

**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT  
COMMITTEE

**DATE:** 2016 October 17

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 2155 20  
*Reference: Metro Vancouver RAHS*

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

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

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## RECOMMENDATIONS:

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

## REPORT

### 1.0 INTRODUCTION

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

### 2.0 PROCESS

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

### **3.0 REGULATORY STATUS OF A METRO VANCOUVER AFFORDABLE HOUSING STRATEGY**

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

### **4.0 OVERVIEW OF THE STRATEGY**

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

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

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

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

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

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

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

## 5.0 ANALYSIS

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

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

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

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

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Re: Metro Vancouver Regional Affordable Housing  
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## 6.0 CONCLUSION

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

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

  
Lou Pelletier, Director  
PLANNING AND BUILDING

CS:sa

### Attachments

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

## Attachment 1: Regional Affordable Housing Strategy Goals and Strategies

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

## Attachment 2: Changes to Municipal Actions Included in Final Strategy

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