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**TO:** CITY MANAGER **DATE:** 2016 September 14

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 16000 01  
*Reference: Affordable Housing*

**SUBJECT: BURNABY HOUSING PROFILE – 2016**

**PURPOSE:** To convey the "*Burnaby Housing Profile - 2016*" document to Council.

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**RECOMMENDATION:**

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

**REPORT****1.0 INTRODUCTION**

The City of Burnaby has long recognized that housing is a critical component of achieving a sustainable and complete community. The City's established plans and growth management policies seek to guide the overall development of the community to meet a broad range of community needs and objectives, including provision of housing. The City's approach to non-market housing relies on partnerships with the non-profit sector, Federal and Provincial government programs, and development industry, within the scope of responsibilities set for local government. The City also pursues housing initiatives within a regional planning context established through Metro Vancouver.

It is within this context that the City pursues a cohesive housing program consisting of a growth management and development framework; and policy, programs, advocacy and partnerships to respond to a diverse range of housing needs to serve its citizens. To meet our common goals for housing, the City periodically updates its housing inventory and demographic information, and documents achievements in this area, for the information of Council and the broader public.

This information is contained in the "*Burnaby Housing Profile - 2016*" document, which has been provided to Council under separate cover. This document will also be made available on the City web site.

The *Burnaby Housing Profile - 2016* updates the *2015 Profile*, submitted to Council on 2015 July 26, to further convey a comprehensive overview of housing in Burnaby, including specific information on Burnaby's housing policies, programs, actions and results.

The “**Burnaby Housing Profile - 2016**” is organized into seven parts that:

- place housing in an historical context;
- explain key housing concepts;
- outline existing policy;
- provide relevant demographic data;
- present an inventory the City’s housing stock; and,
- detail Burnaby’s history of housing advocacy.

## 2.0 SUMMARY OF **BURNABY HOUSING PROFILE - 2016**

“**Burnaby Housing Profile - 2016**” has expanded upon the *2015 Profile* to provide a comprehensive overview of the City’s approach to support its housing goals. The document presents expanded content so that the reader can access information regarding various aspects of housing in Burnaby within one reference. The expanded content includes a comprehensive list of policies, updated and refreshed statistics, a fulsome list of City advocacy efforts with regard to housing, and examples of projects that have put policy into action through the presentation of case studies.

New sections are included to help broaden the understanding of housing. A “Historical Snapshot” section illustrates, through photographs, what the City’s first homes looked like, how they changed over time, and some of the factors that influenced those changes. A section called “Housing Primer” is added to explain key housing topics, such as the housing continuum, housing built form, housing construction, housing cost, and the role of governments in supporting housing.

“**Burnaby Housing Profile - 2016**” has been presented in a way to clearly communicate Burnaby’s approach to housing. The “Executive Summary” identifies the four key aspects of Burnaby’s approach to housing, including:

- **Growth Management and Development** – Burnaby regulates the location and type of housing that can be built in the City, within a framework that provides housing choice.
- **Policy** – Burnaby supports the provision of affordable and special needs housing through specific policy initiatives.
- **Programs** – Burnaby implements programs that provide more affordable housing options.
- **Advocacy and Partnerships** – Burnaby advocates to senior levels of government and works with government, non-profit and private sector partners to deliver more housing.

As outlined in the *2016 Profile*, the City’s plans, policies and programs have resulted in achievements in all sectors of housing, including:

### ***Non-Market Housing:***

Burnaby has the third largest non-market housing inventory in British Columbia, comprised of over 5,900 units of non-market housing, which includes housing cooperatives, public housing, and non-profit housing units. Key actions that have supported the provision of non-market housing in Burnaby include:

- partnership agreement with BC Housing, including the recent proposal for 181 non-market housing units related to the Cedar Place development;
- issuance of a request for proposals for the development of non-market housing on two City-owned sites;
- receipt of over \$42 million in the Burnaby Housing Fund through development bonus contributions for future non-market housing;
- disbursement of Housing Fund grants to support non-market housing projects;
- construction of 19 affordable and/or special needs housing units;
- construction of 390 units of non-market housing built through the Affordable Units Policy;
- development of City-owned lands leased for 7 non-profit and cooperative housing projects resulting in 302 non-market rental units; and,
- approval through rezoning of 140 new non-market housing units currently under construction.

### ***Market Rental Housing:***

Burnaby has over 32,000 market rental units. Key actions to support market rental housing and rental households are:

- recent development proposal for 559 purpose-built rental housing units with:
  - 300 units at Brentwood Mall under construction
  - 21 units at 3700 Hastings Street undergoing rezoning
  - 238 units at Sussex Avenue / Grange Street site undergoing rezoning;
- adoption of a Secondary Suite Program in 2014, with a recognized inventory of over 7,000 existing secondary suites in Burnaby. A total of 359 new permitted secondary suites have been built since the program began, and another 515 suites are in the building permit approval process; and,
- adoption of a Tenant Assistance Policy introduced in 2015, which provides assistance for tenants relocating from sites proposed for new development, over and above Provincial requirement.

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### **Market Home Ownership:**

Burnaby has approximately 90,000 housing units, and the market inventory grew by about 1,000 net new units per year between 2011 and 2015. Key actions to support market home ownership are:

- adding 4,975 new housing units to Burnaby's inventory in the past five years through the development approval process;
- current construction of 4,361 new housing units as of July 2016;
- adoption of the *Adaptable Housing Policy* to provide suitable housing for Burnaby residents with disabilities and those wishing to age in place;
- establishment of a *Flex Suite Policy* and *Secondary Suite Policy* to assist homeowner affordability by permitting a secondary unit for rental income; and,
- creation of an *Area Rezoning Policy* to allow neighbourhoods to petition for smaller lot, single and two-family development through a neighbourhood consultation process.

### **3.0 CONCLUSION**

The City of Burnaby has defined housing plans, policies and programs to meet community needs for housing with overall direction provided by the City's area plans, the *Official Community Plan* and the *Regional Growth Strategy*.

The "*Burnaby Housing Profile - 2016*" summarizes the policies and actions that the City has developed to pursue its vision and goals for housing. Through this work, the City has developed a comprehensive approach to leverage its capabilities within the scope of municipal responsibilities and in partnership with senior levels of government, and industry.

It is recommended that the *Burnaby Housing Profile - 2016* be received for information purposes.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

LG/RDSC/LF:sla

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