQUIRED TO ENSURE HOUSING FOR ALL</b>	
<i>From the list of pros and cons below, please choose the 3 most important considerations for decision makers and workshop participants.</i>	
<b>PROS</b>	<b>CONS</b>
Would reduce and prevent housing insecurity for Burnaby's most vulnerable communities, which can have serious physical and mental health consequences.	Building enough homes to address Burnaby's core need would cost billions of dollars, more than is available across all levels of government.
Recognizes the full scale of the housing problem, including impacts on the middle class, on the economy and on the ability of young people to remain in Burnaby.	Burnaby's financial reserves are already largely allocated to functions such as emergency services, roads, trails, parks, recreation facilities and other community infrastructure.
Would create more healthy and cohesive societies, with the understanding that housing unaffordability and insecurity are increasing urban isolation.	Burnaby should not replace the traditional roles of the Federal and Provincial Governments in building affordable housing and the non-profit sector in operating non-market housing.
Direct action by Burnaby can create results faster than waiting for other funders and partners to be in place.	Developers may not be able to afford providing replacement units for all displaced tenants, which could stall growth and constrain long-term housing supply.





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## Community Recommendations Workshop

*\*The following recommendations are taken directly (verbatim) from the note templates of each table workshop note taker. Please note that for the Final Report, each recommendation will be checked against the workshop 'pitches' to add any important detail. The recommendations will also be themed and analyzed.*

*SFU will be making a short presentation at the Wednesday June 12<sup>th</sup> Task Force meeting regarding the community recommendations.*

### Table 1:

#### Recommendation #1:

##### No empty homes

- Bylaw creating meaningful/deterrent fines,
  - If the vacancy persists, there should be an escalation fine
  - People who are purposely defrauding the system/evading the speculation tax should face criminal charges instead of civil charges.
- Passing bylaw that the empty houses have to be used in the rental marketing. See Whistler as an example.
- City could work with strata to enforce the regulation. Strata often has pretty good idea if the units are actually occupied, make it harder to defraud the system.
- Utility companies should report abnormal usage of the units that claims to be occupied, but with very low usage of the utilities to eliminate falsified occupancy.

#### Recommendation #2:

##### Increase low to middle income housing supplies

- Modular Housing
  - Prefabricated House
  - Laneway Home
  - Coach home
  - Secondary Suites

#### Recommendation #3:

##### Create 350 units for homeless people in Burnaby

- Convert public space, such as churches into homeless shelters

- Build enough shelters rapidly for all homeless by adapting modular homes, such as prefab houses, container houses, coach houses as well dorm style housing.

### **Table 2:**

#### **Recommendation #1:**

**Speed up process for partnerships (City – Non-profits – Other levels govt.)**

#### **Recommendation #2:**

##### **Supportive Program**

- A city-funded non-profit program for housing consultation and information for parties interested in diversifying their current housing stock (for example over-housed people who would like to turn their house into a rentable duplex)

#### **Recommendation #3:**

**“Densification Through Diversity” Strategy**

### **Table 3:**

#### **Recommendation #1:**

- Establish a non-profit organization with a commonly owned land-base to provide affordable housing for ownership and rental. Seed funding could come from BC housing on city land.

#### **Recommendation #2:**

- Increase the number of affordable units of co-op/cohousing including units with three or more bedrooms. Built with multiuse (commercial-community amenities-and residential facilities) to promote meaningful cooperative and sustainable neighborhoods. Create designated co-op zoning.

#### **Recommendation #3:**

- Create a pool fund that both government and non-government funders can contribute to, to anchor low-income workers in the community.

### **Table 4:**

#### **Recommendation #1:**

##### **Gentle Densification**

- Improve land efficiency / Diversify the types of housing / Flexible housing options (affordable rental - affordable first/last home).
- Gentle densification works best in the context of compact car-like communities.

**Recommendation #2: Complete Communities**

- Services for everyday living
- Walking distance
- Burnaby can facilitate by zoning
- Incorporate non-market housing into existing infrastructure development

**Recommendation #3:****Increase & incorporate social housing into all communities**

- Transitional, supportive and non-market housing
- Provide land for modular, co-op, and non-profit housing
- Partner with other levels of government for funding
- Use zoning and density bonuses to facilitate

**Table 5:****Recommendation #1:**

- Principle: Housing is a human right!
- Create integrated & holistic system housing & social services
  - More cooperative housing & housing for vulnerable people
  - Quality housing
  - More social services
  - Simplified application for non-market housing
  - Inter-generational housing - communities less isolation
- Options for Funding:
  - Use current land owned by City to subsidize housing.
  - Sell smaller lots of land to reinvest into housing stock
  - Seek partnerships with province and federal govt
  - Create more incentives for developers to provide non-market housing options through partnerships.

**Recommendation #2:****Create more market rental units**

- Rezoning for rental only
- Rezoning for multi-family homes
- Simplify application process

**Recommendation #3:****Use rezoning & incentives for home-owners to increase number of:**

- Secondary suites
- Laneway homes
- Carriage house
- Single-rooms

**Table 6:****Recommendation #1:****Increase Home-Ownership through Coops**

- We want City of Burnaby to grant more land to coops and allow coops to build more on land that they already own.
- How - see point 2 below.

**Recommendation #2:****Increase support for subsidized housing.**

- City of Burnaby to partner with non-profits, federal and provincial government to supply subsidies. All new buildings need to allow 25% of their units to be subsidized for vulnerable populations and allows diverse/mix of people living together.

**Recommendation #3:****Long-term zoning: Diverse and inclusive neighborhoods.**

- Burnaby Planning department to zone areas for mixed development (laneway homes, additional suites) centered around community.

**Table 7:****Recommendation #1:****Housing for low-income and vulnerable populations**

- To use the existing homeless count as a frame of reference to increase the number of cooperative housing, protected low-income and subsidized housing units with appropriate rental supports

**Recommendation #2:****Density**

- We support increased density that protects Burnaby residents from land speculation which builds for families and their support networks while maintaining existing community businesses, green spaces and expanding amenities and infrastructure commensurate with population increase.

**Recommendation #3:****Zoning**

- To create flexible zoning regulations to allow for a diverse community with mixed-use options including affordable housing types and housing tenures.

**Table 8:****Recommendation #1:****Density/Supply**

- Faster innovation
- Getting more housing options, allow for more mixed use (laneway homes, smaller footprints, smaller homes)
- Create more community hubs
- Shared living accommodations (co-housing)
- Replace subsidized homes in poor condition and increase density.

**Recommendation #2:****Infrastructure**

- Support city centres and community hubs
- Infrastructure goes hand in hand with density, cannot keep building without the servicing and amenities.
- Walkable communities and community services

**Recommendation #3:****Government Partnerships and Incentives**

- Incentives for building social housing
- Builder incentives at municipal level
- Be prepared with an action plan when presenting to high level government and by conducting a 5 year analysis
- Incentives for SFH to increase density (laneway, additional suites)

**Table 9:****Recommendation #1:****Mixed tenure and mixed housing types**

- Want a diversity of people to live in a “vertical community”, housing options for everyone within each new development.

**Recommendation #2:****Subsidies and rent control**

- Many residents with low incomes in Burnaby and have to pay more than 50% of income on rent.
- Fund a new rent bank with Housing Funds, “it would be a hard sell for a city to provide rent subsidies directly to renters”. Municipalities can definitely create a rent bank.
- Rent bank to help people in crisis to prevent eviction.
- Want to provide financial assistance to low income persons or those with disabilities.

**Recommendation #3:****Partnerships**

- Partnering with non-profits to come up with a proposal to pitch to senior levels of government to fund. Can address the housing needs of different groups this way (seniors or newcomers, etc.)
- City to aggressively lobby for partnerships with other levels of government to create more affordable housing.
- Leverage money that the City already has to create more subsidized housing. Expanding supply of non-market housing within Burnaby.

**Table 10:****Recommendation #1:****Laneway/Secondary suites/missing middle**

- Infrastructure must be in place first – schools, parking, consideration of pavement run-off, transit, roads, etc.
- Idea is “pro-families”

**Recommendation #2:****Properties – Density Bonus**

- Increased supply – reduced cost of rent and purchase price

**Recommendation #3:****City Enforcement**

- Needs to get involved with maintenance agreements, stopping short-term rentals, stopping empty homes, increasing safety of rental housing

**Table 11:****Recommendation #1:****Create a single point of contact for people seeking affordable housing**

- Should be a City Department
- Should collect data for future decisions on housing moving forward (how many people are applying, how quick are they accommodated, what do they pay)

**Recommendation #2:****Create more partnerships with non-profits and government organizations**

- Focus on supportive and non-market units
- Use City land as a resources and finances
- Mitigate City Financial risks- developers need to share some of the financial risk as well

**Recommendation #3:****Increase Density in Single Family Neighbourhoods**

- Laneway Homes
- Suites in Duplexes
- Some low-rise apartments
- Microsuites
- Create complete single family neighbourhoods with services (i.e. Bring back the corner store)
- Reduce minimum lot sizes for single family

**Table 12:****Recommendation #1:****Housing Strategy**

- Reallocate money to assist with reimagining land forms. Make changes to zoning policies to allow for basement suites, laneways, carriage homes, and a variety of unit sizes. Understand that taking on a new city initiative may require additional staffing resources.

**Recommendation #2:****Burnaby as a City Manager**

- To help create more non-market rental housing and work with developers to achieve this.

**Recommendation #3:****Advocacy to Province**

- Legislative change to give municipalities more power to make housing decisions. This power currently resides with the Province.

**Table 13:****Recommendation #1:****Gentle Density**

- Diversity of single-family zoned areas to allow for “missing middle” (ie. Laneway housing, townhouse, low-rise apartments) and add amenities (schools, shops, parks, etc.) to create complete communities
  - Eliminate parking minimums but only near transit stations (buses are infrequent and cars are need) to increase walking, bikes, transit
  - Issues with one-way streets and houses that have many cars
  - Agreement in discouraging car ownership
  - Agreement in increasing density

- Allow existing single-family homes to be converted to multi-family. People who want to downsize are able to do so
- In the long term, developers and taxpayers can contribute to long term costs for daycares, schools
- Newcomers can benefit as well as families, homeowners, downsizers, renters

## **Recommendation #2:**

### **Multigenerational Housing**

- Creating student housing off campus and combining it with affordable housing units for seniors and people with disabilities
  - Like supportive housing
  - Different diversity (of ownerships?)
  - In partnership with the Ministry of Advanced Education to take advantage of student housing funds (\$400 million fund) – want to take advantage of student housing funds
  - Students could have tasks to keep operating costs down (like a coop with a multigenerational aspect)
  - Reduces costs of living for students. If the City controls these housing, students living may be cheaper than when controlled by the institution
  - Can be occupied by graduate students that work in fields related to nursing/education/taking care of people
  - Allow for students from different institutions to live in this housing instead of only students from a particular institution (ie. SFU only)
  - Specific criteria for eligibility by partners
  - “Similar to a community land trust with a multigenerational focus”
  - City’s role: provide land and coordinate partnerships
  - Costs: the province, \$400 mil. Fund and student association funds can contribute to the costs

## **Recommendation #3:**

### **Tax Policy to decrease Speculation**

- Investigating tax policies to decrease speculation
- Advocate for vacancy tax and foreign value tax
- Advocate for change to BC assessment rules
  - Province allowing for assessment of potential values drives speculation taxes up, rents have to be increased and renters can’t afford it
- Land capture value tax for upzoned properties
- Speculation tax – once unit is built
- Foreign tax – get taxed as soon as you buy a property/unit



- Vancouver has a foreign investment tax that could be used in Burnaby to decrease prices of houses - agreement
  - “A lot of people made a lot of money while creating this problem”
- No costs for this recommendation
- No stability in markets – increasing property tax.

#### **Table 14:**

##### **Recommendation #1:**

##### **Density - missing middle**

- Increase density in town centres, along arterials, on the edges of community plan areas and along transit corridors. Also increase density in single family areas by allowing laneways and opportunities for secondary suites

##### **Recommendation #2:**

##### **A new focus on municipally owned lands**

- Focus on retaining city land and leasing to housing providers for affordable (or special interest housing) - rather than selling for private development (focus on people with incomes under 30K)

##### **Recommendation #3:**

##### **Rental replacement and maintenance**

- Replace demolished rental buildings on a 1:1 basis. Replacement to be contingent on income (especially for those on incomes under \$30k).