

**PLANNING AND DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: BURNABY HOUSING PROFILE - 2015**

**RECOMMENDATIONS:**

1. THAT Council receive this report for information.
2. THAT a copy of this report be forwarded to Burnaby MLAs and the Metro Vancouver Board.

**REPORT**

The Planning and Development Committee, at its meeting held on 2015 June 23, received and adopted the attached report profiling the City of Burnaby's housing policies and housing stock inventory.

Prior to adopting the report, the Committee AMENDED the recommendations to include forwarding a copy of the report to Burnaby MLAs and the Metro Vancouver Board.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor D. Johnston  
Vice Chair

Councillor S. Dhaliwal  
Member

Copied to:	City Manager Deputy City Managers Director Planning & Building Director Finance Director Engineering Director Parks, Recreation and Cultural Services
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**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT  
COMMITTEE

**DATE:** 2015 June 18

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 41500 00  
*Reference: Bby Housing Profile-2015*

**SUBJECT: BURNABY HOUSING PROFILE – 2015**

**PURPOSE:** To provide a report which profiles the City of Burnaby's housing policies and housing stock inventory.

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**RECOMMENDATION:**

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

**REPORT**

**1.0 INTRODUCTION**

The City of Burnaby has long recognized that housing is an important component of achieving a sustainable, complete community. The City's approach to its housing policies and framework relies on partnerships with the development industry, non-profit sector and federal and provincial governments within the limits determined by the *Local Government Act*. The City also ensures that its efforts to pursue housing initiatives are provided within a regional context and aligned with its partner municipalities of Metro Vancouver. Collectively the municipalities of the region have established overall housing growth targets to meet population growth and directions while recognizing issues such as affordability and needs for non-market housing funding from senior governments.

It is within this context that the City has determined to pursue a cohesive program of policies and programs to respond to the housing market with a diverse range of housing options and tenures to serve its citizens. To meet our common goals for housing, the City periodically reviews and updates its housing stock inventory and demographics for the information of Council and the general public. The Burnaby Housing Profile – 2015 provides a review of the City's housing policies and programs, provides an overview of population and housing stock, and highlights recent development activity and changes to the existing supply of housing. This report will also provide information to be used in future work related to updating the Official Community Plan, reviewing housing programs and policies, and in consideration of other civic policy initiatives.

## **2.0 BACKGROUND**

At its April 28, 2015 meeting, the Committee requested information about Burnaby's stock of non-market housing with regard to the type, location and amount of non-market housing, and the role and size that non-market housing takes in the City's overall housing framework. The *attached* document titled "Burnaby Housing Profile – 2015" responds to the request, and provides the non-market housing information within the context of Burnaby's housing policies, and overall housing inventory.

The Burnaby Housing Profile – 2015 contains three parts:

- Part One: Housing Policies and Programs**
- Part Two: Population and Housing Stock**
- Part Three: Rental Housing**

This housing profile report should be considered a snapshot of housing policy and an overview of our housing inventory as it exists today. It is a background document that sets out our current policy and an inventory of our housing stock. The profile can be seen as reference material for future housing review or policy work, as part of an update to the Official Community Plan.

While recent residential growth activity is provided for information within the profile, future anticipated work would include comprehensively tracking and analyzing development trends now and into the future, and the arising changes on the housing inventory. As part of future work, the location of the housing inventory will also be mapped and analyzed in detail and compared with anticipated future growth and development within town centres and other community plan areas.

## **3.0 SUMMARY OF BURNABY'S HOUSING PROFILE**

### ***Part One - Burnaby's Housing Policies and Programs***

There are three main areas in which Burnaby has developed policy to support a comprehensive approach to residential development:

- 1. Overall City-Wide Guiding Policies to Support Residential Development and Housing** – the City has adopted policies that provide direction for the amount, type, and location of residential growth. These can be found in the following documents:

- Official Community Plan
- Social Sustainability Strategy
- Housing Policies
- Town Centre, Urban Village and other area specific plans

**2. Policies to Support Rental Housing and Assist Tenants** – the City has a number of policies to guide and support the development of market rental housing:

- Rental Conversion Control Policy
- Tenant Assistance Policy
- Secondary Suites Program
- Flex Suites Policy

**3. Policies to Support the Development of Non-Market Rental Housing** – the City has a number of policies to support the development of non-market rental housing:

- Deferral of Development Cost Charges and Permit Fees
- Community Benefit Bonus Policy
- Fast-Track Development Approvals
- Inclusionary Zoning
- Comprehensive Development District Zoning

Additionally, the City has two financial incentive mechanisms to support the delivery of non-market housing. In 1997 it established the **Community Benefit Bonus Housing Fund** to support the delivery of affordable housing. Council has adopted policies to guide the disbursements of this fund, which is generally to support the development of non-market housing through allocations of grants to offset City development cost charges and fees.

To date the program has funded the construction of 19 special needs and affordable housing units and contributed \$1.7 million in grants to non-profit housing projects. The City has also provided **land leases** to seven non-profit housing projects to date.

***Part Two - An Overview of Burnaby's Population and Housing Stock***

In 2011 there were approximately 91,383 residential units in the City. Since then, building permits for approximately 7,300 new (and replacement) dwelling units have been issued in Burnaby. These new units are comprised of the following housing types: high-rise (58%), low-rise/townhouse (20%), and single/two family (22%).

Over the past ten years, on average, 1,500 dwelling units have been added to the City's housing stock annually. The rate of growth is comparable to previous years, and is on trend to meet housing projections identified in the City's OCP and agreed upon by the regional district, Metro Vancouver. The majority of new dwelling units have been and will be accommodated in the four Town Centres, which will grow to include 46% of the City's total housing stock. Burnaby's projected growth has been established as part of the Regional Growth Strategy (RGS) adopted in 2011.

The housing stock summary included in the profile also reports on population change, housing stock by tenure, and by type. In Burnaby, the percentage of housing ownership among residents

has grown since the 2001 Census from 56% to an overall home ownership rate of 64% in 2011. The affordability of housing is further explored in the profile, directly comparing household income and the overall affordability of each of the town centres and the city as a whole. The information of affordability highlights the need for senior levels of government to provide for income support and non-market housing funding within Burnaby and the region generally.

### ***Part Three - Burnaby's Rental Housing***

As noted, the 2011 National Household Survey identifies a growing home ownership rate in the City of 64%, while 36% of residents are housed in rental accommodation. This is comparable to other renter and ownership ratios in the Metro Vancouver region.

Market rental housing is an important part of the housing continuum and is made up of several different components that serve diverse groups of Burnaby residents. Demand for market rental housing remains high, as indicated by historically low vacancy rates. As the city grows, it will be important to continue to advocate for and accommodate additional rental housing options to continue to support this housing form in the community.

It is estimated that Burnaby currently has a market rental housing stock that totals 31,290 units. The rental housing stock includes: two family (duplex) dwellings (3%), single family dwellings (10%), secondary suites (23%), multiple family strata rental units (27%) and multiple family purpose built rental units (37%).

Burnaby's non-market rental housing stock is comprised of nearly 7,900 units or beds in 154 developments across the city. These units are managed and operated by non-profit societies and co-operatives, the provincial government, the Fraser Health Authority, and private entities. These units provide affordable housing options for families, seniors, singles and persons with disabilities and lifestyle or mental health challenges.

Burnaby has the second largest stock of non-market rental housing in the Metro Vancouver region which is comprised of:

- 42% - Non-profit and public housing
- 24% - Cooperative housing
- 22% - Community care facility units

### **Key Highlights of the Burnaby Housing Profile - 2015**

- Burnaby continues to add to its housing inventory in alignment with the city's policies to accommodate growth and according to projections contained within the RGS.
- Burnaby's residential development is consistent with the City's projected growth rates and aligned with the OCP and RGS.
- The ownership to rental ratio in all sectors of the City's housing supply provides housing opportunity and choice across the affordability spectrum.

- Burnaby's market rental stock is comprised of a variety of housing types, including: purpose built rental apartments (typically in low-rise housing forms), strata rental housing units (in low rise and high rise housing forms), secondary suites, and rental of single and two family homes.
- The market rental stock is growing through the construction of new units that are rented in all types of market housing and the addition of secondary suites in single family homes.
- Burnaby's non-market housing stock is the second largest in Metro Vancouver.
- The non-market housing stock is not experiencing significant growth, due to the lack of senior government funding for housing.

#### **4.0 CONCLUSION**

The City of Burnaby has defined a range of housing policies and programs to support citizen's needs and meet the overall direction of the Official Community Plan and Regional Growth Strategy. The Burnaby Housing Profile – 2015 summarizes all of the initiatives and actions that the City has developed to pursue our vision and goals for housing in the City. Through this work the City has developed a comprehensive approach to leverage its capabilities within defined provincial legislation and local and senior government roles.

This housing profile report will serve as a reference as the City works to further develop and refine its housing policies and opportunities to grow the housing inventory as part of an updated Official Community Plan and other initiatives.

This report has been prepared for the information of the Planning and Development Committee and Council, as requested at its meeting of 28 April 2015.

Lou Pelletier, Director  
PLANNING AND BUILDING

LG/JW:sa/sla  
**Attachment**

Copied to: City Manager  
Deputy City Managers  
Director Engineering  
Director Finance  
Director Parks, Recreation and Cultural Services  
City Clerk