

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2020 September 22

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 16000 20

SUBJECT: RENTAL HOUSING SUMMARY – UPDATED TO 2020 JULY 31

PURPOSE: To provide an update on recent non-market and market rental housing developments in Burnaby, including tracking of projects with inclusionary and replacement rental units, as required by the City's Rental Use Zoning Policy.

RECOMMENDATION:

1. **THAT** Council receive this report for information.

REPORT

1.0 BACKGROUND

On 2019 July 29, Council unanimously adopted the *Mayor's Task Force on Community Housing Final Report*, which outlines 18 recommendations and 10 "Quick Starts" to increase the supply, diversity, and affordability of housing in Burnaby.

Since this time, efforts have been made to facilitate non-market and market rental projects in the City, including development of a Memorandum of Understanding (MOU) with BC Housing to establish a housing partnership to develop non-market rental housing on City sites and finalization of the Rental Use Zoning Policy (RUZP) to build upon the City's efforts to protect and increase the rental housing stock. The RUZP, adopted by Council on 2020 March 9, includes four policy streams – Rental Replacement, Inclusionary Rental, Voluntary Rental in Commercial Districts, and Protection of Existing Rental Sites – to enable the replacement, and increase, of rental housing at a variety of rent levels and affordability, as well as the protection of rental housing into the future.

2.0 POLICY CONTEXT

The provision of non-market and market rental housing is supported by a number of City policies, including the *Official Community Plan (OCP)*, *Burnaby Economic Development Strategy*, and *Burnaby Social Sustainability Strategy*, as well as the following goal and sub-goals of the *Corporate Strategic Plan*:

- ***An Inclusive Community***
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging
- ***A Healthy Community***
 - Healthy life – Encourage opportunities for healthy living and well-being
- ***A Dynamic Community***
 - Community development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

3.0 NON-MARKET AND MARKET RENTAL PROJECTS

A list of non-market and market rental housing projects in the City, according to development status, up to 2020 July 31 is *attached as Appendix A*. Non-market rental housing includes housing owned and/or operated by non-profit or government housing providers for the sole purpose of providing affordable rental housing. Purpose-built market rental housing is privately owned housing that is constructed for the purpose of renting, with rental rates determined by the market. As per the finalized RUZP, new developments are required to provide below-market units, known as inclusionary units, rented at 20% below Canada Mortgage and Housing Corporation (CMHC) market median rents. In the event of redevelopment of existing rental buildings, the RUZP requires replacement of existing rental units in the redeveloped building, with right of first refusal for the replacement units provided to displaced tenants. Rents for replacement units must be the same as the tenant's rent at the rezoning application site, plus any permitted *Residential Tenancy Act (RTA)* annual rent increases during the intervening period between when the tenant moved out and when they move into the replacement units.

As of 2020 July 31, 527 non-market rental units have been recently constructed in the City, with an additional 367 units currently under construction. In addition, over 1,730 non-market units are currently under review through the rezoning process. Of the 27 non-market rental projects constructed, under construction, and currently in process, 11 are facilitated by the provision of City-owned lands.

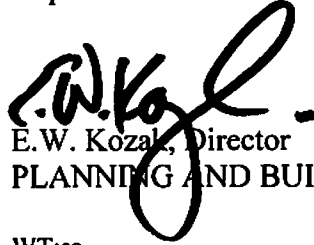
For market rental housing, 407 new units have been recently added to the City's rental stock, including 300 units in Brentwood Tower 1. An additional 496 market rental units are currently under construction. As for units under review, there are currently 40 rezoning applications representing over 2,826 market rental units. The majority of these applications are subject to the RUZP, with the minimum number of replacement units and inclusionary units noted, if known at this time. Since many of these applications are still early in the design process, the total number of units, including the required number of inclusionary units, are subject to change.

4.0 NEXT STEPS

Additional market rental units are further anticipated to be delivered through the City's various Master Plan projects, potentially adding thousands of new rental units, including below-market inclusionary units, to the City's rental housing inventory. Staff will continue to track both non-

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From: Director Planning and Building
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market and market rental projects in the City, with future rental housing summaries anticipated to be provided to Council approximately every six months.

A handwritten signature in black ink, appearing to read "E.W. Kozak", is written over the printed name and title.

E.W. Kozak, Director
PLANNING AND BUILDING

WT:sa

Attachment

cc: City Manager
Acting City Clerk

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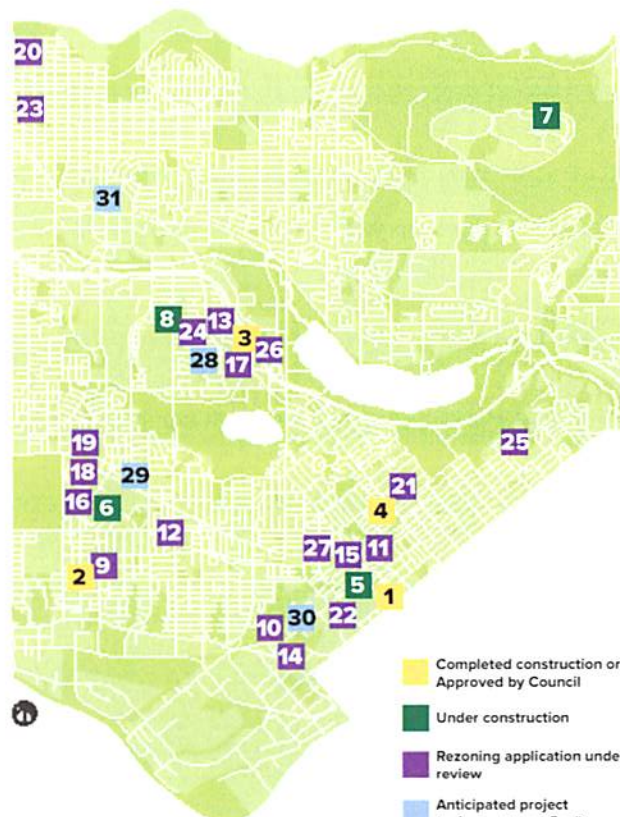
Non-market housing refers to housing that has ongoing government subsidy, or generates sufficient revenue through rents, grants, and donations that it is able to operate on a not-for-profit basis.

This housing supply provides an alternative to market rental housing that is more affordable and/or provides needed services and supports for populations with special housing needs.

The City has taken a proactive approach to utilizing its own lands to facilitate new non-market housing developments, in partnership with other levels of government, the community housing sector, and the private development industry.

KEY FACTS:

- There are over 6,000 non-market units in the City in a mix of apartments and townhouse developments in a range of unit sizes.
- There are 26 housing cooperatives containing 1,900 units.



527 units recently constructed

367 units under construction

1,730+ units under review

Completed Projects and Projects under Construction

1 Cedar Place (Phase 1)
7683 15th Avenue **90** units

2 Fair Haven United Church
4341 Rumble Avenue **145** units



3 Norland
3986 Norland Avenue **52** units



4 New Vista Complex Care Facility Replacement
7232 New Vista Place **240** units



5 Cedar Place (Phase 2)
7121 14th Avenue **128** units

6 Beresford & Sussex
6525 Sussex Avenue **125** units



7 UniverCity Passivhaus
8650 University Crescent **90** units



8 Burnaby Association for Community Inclusion
3755 Banff Avenue **15** units



NON-MARKET HOUSING 2020 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
COMPLETED CONSTRUCTION				
1	Cedar Place (Phase 1)	7683 15th Avenue	90	<ul style="list-style-type: none"> Completed December 2018 Partnership between City, BC Housing and Ledingham McAllister 90 units of non-market family housing (replacement units) City contribution for overall site: <ul style="list-style-type: none"> » ~\$8.5 million through density bonus » ~\$28.5 million indirect funding through value created by rezoning
2	Fair Haven United Church	4341 Rumble Avenue	145	<ul style="list-style-type: none"> Completed April 2019 145 units of seniors housing (16 replacement units) Received BC Housing <i>Provincial Investment in Affordable Housing</i> equity grant City contribution: >~ \$695,000 Community Benefit Bonus Housing Fund grant to offset application/permit fees and required off-site servicing costs
3	Norland ♦	3986 Norland Avenue	52	<ul style="list-style-type: none"> Completed October 2019 BC Housing modular supportive housing project under provincial 'Rapid Response to Homelessness Initiative' Operated by Progressive Housing Society City contribution: <ul style="list-style-type: none"> » \$3.96 million Community Benefit Bonus Housing Fund grant to offset land lease (five years) and permit fees
4	New Vista Complex Care Facility Replacement	7232 New Vista Place	240	<ul style="list-style-type: none"> Final Occupancy expected for September 2020
TOTAL UNITS COMPLETED CONSTRUCTION			527	
UNDER CONSTRUCTION				
5	Cedar Place (Phase 2)	7121 14th Avenue	128	<ul style="list-style-type: none"> Building Permit issued 2019 October 1 Partnership between City, BC Housing and Ledingham McAllister 128 units of seniors housing City contribution for overall site: <ul style="list-style-type: none"> » ~\$8.5 million through density bonus » ~\$28.5 million indirect funding through value created by rezoning

- Project subject to City - BC Housing Memorandum of Understanding (MOU)
- ♦ Project facilitated by City-owned land

For more information on the City of Burnaby's Housing programs and projects visit: www.burnaby.ca/Housing



PLANNING AND BUILDING

NON-MARKET HOUSING 2020 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
UNDER CONSTRUCTION				
6	Beresford & Sussex	6525 Sussex Avenue	125	<ul style="list-style-type: none"> • Building Permit issued 2019 December 30 • Partnership between City, BC Housing, New Vista Society, and Thind Properties • 125 unit of non-market rental • City contribution: <ul style="list-style-type: none"> » \$7 million Community Benefit Bonus Housing Fund contribution to offset permit and servicing fees, and over costs associated with creation of a fee simple parcel for the non-market development
7	UniverCity Passivhaus	8650 University Crescent	90	<ul style="list-style-type: none"> • Building Permit issued 2020 April 30 • 90 units of below-market rental • Rigorous energy efficiency standards of <i>Passivhaus</i>
8	Burnaby Association for Community Inclusion (BACI) ♦	3755 Banff Avenue	24	<ul style="list-style-type: none"> • Building Permit issued 2020 May 21 • 24 non-market rental units for individuals with developmental disabilities (9 replacement units) • Renovated 37-space childcare • City contribution: <ul style="list-style-type: none"> » Renewal of City land lease » \$1.7 million Community Benefit Bonus Housing Fund grant to offset land and servicing costs
TOTAL UNITS COMPLETED			367	
REZONING IN PROCESS				
9	L'Arche Greater Vancouver	7401 Sussex Avenue	61	<ul style="list-style-type: none"> • Third Reading received 2020 June 22 • Redeveloped multi-age care facility with 22 bedrooms and 10 semi-independent units for individuals with developmental disabilities • 29 units of non-market rental • BC Housing indicated high level of support
10	Byrnespark ♦	6488 Byrnespark Drive	~204	<ul style="list-style-type: none"> • Third Reading for development guidelines received 2020 July 20 • Council selection of non-profit partner, M'akola Housing Society, on 2020 July 6 • ~204 units of non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • City site provided through City Lands Program • City secured \$50,000 Canada Mortgage and Housing (CMHC) Seed Funding for pre-development activities • Site specific rezoning application for specific form of development to be initiated September 2020 • <i>Community Housing Fund (CHF)</i> application in January 2021

• Project subject to City - BC Housing Memorandum of Understanding (MOU)

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PLANNING AND BUILDING

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NON-MARKET HOUSING 2020 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
11 ♦	Kingsway	7510-7536 Kingsway, 7390-7398 16th Avenue & 7411 15th Avenue	~163	<ul style="list-style-type: none"> • Third Reading for development guidelines received 2020 July 20 • Council selection of non-profit partner, Catalyst Community Development, on 2020 July 6 • ~163 units of non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • 20% of units for individuals with developmental disabilities (partnership with posAbilities) • City site provided through City Lands Program • City secured \$50,000 Canada Mortgage and Housing (CMHC) Seed Funding for pre-development activities • Preliminary Plan Approval application for specific form of development to be initiated Fall 2020 • CHF application in January 2021
12 ♦	Royal Oak	6857-6875 Royal Oak Avenue	~128	<ul style="list-style-type: none"> • Third Reading for development guidelines received 2020 July 20 • Council selection of non-profit partner, Catalyst Community Development, on 2020 July 6 • ~128 units of non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • 20% of units for individuals with developmental disabilities (partnership with PosAbilities) • City site provided through City Lands Program • City secured \$50,000 Canada Mortgage and Housing (CMHC) Seed Funding for pre-development activities • Site specific rezoning application for specific form of development to be initiated September 2020 • CHF application in January 2021
13 ♦	Sunset / Kincaid	5912-5988 Sunset Street & 5907-5989 Kincaid Street	~287	<ul style="list-style-type: none"> • Third Reading for development guidelines received 2020 July 20 • Council selection of non-profit partner, Vancouver Native Housing Society, on 2020 July 6 • ~287 units of seniors non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • City site provided through City Lands Program • City secured \$50,000 Canada Mortgage and Housing (CMHC) Seed Funding for pre-development activities • Site specific rezoning application for specific form of development to be initiated September 2020 • CHF application in January 2021

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NON-MARKET HOUSING 2020 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
14	Portion of Bevan Lands ♦	6365 Stride Avenue, portions of 6370-6448 Stride Avenue & 7514 Bevan Street	~118	<ul style="list-style-type: none"> • Third Reading for development guidelines received 2020 July 20 • ~118 units of non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • City site provided through City Lands Program • City secured \$50,000 Canada Mortgage and Housing (CMHC) Seed Funding for pre-development activities • Site specific rezoning application for specific form of development to be initiated September 2020 • CHF application in January 2021
15	New Vista ♦	7898 18th Avenue	26	<ul style="list-style-type: none"> • Third Reading received 2020 July 27 • 26 non-market units for seniors • Funding from BC Housing CHF • City site provided through City Lands Program
16	Anthem / New Vista	6444 Willingdon Avenue & 4241 Maywood Street	92	<ul style="list-style-type: none"> • Second Reading received 2020 April 4 • Applicant requirements under Rental Use Zoning Policy (RUZP) advanced in partnership with New Vista and BC Housing (rents to comply with City, BC Housing, and New Vista objectives) • BC Housing has indicated support through financial resources and grants, development expertise, access to sector housing partners, and low cost financing
17	Dania	4279 Norland Avenue	150	<ul style="list-style-type: none"> • Second Reading received 2020 June 22 • Part of Dania Campus of Care • 150 seniors non-market rental units • Funding sought from BC Housing/CMHC
18	Anthem / New Vista	6075 Wilson Avenue	32	<ul style="list-style-type: none"> • Second Reading received 2020 July 6 • Applicant requirements under RUZP advanced in partnership with New Vista and BC Housing (rents to comply with City, BC Housing, and New Vista objectives) • BC Housing has indicated support through financial resources and grants, development expertise, access to sector housing partners, and low cost financing
19	Grange Street Apartments / YWCA	4275 Grange Street	32	<ul style="list-style-type: none"> • First Reading received 2020 July 6 • Public Hearing 2020 July 28; response to Public Hearing issues report required • Applicant requirements under RUZP advanced in partnership with YWCA • Original proposal of 40 non-market units amended to 32 larger family-sized (two and three-bedroom) units to meet client needs

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NON-MARKET HOUSING 2020 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
20	Action Line Housing Society	3755 McGill Street	62	<ul style="list-style-type: none"> Initial Council approval 2019 September 16 Developing suitable plan of development 62 self-contained supportive housing units for seniors (redevelopment of portion of existing Seton Village campus)
21	Bayshore Gardens	7860 Rosewood Street	10	<ul style="list-style-type: none"> Initial Council approval 2019 October 28 Developing suitable plan of development 10-unit supportive housing facility for seniors (regulated by <i>Community Care and Assisted Living Act</i> and accompanying <i>Residential Care Regulations</i>, administered by Fraser Health Authority)
22	Southgate ♦	Portion of 7679 18th Street and 7701 18th Street	TBD	<ul style="list-style-type: none"> Initial Council approval 2020 May 11 Developing suitable plan of development Two City-owned lots consolidated and re-subdivided to three lots to facilitate non-market housing and urban trail and park features connecting Griffiths Avenue to existing Griffiths cycling and pedestrian overpass on City portion, and market rental housing on applicant portion.
23	S.U.C.C.E.S.S. ♦	3802 Hastings Street	~130	<ul style="list-style-type: none"> Application received 2019 February 14 Developing suitable plan of development Funding from BC Housing <i>Community Housing Fund</i> City site provided through City Lands Program City working with CMHC to conclude Urban Renewal Program agreement for site
24	BC Housing / YWCA ♦	4803 Canada Way	60	<ul style="list-style-type: none"> Application received 2020 June 17 Developing suitable plan of development Non-market units for women and children (conditional funding under <i>Building BC: Women's Transition Housing Fund</i> and philanthropic donation from Cindy Beedie) Childcare facility proposed on site Council approved, in principle, lease to BC Housing and financial contribution from Community Benefit Bonus Affordable Housing Reserve for capital costs (future report for Council consideration)
25	George Derby Care Society	7550 Cumberland Street	~121	<ul style="list-style-type: none"> Application received 2020 June 17 Developing suitable plan of development 121-unit for seniors and disabled veterans, with portion of suites available for subsidized tenants (rents in accordance with BC Housing program requirements) City contribution of ~\$1.2 million Community Benefit Bonus Housing Fund grant for previous non-profit supportive housing facility on an undeveloped portion of site in 2015.

♦ Project subject to City - BC Housing Memorandum of Understanding (MOU)

♦ Project facilitated by City-owned land

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NON-MARKET HOUSING 2020 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
26	Norland ♦	3986 Norland Avenue	~45	<ul style="list-style-type: none"> • Application received 2020 June 23 • Additional 45 modular supportive housing units on existing supportive housing site (funded by BC Housing) • City provided Community Benefit Bonus Housing Fund grant to offset land lease in 2019
27	BC Housing – Hall Towers •	7252-7282 Kingsway & 7255 Edmonds Street	TBD	<ul style="list-style-type: none"> • Council authorization for staff to work with BC Housing towards new masterplan for site, execute replacement MOU, and approval in principle to fund consultant team on 2019 November 18 • Urban Strategies retained as lead consultants • Master planning work currently underway • BC Housing responsible for upfront consulting fees related to masterplan; City pay half once masterplan complete (~\$390,000)
TOTAL UNITS IN REZONING PROCESS			1,730+	
TOTAL NON-MARKET RENTAL UNITS			2,615+	

ANTICIPATED PROJECTS

28	Dixon Society	20 units of non-market housing for women and children feeling violence, in addition to a childcare facility, is anticipated by Dixon Society. The housing component has been selected for funding under BC Housing's <i>Building BC: Women's Transition Housing Fund</i> .		
29	6025 Sussex Avenue	Council has authorized staff to work with CMHC or other federal government staff to advance the development of non-market housing on a partnership basis for this federally-owned site. This site is included in the MOU with BC Housing in order to provide clarity on BC Housing's role, should it engage as a partner at a later date. Rezoning of this site would be pursued in the future, once a redevelopment approach is established and a development partner selected.		
30	7388 Southwynde ♦	On 2020 May 29, Metro Vancouver Housing (MVH) selected the City-owned property at 7388 Southwynde for further exploration and concept development for new affordable rental housing. This is in response to a submission provided by the City to a MVH Expression of Interest (EOI) in January 2020 seeking municipal lands that could be used in partnership with the regional housing authority. The anticipated development potential for this site is approximately 85 units.		
31	7409 Halifax Street ♦	Staff are currently exploring the potential use of this City-owned site for non-market housing, following the removal of City-BC Housing MOU site, 7285 Kitchener Street, for non-market housing development due to environmental considerations.		

- Project subject to City - BC Housing Memorandum of Understanding (MOU)
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MARKET RENTAL HOUSING 2020 - NEW AND IN PROGRESS

Market rental housing encompasses a range of housing types and affordability levels and is an important part of the housing continuum. In Burnaby, the majority of the market rental stock is in purpose-built rental buildings.

Approximately 95% of the City's purpose-built rental stock was constructed prior to 1990. As this housing stock ages, the City has seen increased redevelopment.

To incentivize new rental housing and to protect existing rental housing, the City's Rental Use Zoning Policy provides additional density to facilitate new market and below-market rental housing for Burnaby renters. To better assist tenants, the City's Tenant Assistance Policy was amended in March 2020 to deliver a more robust program for tenants displaced by redevelopment.

KEY FACTS:

- There are about 11,610 units of purpose-built market rental housing in Burnaby.
- The overall vacancy rate in Burnaby is 1.3%. A healthy vacancy rate is generally considered between 3% and 5%.



407 units recently constructed

496 units under construction

2,826+ units under review

Completed Projects and Projects under Construction

1
Brentwood – Tower 1
4567 Lougheed Highway



5 Parkview Towers/
Sussex
6050 Sussex Avenue



2 Carleton Gardens
Seniors Housing
4110 Norfolk Street



6 Lougheed
Core Area
Phase 1 – Tower 4
9855 Austin Road



3 Hastings & Madison
4270 Hastings Street

2 units

4 Comor
3700 Hastings Street

21 units



MARKET RENTAL HOUSING 2020 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	TOTAL # OF RENTAL UNITS	MIN. # OF REPLACEMENT UNITS	MIN. # OF INCLUSIONARY UNITS	DESCRIPTION
COMPLETED CONSTRUCTION						
1	Brentwood – Tower 1	4567 Loughheed Highway	300			<ul style="list-style-type: none"> • Building Permit issued 2015 December 24 • First residential tower to be constructed as part of the redevelopment of the Brentwood Mall site
2	Carleton Gardens	4110 Norfolk Street	105			<ul style="list-style-type: none"> • Completed March 2019 • Market-rate seniors' housing development by Chartwell (supportive and assisted living rental units)
3	Hastings / Madison	4270 Hastings Street	2			<ul style="list-style-type: none"> • Completed April 2020 • Rental units above ground-floor commercial space
TOTAL UNITS COMPLETED CONSTRUCTION			407			
UNDER CONSTRUCTION						
4	Comor	3700 Hastings Street	21			<ul style="list-style-type: none"> • Building Permit issued 2018 March 15 • Mixed-use project with 21 rental apartment units above ground floor commercial storefronts
5	Parkview Towers / Sussex	4711 Hazel Street	238			<ul style="list-style-type: none"> • Building Permit issued 2018 August 30 • Infill high-rise rental apartment on site with two existing rental apartment towers (additional high-rise strata apartment and replacement of church)
6	Loughheed Core Area – Phase 1 – Tower 4	9855 Austin Road	237			<ul style="list-style-type: none"> • Building Permit issued 2020 February 5 • Part of redevelopment of Loughheed Mall • Rental secured for minimum of five years
TOTAL UNITS UNDER CONSTRUCTION			496			
REZONING IN PROCESS						
7	* Ledingham McAllister Communities Ltd.	4960 Bennett Street	42	42	0	<ul style="list-style-type: none"> • Second Reading received 2020 April 20
8	* Telford Avenue Project LP	6525 Telford Avenue	66	54	0	<ul style="list-style-type: none"> • Second Reading received 2020 April 20
9	* Accorde Properties Corp	6556 – 6596 Marlborough Avenue	41	36	5	<ul style="list-style-type: none"> • Second Reading received 2020 April 20

* Project subject to City's Rental Use Zoning Policy

For more information on the City of Burnaby's Housing programs and projects visit: www.burnaby.ca/Housing

Information current to July 31, 2020

MARKET RENTAL HOUSING 2020 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	TOTAL # OF RENTAL UNITS	MIN. # OF REPLACEMENT UNITS	MIN. # OF INCLUSIONARY UNITS	DESCRIPTION
10	* Blue Sky Properties Inc.	5977 Wilson Avenue	66	62	4	<ul style="list-style-type: none"> • Second Reading received 2020 July 6 • Replacement units to be provided on other applicant-owned sites at 5970-5994 Kathleen Ave
11	* Kirpal Properties Ltd.	4330 Maywood Street	29	27	2	<ul style="list-style-type: none"> • First Reading received 2020 July 6 • Public Hearing approved 2020 July 28
12	* Concord Barker Project Limited Partnership	5895 Barker Avenue	52	48	4	<ul style="list-style-type: none"> • First Reading received 2020 July 6 • Public Hearing approved 2020 July 28
13	* 4500 Dawson Street Holdings Inc.	4500 – 4554 Dawson Street, 2223 Alpha Avenue & portion of 2350 Willingdon Avenue	80	0	80	<ul style="list-style-type: none"> • First Reading received 2020 July 27 • 80 inclusionary units to satisfy requirement for entire masterplan community • No tenant displacement
14	* NSDA Architects (Lougheed Village)	9500 Erickson Drive	1,194	0	TBD	<ul style="list-style-type: none"> • Initial Council approval 2016 November 21 • Developing suitable plan of development • 1,194 new rental units in three infill towers (20% of new market rental units under applicable RMs District will be inclusionary rental units) • No tenant displacement
15	* Solterra Development Corp.	6004 - 6018 Wilson Avenue	~43	43	TBD	<ul style="list-style-type: none"> • Initial Council approval 2017 December 11 • Developing suitable plan of development • Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
16	* Brook Pooni Associates Inc.	5852 Patterson Avenue	~30	30	TBD	<ul style="list-style-type: none"> • Initial Council approval 2018 January 29 • Developing suitable plan of development • Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
17	* Polygon – Development 312 Ltd.	5900 Olive Avenue	~71	71	TBD	<ul style="list-style-type: none"> • Initial Council approval 2018 April 9 • Developing suitable plan of development • Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental

* Project subject to City's Rental Use Zoning Policy

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Information current to July 31, 2020

MARKET RENTAL HOUSING 2020 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	TOTAL # OF RENTAL UNITS	MIN. # OF REPLACEMENT UNITS	MIN. # OF INCLUSIONARY UNITS	DESCRIPTION
18	* W.T. Leung Architects	5777 Willingdon Avenue & 4475 Grange Street	~86	86	TBD	<ul style="list-style-type: none"> Initial Council approval 2018 June 11 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
19	* Belford (Silver 3) Properties Limited Partnership	6444 Silver Avenue	~45	45	TBD	<ul style="list-style-type: none"> Initial Council approval 2018 June 11 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
20	* IBI Group Architects	6540 Marlborough Avenue	~30	30	TBD	<ul style="list-style-type: none"> Initial Council approval 2018 June 11 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental Indicated desire to utilize full RMr density and provide additional rental units
21	* Chris Dikeakos Architect AIBC	6450 – 6508 Telford Avenue	~8	8	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 July 29 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
22	* iFortune Homes Inc.	6605 - 6665 Royal Oak Avenue	~19	19	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 July 29 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
23	* IBI Group Architects (Canada) Inc.	6958 - 6984 Kingsway, 7243 Greenford Avenue & 6957 – 6961 Beresford Street	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 July 29 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
24	* Keltic Canada Development	6620 Sussex Avenue	~53	53	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 September 16 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental

* Project subject to City's Rental Use Zoning Policy

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MARKET RENTAL HOUSING 2020 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	TOTAL # OF RENTAL UNITS	MIN. # OF REPLACEMENT UNITS	MIN. # OF INCLUSIONARY UNITS	DESCRIPTION
25	* Hotson Architecture Inc.	6615 Telford Avenue	~55	55	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 September 16 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
26	* Sodhi Real Estate Group	7629 – 7639 6th Street & 7873 14th Avenue	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 October 28 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
27	* Squarenine Griffiths Development	7465 Griffiths Drive	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 September 16 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental, as per RUZP No tenant displacement
28	* Pinnacle International	9850 Austin Road & 9858 – 9898 Gatineau Place	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 October 28 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
29	* Symphony Group of Companies	3550 Wayburne Drive	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 December 2 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
30	* B.E.S. Investments Ltd.	5609 Imperial Street	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 December 2 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
31	* Wanson Group	6660 - 6692 Royal Oak Avenue	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 December 2 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement

* Project subject to City's Rental Use Zoning Policy

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MARKET RENTAL HOUSING 2020 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	TOTAL # OF RENTAL UNITS	MIN. # OF REPLACEMENT UNITS	MIN. # OF INCLUSIONARY UNITS	DESCRIPTION
32	* ZGF Architects Inc.	7112 Kingsway & 7236 – 7248 Salisbury Avenue	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 December 2 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
33	* Square Nine Burnaby Development Ltd.	7109 18th Ave & 7358 – 7378 18th Street	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2020 February 10 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
34	* Onni Gilmore Holdings Corp.	7180 Lougheed Highway	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2020 February 10 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
35	* Anthem Metro King Hazel Holdings Ltd.	4653 – 4673 Kingsway & 4638 – 4670 Hazel Street	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2020 February 10 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
36	* Chris Dikeakos Architects Inc.	9601 Lougheed Highway	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2020 February 10 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
37	* Southgate Village Homes Ltd.	Portion of 7679 18th Street & 7701 18th Street	400+	0	400+	<ul style="list-style-type: none"> Initial Council approval 2020 May 11 Developing suitable plan of development Two City-owned lots consolidated and re-subdivided to three lots to facilitate non-market housing and urban trail and park features connecting Griffiths Avenue to existing Griffiths cycling and pedestrian overpass on City portion, and market rental housing on applicant portion Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement

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MARKET RENTAL HOUSING 2020 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	TOTAL # OF RENTAL UNITS	MIN. # OF REPLACEMENT UNITS	MIN. # OF INCLUSIONARY UNITS	DESCRIPTION
38	* Polygon Development 312 Ltd.	5868 Olive Avenue	~47	47	TBD	<ul style="list-style-type: none"> Initial Council approval 2020 July 27 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
39	* IBI Group Architects	5978 Wilson Avenue	~38	38	TBD	<ul style="list-style-type: none"> Initial Council approval 2020 July 27 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
40	* Wesgroup Properties Ltd.	6280 - 6350 Willingdon Avenue	~120	120	TBD	<ul style="list-style-type: none"> Initial Council approval 2020 July 27 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RM5s District
41	* Matchpoint Development Ltd.	6645 - 6691 Dow Avenue	~91	91	TBD	<ul style="list-style-type: none"> Initial Council approval 2020 July 27 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
42	Chris Dikeakos Architect AIBC	6390 Willingdon Avenue	TBD	TBD	TBD	<ul style="list-style-type: none"> Application submitted 2017 October 31
43	Belford Properties Ltd.	4355 Maywood Street	TBD	TBD	TBD	<ul style="list-style-type: none"> Application submitted 2018 April 27
44	Belford Properties Ltd.	6630 Telford	TBD	TBD	TBD	<ul style="list-style-type: none"> Application received 2018 May 7
45	PC Urban Properties Corp.	3777 – 3791 Kingsway	TBD	TBD	TBD	<ul style="list-style-type: none"> Application received 2020 June 17
46	Jensen Group Architects (George Derby Care Society)	7550 Cumberland Street	~120			<ul style="list-style-type: none"> Application received 2020 June 17 120-unit market rental housing for seniors
TOTAL UNITS IN REZONING PROCESS			2,826+	1,005+	400+	
TOTAL MARKET RENTAL UNITS			3,429+			

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Information current to July 31, 2020