City of Burnaby

Meeting 2020 December 15

COMMITTEE REPORT

TO:	CHAIR AND MEMBERS PLANNING AND DEVELOPMENT COMMITTEE	**DATE:**	2020 December 10
FROM:	DIRECTOR PLANNING AND BUILDING	**FILE:**	16000 20
SUBJECT:	**HOUSING NEEDS REPORT PRELIMINARY DRAFT**		
PURPOSE:	To provide the Committee with a preliminary draft of the Housing Needs Report for information and comment.		

RECOMMENDATION:

1. **THAT** the Committee receive a preliminary draft of the City of Burnaby's Housing Needs Report for information and comment.

REPORT

1.0 INTRODUCTION

The *Local Government Act* was amended in April 2019, to require all local governments in British Columbia to complete a Housing Needs Report by April 2022. A Housing Needs Report provides a summary of a City's housing stock and determines the existing and anticipated housing needs. The Report must be updated every five years after it has first been completed.

On 2019 November 18, Council authorized staff to apply to the Union of British Columbia Municipalities (UBCM) Housing Needs Reports Program for funding to develop a Housing Needs Report. Funding approval was received from UBCM on 2020 January 28.

A preliminary draft of Burnaby's Housing Needs Report is now complete. It provides key insights into housing needs in the community, and projects the number and type of units which will be needed to meet housing demand over the next 5 and 10 years. The report meets all of the requirements of the *Local Government Act* and will be used to inform other City plans, including HOME: Burnaby's Housing and Homelessness Strategy and the Official Community Plan update. The Housing Needs Report is ***attached*** as ***Appendix A*** and is presented for information and comment.

2.0 POLICY FRAMEWORK

The development of a Housing Needs Report supports the recommendations and "Quick Start Actions" outlined in the *Mayor's Task Force on Community Housing Final Report* and supports implementation by ensuring a deep understanding of housing needs in the community.

The Housing Needs Report further aligns with the following goals and sub-goals of the *Corporate Strategic Plan*:

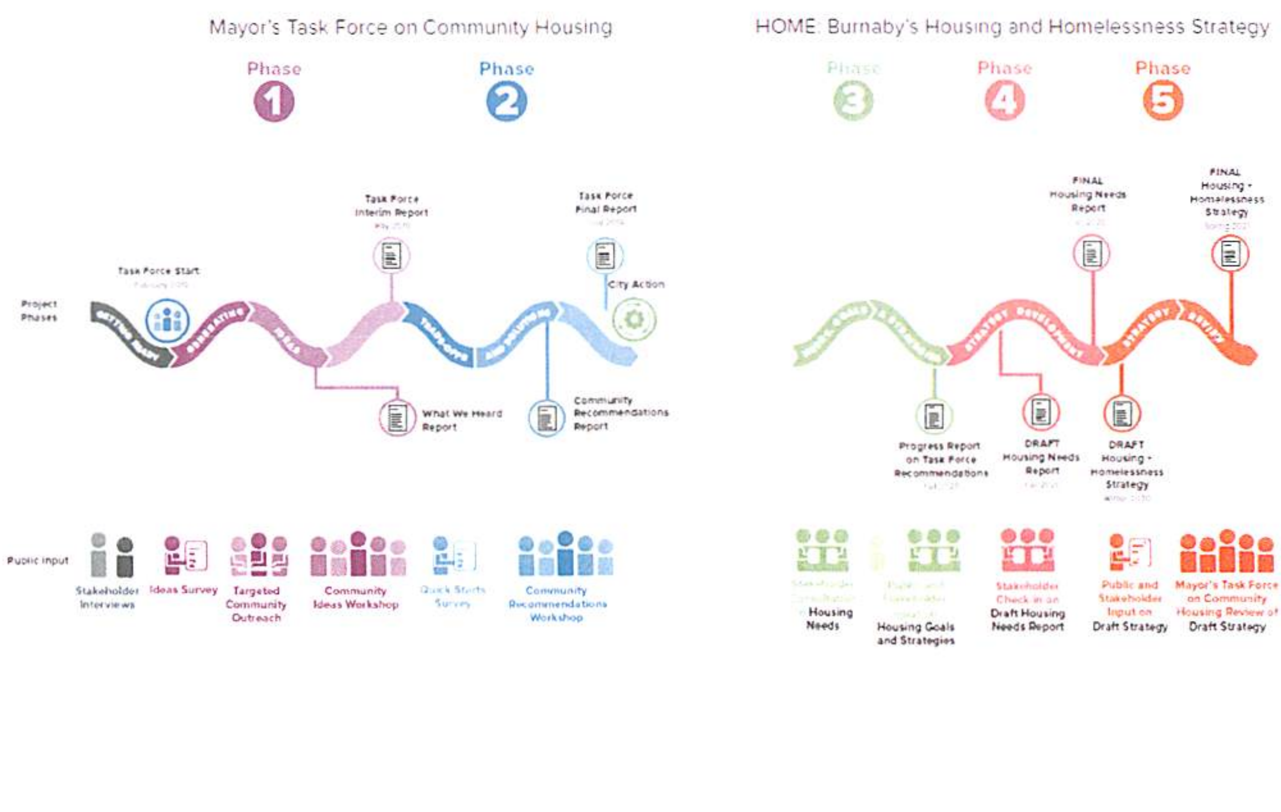
- ***A Connected Community***
  - Partnership – Work collaboratively with businesses, educational institutions, associations, other communities and governments
- ***An Inclusive Community***
  - Create a sense of community – Provide opportunities that encourage and welcome all community members and create 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 PROCESS

Burnaby's Housing Needs Report was undertaken as part of a larger process to develop HOME: Burnaby's Housing and Homelessness Strategy (the HOME Strategy). This is a continuation of the work begun in 2019 by the Mayor's Task Force on Community Housing to increase the supply, diversity and affordability of housing in Burnaby and to implement the Mayor's Task Force recommendations. An overview of this process is shown in **Figure 1** below.

The Housing Needs Report has been designed to function as a 'data companion' to the HOME Strategy. It provides detailed housing data and projections to support the 10-year housing program that will be set out in the forthcoming HOME Strategy.

Figure 1: Mayor's Task Force on Community Housing and Home Strategy Process



The process to develop the Housing Needs Report took place from January to December 2020. Three key tasks were undertaken to complete the strategy, described below:

3.1 Data Collection and Analysis

The Housing Needs Reports regulations specify approximately 50 mandatory datasets that must be collected to inform the Housing Needs Report. These include information on population, household income, economic sectors, and current and upcoming housing units. Most of these datasets were provided by the Province and collected by Metro Vancouver to support this work. In addition, the City collected a series of supplementary datasets to provide additional insights to Burnaby's current housing issues. These included information on employment assistance, subsidized housing units, and cross tabulations to understand core housing need by household characteristics. A list of data collected is provided in the Housing Needs Report.

3.2 Engagement

Provincial regulations for Housing Needs Reports recommend that local governments engage with a wide range of housing stakeholders to inform them of the process and collect qualitative data on the needs of vulnerable groups. The engagement process used for the Housing Needs Report built upon the community engagement process initiated for the Mayor's Task Force in 2019. First, the issues and ideas collected from the community during Phases 1 and 2 of the Mayor's Task Force process were reviewed, and a stakeholder engagement program was then designed to answer specific questions on housing needs. The list of stakeholders included approximately 150 Burnaby organizations.

Engagement took place from July to October 2020, via a survey, a series of focus groups, lived-experience interviews and a review of written submissions. Due to the COVID-19 pandemic, social distancing measures prevented large group gatherings so all of the engagement took place online. Stakeholders were provided with a preliminary draft of the report in late November to 'check-in' and ensure that their input was accurately represented in the report.

A summary of engagement activities is shown below.

WHAT TYPE OF ENGAGEMENT	WHO PARTICIPATED?	WHEN?
STAKEHOLDER SURVEY	42 Stakeholders, including: • Service providers • Federal, Provincial and Local Government staff • Non-profit developers • For profit developers • Special interest and advocacy groups • Health care sector	July to August 2020
STAKEHOLDER FOCUS GROUPS	9 focus groups with 59 participants, including: • Homelessness service providers • Service providers • Non-market housing providers • Developers • Large institutions • Major employers • Neighbouring governments • Access Advisory Committee	September 2020

STAKEHOLDER INTERVIEWS	11 Stakeholders, including: • Post-Secondary institutions • Indigenous housing and service providers • Health sector • Family support services • Newcomer and refugee services • Homelessness services	September to October 2020
INTERVIEWS WITH PEOPLE WITH LIVED EXPERIENCE OF HOUSING VULNERABILITY	9 individuals, including: • Individuals with experience of homelessness • Individuals with experience of addictions • Individuals with intellectual disabilities • Individuals with physical disabilities • Youth aging out of care • Long term and recent newcomers and refugee families	July to October 2020
WRITTEN SUBMISSIONS	Tsleil-Waututh Nation	October 2020

3.3 Data Analysis

All of the collected data were analysed to determine current and anticipated housing needs and to better understand local housing issues.

The City established two horizon years for the housing unit projections; 2025, to meet the 5-year target set out by the Province in the legislative requirements for Housing Needs reports, and 2030, to align with HOME: Burnaby's Housing and Homelessness Strategy which has a 10-year planning outlook. The projections to determine the anticipated units needed were based on BC Stats projections which uses a component/cohort survival method. A description of the methodology is given in the appendix of the Housing Needs Report. As this is a preliminary draft, staff are continuing to refine the methodology, and the estimates for the anticipated units needed for future years. As such, it is noted that the figures and data should be considered preliminary, and subject to change in the final report, and in subsequent years.

Information gathered from the survey, focus groups and interviews was analysed to understand the challenges and experiences encountered by specific groups seeking housing to meet their needs in Burnaby.

4.0 SUMMARY OF FINDINGS

The Housing Needs Report presents findings on core housing needs, current and anticipated housing needs and includes statements summarising key areas of need for local groups. Key findings include:

Core Housing Need

- In 2016, there were 16,650 households in Burnaby in Core Housing Need (living in homes which fall below adequacy, affordability or suitability standards). This included 9,780 renters and 6,870 owners.
- Of the households in Core Housing Need, 6,725 (40%) were considered to be in *extreme* Core Housing Need (living in Core Need *and* spending 50% or more of their income on housing). These households are considered to be at the greatest risk of homelessness.

- Core Housing Need is higher for single people, single parent families and seniors.
- There were 1,805 households in Burnaby on the BC Housing waitlist for non-market housing in 2020. This number has increased by 50% in the last five years.

Current and Anticipated Housing Needs

- Burnaby is expected to grow by 27,300 residents by 2030.
- It is anticipated that Burnaby will need approximately 15,000 new units over the next 10 years (8,080 by 2025 and 6,860 by 2030) to accommodate this growing population.
- Of the units needed by 2030, approximately:
  - 30% should be studio or 1-bedroom units;
  - 37% should be 2-bedroom units; and,
  - 33% should have 3 or more bedrooms.
- Of the *rental* units needed by 2030, 2,220 units (39%) will be needed by households earning less than $35,000 per year. Units needed for these and other income groups are shown in the table below.

Household Income Level	Rental Units Needed by 2030	Owned Units Needed by 2030
Very Low: Less than $35,000	2,220	1,770
Low:$35,000 - $59,999	1,310	1,670
Moderate: $60,000 to $84,999	1,020	1,490
Above Moderate: $85,000 to $109,999	520	1,210
High: More than $110,000	680	3,260
	5,750	***9,400***

Note: Totals in this table are impacted by rounding and may not add up exactly to other totals given in the report.

- Of the units needed by 2030, the needed units should be approximately allocated as follows:
  - 3,340 in the Northwest quadrant;
  - 3,280 in the Northeast quadrant;
  - 4,910 in the Southwest quadrant; and,
  - 3,510 in the Southeast quadrant.

Based on the number of units recently completed and under construction, Burnaby appears to be keeping up, or even exceeding, the number of units required by population growth. However, there is a significant shortfall in the type and affordability of units required to address community housing needs. The type of housing that is being built is primarily apartment condominiums that are out of reach for low- and moderate-income households, particularly those with children that require larger units. There is an unmet need for rental housing overall, and rental housing at below-market rates in particular.

Key Areas of Local Need

Housing Needs Reports are required to identify "Key Areas of Local Need" for the following categories:

- **Affordable Housing:** The cost of renting and owning has increased considerably in recent years. Purpose-built rentals are relatively affordable for families, but are largely unaffordable for individuals living alone or lone parents. Homeownership is out of reach for most households making the median income. As of 2020, there are 1,805 households on the BC Housing Waitlist.

- **Rental Housing:** The number of renter households are growing in Burnaby. The total supply of purpose-built rental housing declined by 8.8% since 2010. Most Burnaby renter households rent in the secondary market (e.g. suites, rented stratified condos, townhomes, etc.). As of 2019, the vacancy rate was very low, at 1.3%. An estimated 2,620 additional rental units are needed over the next 5 years to meet population growth.

- **Special Needs Housing:** Stakeholders report a high need for more housing options for people with physical or intellectual disabilities. It is challenging for individuals with disabilities who want to live independently to find housing and can take years to find an appropriate unit in a good location (e.g., close to family) that is also affordable at the shelter rate. Many individuals have to seek housing outside of the community. Core housing need is more prevalent in households with someone with a disability. There are 237 households on BC Housing's waitlist for Burnaby seeking non-market housing for people with disabilities.

- **Housing for Seniors:** The senior population is growing in Burnaby and the City anticipates a need for an additional 3,150 beds/units of housing with supports for seniors over the next 10 years. In 2016, 47% of senior-led renter households were in core housing need. As of 2020, 640 senior households were on the BC Housing waitlist. For seniors who require supports, stakeholders reported a need for dementia-friendly facilities and supports to allow people to age in their own community.

- **Family Housing:** Rising unaffordability is impacting families. As of 2020, 695 families in Burnaby are on BC Housing's waitlist, more than any other demographic. The lack of affordable family-sized housing (3+ bedrooms) was heard from stakeholders across sectors. Family-sized housing in Burnaby is out of reach for many families with children. Only 5% of primary rental market units have 3+ bedroom units in the City as of 2019. In 2016, 36% of families with at least one child were in core housing need.

- **Shelters and housing for people at risk of homelessness:** The opening of the Douglas Shelter brought a much-needed service to the community, with capacity for 40 people (reduced to 25 due to COVID-19). Stakeholders reported a high need for housing units at shelter rates and subsidies for non-shelter rate housing to help those experiencing homelessness to transition quickly into housing when they are ready and able to do so. As of 2020, there were 90 households on the BC Housing waitlist for shelter-rate supportive housing in Burnaby. The 2020 point-in-time homeless count conducted by BC Non Profit Housing Association identified 124 individuals without homes and there are an additional 430 estimated hidden homeless in Burnaby.

- **Other Local Groups:** More affordable housing options and support in searching for a home are needed for refugees. Transitional housing is needed for women and children fleeing violence. Increasing unaffordability has put pressure on students and pre-COVID-19 pandemic, there was unmet demand for student housing beds. Stakeholders report that the lack of availability and affordability of rental housing is significantly impacting Indigenous households who are more likely to be renters. Housing is an issue for all family types, and especially for youth aging out of care, those on Income Assistance, low-income families, single parents, Elders, and Métis households in need who may not be connected to Indigenous services.

5.0 CONCLUSION

Burnaby's Housing Needs Report provides a detailed review of the City's current and anticipated housing needs. It meets the legislative requirements, as set out in the *Local Government Act* and Housing Needs Reports regulations, by collecting and reporting on key housing data and projected housing needs, and provides a standardised summary of housing needs for comparison with other municipalities and regional districts across the province. It also incorporates stakeholder input to provide a deeper understanding of the issues and challenges facing Burnaby's most vulnerable populations.

This preliminary draft Housing Needs Report is provided to the Committee for information and comment. Upon receipt of comments, the Housing Needs Report will be updated, and then brought forward to this Committee and Council for adoption in 2021.

E.W.K.

E.W. Kozak, Director
PLANNING AND BUILDING

SC:sa
Attachment

cc: City Manager
Director Finance
City Solicitor
City Clerk

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BURNABY HOUSING NEEDS REPORT

DRAFT | DECEMBER 2020

City of Burnaby

Burnaby is located on the ancestral and unceded homelands of the hən̓q̓əmin̓əm̓ and Sḵwx̱wú7mesh speaking peoples. We are grateful for the opportunity to explore housing needs in this territory.

Streetview of Low-Rise Mixed Use Residential

ACKNOWLEDGEMENTS

Many individuals and organizations contributed to this housing needs reports and we wish to extend thanks for their time and effort. We are grateful for their contributions.

- Numerous organizations volunteered their time to participate in interviews and focus groups as part of the housing needs report engagement process. A full list of participants can be found in the What We Heard report.
- Local residents who have experienced housing vulnerability generously shared their time and stories. Their experiences are highlighted throughout this report.
- The Mayor's Task Force on Community Housing and the Your Voice. Your Home process collected feedback from numerous community members and their findings were reviewed as part of this work.
- Staff at Metro Vancouver collected a large portion of the mandatory data required by the *Local Government Act*. This allowed the City of Burnaby to go above and beyond the legislative requirements in assessing housing need.

We wish to thank the Tsleil-Waututh Nation for their input on housing needs in this part of their traditional territory.

Information about the Your Voice. Your Home. process can be found at www.burnaby.ca/yourvoice-housing.

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EXECUTIVE SUMMARY

Burnaby, along with many communities in Metro Vancouver, is experiencing significant housing pressures with accelerating home sale prices and rising rents. The community has experienced a loss of rental stock in recent years, which has exacerbated housing challenges. In 2019, in response to growing housing challenges across the province, the provincial government introduced changes to the *Local Government Act* requiring local governments to complete housing needs reports to better understand current and anticipated housing needs. These documents are intended to inform local plans and policies and provide publicly available information on housing.

In early 2020, the City of Burnaby was awarded a grant through Union of BC Municipalities (UBCM) to complete this Housing Needs Report. The City retained a consulting team led by Urban Matters in partnership with New Commons Development to complete this work. This summary presents key findings from the Burnaby Housing Needs Report.

The Burnaby Housing Needs Report brings together extensive statistical data and feedback from a wide range of residents and stakeholders. It draws from the findings of the 2019 Mayor's Task Force on Community Housing and the Your Voice. Your Home. process, as well as the feedback of 42 stakeholders engaged through focus groups and interviews and nine in-depth interviews with Burnaby residents facing housing challenges. This report exceeds the requirements for Housing Needs Reports outlined in the *Local Government Act* and provides additional data and analysis on issues specific to Burnaby.

REPORT HIGHLIGHTS

Community Overview

- Burnaby is a diverse and growing community with a relatively stable age distribution.
- 38% of households are renters and 62% are owners.
- Burnaby's median household income was $64,737 in 2016, much lower than $72,662 for the region overall. Median renter household income ($45,839) was far lower than median owner household income ($80,492).

Current Housing Stock

- Burnaby has a diverse housing stock with a range of densities.
- The stock of purpose-built rental housing decreased from 13,017 in 2008 to 11,871 in 2019, a loss of 1,146 units, or 8.8% of the rental stock.
- The secondary market is an important source of housing for residents with approximately 22,439 households, or 64.1% of renter households, renting in the secondary rental market in 2016.
- Burnaby has seen significant new development in recent years, primarily in high-rise developments.

Housing Needs

- Affordability is the most significant housing challenge in Burnaby, with 23.7% owner households and 36.9% of renter households experiencing unaffordability in 2016.
- 19.9% of Burnaby household were in core housing need in 2016.
- Rental housing is moderately or extremely unaffordable for most renter households earning the median income in Burnaby.
- Homeownership is beyond the reach of most households except those making very high incomes.

- BC Housing reports a significant waitlist in Burnaby for non-market housing (1,805 households) and supportive housing at the shelter rate (90 households). The need for non-market housing is likely higher as this only accounts for BC Housing.
- As of the 2020 Homelessness in Metro Vancouver report, 124 individuals were identified as experiencing homelessness. An additional 430 individuals are estimated to be experiencing hidden homelessness.

Anticipated Housing Needs

- Burnaby is expected to continue experiencing significant growth in coming years, with an additional 27,300 residents and 14,990 households between 2021 and 2030.
- Burnaby is anticipated to need an additional 14,940 units to keep up with population growth over the next ten years, including 5,690 rented units and 9,310 owned units.
- There is significant unmet need for non-market housing in Burnaby with 1,805 households on BC Housing's waitlist.
- There are an estimated 554 individuals experiencing counted or hidden homelessness in Burnaby as of 2020.
- The City will need to continue working with local housing and service providers to monitor trends in homelessness and the need for shelter rate housing and housing with supports.
- A range of affordability levels are required among new units, with a particular need for deeply affordable and below-market rental.
- While Burnaby is expected to continue experiencing significant development, the number of rental units currently in development fall far short of anticipated need.
- Stakeholders and community members see affordable housing as a key priority across a variety of unit types with amenities and services to support diverse community needs.

Housing Affordability

Local incomes are not keeping up with housing costs. The figure below shows the distribution of incomes in Burnaby according to the income categories used in Metro Vancouver's Regional Affordable Housing Strategy and what is considered affordable for each of those income categories. A high proportion of Burnaby households earn very low or low incomes (48% of households). Most of these households would be unable the cost of living in Burnaby if they were looking for housing today.

Affordability by Income Level

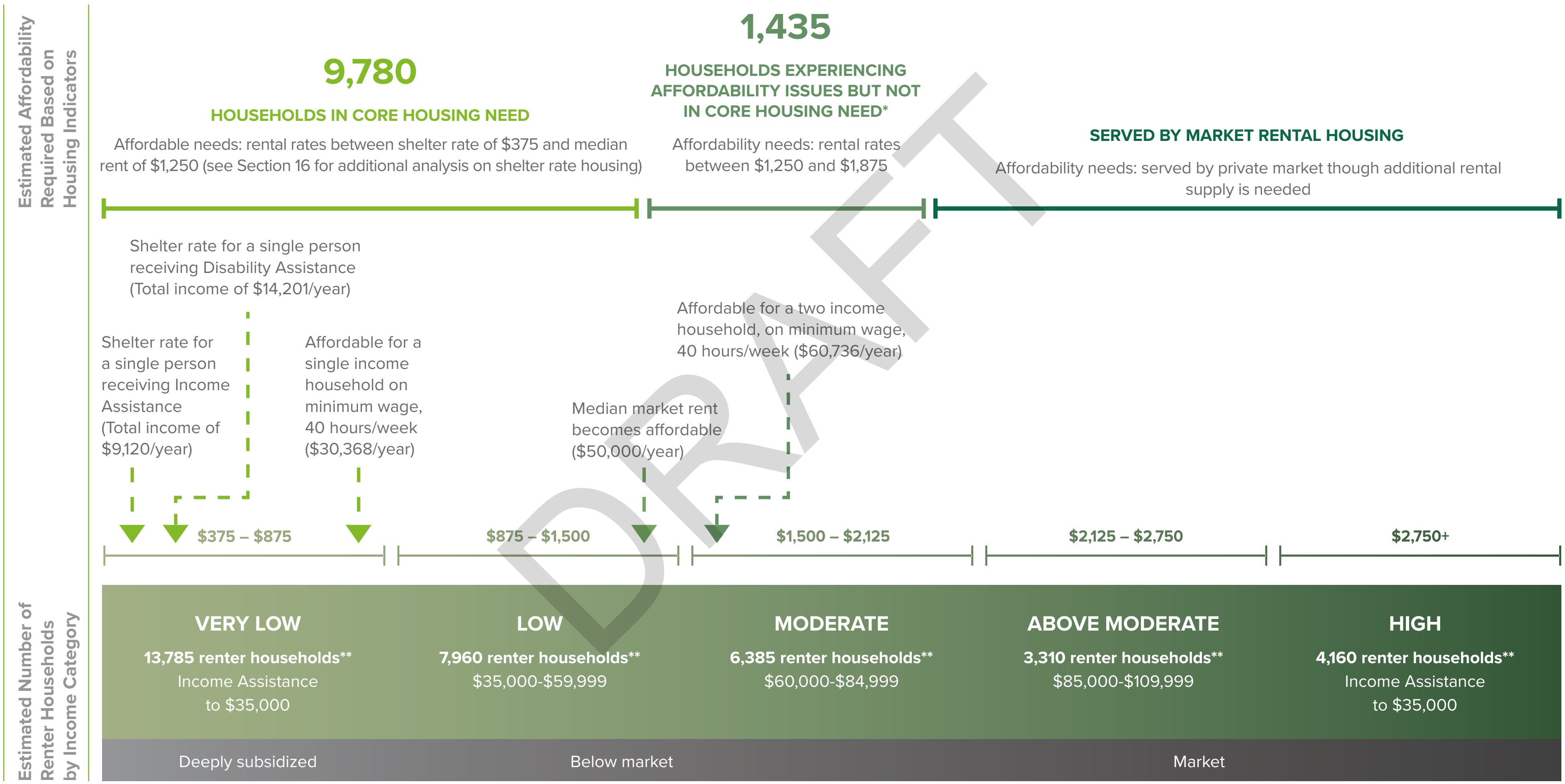
Income Level (based on regional median household income)	Annual Income	Burnaby Households*	Monthly Housing Affordability Threshold
Very low (less than 50% of median household income)	Less than $35,000	28%	Less than $875
Low (between 50% and 80% of median household income)	$35,000 to $59,999	20%	$875 to $1,500
Moderate (between 80% and 120% of median household income)	$60,000 to $84,999	16%	$1,500 to $2,125
Above moderate (between 120% and 150% of median household income)	$85,000 to $109,999	14%	$2,125 to $2,750
High (more than 150% of median household income)	$110,000 or more	23%	$2,750 or more

Source – Income Thresholds Based on Metro Vancouver Regional Affordable Housing Strategy.

*Note that the census breaks down income categories in $10,000 increments. Where an affordability threshold falls between two income categories, the number of households is split evenly between the lower and the higher threshold. Percentages may not add up to 100 due to rounding.

The figure below compares renter household incomes to the cost of living and typical incomes. The median rent in Burnaby was $1,250 in 2019. A household would need to earn at least $50,000 to afford this rent.

Renter Affordability Gaps



*Note that this is a rough estimate based on the number of households facing unaffordability in the community less the number of households in core housing need.

**The estimated number of renter households for each income bracket is from the 2019 Metro Vancouver Housing Data Book. This estimate does not add up to the total number of renter households shown in Figure 13 as it is based on a custom data set.

HOUSING INDICATORS

Housing standards and core housing need are two key national indicators on housing. The results show that renter households are far more likely to face housing challenges than owner households, though affordability is a significant challenge for both Burnaby owner and renter households.

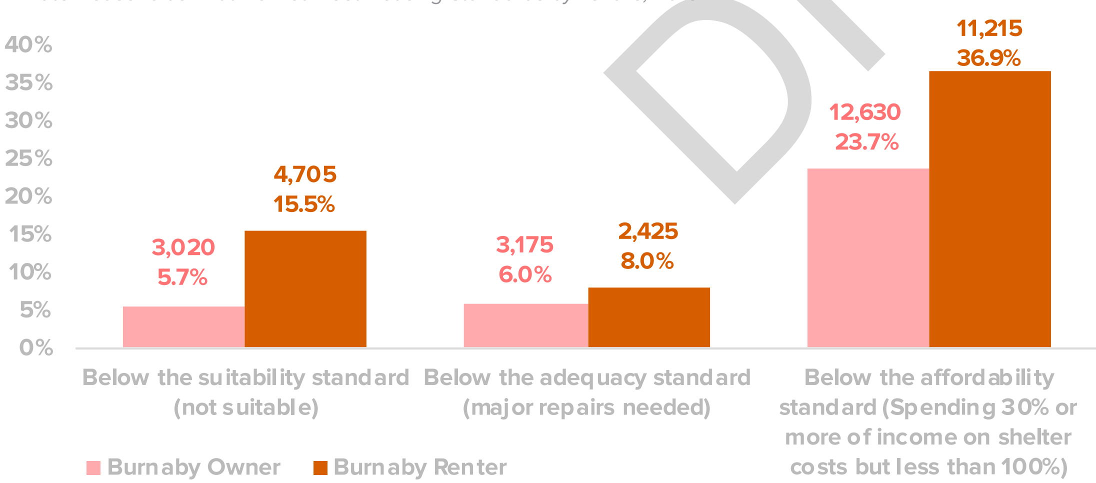
Housing Standards

Housing standards are a national measure that looks at three aspects of housing:

- **Adequate housing**, which is housing that does not require any major repairs, according to the residents.
- **Affordable housing**, which is housing that costs less than 30% of total before-tax household income.
- **Suitable housing**, which is housing that has enough bedrooms for the size and makeup of the resident household, according to National Occupancy Standard (NOS) requirements.

A household is considered to be experiencing housing issues if it doesn't meet any of the housing standards defined above. A high number of Burnaby households, especially renters, are living in unaffordable or unsuitable housing.

Private Households That Do Not Meet Housing Standards by Tenure, 2016

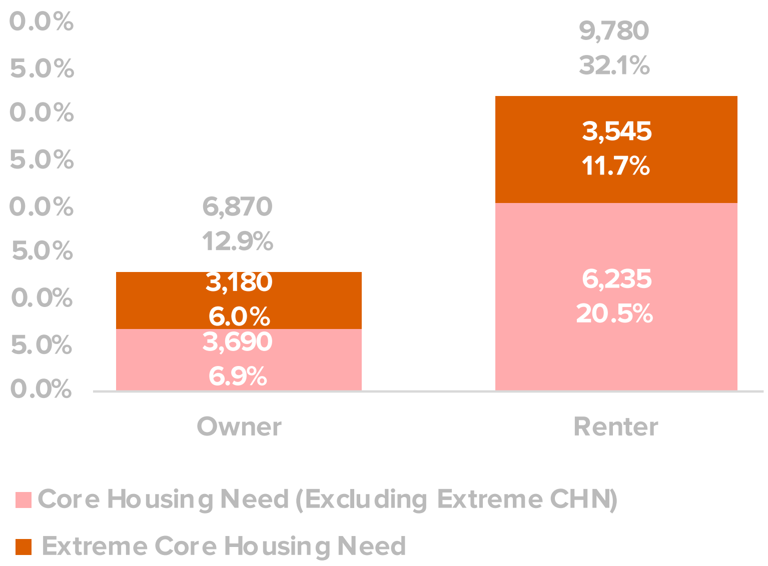


Core housing need is a key measure for examining the health of a community's housing system. CMHC defines core housing need as a household whose housing falls below at least one of the adequacy, affordability, or suitability standards and who would have to spend 30% or more of its before-tax income to afford the median rent of an alternative unit that is acceptable. Those in extreme core housing need meet the definition of core housing need and spend 50% or more of their income on housing. Renter households are far more likely to be in core housing need than owner households due to typically lower incomes.

Renters in Core Housing Need

- 49% of lone-parent families
- 47% of senior-led households
- 45% with at least one senior
- 41% of one-person households
- 41% of recent immigrant households
- 36% of renter households with children
- 33% of Indigenous renter households

Core Housing Need, 2016

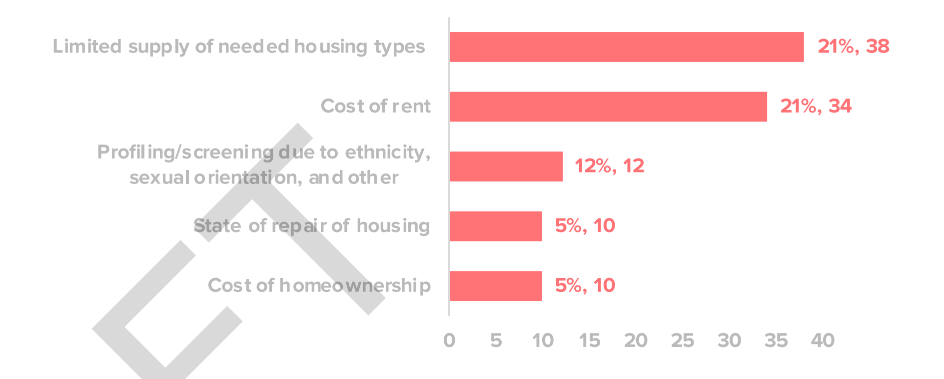


Source – Statistics Canada

Households who experience barriers or are likely to experience discrimination are far more likely to experience core housing need.

WHAT WE HEARD:

Top 5 Housing Challenges Reported by Stakeholder Survey



Ideas for Improving Housing In Burnaby

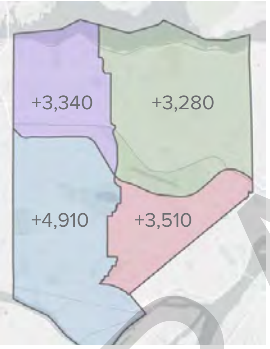
- Increase supply of affordable rental, non-market rental, and co-operative housing
- Increase available supports and supportive housing options for people experiencing homelessness, refugees, people with intellectual disabilities, women and children fleeing violence, seniors and Elders, and others.
- Increase partnerships between City and Indigenous housing organizations to improve housing for Indigenous households
- Create peer support opportunities for those experiencing homelessness
- Create subsidies for rental housing to move those experiencing homelessness into housing quickly
- Continue City Land Lease program
- Increase supply of accessible housing
- Reduce costly design requirements for rental and-non-market housing
- Increase income diversity in buildings and neighbourhoods
- Support temporary modular housing and low-barrier supports for people experiencing or at risk of homelessness.

ANTICIPATED UNITS

Population growth estimates show a need for an additional 14,940 housing units in Burnaby over the next ten years. The figures below summarize anticipated unit projections across Burnaby's four quadrants: northeast, northwest, southeast, and southwest. They also show anticipated units by size.

Anticipated Units Needed, 2021 to 2030

Geography	2021 to 2025	2026 to 2030	2021 to 2030
Burnaby	**8,100**	**6,940**	**15,040**
Northeast	1,710	1,570	3,280
Northwest	1,850	1,490	3,340
Southeast	1,940	1,570	3,510
Southwest	2600	2,310	4,910



Anticipated Units Needed by Size, 2021 to 2025 (5 years)

Family Type	Studio / 1 Bedroom	2 Bedroom	3+ Bedroom	Total
Couple without Children	1,110	1,110	0	2,220
Families with Children and Other Families	0	1,160	2,330	3,490
Non-Family	1,420	710	240	2,370
Total	**2,530**	**2,980**	**2,570**	**8,080**
% by bedrooms	31%	37%	32%	100%

Note that due to the projections methodology, the total number of anticipated units by family type may differ slightly from the total number of units in Figure 65 (figure on the left).

Anticipated Units Needed by Size, 2026 to 2030 (5 years)

Family Type	Studio / 1 Bedroom	2 Bedroom	3+ Bedroom	Total
Couple without Children	780	780	0	1,560
Families with Children and Other Families	0	1,100	2,200	3,300
Non-Family	1,200	600	200	2,000
Total	**1,980**	**2,480**	**2,400**	**6,860**
% by bedrooms	29%	36%	35%	100%

Note that due to the projections methodology, the total number of anticipated units by family type may differ slightly from the total number of units in Figure 65 (figure on the left).

KEY AREAS OF LOCAL NEED

Rented Homes

Burnaby's primary rental vacancy rate has declined significantly in recent years. As of 2019, rental vacancy rates ranged between 1.3% to 1.7% depending on the size of the unit. A healthy rental vacancy rate is generally considered to be between 3% and 5%. The median rent grew by 66.6% between 2005 and 2019 to $1,250. Newer rental units are typically much more expensive than the median rent which includes units of a variety of ages and sizes. Between 2008 and 2019, Burnaby's rental housing stock declined by 8.8% through redevelopment: from 13,017 in 2008 to 11,871 in 2019, putting additional pressure on the rental housing market.

A comparison between the number of renter households in the community and the number of primary rental units shows that only 35.9% of renter households were in the primary rental market (as of 2016). The remainder (64.1%) are estimated to be in the secondary market, though there is limited information available on the availability or affordability of these units.

There were 6,754 households in Burnaby receiving some type of housing support through BC Housing in 2020, ranging across independent social housing, rental assistance in the private market, supportive housing, assisted living, and transitional units. The demand for non-market housing in Burnaby is very high with 1,805 households on BC Housing's Housing Registry waitlist.

With the rising cost of renting and owning in the community, the demand for greater affordability is significant.

It is estimated that Burnaby will need an additional 5,690 rental units over the next ten years (2021 to 2030) to meet growth in renter households. The affordability of these units will be a key factor in responding to housing needs in the community. There is a greater need for rental rates that are affordable to those making very low (less than $35,000) and low ($35,000 to $59,999) incomes.

Owned Homes

Sales prices for Burnaby have risen rapidly, especially since 2015. As of 2019, benchmark prices were as follows:

- Single-detached home: $1,358,000
- Townhouse: $710,800
- Apartment: $670,000

The affordability gap analysis completed for this report shows that homeownership is far out of reach for households earning median incomes in the community. A very high income is now required to purchase a home in Burnaby.

Between 2021 and 2030, it is estimated that Burnaby will need an additional 9,310 ownership units across a range of densities and types. The affordability of these units will be a significant factor for the types of households that will be able to stay in or move to Burnaby.

Homes with Supports

There were 6,754 households in Burnaby receiving some type of housing support through BC Housing in 2020, ranging across independent social housing, rental assistance in the private market, supportive housing, assisted living, and transitional units. The demand for non-market housing in Burnaby is very high with 1,805 households on BC Housing's Housing Registry waitlist.

Homes with supports includes residential care and assisted living options for seniors and those with disabilities:

- The population of seniors is expected to grow significantly through population growth. Between 2021 and 2030, the number of seniors 65 and over is expected to grow by 17,140, including 2,640 seniors 85 and over. While many of these seniors will continue to live independently, it is estimated that 3,150 additional assisted living and residential care beds will be needed over the next ten years to keep up with the growth in the seniors population, based on national rates of seniors living in housing withs supports.
- Demand for housing for women and children fleeing violence is increasing. In 2019, 1,300 women and children were turned away from transition housing in Burnaby due to lack of space.

- Those experiencing homelessness are aging and many are facing complex health needs that require appropriate housing with supports and additional treatment beds.
- Stakeholders and residents with lived experience of disability reported that there is a need for more accessible units in the community and units affordable to those on Disability Assistance.

Without Homes

Burnaby has experienced an increase in the number of individuals counted as experiencing homelessness in recent Point-in- Time Homelessness Counts. As of 2020, 124 individuals were counted as experiencing homelessness in Burnaby, with an additional 430 individuals estimated to be experiencing hidden homelessness. The needs of those experiencing homelessness are diverse and a range of unit types are required at levels affordable to those on Income or Disability Assistance, including independent social housing, supportive housing, scattered site supportive housing, and transitional units. Addressing homelessness requires monitoring and rapidly responding to individual needs with appropriate housing and supports.

Spotlight on Housing Issues

Accessible Housing
More accessible housing options are needed across the housing system to meet the diverse needs of those with mobility challenges, including owned homes, rented homes, and homes withs supports.

Refugees and New Immigrants
More affordable housing options are needed for refugees and new immigrants, as well as supports to assist with finding suitable and affordable housing.

Indigenous Households
More Indigenous housing and shelter options are needed.

Youth Aging Out of Care
Youth aging out of care often face the risk of homelessness or living in inappropriate when they turn 19. This has a significant impact on mental health and well-being, as well as the ability of youth to pursue post-secondary. Affordable options are needed to help youth aging out of care transition to adulthood in a safe and supported manner.

Families
The cost of larger units in both the homeownership and rental markets is significant. There is a need for more affordable options for families.

Seniors
Burnaby's population of seniors 65 and over is expected to increase by 17,140 over the next ten years. 3,150 units/beds of housing with supports for seniors are estimated to be needed.

Women Fleeing Violence
There is an urgent need for more transition housing for women and children fleeing violence. 1,300 women and children were turned away due to lack of space in 2019.

People with Intellectual and Developmental disabilities
A range of housing options are needed for people with intellectual and development disabilities, including shelter rate independent rental housing for those on Disability Assistance and housing with a range of supports for those that need it.

Postsecondary Students
More on-campus student housing options are needed, as well as affordable rental near transit and amenities.

Housing for Homeless
As of 2020, it is estimated that there are at least 554 individuals experiencing counted or hidden homelessness in Burnaby. There is an urgent need for a range of housing options, including scattered site, transitional, and supportive units.

Emerging Trends

1. All types of market housing are increasingly unaffordable in Burnaby and Metro Vancouver, including rental housing.
2. The face of homelessness is changing with an aging population and increasingly complex care needs.
3. The COVID-19 pandemic has had significant economic affects on households and the true impact on the housing system remains uncertain.
4. Senior government funding programs have shifted in recent years, creating new opportunities and a sense of urgency to act.

NEXT STEPS

This Housing Needs Report is intended to inform the HOME Strategy which will outline the City's strategies and actions on housing over the next ten years. As part of provincial legislation on Housing Needs Requirements, this report must be updated every five years.

Two-Storey Townhomes

INTRODUCTION

OVERVIEW

This report examines housing needs in Burnaby. Using a wide range of quantitative data, as well as qualitative input from stakeholders, this document analyzes existing housing needs and gaps, as well as anticipated needs and gaps over the next 5 years. This work also meet provincial regulations introduced in 2019 requiring all municipalities in British Columbia to complete a housing needs report. It provides a deep dive into local housing challenges and will be used to support the City in the development of HOME: Burnaby's Housing and Homelessness Strategy. This work builds upon the findings of the 2019 Your Voice. Your Home. engagement process initiated by the Mayor's Task Force on Community Housing. It is intended to serve as a resource for City Council and staff, as well as community organizations and residents.

With an estimated population of 242,120 as of 2020 (based on projections completed for this project), Burnaby is the third largest city in British Columbia, after Vancouver and Surrey. It is located centrally in the Metro Vancouver region bordered by Vancouver to the west, Richmond and New Westminster to the south, Coquitlam and Port Moody to the east, and the District of North Vancouver and Port Moody to the north. Burnaby strives to be a great place to live, work, and play with a combination of expansive parks and green spaces, major commercial and retail centers, strong transit connections, and a variety of high density and low density residential neighbourhoods. Burnaby has experienced significant growth in recent years, adding almost 30,000 new residents and over 17,000 new jobs between 2006 and 2016.

Like communities across Metro Vancouver, Burnaby is experiencing significant housing pressures with accelerating home sale prices and rising rents. In recent years, the community has seen an increase in homelessness and experienced a loss of rental stock, which has exacerbated housing challenges.

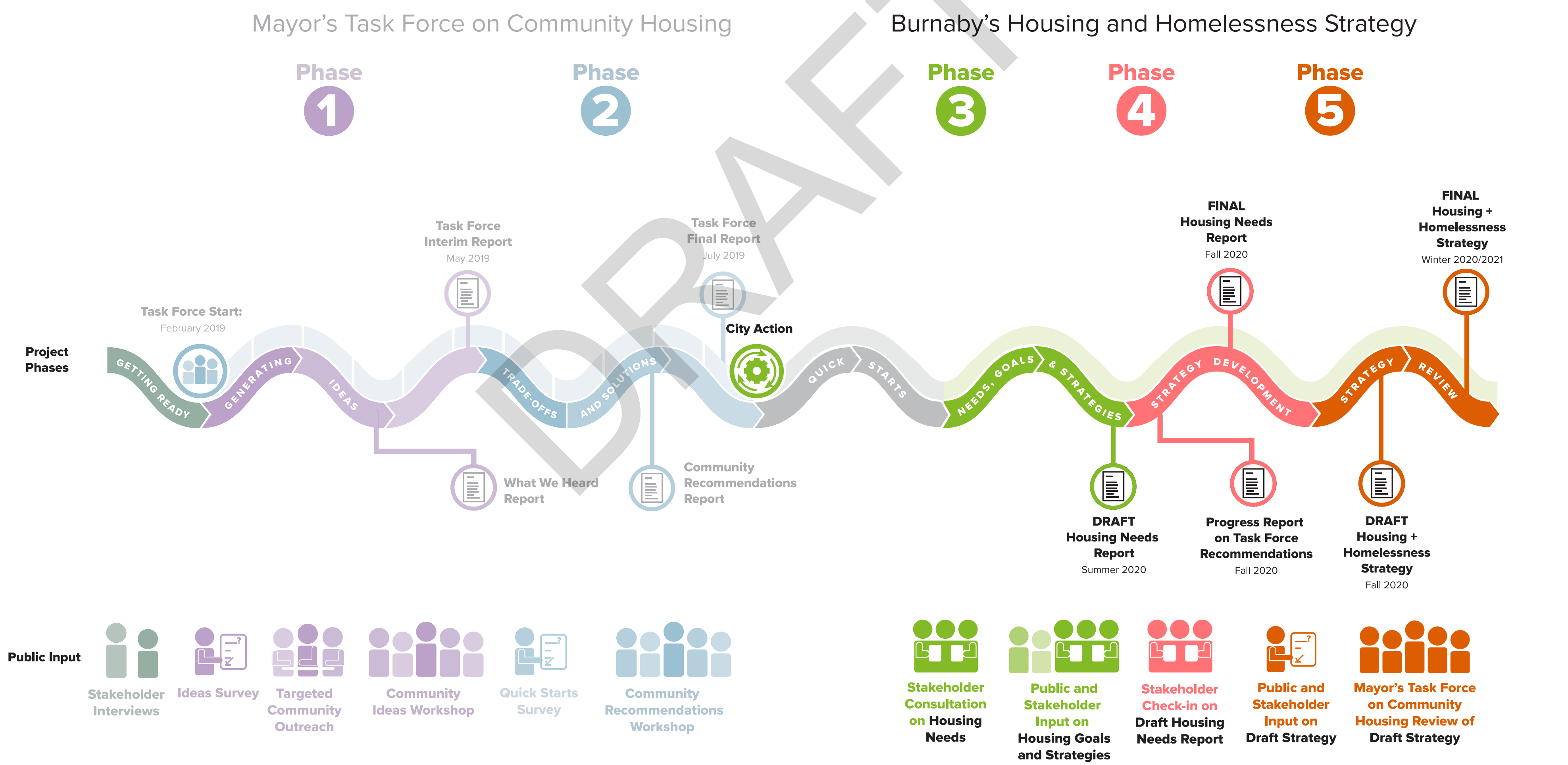
This report uses a variety of technical terms to remain consistent with the source data. A full glossary is provided at the end of the report that defines commonly used terms and phrases in demographic and housing statistics that are referred to in this report. Two frequently used terms are highlighted here:

1. **"Non-Census Family Households" which refers to individuals living alone or with unrelated roommates.**
2. **"Other Family Households" which refers to families where parent(s) with children may also be living with other family members (such as grandparents) or unrelated roommates.**

1 PROCESS

The housing needs report is part of a larger process on housing in Burnaby that was initiated with the launch of the Mayor's Task Force on Community Housing (MTFCH) in 2019. The MTFCH included broad community engagement and generated a number of recommendations to increase the supply, diversity and affordability of housing in Burnaby. In 2020, the City launched the development of HOME: Burnaby's Housing + Homelessness Strategy (the HOME Strategy) to advance actions on housing. The housing needs report was developed as part of this process, in addition to fulfilling the new provincial requirement.

Figure 1 – HOME Strategy Process



2 HOUSING NEEDS REPORTS IN BRITISH COLUMBIA

In 2019, the Government of BC introduced changes to the *Local Government Act* requiring municipalities to complete housing needs reports to help better understand current and future housing needs and to inform plans and policies. Following completion of their first report, municipalities are required to update their housing needs reports every five years.

The housing needs reports regulations require local governments to collect approximately 50 distinct kinds of data about current and projected population, household income, significant economic sectors, and currently available and anticipated units. The Government of BC made much of this data available through its data catalogue.[1] A summary of housing needs report requirements and all the collected data can be found in Appendix A.

The Burnaby Housing Needs Report includes all of the information required by the province, including:

- Housing units required currently and over the next five years
- Number of households in core housing need
- Statements about key areas of local need

This report also exceeds these provincial requirements and includes the following additional items:

- A wide range of other data that provides important context and insight into housing needs in Burnaby
- Comparison of Burnaby's demographics and housing trends to neighbouring communities in Metro Vancouver, to the region as a whole (Metro Vancouver), and to the province (BC) for information and context
- Findings from community engagement completed as part of the Mayor's Task Force on Community Housing and the Your Voice. Your Home engagement process.
- Significant stakeholder engagement on housing needs, including a survey, interviews, and focus groups, as well as interviews with people with lived experience of housing vulnerability.
- Detailed core housing need data by demographics (seniors, households with children, Indigenous households, immigrant households, age of primary household maintainer).
- Analysis of affordability gaps between median household incomes and the cost of renting and owning in Burnaby
- Spatial analysis of equity and proximity of residents to amenities to support future planning processes

"Housing needs reports are a way for communities to better understand their current and future housing needs. These reports can help identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, economics, housing stock, and other factors. A housing needs report is critical to developing a housing strategy or action plan."

- Government of BC[1]

[1] Government of BC, housing needs reports Data Catalogue. See: https://catalogue.data.gov.bc.ca/group/housing-needs-reports

3 ENGAGEMENT

To better understand housing needs, the City engaged with stakeholders through a survey, focus groups, interviews, and review of written submissions. Due to the COVID-19 pandemic, social distancing measures prevented large group gatherings. The engagement process was primarily conducted virtually using tools such as Zoom and Mural.

Four key engagement activities took place to create this Housing Needs Report, as shown in Figure 2. Key findings have been included throughout this report and a full What We Heard report can be found in Appendix B.

The City also received a written response from Tsleil-Waututh Nation on the housing needs of members and this valuable input was also taken into consideration in the creation of this report.

Figure 2 – Engagement Overview

What Type of Engagement?	Who Participated?	When?
Stakeholder survey	**42 stakeholders, including:** • Service providers • Federal, provincial, and local government staff • Non-profit developers • For-profit developers • Special interest and advocacy groups • Health care sector	July to August 2020
Stakeholder focus groups	**11 focus groups with 59 participants, including:** • Homelessness service providers • Service providers • Non-market housing providers • Developers • Large institutions • Major employers • Neighbouring governments • Access Advisory Committee	September 2020
Stakeholder interviews	**11 stakeholders, including:** • Post-secondary institutions • Indigenous housing and service providers • Health sector services • Family support services • Newcomer and refugee services • Homelessness services	September to October 2020
Interviews with people with lived experience of housing vulnerability who are typically underrepresented in traditional engagement	**9 individuals, including:** • Individuals with experience of homelessness • Individuals with experience of addictions • Individuals with intellectual disabilities • Individuals with physical disabilities • Youth aging out of care • Long term and recent newcomers and refugee families	July to October 2020

4 DOCUMENT STRUCTURE

This document is organized into the following sections:

Part 1: Community Overview provides a summary of key demographic trends

Part 2: Current Housing Stock reviews the types of housing available in Burnaby and how new housing development is keeping up with demand

Part 3: Current Housing Needs provides an in-depth look at housing needs across Burnaby's housing system, including rented homes, owned homes, homes with supports, and those without homes.

Part 4: Housing Trends estimates the additional households expected in Burnaby over the next ten years

Part 5: Anticipated Housing Needs summarizes the number, type, and affordability of housing units needed to address population growth and housing demand

Buildings along Metrotown, Grange Street

PART 1 | COMMUNITY OVERVIEW

This section provides an overview of demographic and economic trends in Burnaby, primarily based on data from the 2006, 2011, and 2016 censuses and 2011 National Household Survey. Trends in population growth, age, household types, incomes, and other factors play an important role in the housing needs of a community.

Key Highlights

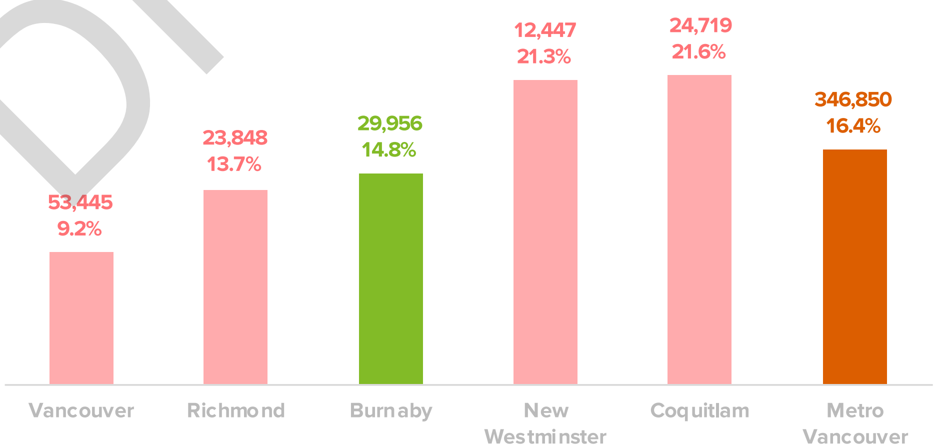
- Burnaby is a diverse and growing community with a relatively stable age distribution.
- 38% of households are renters and 62% are owners.
- Burnaby's median household income was $64,737 in 2016, much lower than $72,662 for the region overall. Median renter household income ($45,839) was far lower than median owner household income ($80,492).

5 DEMOGRAPHICS

5.1 Population Growth

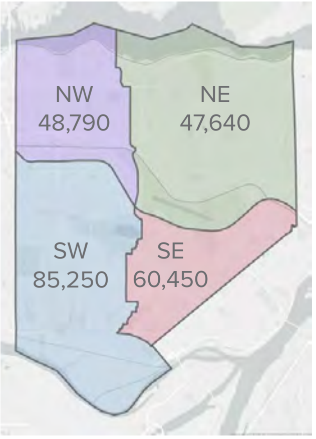
Burnaby grew from 202,799 in 2006 to 232,755 in 2016—a growth rate of 14.8% adding an additional 29,956 residents. Population projections estimate that Burnaby's population grew to 242,120 by 2020 (See Part 4: Housing Trends).

Figure 3 – Population Growth, Burnaby and Comparable Communities, 2006 to 2016



Source - *Statistics Canada Census Program, Census Profiles 2006, 2011, 2016*

Figure 4 – Population by Quadrant, 2020 Estimates



5.2 Diversity and Immigration

50% of the population was born outside of Canada and 44% of households speak a language other than English or French at home. While most new residents are from other parts of BC or Canada. Burnaby also has a high rate of international migration. As of 2016, a total of 16,065 Burnaby residents were recent immigrants to Canada.[2] Burnaby is home to 9,610 individuals who came to Canada as refugees between 1980 and 2016.

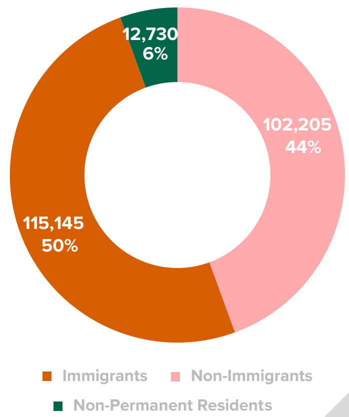
Top 5 Places of Birth Outside of Canada:

1. China
2. Hong Kong
3. Philippines
4. Taiwan
5. India

Top 5 Languages Spoken Most Often At Home (Other than English or French)

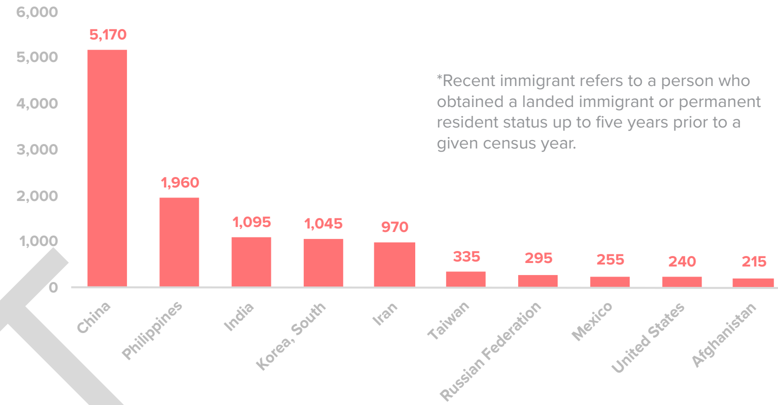
1. Mandarin
2. Cantonese
3. Korean
4. Tagalog
5. Persian (Farsi)

Figure 5 – Immigrant Status, Burnaby, 2016



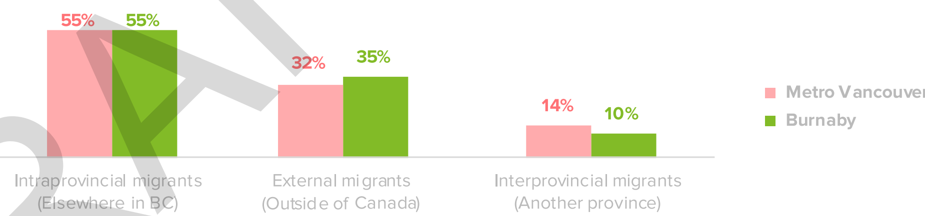
Source - *Statistics Canada Census Program, Census Profiles 2016*

Figure 6 – Top Places of Birth for Recent Immigrants, Burnaby, 2016*



Source - *Statistics Canada Census Program, Census Profiles 2016*

Figure 7 – Residents Who Arrived Between 2015 and 2016, Burnaby and Metro Vancouver, 2016



Source - *Statistics Canada Census Program, Census Profiles 2016*

REFUGEES

In addition, Burnaby received 691 refugee claimants in 2019, or 12% of the provincial total. This number fell to 40 in 2020 (9% of the provincial total).[3] Refugee claimants are those that claim refugee asylum after arriving in Canada. They do not have government support and are more vulnerable to homelessness and other challenges while they wait for their claims to be processed.

In 2019, Burnaby received 102 government-assisted refugees (GAR), 11% of all GAR in BC. This number fell to 22 (8% of the provincial total) in 2020 due to travel restrictions during the COVID-19 pandemic. GARs are recognized as refugees when they arrive in Canada, and receive government assistance.

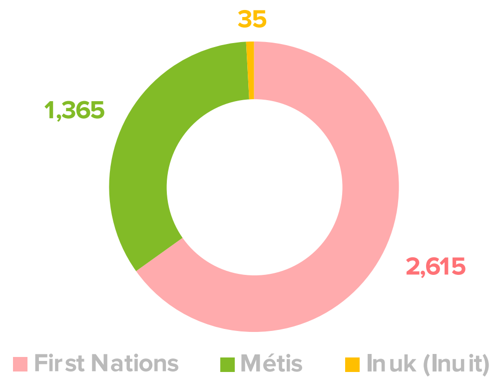
[2] "Recent immigrant' refers to an immigrant who first obtained his or her landed immigrant or permanent resident status between January 1, 2011 and May 10, 2016." Statistics Canada, 2020.

[3] www.bcrefugeehub.ca

5.3 Indigenous Residents

As of 2016, there were 4,195 Burnaby residents who self-identify as having Indigenous ancestry (1.8% of Burnaby residents).

Figure 8 – Individuals who self-identify as having Indigenous ancestry, Burnaby, 2016

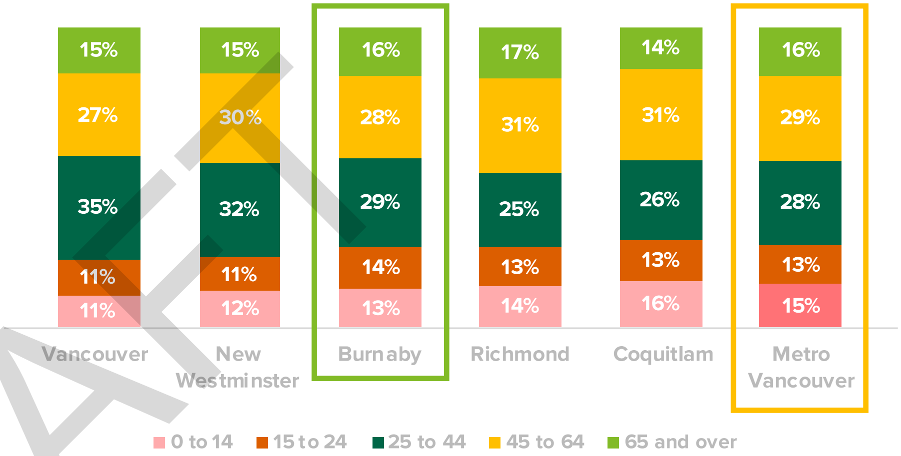


Source - Statistics Canada - 2016 Census. Catalogue Number 98-400-X2016156.

5.4 Age Distribution

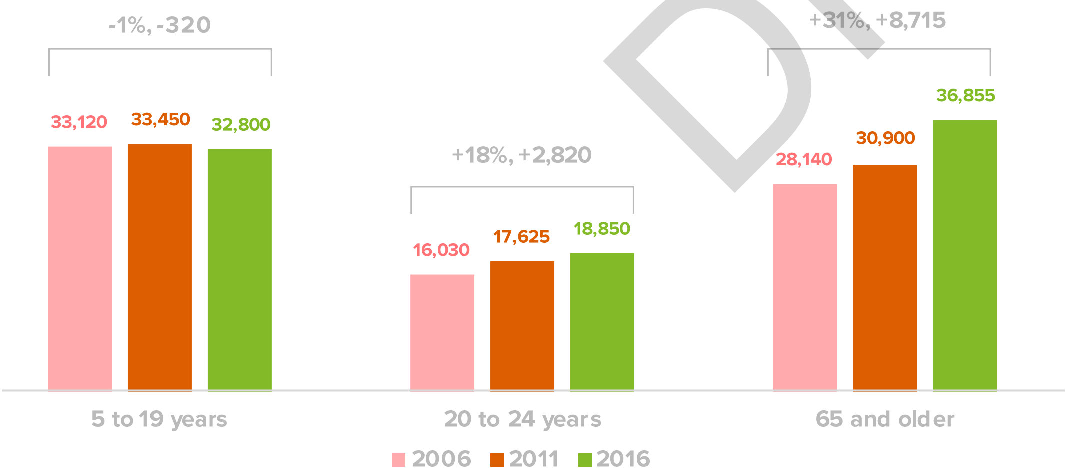
Burnaby's age distribution was fairly stable between 2006 and 2016 and the median age increased only slightly – from 39.1 to 40.3.

Figure 9 – Age Distribution, Burnaby and Comparable Communities, 2016



Source - Statistics Canada Census Program, Census Profiles 2016

Figure 10 – Age Breakouts, Burnaby, 2016



Source - Statistics Canada Census Program, Census Profiles 2016

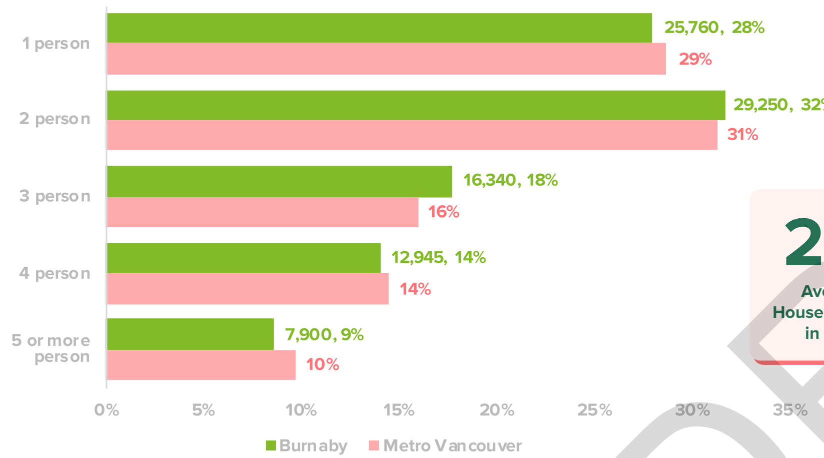
Many older adults are living healthier and more active lives than past generations and this informs their housing choices – from staying at home longer to downsizing to buildings with quality amenities and nearby services.

Source - CMHC, Housing for Older Canadians: The Definitive Guide to the Over-55 Market, 2020. https://assets.cmhc-schl.gc.ca/sites/cmhc/data-research/publications-reports/housing-for-older-canadians.pdf/housing-for-older-canadians.pdf?rev=e65933d3-d769-426f-ac11-8bab73b19794

5.5 Households

Between 2006 and 2016, Burnaby grew by 14,170 households to 92,200, an increase of 18.2%. Household projections estimate that between 2016 and 2020, Burnaby grew by an additional 5,120 households to 97,331 (See Part 4 Housing Trends). Most households in Burnaby (60%) are comprised of one or two people (Figure 11). Non-census families, typically individuals living alone, are the most common household type, followed by couples with children and couples without children (Figure 12).

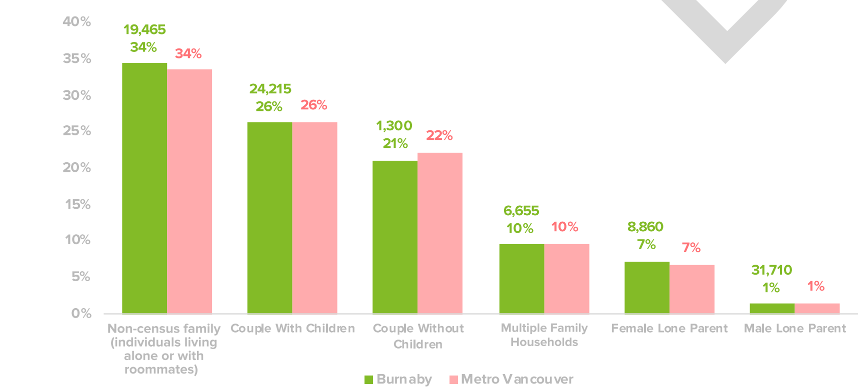
Figure 11 – Households by Size, Burnaby, 2016



2.5
Average Household Size in 2016

Source - Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

Figure 12 – Households by Household Type, Burnaby and Metro Vancouver, 2016

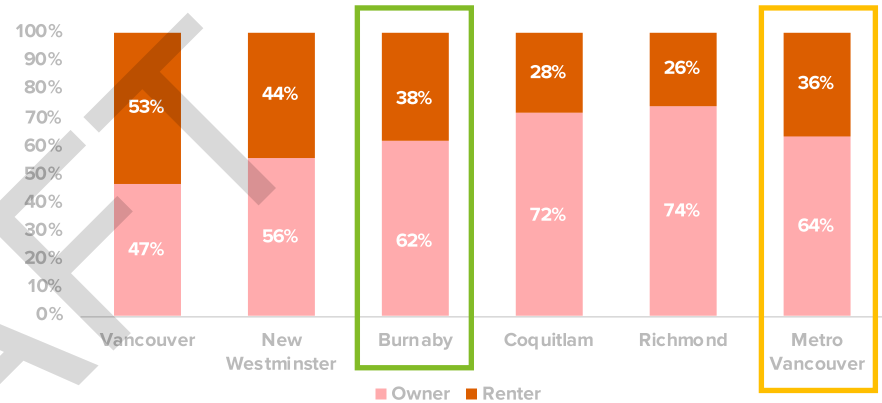


Source - Statistics Canada Census Program, Census Profiles 2016

6 TENURE

Compared to the region overall, Burnaby has a slightly higher proportion of renters. This decreased slightly from 39% of households in 2006 to 38% in 2016.

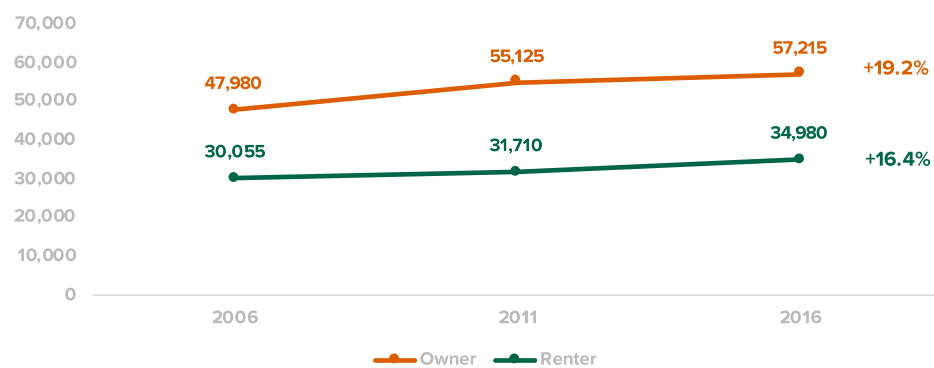
Figure 13 – Households by Tenure, Burnaby and Comparable Communities, 2016



Source - Statistics Canada Census Program, Census Profiles 2016

Between 2006 and 2016, the proportion of renters decreased slightly in Burnaby as the rate of growth among owner households increased faster (by 19.2%) than among renter households (by 16.4%).

Figure 14 – Households by Tenure, Burnaby, 2006 to 2016

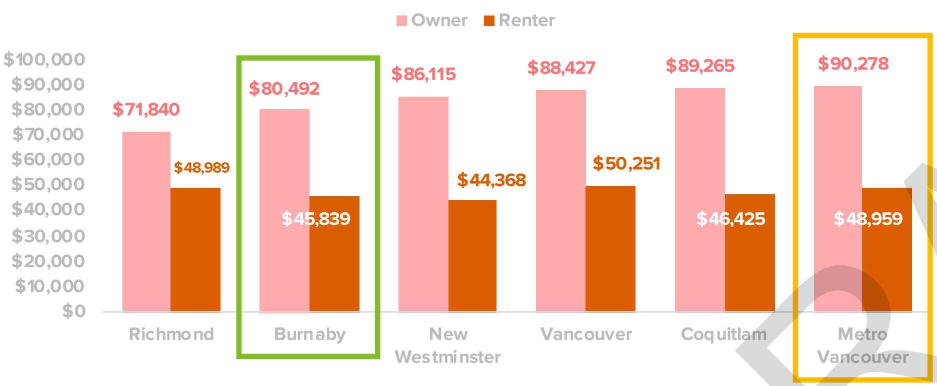


Source - Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

7 INCOME AND EMPLOYMENT

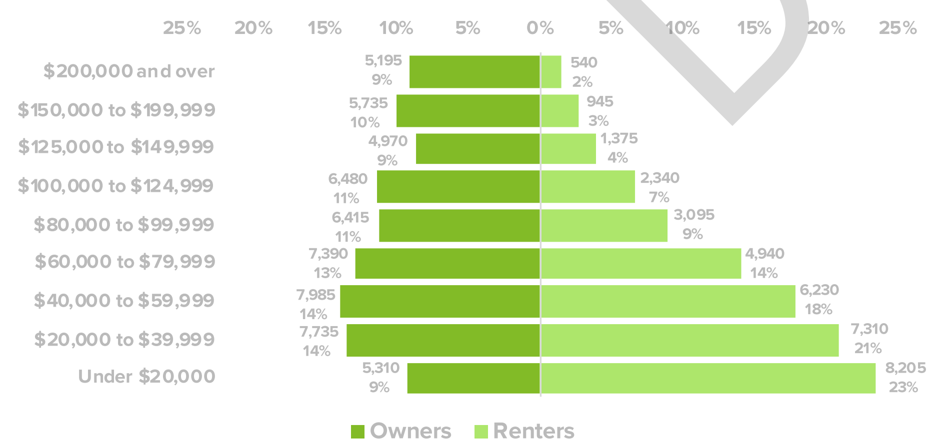
In 2016, Burnaby had slightly higher unemployment (6.4%) than Metro Vancouver (5.8%) but it was within the normal range for an urban community. Burnaby's median household income was $64,737 in 2016, much lower than $72,662 for the region overall. Renter household incomes are typically far lower than owner household incomes. The figures below show median renter and owner household incomes and income distribution by tenure.

Figure 15 – Median Before-Tax Household Income, Burnaby and Comparable Communities, 2016



Source - Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 16 – Income Distribution, Burnaby, 2016



Source - Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

COVID-19

COVID-19 has had a significant impact on unemployment - for the Vancouver Census Metropolitan Area (CMA), which includes Burnaby. Statistics Canada reported that the unemployment rate increased from 5.3% in March 2020 to 11.1% in September 2020[4]. The full impact of the pandemic on unemployment remains uncertain.

Income Assistance

In 2020, 7,472 individuals (including 1,578 dependent children) across 5,474 households were receiving income assistance in Burnaby. The number of households on income assistance increased from 3,637 in 2006 to 5,474 in 2020, an increase of 50.5%. The number of households on Income Assistance is growing faster than population growth; however, this may be due to changes in program eligibility over this time period. The number of households receiving income assistance has grown faster than the number of individuals, reflecting smaller household sizes seeking this support.

Most of this increase was between 2006 and 2011 during which the number of households in Income Assistance increased by 40.6%%. Since 2011, the number of Burnaby households on Income Assistance grew by 7.1%%, compared to 11.3% for Metro Vancouver overall. Because those on Income Assistance require very low rents (see Section 16.3), this may indicate that Burnaby's stock of housing and services for those on Income Assistance is relatively fixed and may not be able to accommodate additional households.

[4] https://www150.statcan.gc.ca/n1/daily-quotidien/200904/t012a-eng.htm

PART 2 | CURRENT HOUSING STOCK

This section provides an overview of the current housing supply in Burnaby, including changes in housing stock in recent years.

Key Highlights

- Burnaby has a diverse housing stock with a range of densities.
- The stock of purpose-built rental housing decreased from 13,017 in 2008 to 11,871 in 2019, a loss of 1,146 units, or 8.8% of the rental stock.
- The secondary market is an important source of housing for residents with approximately 22,439 households, or 64.1% of renter households, renting in the secondary rental market in 2016.
- Burnaby has seen significant new development in recent years, primarily in high-rise developments.

8 BURNABY'S HOUSING SYSTEM

Burnaby's Housing Needs Report considers the needs of people living in a variety of housing situations across the City. This includes those who are currently without homes, those who live in rented homes, those in owned homes and those in homes with supports. A healthy housing system should address the needs of people living in all of these situations and provide options for people to move from one type of housing to another to meet their changing needs.

The four key housing categories are shown in the graphic below (Figure 17) and are addressed throughout this report. These categories will also be used in HOME: Burnaby's Housing + Homelessness Strategy to indicate which part of the housing system is being addressed by a particular strategy or action. Figure 18 shows the number of units in Burnaby for each category of the Housing System.

Figure 17 – Burnaby's Housing System

Figure 18 – Burnaby's Housing Stock

WITHOUT HOMES	Developments	Units	Beds
Extreme Weather Response Shelter	1		27
Temporary Homeless Shelter	1		40
Supportive housing for people experiencing homelessness[1]	1	52	
Safe House for women and children	1		10
TOTAL SHELTER	**4**	**52**	**77**

HOMES WITH SUPPORTS	Developments	Units	Beds
HOMES WITH SUPPORTS (NON MARKET)			
Transitional Housing	5	9	28
Group Homes	40		191
Long Term Care Homes	12		1,679
Assisted Living	7	391	7
Supportive Housing	9	178	30
Total Homes with Supports – non-market	*73*	*578*	*1,935*
HOMES WITH SUPPORTS (MARKET)			
Assisted Living Residences (market)	2	87	
Supportive Housing: Seniors (market)	3	381	
Total Homes with Supports - market	*5*	*468*	
TOTAL HOMES WITH SUPPORTS	**78**	**1,046**	**1,935**

RENTED HOMES	Developments	Units	Beds
RENTED HOMES (NON MARKET)			
Non Market Rental: Non-Profit Housing	45	2,801	
Non Market Rental: Public Housing	13	752	
Total Rented Homes – non-market	*58*	*3,553*	
RENTED HOMES (MARKET)			
Primary Market Rental: Purpose Built Rental[2, 3, 4]		11,206	
Student Housing			1,899
Secondary Market Rental: Rented Strata Units - Apartments (estimate)		7,976	
Secondary Market Rental: Rented Strata Units - Townhomes (estimate)		2,277	
Secondary Market Rental: Single and Two Family Homes (estimate)		3,297	
Secondary Market Rental: Legal Secondary Suites		1,675	
Secondary Market Rental: In-law Suites		468	
Secondary Market Rental: Unauthorized Sec-ondary Suites (estimate)		4,068	
Total Rented Homes - market		*30,967*	*1,899*
TOTAL RENTED HOMES		**34,520**	**1,899**

OWNED HOMES	Developments	Units	Beds
OWNED HOMES (NON MARKET)			
Non Market: Non-Profit Co-operative Housing	26	1,900	
Total Owned Homes - non market		*1,900*	
OWNED HOMES (MARKET)			
Market Strata: Apartments		23,927	
Market Strata: Townhomes		6,830	
Market: Row Homes (fee simple)	4	27	
Market: Single Family Homes		25,251	
Market: Two Family Homes		4,418	
Total Owned Homes - market		*60,453*	
TOTAL OWNED HOMES		**62,353**	

Notes:

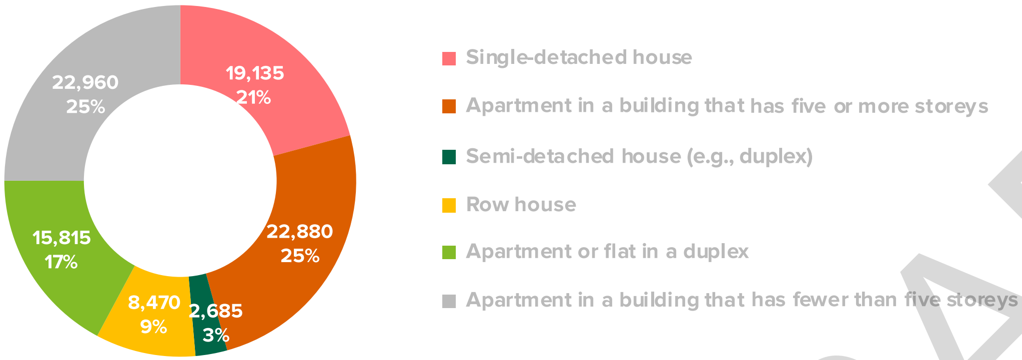
Source: City of Burnaby Records, 2020, unless otherwise noted.

1. TEMPORARY HOMELESS SHELTER: Capacity has been reduced to 25 beds during COVID-19 pandemic.
2. MARKET RENTAL: Counts are based on City of Burnaby records and may differ from CMHC estimates shown later in this report.
3. SECONDARY MARKET RENTAL: Counts are estimated from City Records for owned homes (market). Secondary market rentals are estimated as 25% of strata units and 10% of single and two family homes.
4. UNAUTHORIZED SECONDARY SUITES: Counts are estimates, based on City Records and data provided by BC Assessment.
5. STUDENT HOUSING: Count only includes beds available on a long-term (annual) basis. Source: SFU/BCIT, 2020.
6. OWNED HOMES (MARKET): Counts are based on City Records from 2018. Total excludes secondary market rental units.

9 STRUCTURE TYPES

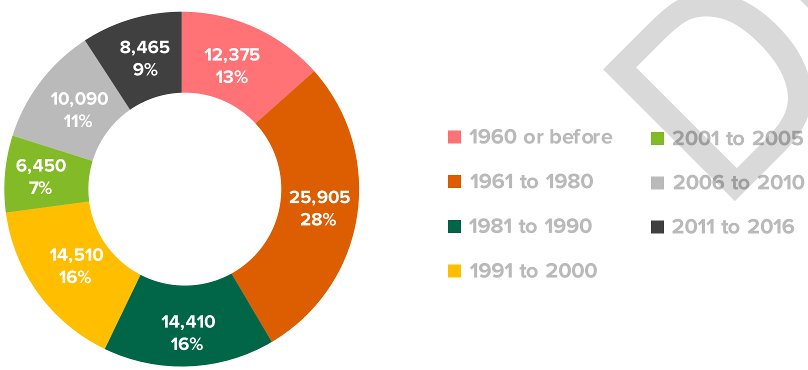
As of 2016, there were 92,200 dwellings in Burnaby. Burnaby has a diverse housing stock, with a mix of densities. Compared to Metro Vancouver as a whole, Burnaby has a higher proportion of high-rise apartments and a lower proportion of single-detached homes (Figure 19).

Figure 19 – Housing Stock, Burnaby, 2016



Source - *Statistics Canada Census Program, Census Profiles 2016*

Figure 20 – Dwellings by Decade of Construction, Burnaby, 2016

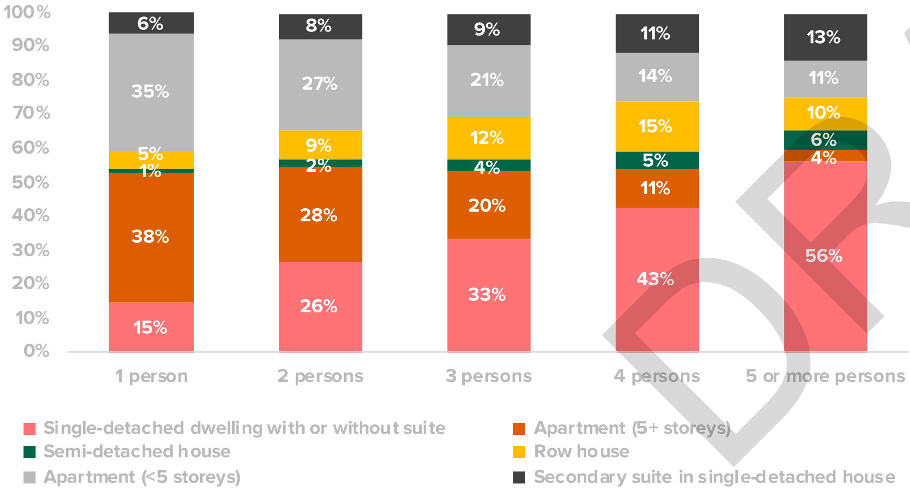


Source - *Statistics Canada Census Program, Census Profiles 2016*

Two storey townhomes

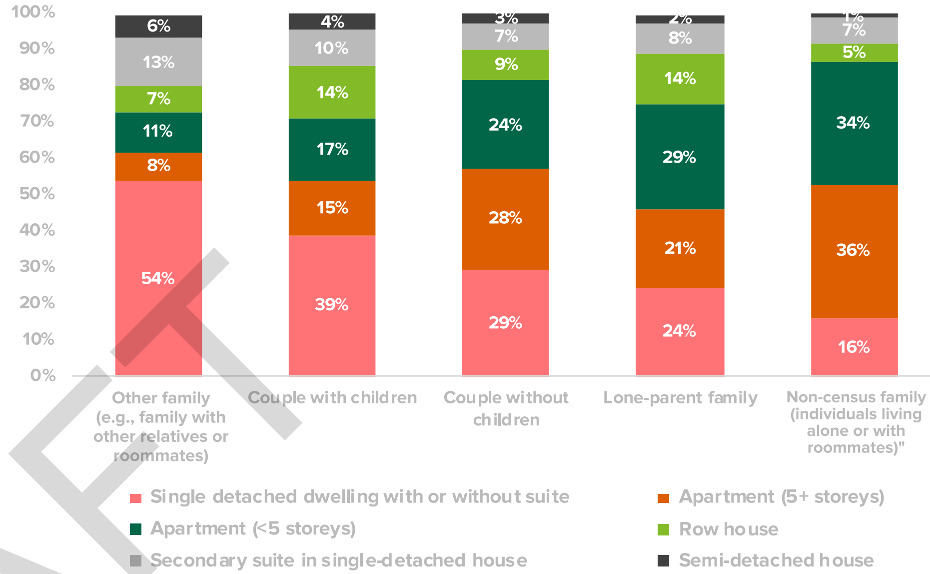
The figures below show the characteristics of households that live in different dwelling structures in Burnaby. Unsurprisingly, higher density forms are more commonly occupied by smaller households like one- to two-person households, non-family (individuals living alone or with roommates), couples without children (Figure 21 and Figure 22). Lower density forms are more likely to be occupied by families with children, except for lone-parent households which tend to occupy higher density forms and are likely to be priced out of many larger units. The type of housing also changes with age: higher density forms such as apartments tend to be occupied by younger households, while lower density forms such as single-detached dwellings tend to be occupied by older households, although some trends fluctuate across age groups (Figure 23).

Figure 21 – Housing Structure by Household Size, Burnaby, 2016



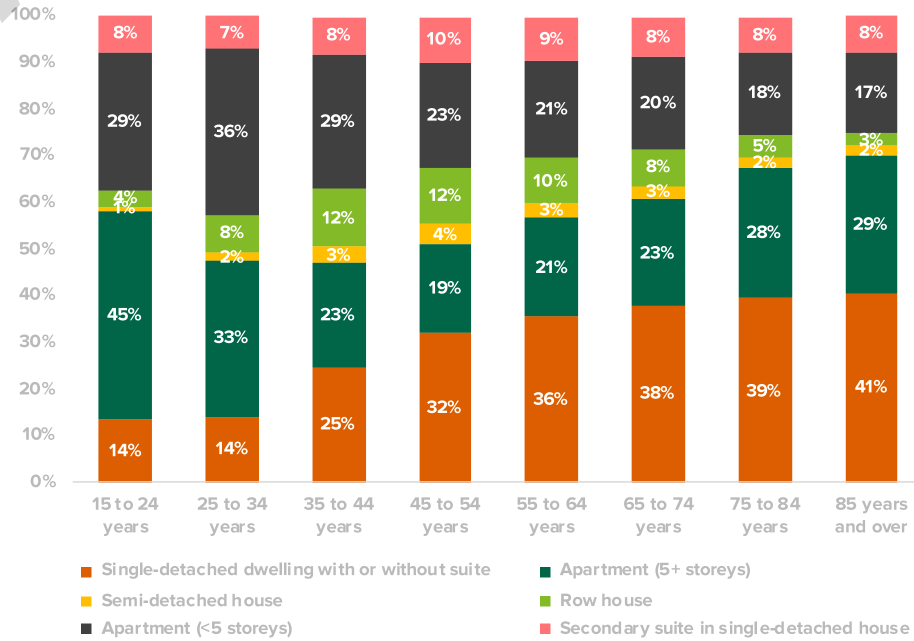
Source - *Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227*

Figure 22 – Housing Structure by Family Type, Burnaby, 2016



Source - *Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016220*

Figure 23 – Housing Structure by Age of Primary Household Maintainer, Burnaby, 2016



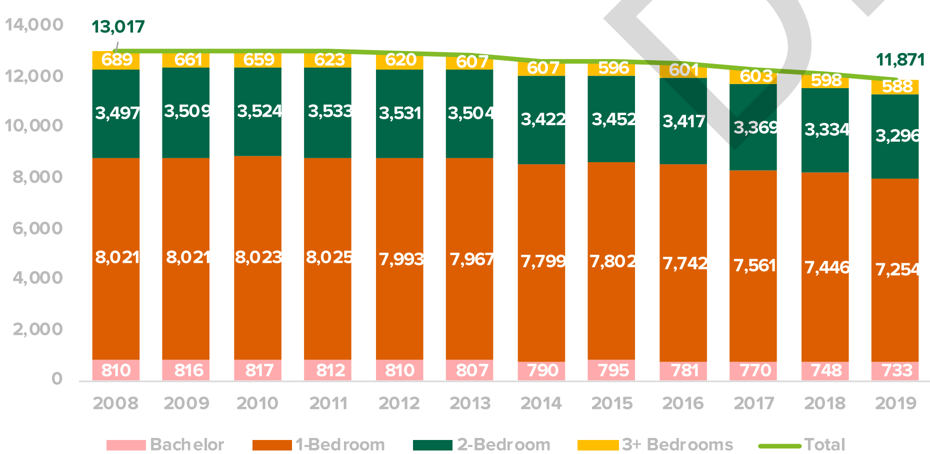
Source - *Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227*

10 RENTAL STOCK

Rental housing stock is often broken into two categories: the primary rental market and the secondary rental market. Primary rental refers to purpose-built rental housing: units which have been built for the primary purpose of renting. These units have not been stratified and cannot be sold individually. Secondary rental refers to units that are individually owned but rented to others. This may include condominiums, townhouses, or single-family homes that are rented, as well as secondary suites. Secondary rental units are considered to be less secure, as they may be sold by the owner at any time and/or removed from the rental market.

Figure 24 shows the number of primary rental units in Burnaby. While there is significant development occurring in Burnaby today, the stock of primary rental housing decreased from 13,017 in 2008, to 11,871 in 2019, a loss of 1,146 units, or 8.8% of the rental stock. The vast majority of Burnaby's primary rental units (83%) were built between 1960 and 1979, an era when significant investments were made into rental housing through senior government programs. An additional 9% of units were built before 1960, meaning that 91% of primary rental units in Burnaby are 40 years of age or older.

Figure 24 – Purpose-Built Rental Units, Burnaby, 2008 to 2019

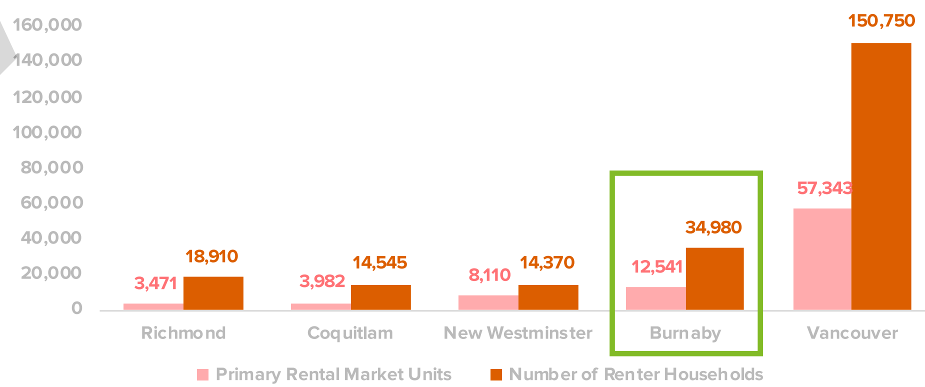


Source - CMHC Rental Market Survey

10.1 Most Renters Are in the Secondary Rental Market

Figure 25 compares the number of renter households in 2016 to the number of primary rental units. As of 2016, 38% of Burnaby households, or approximately 34,980 households, were renters. In the same year, Canada Mortgage and Housing Corporation (CMHC) reported a total of 12,541 purpose-built rental units in Burnaby. This indicates that 22,439 households, or 64.1% of renter households, were renting in the secondary rental market, including secondary suites and rented homes (including single-detached, condominiums, and others). In Burnaby and across BC, secondary rental is an extremely significant source of housing and purpose-built rental development has simply not kept up with the needs of renters. Secondary rental is considered less secure than primary rental because the property owner may sell the unit or occupy it at any time.

Figure 25 – Primary Rental Market Units vs. Number of Renter Households, Burnaby and Comparable Communities, 2016

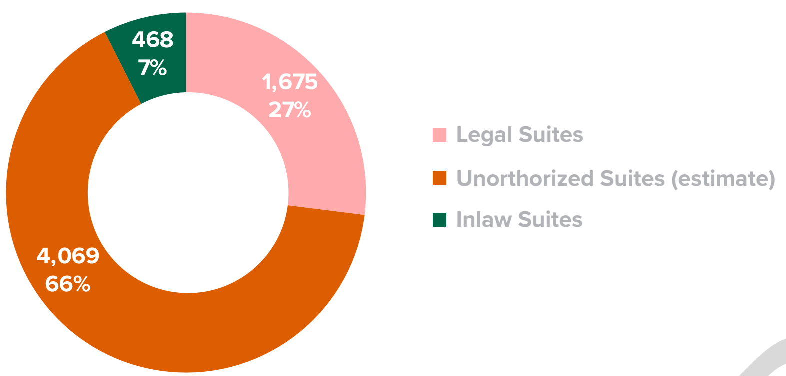


Source - CMHC Rental Market Survey, Statistics Canada Census Program, 2016

Data on rented condominiums and other homes is very limited. CMHC estimates that there were approximately 6,410 rented condominiums in Burnaby as of 2018.

Figure 26 shows the number of authorized and unauthorized secondary suites, and inlaw suites in Burnaby. In total, there are 6,212 suites in Burnaby.*

Figure 26 – Secondary Suites, Burnaby, 2020



Source - *City of Burnaby, July 2020*

What is an Inlaw Suite?

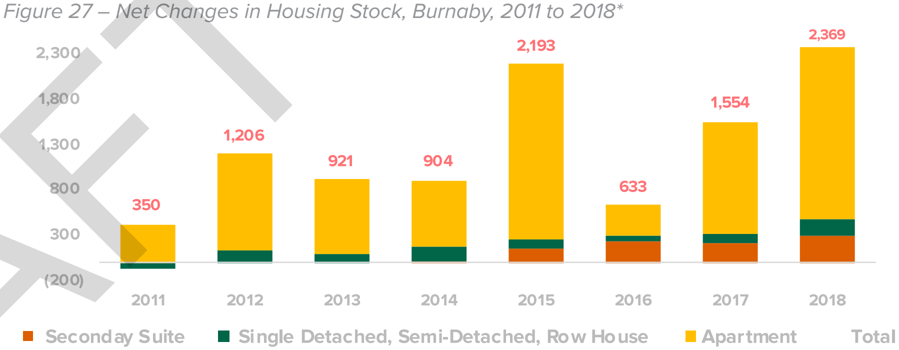
Inlaw suites are similar to secondary suites but are integrated with the principal dwelling and are intended to be used by family members or caregivers. Inlaw suites were permitted in Burnaby until 2014 when secondary suites were introduced. There are 468 inlaw suites that remain as legal nonconforming uses.

* Almost two-thirds of estimated suites are unauthorized which is typical for many communities and reflects the prevalence of secondary suites in the housing system."

11 RECENT DEVELOPMENT

Figure 27 shows the net change in all types of housing in Burnaby from 2011 to 2018, accounting for both completions and demolitions. Secondary suites have been permitted in Burnaby since 2014. Completion data is available for 2019 where 2,521 units were completed. However, demolition data is not available for that year so it is not shown on the chart. Net changes vary from year to year, but it is clear that recent years have seen a significant increase in new housing development in Burnaby.

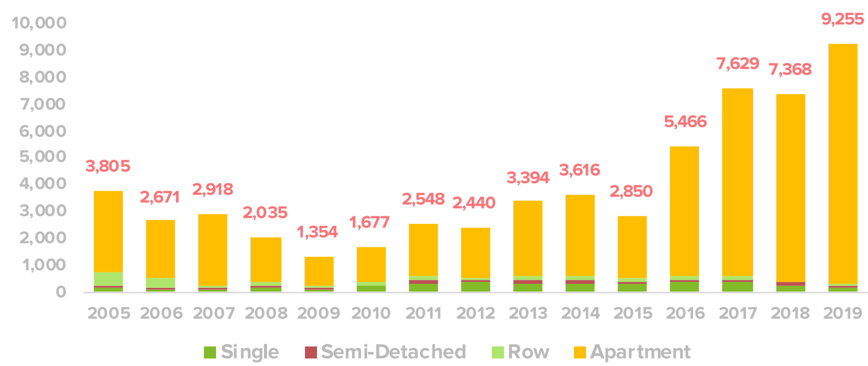
*Figure 27 – Net Changes in Housing Stock, Burnaby, 2011 to 2018**



Source - *Housing Data Book (CMHC Rental Market Reports)*

Figure 28 shows the number of units under construction in Burnaby between 2005 and 2019. This shows that there has been a large increase in the number of units being built in the community in recent years, particularly from 2016 onwards.

Figure 28 – Under Construction Inventory by Dwelling Type, Burnaby, 2005-2019



Source - *CMHC Starts and Completion Survey*

*The secondary suites data reflects legal suites and does not account for those that are not authorized. Secondary suites have been permitted in Burnaby since 2014.

PART 3 | HOUSING NEEDS

This section provides an overview of Burnaby's housing trends and indicators of housing need, as well as an analysis of Burnaby's housing system.

Key Highlights

- Affordability is the most significant housing challenge in Burnaby, with 23.7% owner households and 36.9% of renter households experiencing unaffordability in 2016.
- 19.9% of Burnaby household were in core housing need in 2016.
- For renters currently searching for housing, the cost of renting is moderately or extremely unaffordable for most renter households earning the median income in Burnaby.
- Homeownership is beyond the reach of most households except those making very high incomes.
- BC Housing reports a significant waitlist in Burnaby for non-market housing (1,805 households) and supportive housing at the shelter rate (90 households). The need for non-market housing is likely higher as this only accounts for BC Housing.
- As of the 2020 Homelessness in Metro Vancouver report, 124 individuals were identified as experiencing homelessness though this is known to be an undercount. An additional 430 individuals are estimated to be experiencing hidden homelessness meaning they may have access to shelter through couchsurfing and other means but do not have stable or permanent housing.

Home with secondary suite

12 HOUSING INDICATORS

This section begins with an overview of housing standards and provides an in-depth look at the four key areas of Burnaby's housing system: rented homes, owned homes, homes with supports, and those without homes.

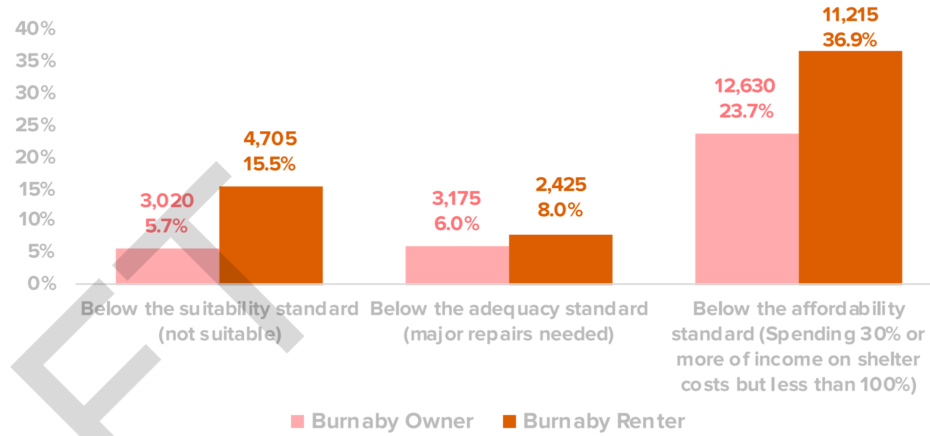
12.1 Housing Standards

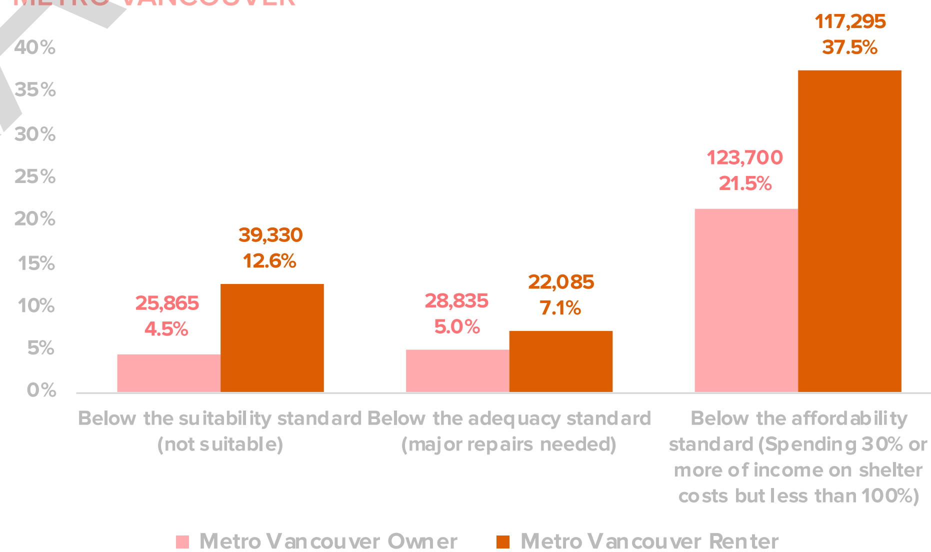
Housing standards are a national measure that looks at three aspects of housing:

- **Adequate housing**, which is housing that does not require any major repairs, according to the residents.
- **Affordable housing**, which is housing that costs less than 30% of total before-tax household income.
- **Suitable housing**, which is housing that has enough bedrooms for the size and makeup of the resident household, according to National Occupancy Standard (NOS) requirements.

A household is considered to be experiencing housing issues if it fails to meet at least one of the housing standards defined above. As Figure 29 shows, in Burnaby and across the region, renters were more likely to experience housing issues than owners. Of the three housing standards, affordability is the greatest challenge, with 23.7% of owners and 36.9% of renters experiencing affordability issues in 2016.

Figure 29 – Private Households in Housing that Does Not Meet Housing Standards by Tenure, Burnaby and Metro Vancouver, 2016





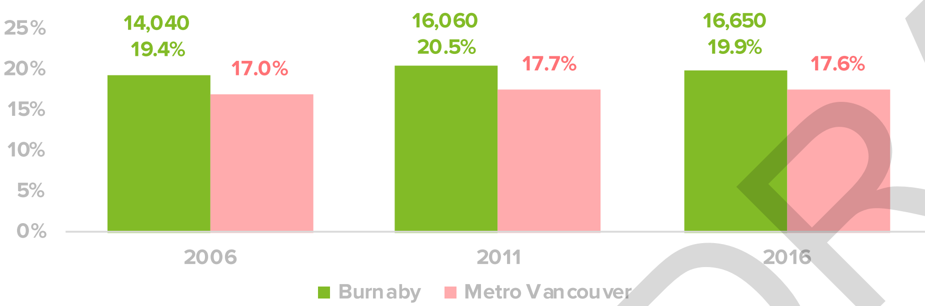
Source - Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

12.2 Core Housing Need

CMHC defines core housing need as a household whose housing falls below at least one of the adequacy, affordability, or suitability standards and who would have to spend 30% or more of its before-tax income to afford the median rent of an alternative unit that is acceptable. Those in Extreme core housing need meet the definition of core housing need and spend 50% or more of their income on housing.

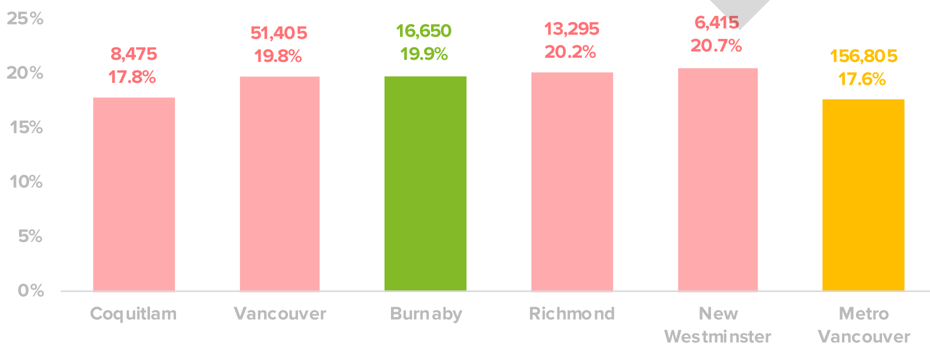
Burnaby households have historically had higher rates of core housing need than the average Metro Vancouver household and one in five households in Burnaby was in core housing need in 2016 (19.9%). Between 2006 and 2016, the number of households in core housing need grew by 2,610 households (Figure 29 and Figure 30).

Figure 30 – Households in Core Housing Need, Burnaby and Metro Vancouver, 2006 to 2016



Source - Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

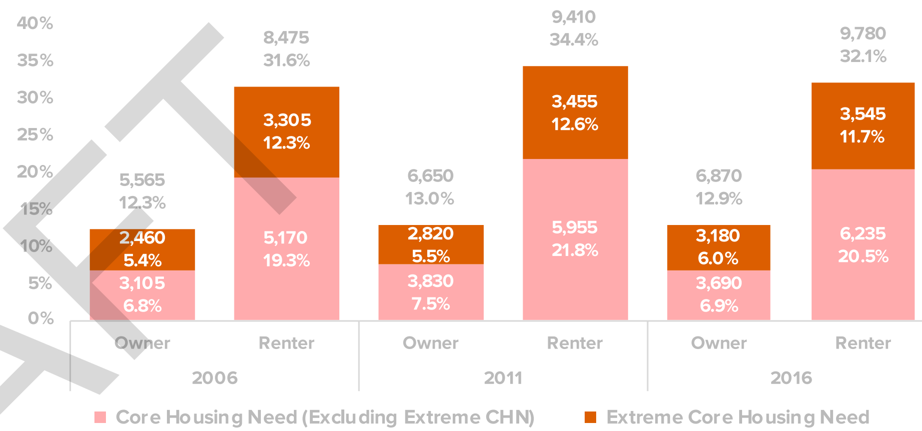
Figure 31 – Households in Core Housing Need, Burnaby and Comparable Communities, 2016



Source - Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 32 shows a comparison of renters and owners in core housing need in Burnaby between 2006 and 2016. Overall, the proportion of both owners and renters in core housing need and extreme core housing need has not substantially changed; however, the total number of households in these categories has increased.

*Figure 32 – Households in Core Housing Need and Extreme Core Housing Need by Tenure, Burnaby, 2006 to 2016**



Source - Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Renters in Core Housing Need:

- 49% of lone-parent families
- 47% of senior-led households
- 45% with at least one senior
- 41% of one-person households
- 41% of recent immigrant households
- 36% of renter households with children
- 33% of Indigenous renter households

Figure 33 shows core housing need for different demographics. The table shows the number of households in that demographic group who are in core housing need and the proportion of households in that group who are in housing need. For example, 555 households led by someone between 15-24 are in core housing need, representing 25% of households led by someone in this age group. Figure 34 compares income levels and affordability thresholds to housing indicators and typical incomes in the community.

Figure 33 – Household Characteristics by Tenure and Core Housing Need, Burnaby, 2016

Characteristics	Total Households in Core Housing Need		Renter Households in Core Housing Need		Owner Households in Core Housing Need	
	#	%	#	%	#	%
Total Households in Core Housing Need	16,650		9,780		6,870	
Core Housing Need by Age of Primary Household Maintainer*						
15-24	555	25%	490	27%	60	15%
25-34	2,410	19%	1,700	25%	705	12%
35-44	2,825	19%	1,990	32%	835	10%
45-54	3,275	19%	1,720	30%	1,555	13%
55-64	3,045	19%	1,555	33%	1,495	13%
65+	4,540	23%	2,325	47%	2,220	15%
Core Housing Need by Household Type						
Couple with Children	3,665	14%	1,805	26%	1,855	10%
Couple without Children	2,385	12%	1,200	20%	1,185	9%
Lone Parent Household	2,945	36%	1,790	49%	1,150	25%
Multiple-Family	285	9%	95	20%	185	7%
One Person Household	6,505	30%	4,215	41%	2,295	20%
Other Non-Family	870	19%	670	22%	200	13%
Core Housing Need Based on Immigration Status						
Non-Immigrant	5,145	15%	3,945	28%	1,200	6%
Non-Permanent Resident	765	33%	590	35%	175	29%
Immigrant	10,740	22%	5,240	36%	5,490	16%
Recent Immigrant	1,600	37%	1,110	41%	490	31%

*Age of primary household maintainer refers to the age of the primary head of the household. Statistics Canada allows up to two people to be listed as head of the household and the primary household maintainer is identified as whoever is listed first.

Characteristics	Total Households in Core Housing Need		Renter Households in Core Housing Need		Owners in Core Housing Need	
	#	%	#	%	#	%
Core Housing Need by Households with Seniors (65+)						
Household Has At Least One Senior (65+)	4,975	20%	2,500	45%	2,480	13%
Household Without A Senior (65+)	11,670	20%	7,280	29%	4,395	13%
Core Housing Need by Households with Persons with an Activity Limitation						
Household Has At Least One Person with an Activity Limitation	9,025	22%	5,655	36%	3,365	13%
Household Without A Person with an Activity Limitation	7,625	18%	4,125	28%	3,505	13%
Core Housing Need by Indigenous Households						
Indigenous Households	545	25%	525	33%	20	4%
Non-Indigenous Households	16,095	20%	9,255	32%	6,845	13%
Core Housing Need by Households with Children						
Household Has At Least One Child (<18 years)	4,415	20%	2,655	36%	1,755	12%
Household Without a Child (<18 years)	12,240	20%	7,125	31%	5,115	13%

Source - CMHC (based on 2006, 2016 Census and 2011 National Household Survey)

12.3 Housing Affordability

Figure 34 shows the affordability thresholds for five income levels based on the Metro Vancouver Regional Affordable Housing Strategy, including the proportion of Burnaby households that fall within each category and the affordability level required to meet their needs.

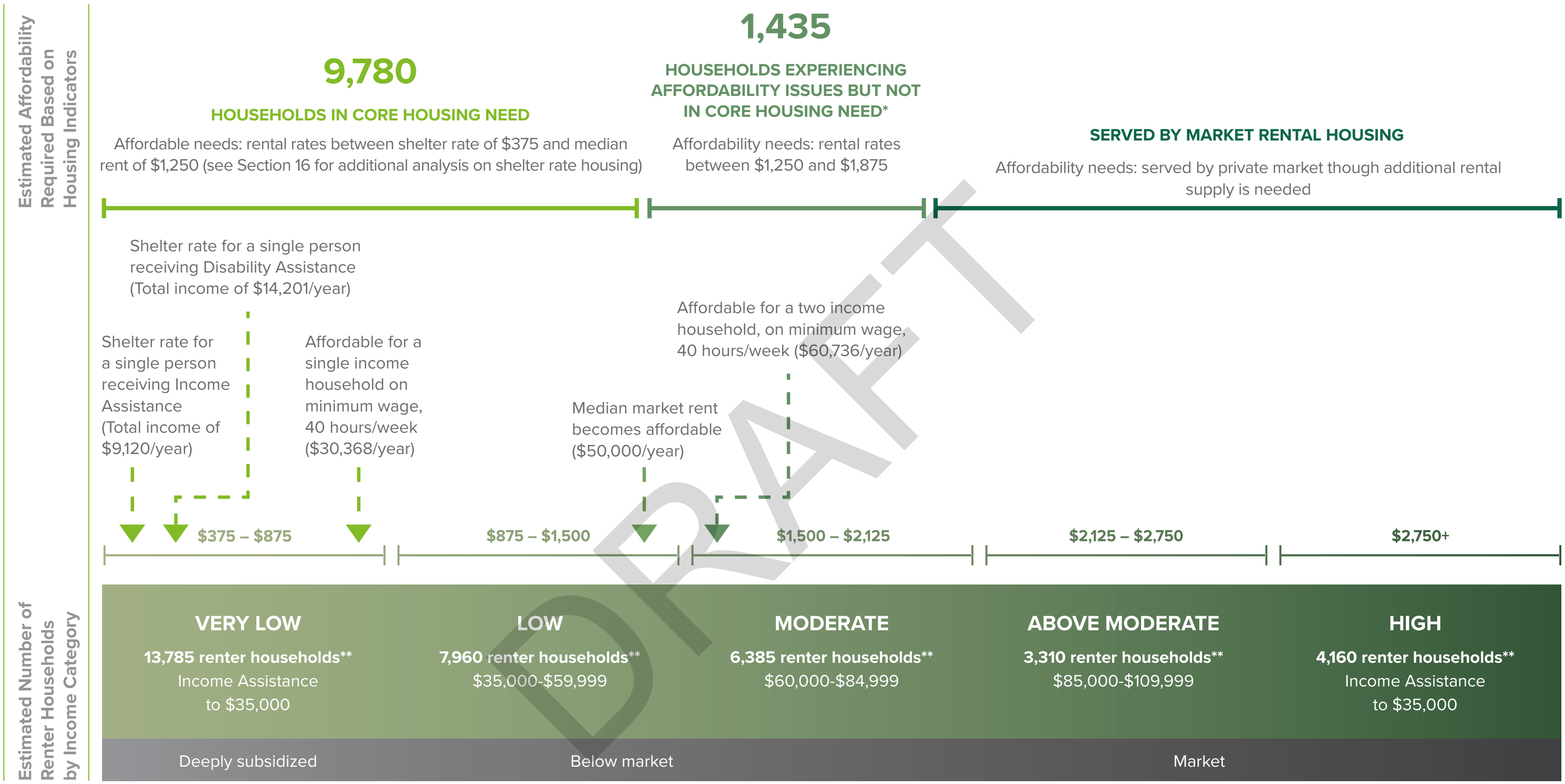
Figure 34 – Affordability by Income Levels

Income Level (based on regional median household income)	Annual Income	Burnaby Households*	Monthly Housing Affordability Threshold
Very low (less than 50% of median household income)	Less than $35,000	28%	Less than $875
Low (between 50% and 80% of median household income)	$35,000 to $59,999	20%	$875 to $1,500
Moderate (between 80% and 120% of median household income)	$60,000 to $84,999	16%	$1,500 to $2,125
Above moderate (between 120% and 150% of median household income)	$85,000 to $109,999	14%	$2,125 to $2,750
High (more than 150% of median household income)	$110,000 or more	23%	$2,750 or more

Source - *Income Thresholds Based on Metro Vancouver Regional Affordable Housing Strategy.*

*Note that the census breaks down income categories in $10,000 increments. Where an affordability threshold falls between two income categories, the number of households is split evenly between the lower and the higher threshold. Percentages may not add up to 100 due to rounding.

Figure 35 – Range of Affordability



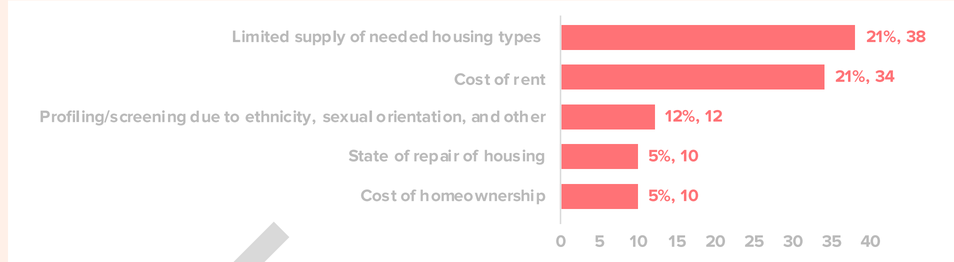
*Note that this is a rough estimate based on the number of households facing unaffordability in the community less the number of households in core housing need.

**The estimated number of renter households for each income bracket is from the 2019 Metro Vancouver Housing Data Book. This estimate does not add up to the total number of renter households shown in Figure 13 as it is based on a custom data set.

WHAT WE HEARD:
Top Housing Challenges in Burnaby

Stakeholders who participated in the housing needs survey were asked to identify the primary housing challenges facing the communities that they served (Figure 36).

Figure 36 – Top 5 Housing Challenges in Burnaby, Stakeholder Survey



13 RENTED HOMES

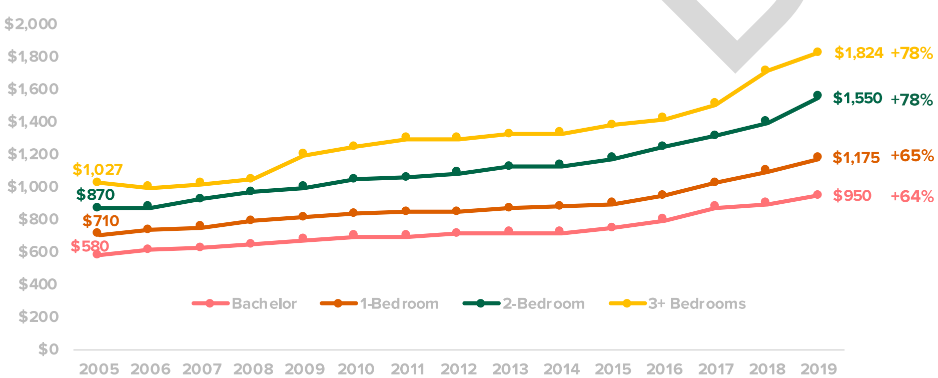
13.1 Primary Rental Market

Figure 37 shows that median rents in Burnaby increased substantially from 2005 to 2019. Median rents represent the mid-point of all rents in Burnaby. Median rents factor in units that have been occupied for many years, whose annual rent increases are limited by provincial legislation and those that were more recently rented. This data may not fully reflect the large increases that renters have experienced in recent years and are typically considered to be an underestimate of the cost of renting in the community.

Figure 38 shows Burnaby's rental vacancy rates over time. A 'healthy' vacancy rate is generally considered to be between 3% and 5%. As of 2019, rental vacancy rates were between 1.3% and 1.7% depending on the size of bedroom, reflecting strong regional demand for rental housing.

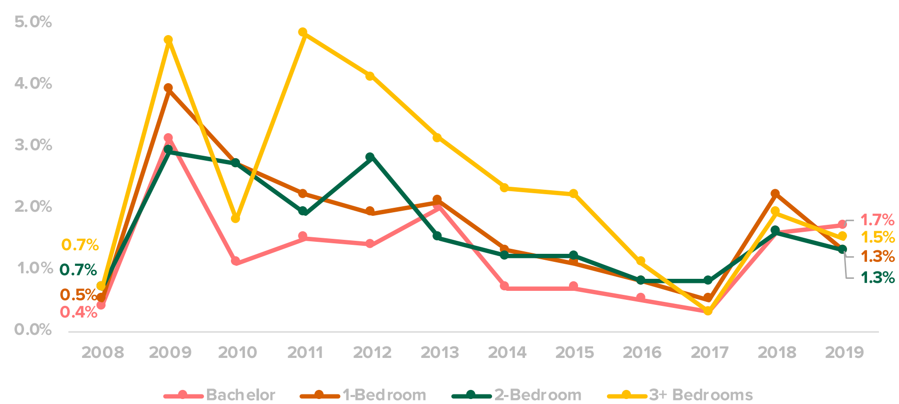
The COVID-19 pandemic reduced rental demand as there are fewer students and international workers moving to the region. This has likely increased the rental vacancy rate and there are some reports that rental prices have decreased somewhat. The long-term impact of COVID-19 on the rental market is still uncertain.

Figure 37 – Primary Rental Market, Median Rent, Burnaby, 2005 to 2019



Source - CMHC Rental Market Survey

Figure 38 – Rental Vacancy Rate by Number of Bedrooms, Burnaby, 2008 to 2019



Source - CMHC Rental Market Survey

WHAT WE HEARD:
Rental Availability and Unaffordability

Almost all engagement participants identified rental availability and unaffordability as primary housing issues in Burnaby. Specific comments include:

- There is more renter demand than rental supply.
- The type and affordability of new development is not addressing local needs.
- Burnaby has lost older, affordable rental through redevelopment.
- Greater affordability is needed for all types of households.
- Wages have not kept up with cost of renting in Burnaby. There is a major need for rental housing for working households that make an annual gross income between $30,000 and $80,000. These households usually do not qualify for subsidies but cannot afford market rents. Some households are leaving the community due to affordability issues. Employers report difficulty retaining staff due to the unaffordability of housing.

13.2 Primary Rental Affordability Gap Analysis

An affordability gap analysis was completed to better understand the relationship between rental housing costs and local incomes. This analysis is based on the following data and assumptions:

- Median rents are based on CMHC data for 2019.
- Utilities and insurance are estimated to be $516 and $300 per year, respectively, based on typical costs.
- Affordability is defined as spending less than 30% of before-tax household income on housing costs.
- Data on median household income for household types by tenure is not available. However, the median household income for renter households is far lower than that of owner households. To avoid underestimating the affordability gap for renter households, median household incomes for different household types were adjusted to reflect the difference between median renter household incomes and overall median household income. For example, in 2016, median renter household income ($45,839) was 71% of Burnaby's overall median household income ($64,899) so median incomes by household types were estimated based on this proportion.[5]
- This analysis uses incomes from the 2016 census that have been projected to 2019 based on historical growth in incomes.

Stakeholders expressed concern that low-income seniors who rent are facing significant housing insecurity. If evicted, many would have limited options due to the high cost of rental housing in Burnaby.

[5] Note that the median incomes used in section of the report are drawn from the custom data set provided by the Government of BC for the purposes of housing needs report and differ slightly from the census profile data referenced in early sections of this report.

Figure 39 – Rental Affordability Gap Analysis, 2019[6]

Household Type	Median Household Income (2020)*	Affordable Monthly Shelter Costs	Proportion of Income Spent on Shelter Costs: Bachelor Apartment ($950)	1-Bedroom Apartment ($1,175)	2-Bedroom Apartment ($1,550)	3-Bedroom Apartment ($1,824)
Couples without children	$54,986	$1,375	22%	27%	35%	41%
Couples with children	$71,978	$1,799	17%	21%	27%	32%
Lone-parent families	$37,197	$930	33%	40%	52%	61%
Individuals living alone	$26,660	$666	46%	56%	73%	86%

**Incomes adjusted for 2019 based on historical growth rates and for renter median incomes based on 2016 census.*
***Median rents based on 2019 CMHC Rental Housing Survey*

- Spending less than 30% of household income on shelter costs
- Spending approximately 30-49% of household income on shelter costs
- Spending 50% or more of household income on shelter costs

In addition to housing, the cost of transportation is an important factor in affordable living. The Metro Vancouver Housing and Transportation Cost Burden Study[7] found that the combined costs of housing and transportation were a heavy burden on working households that cut into savings and spending on other basic necessities. The study estimated that renter households earning the median income for the Burnaby / New Westminster study area spend approximately 47% of household income on housing and transportation costs, based on average costs. Lower-income renters face the heaviest burden. The study estimated that Metro Vancouver households making less than $50,000 per year had a housing and transportation cost burden of 67% of the median income for this income bracket, based on average costs in the region.

Figure 39 shows that rental housing is moderately or extremely unaffordable for most renter households earning the estimated median income in Burnaby. Couples with children earning the median income may just be able to afford a three-bedroom apartment. Couples without children may be able to afford a two-bedroom apartment. Lone-parent families and individuals living alone face significant affordability challenges.

[6] This analysis reflects household expenditures on rent, basic utilities (heat, hydro) and renters insurance.
[7] http://www.metrovancouver.org/services/regional-planning/PlanningPublications/HousingAndTransportCostBurdenReport2015.pdf

EXPERIENCE SPOTLIGHT: MEL*

Mel and her partner, Jada, are both in their 20s. Together, they are renting a unit with their pets on the lower floor of a house. Mel is not happy with her current housing situation. She describes how the property is unsafe because it is poorly maintained by the landlord and she does not trust the tenants living above her. Mel is submitting a dispute to the Residential Tenancy Board because the poor conditions of their suite are not being addressed despite repeated requests.

Mel and her partner would like to move but finding a new home has been challenging. Most of her experiences with housing in Burnaby have been negative. Mel has experienced homelessness and substance use and reports experiencing a lot of discrimination while trying to find housing. She has struggled to find good quality housing that is affordable for the income she receives on Disability Assistance. While staff at the Burnaby Association for Community Inclusion (BACI) have been very helpful in her search, rental units are snapped up quickly and most are unaffordable for Mel. She is hoping to move back to Maple Ridge where she described being much happier overall because her housing was well-maintained and her landlord was helpful. However, she is experiencing similar affordability and availability challenges finding new housing there.

Mel believes shelters and warming centres are very important. She found that the services available at these facilities and having a warm place to sleep were very helpful when she was without a home. Mel also describes challenges with shelters, as pets are not permitted and there are not enough beds to accommodate demand, especially in the winter.

In terms of other supports, Mel describes how helpful BACI has been with referrals for mental health counselling, addictions support, and medical care. She says many people need help with housing in Burnaby and thinks having housing listings for people on low incomes would be useful. Her past traumas and current frustration with her housing situation are challenging and she is working with BACI to find a safer home.

**Name has been changed.*

Heritage home

WHAT WE HEARD: Limited Options for Families

Across income levels, stakeholders reported a lack of options for families. There is a limited supply of larger units in general—particularly in the rental market—and the cost of larger units in both the homeownership and rental markets prices out those with larger families. It is not uncommon for families to have to move once they require three or more bedrooms.

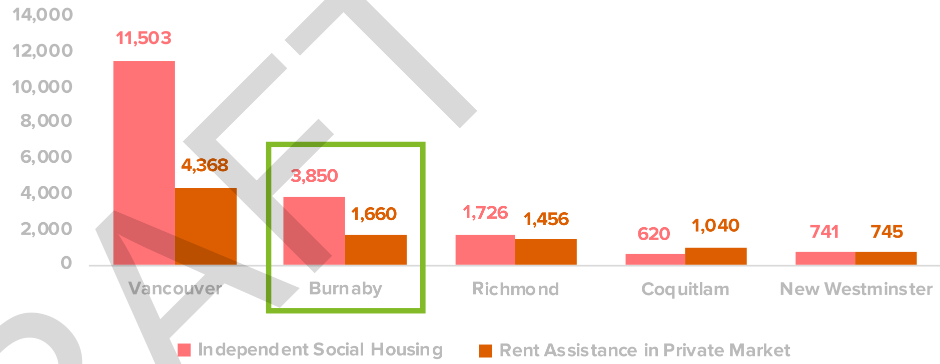
Stakeholders reported that it is common for low-income families to live in overcrowded homes or homes that are in poor condition simply because they cannot afford an alternative. The hardest hit families are those that are growing, multi-generational, trying to regain custody of children, and refugee families.

13.3 Non-Market Housing

Figure 40 shows the distribution, in Burnaby and nearby communities, of two types of BC Housing assistance:

- Independent social housing
- Rent assistance in the private market

Figure 40 – BC Housing Independent Social Housing and Rent Assistance in the Private Market, Burnaby and Comparable Communities, 2020



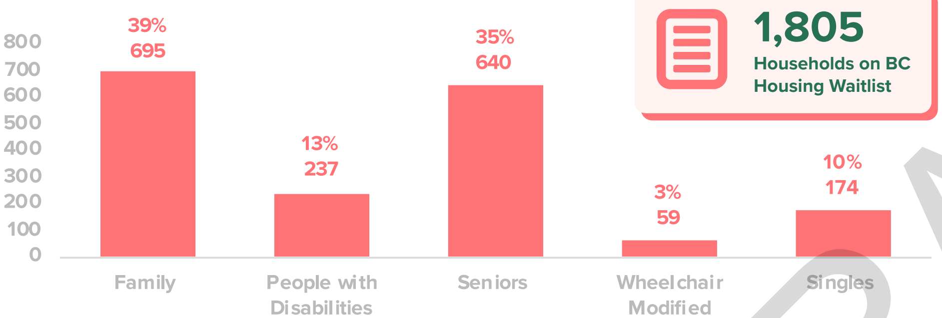
Source - BC Housing Research and Planning Department, 2020

Currently, 6,754 households in Burnaby receive some type of housing subsidy from BC Housing, such as in the forms of independent social housing, rent assistance in the private market, supportive housing, assisted living, or transitional units.

Figure 41 shows that 1,805 Burnaby households were on BC Housing Registry waitlist as of July 2020. As this only includes units affiliated with BC Housing, the total demand for non-market housing is likely higher. The largest group on BC Housing waitlists is family households (39% of all households on the waitlist), followed closely by senior households (35%). People with disabilities represent 13% of households on the waitlist, followed by individuals seeking housing (10%), and households that need wheelchair modified units (3%).

BC Housing's Housing Registry waitlist for Burnaby grew by 50% between 2013 and 2020 (Figure 42). For comparable communities, only 2013 to 2019 data is available (Figure 43). Demand for non-market housing throughout BC Housing is growing faster in Burnaby than Metro Vancouver as a whole. Between 2013 and 2019, the waitlist for Burnaby grew by 42.8%, compared to 39.0% for Metro Vancouver. Growth in waitlists for comparable communities is shown in Figure 43.

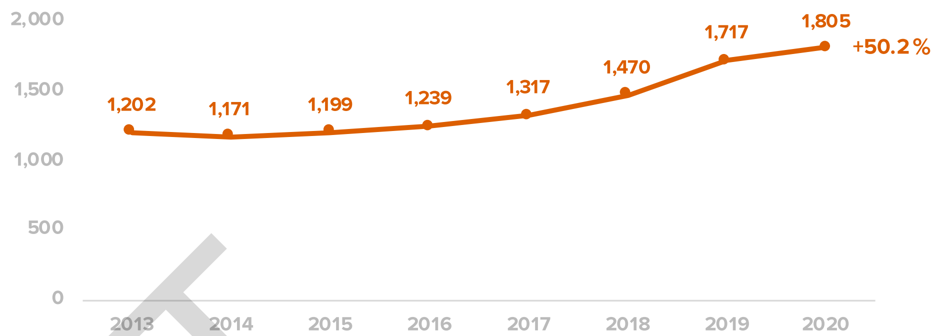
Figure 41 – BC Housing Registry Waitlist, Burnaby, July 2020



1,805
Households on BC Housing Waitlist

Source - *BC Housing*

Figure 42 – BC Housing Registry Waitlist, Burnaby, 2013 to 2020



Source - *BC Housing, Metro Vancouver Housing Data Book*

Figure 43 – Waitlist Growth, Burnaby and Comparable Communities, 2013 to 2019

Vancouver	New Westminster	Richmond	Burnaby	Coquitlam	Metro Vancouver
12.9%	27.5%	42.1%	42.8%	57.3%	39.0%

Source - *BC Housing, Metro Vancouver Housing Data Book*

COVID-19

In addition to this waitlist, as of May 13, 2020, 5,491 BC Temporary Rent Subsidy applications from Burnaby residents were received due to the economic impact of COVID-19.

"Affordability and availability of suitable housing for low income individuals and families increases the risk of homelessness for this group. Families and individuals frequently experience being underhoused in poorly maintained buildings because the rent is affordable."

- Stakeholder Survey

WHAT WE HEARD: Non-Market Housing

- Non-market housing stock has not kept up with need. Specifically, there is not enough transitional housing, supportive social housing, and affordable non-market rental.
- Waitlists for housing and subsidies are longer than they were in the past.

Indigenous Households

- There is a need for more Indigenous housing and shelter options.
- Housing is an issue for all family types, and especially for youth aging out of care, those on Income Assistance, low-income families, single parents, Elders, and Métis households in need who may not be connected to Indigenous services.
- There are gaps for Métis households who may not be represented in Indigenous programs. The onus is on individuals to prove their identity and this can be a barrier for those in need.
- There is a significant impact of intergenerational trauma and community displacement on the mental health of Indigenous people.
- Many Indigenous households experience racism and discrimination when looking for housing.
- Indigenous organizations would like to see more support and engagement from City.

Refugees

- Refugees go through the process of arriving in Canada with little or no resources and have to navigate complicated systems on their own to access safe and affordable housing, food, education, legal support or medical care, while experiencing cultural shock and trauma from displacement.
- More supports for refugee families for navigating housing are needed — those who work with knowledgeable service providers who are able to understand the housing needs of refugee families have been shown to have better outcomes.
- Many recent refugees have larger families, and it is extremely difficult to find affordable rental housing for larger families.

Youth Aging Out of Care

- Youth aging out of care have limited options and are at a much higher risk of homelessness risk of homelessness, abuse or exploitation for housing.
- Young people believe they may be homeless when they turn 19 because renting is so expensive.
- Access to safe, quality housing can improve all aspects of life for an individual and create opportunities for work and school advancement that are not possible without it.

Seniors

- Low-income seniors who rent are facing significant housing insecurity. If evicted, many would have limited options due to the high cost of rental housing in Burnaby.
- Due to lengthy waitlists for social housing, some seniors in social housing are being housed inappropriately with individuals with addictions or mental health issues.

13.4 Short-Term Rentals

Figure 44 shows how the number of short-term rentals in Burnaby have changed over time, from a peak of 1,685 active listings in late (Q3) 2019 to 1,225 in the second quarter of 2020 due to the COVID-19 pandemic. Most short-term vacation rentals are one- or two- bedroom units (Figure 45).

As of August 10, 2020, the number of active units fell to 939 (not shown on graph).[8] It is uncertain whether this trend will continue long-term or whether short-term rentals will rebound if COVID-19 travel restrictions are removed. The City has completed a review of short- term rentals and developed a regulatory and enforcement framework that was adopted by Council in July. Bylaw amendments are currently being developed to permit and regulate the use and there will be ongoing monitoring of this use in Burnaby.

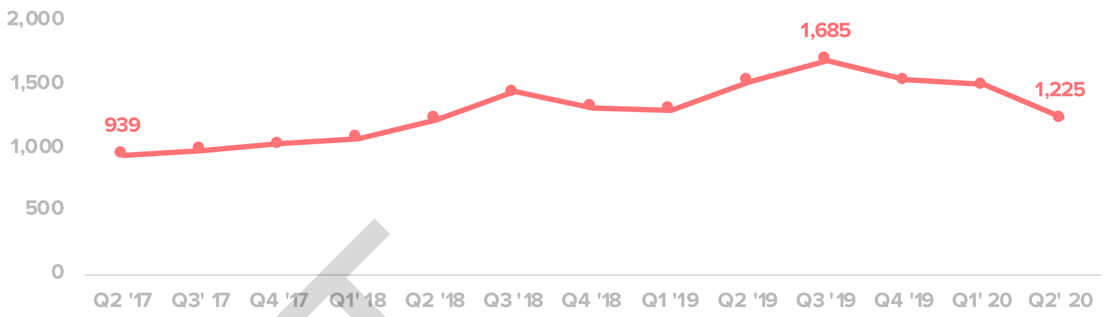
While information on the impact of short-term rentals on Burnaby's housing stock is limited, many communities have seen increased pressure in the rental housing system as potential long-term rental units are used as short-term accommodation.

WHAT WE HEARD:
Short-Term Rentals

We heard differing opinions about the impact of short-term rentals on long term housing supply, including:

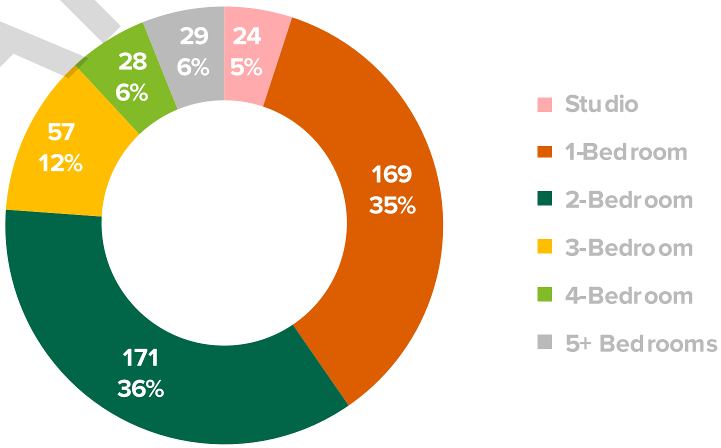
- Conversion of dwelling units that are currently used as short-term vacation rentals back to long-term rentals could potentially alleviate some housing pressures in the rental market if they were rented long-term.
- Students in short-term programs, such as BCIT's apprenticeships, rely on short-term rentals to meet them housing needs.

Figure 44 – Short-Term Rental Units per Quarter, Burnaby, 2017 to 2020



Source - *AirDNA, August 2020*

Figure 45 – Short-Term Rental Units by Number of Bedrooms, Burnaby, August 12, 2020



Source - *AirDNA, August 2020*

[8] A point-in-time measure on August 10, 2020 showed the number of active units in Burnaby dropping to 939. This is not indicated on the graph due to this being prior to Q3 of 2020.

13.5 Student Housing

Burnaby has a significant student population with the presence of Simon Fraser University (SFU) and the British Columbia Institute of Technology (BCIT). Interviews with representatives from SFU and BCIT indicate that there is significant unmet demand for student housing in Metro Vancouver.

The COVID-19 pandemic has likely had a significant impact on where students are living for the 2020/2021 school year due to travel restrictions and transition to online classes. For example, as of September 2020, SFU student housing was only at approximately 40-50% occupancy.

Simon Fraser University (SFU)

The number of students at SFU Burnaby has been relatively stable: 25,040 in 2011/2012 and 25,086 in 2019/20. In the 2019/2020 school year, approximately one third of all SFU Burnaby students (8,320 students) lived in Burnaby.

SFU currently has approximately 1,624 student housing beds in a variety of building types and expects an additional 1,291 beds to be completed by Fall 2024. In the 2019/2020 school year, there were 2,264 students on SFU's housing waitlist. This declined from 2,802 in the previous year. Younger students entering post-secondary often require residence hall housing with supports such as meal plans, while upper-year and graduate students often prefer apartment style housing.

British Columbia Institute of Technology (BCIT)

Between 2008/2009 and 2019/2020, BCIT's student population on the Burnaby campus was also relatively stable, increasing from 17,742 to 18,471 part-time students and from 14,089 to 14,305 full-time students.

BCIT offers 275 long-term and 56 short-term beds, and has been approved for 464 additional student housing beds. Long-term beds are for students taking longer programs who will occupy the beds for the full year. All of the beds are filled annually. Short-term beds are intended for stays of two to 12 weeks for students taking short-term programs. The number of students on the waitlist for BCIT's long-term beds decreased from 208 in 2017/2018 to 186 in 2018/2019. The number of students waiting for short-term beds increased from 61 in 2017/2018 to 98 in 2018/2019. While the majority of individuals in student housing are between 20 to 24 years old, BCIT serves students across a wide age range, from 17 to 65 years old.

The waitlist for housing at BCIT fell to 30 students in September 2020 due to the COVID-19 pandemic.

WHAT WE HEARD: Student Housing

Key Issues

- Students and staff are living far from campus because they cannot find affordable housing nearby.
- Indigenous students and international students are more likely to experience racism and discrimination when looking for rentals. Other vulnerable students, including those that identify as LGBTQ+, experience barriers when looking for housing.
- Low-income students are struggling the most. It was estimated that a single-bedroom in a shared unit was approximately $725 per month in 2020, beyond what is affordable for a student. Low-income students may be forced to choose between buying food and paying rent.
- BCIT apprenticeship students in short-term programs (2-12 weeks) have difficulty finding affordable short-term rentals and depend on Airbnb to fill gaps, which is seen as not affordable by students.
- Lack of affordable family housing in Burnaby is negatively impacting students who have dependents.

What's Needed

- Affordable rental options near transit and amenities.
- Small apartments that don't require a lot of maintenance.
- Food security programs.
- More on-campus housing options, which would support the general availability of rental housing in Burnaby.
- More information for students about available housing and support options
- More support for student housing, such as nano-suites and reduced parking requirements.

Residential buildings at UniverCity

14 OWNED HOMES

Figure 46 and Figure 47 show Multiple Listings Service (MLS) Housing Price Index (HPI) benchmark sales prices for Burnaby and Greater Vancouver, respectively, that take into consideration a set of housing features that can be compared year-to-year and exclude extremely low or extremely high prices that may not be representative of the market overall. The HPI is considered to be a more accurate measure of housing price trends than average or median sales prices.

The cost of homeownership has risen dramatically in Burnaby and the region, with benchmark prices in Burnaby having grown faster than the region overall for all housing types.

Figure 46 – HPI Benchmark Prices, Burnaby, 2011 to 2019

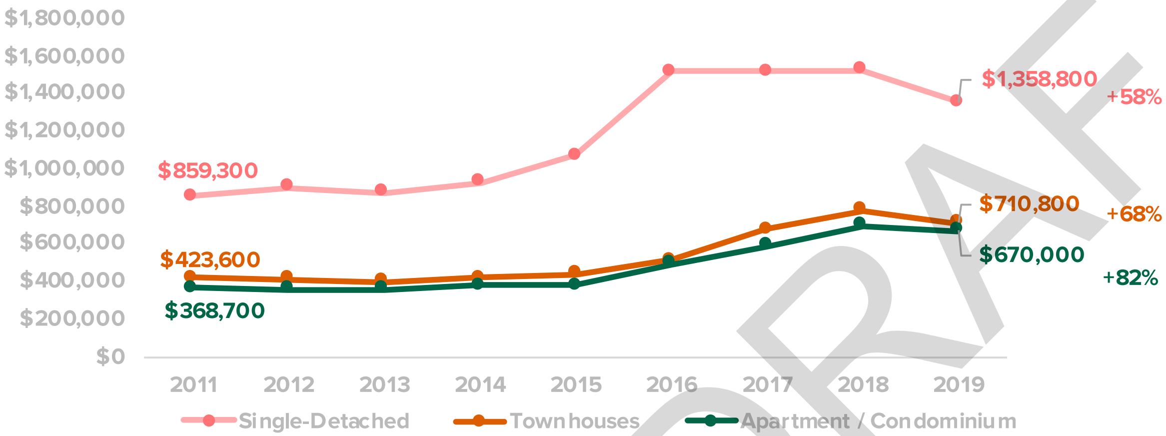
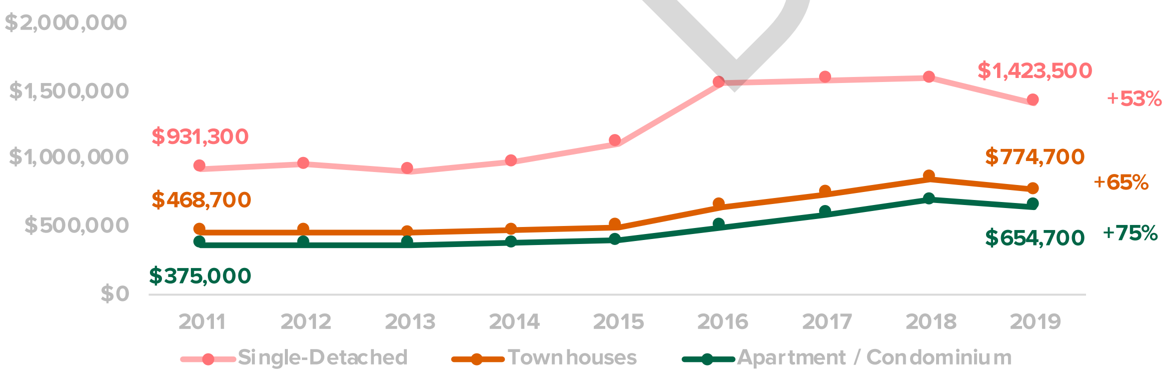


Figure 47 – HPI Benchmark Prices, Greater Vancouver, 2011 to 2019



Source - *Real Estate Board of Greater Vancouver, 2019*

Non-Resident Owners

There has been concern in recent years that non-resident owners are part of rising home prices in Metro Vancouver. Data on the direct link is limited. Statistics Canada data shows that in 2018, 4,245 homes in Burnaby were owned by non-residents.[9] In 2016, 5,829 homes (6%) were not occupied by usual residents, meaning that the home was either vacant or only occupied part-time. In 2018, 260 homeowners in Burnaby paid the Speculation and Vacancy Tax, a provincial tax designed to reduce speculative behaviour in the housing market. It is applied to homes that are not occupied by the owner or rented.

Seniors

Stakeholders report that some seniors that own their home have difficulty with upkeep and accessibility. We also heard that there were limited options for downsizing and inadequate supports available for those who are looking to downsize or find seniors-focused housing options.

[9] Non-resident ownership is defined as when the property has at least one non-resident owner (more than 50% of owners on the title do not reside in Canada).

14.1 Homeownership Affordability Gap Analysis

An affordability gap analysis was completed to better understand the relationship between the cost of homeownership and local incomes. This analysis is based on the following data and assumptions:

- The analysis uses 2020 MLS HPI benchmark sales prices.
- Monthly housing costs are based on estimated mortgage payments (principal and interest), property taxes, condominium fees, and payments for electricity, fuel, water and other municipal services. For the purposes of this analysis, mortgage payments are calculated using a 25-year amortization, with 3.09% interest, and a 10% down payment. This is meant to show one scenario; individual situations will vary significantly.
- Affordability is defined as spending less than 30% of before-tax household income on housing costs.[10]
- Data on median household income for household types by tenure is not available. However, the median household income for owner households is known to be far higher than that of renter households. To avoid overestimating the affordability gap for owner households, median household incomes for different household types were adjusted to reflect the difference between median owner household incomes and overall median household income. For example, in 2016, median owner household income ($80,492) was 124% of Burnaby's overall median household income ($64, 899) so median incomes by household types were estimated based on this proportion.[11]
- This analysis uses incomes from the 2016 census that has been estimated to 2020 based on historical growth in incomes to allow for comparison with 2020 home sales figures.

WHAT WE HEARD:
Homeownership

- Homeownership is beyond the reach of typical households and there are limited options for those that wish to move from renting to owning their home.
- The lack of homeownership options may be pushing some families to leave the community.
- Employers report that it's challenging to retain staff when they can't secure long-term housing that is secure, safe, and meets their aspirations.

The Metro Vancouver Housing and Transportation Cost Burden Study[12] estimated that owner households with a mortgage earning the median household income spend approximately 40% of the median household income on housing and transportation costs combined in the Burnaby / New Westminster study area.

9 CMHC mortgage rules previously allowed home buyers to spend up to 39% of gross household income on housing. This recently was reduced to 35%.

10 Note that the median incomes used in section of the report are drawn from the custom data set provided by the Government of BC for the purposes of housing needs report and differ slightly from the census profile data referenced in early sections of this report.

12 Source: http://www.metrovancouver.org/services/regional-planning/PlanningPublications/HousingAndTransportCostBurdenReport2015.pdf

Figure 48 shows that single-detached homes are extremely unaffordable for all median-earning households in Burnaby, regardless of household type. Apartments remain the most affordable unit type in Burnaby to purchase; however, among median household incomes, only that of couples with children is sufficient to afford those units. This shows that the increased cost of purchasing a home has left home ownership out of reach for most households.

(light green)	Spending less than 30% of household income on shelter costs
(light orange)	Spending approximately 30-49% of household income on shelter costs
(pink)	Spending 50% or more of household income on shelter costs

Figure 48 – Homeownership Affordability Gap Analysis, 2020

Household Type	Median Household Income (2020)*	Affordable Monthly Shelter Costs	Proportion of Income Spent on Shelter Costs: Single-Detached Dwelling ($1,619,996)	Townhouse ($719,638)	Apartment ($548,722)
Couples without children	$97,414	$2,435	73%	42%	39%
Couples with children	$127,517	$3,188	56%	32%	30%
Lone-parent families	$65,898	$1,647	108%	62%	58%
Individuals living alone or with roommates	$47,231	$1,181	151%	86%	81%

*For owners, shelter costs include, as applicable, mortgage payments (principal and interest), property taxes, condominium fees, and payments for electricity, fuel, water and other municipal services. For the purposes of this exercise mortgage payments are calculated using a 25-year amortization, with 3.09% interest, and a 10% down payment. Mortgage costs do not include any other shelter costs.

**Incomes are adjusted to 2020 estimates using historical growth rates.

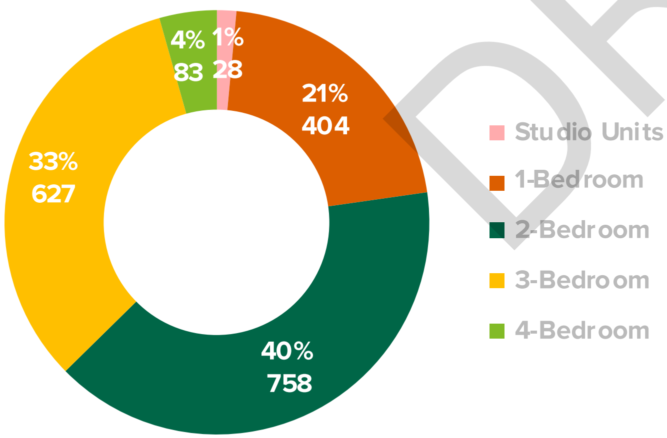
Single-family homes

14.2 Co-operative Housing

There are 26 co-operative housing providers in Burnaby supplying 1,900 units. Co-operative housing is a type of secure, long-term housing where residents own shares in their buildings. Housing co-ops are an important source of larger, family-size units in the community (Figure 49).

Most housing co-ops in Burnaby were built between 1981 and 1990 (Figure 50), when federal support programs were in place making them more financially feasible to build and operate than they have been in recent decades. Some of these buildings are aging and will need to be upgraded in coming years. Many housing co-ops receive, or have received, federal assistance through CMHC and have operating agreements in place outlining the terms of this assistance. These operating agreements allow them to charge their residents relatively low monthly rates and make co-op housing an important source of below-market rate housing. Most of the agreements were signed for between 30 and 50 years and, in Burnaby, most have expired or will be expiring in the next few years (Figure 51). The data on expiry of agreements is several years old and some may have renewed their agreement or adapted their funding model.

Figure 49 – Units in Co-operatives by Bedroom Size, Burnaby, 2020



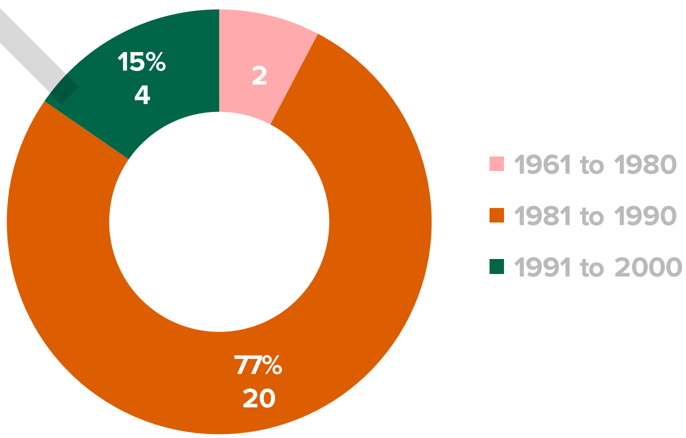
Source - Co-operative Housing Federation of BC

*Note that this data is several years old and some of the expiring agreements may have been renewed.

WHAT WE HEARD:

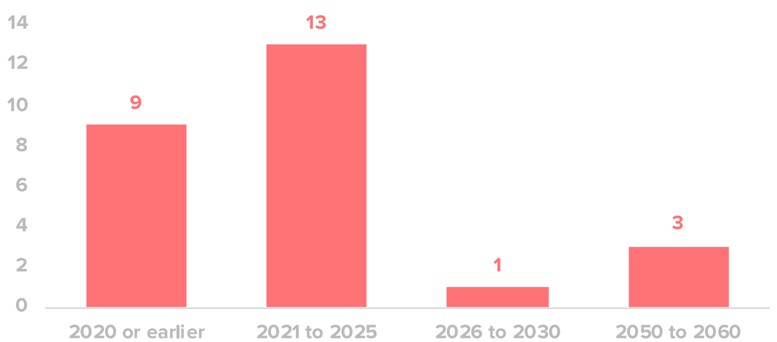
Stakeholders reported that co-op housing was an important source of stable and affordable housing in the community, but that supply was not keeping up with demand.

Figure 50 – Co-operative Housing Developments by Age, Burnaby, 2020



Source - Co-Operative Housing Federation, 2020

*Figure 51 –Housing Co-ops Expiry Dates of Operating Agreements, Burnaby, 2016**



Source - Co-Operative Housing Federation, 2016

15 HOMES WITH SUPPORTS

15.1 Housing with Supports

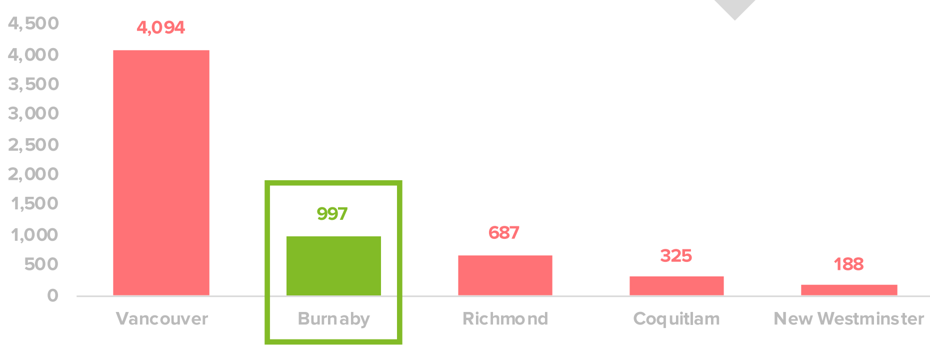
This part of Burnaby's housing system focuses on care options such as long-term care homes, assisted living, residential treatment centres, group homes, and transitional housing. As these options are provided within the private and public health care systems, they were not a focus of the work done for this study.

Figure 52 – Housing with Supports, Burnaby, 2018

CATEGORY	TYPE	UNITS	BEDS
Transitional Housing	Mental Health		3
	Substance Use Recovery		15
	Women and Children	9	5
	Youth		5
Total		**9**	**28**
Community care facilities	Group home – acquired brain injury		9
	Group home – adults		40
	Group home – persons with disabilities		142
	Long term care - seniors		1,679
Total		**n/a**	**1,870**
Assisted Living	Mental health and substance use		7
	Persons with disabilities	20	
	Seniors (market)	87	
	Seniors (non-profit)	371	
Total		**478**	**7**
Supportive Housing	Mental health		10
	Persons with disabilities		20
	Seniors (market)	381	
	Seniors (non-profit)	178	
Total		**559**	**30**

Source - City of Burnaby, Burnaby's Housing Stock, 2018

Figure 53 – BC Housing Transitional Supported and Assisted Living Units, Burnaby and Comparable Communities, 2020



Source - BC Housing Research and Planning Department, 2020

The COVID-19 pandemic has exposed vulnerabilities in long-term care homes for seniors, facilities that have been hit hardest by the virus. This may influence the design and staffing of long-term care homes in the future.

WHAT WE HEARD: Housing with Supports

Key Issues

- Individuals who need housing with supports may face multiple barriers which further impacts their ability to find affordable housing that meets their needs. More housing is needed across the spectrum to fit all needs.
- There are a lack of options for those who need it most: people on disability assistance, families fleeing violence, individuals with physical or intellectual disabilities, seniors, large immigrant families, intergenerational families, individuals making between $30-$80K annual incomes, the LGBTQIA2+ community, and women and children.

Housing for People with Intellectual & Developmental Disabilities

- It can take years to find suitable, affordable housing in the right location.
- It is not uncommon for people with intellectual and developmental disabilities to have to leave the community to find appropriate housing or stay with their family instead of living independently because they can't find affordable housing.
- Proximity to family, transit, services, and amenities is key to supporting well-being. However, there are such limited nonmarket housing options that trade-offs have to be made.
- Stakeholders also reported that some individuals are being set up in housing they can't afford without the right supports in place, creating future vulnerability.

EXPERIENCE SPOTLIGHT: YASEMIN AND EMIR*

Yasemin and her husband have been living in Burnaby since they moved to Canada almost 30 years ago. They have three children who were all born in Canada. The family has been living in a three-bedroom, rent-geared-to-income apartment unit for almost 20 years. While they enjoy their apartment, their two older sons share a room, and this is straining their relationship as they get older.

Their oldest son, Emir, is currently looking for an apartment of his own. He is in his mid-20s and has a developmental disability. Emir works part-time, is very active in his community, and has a number of hobbies. Emir wants to be independent, have greater privacy, and have enough room to pursue his hobbies. He would like to find an apartment close to his family in a building that is secure, so his parents know that he is safe. His apartment also needs to be affordable for the income he receives on Disability Assistance and he is finding there are very limited options in his neighbourhood.

Yasemin and Emir described how challenging it has been to find an apartment for Emir. Rent in Burnaby is very expensive and Emir does not earn enough to rent in the private market. He has applied through BC Housing and is being assisted by the Burnaby Association for Community Inclusion (BACI), but waitlists for non-market housing in Burnaby are long and he has not found a unit that meets his needs and is near his family. While Emir is very independent, his family would like him to find a place close to them so they can visit and support each other. Their search was put on pause due to the COVID-19 pandemic as many non-market housing providers were not accepting new tenants.

Names have been changed.

Cranberry Commons Co-op

EXPERIENCE SPOTLIGHT: JILLIAN*

Jillian moved to Burnaby when she was placed with her current foster mom. She lives in a townhouse co-op with her foster mom and another teenager. She has been diagnosed with complex chronic post-traumatic stress disorder and has moved around Metro Vancouver due to different foster housing placements. When she first entered the foster care system, she says she was very low-functioning and found it difficult to do things like open a door by herself, use transit, or go to school. Prior to her current living situation, Jillian had several housing experiences that negatively impacted her physical and mental health.

Living with her current foster family in Burnaby has been a significant improvement for Jillian, especially since her foster mom has had a lot of experience raising children who have experienced trauma and mental health issues. She says that every part of her life changed for the better when she started living in a safe and supportive environment: her physical health has improved, she is doing better at school, and she has found several hobbies that she likes.

Jillian recently turned 19 years of age and aged out of the foster care system. She experienced a lot of stress as she was approaching her birthday. She initially believed that she would have to move out as soon as she turned 19 and, not being able to afford a rental unit, she thought she might have to stay at a shelter because she didn't have anywhere else to go. She was relieved to be able to stay in her current housing but worries about the future because her foster parent is aging.

Since aging out of care, she has learned that there are not many services and supports available for youth in her situation in Burnaby. She says it's hard to find low-cost options for trauma-informed counselling. Waitlists for counselling are very long and wait times can be six months or more. While she was able to secure counselling in Burnaby, most of the other support services she accesses are in New Westminster.

She says that being without family support, many youths who age out of care apply for income assistance, but eligibility requirements prevent some people (e.g., postsecondary students) from accessing this kind of financial support. Jillian believes the greatest need in Burnaby to be low-cost housing options for youth to prevent those aging out of care from becoming homeless and low-cost counselling services. She would love to see a program in Burnaby such as SOS Children's Village that offers housing and support programs for former youth in care and youth at risk of homelessness.

**Name has been changed.*

Three storey townhomes

15.2 Accessible Housing

The need for accessible housing options was a prominent theme in stakeholder engagement and interviews with people with lived experience.

WHAT WE HEARD:
Accessible Housing

- Stakeholders and people with lived experience of physical disabilities reported that there is a limited supply of accessible housing in the community. It takes a long time to find an appropriate unit whether in the private market or with a non-market housing provider.
- The lack of accessibility requirements has led to limited accessible units in the community.
- When accessible units are available, they are often in larger units that are out of reach for individuals living alone or in small households, or are often on the ground floor, which limits housing options.
- Many people with disabilities live in poorly equipped units because they lack other options if they want to live in Burnaby. Transit accessibility is also important for those with mobility challenges to get around.

"Wheelchair housing is extremely rare, maybe one unit in a multi-story building and almost no single-family homes or townhouses. Renovating a building is expensive but regulations for new housing are weak in terms of accessibility. We have clients living in hospital (well, before COVID) and living in long term care as young adults or living in places where they have to crawl up the stairs to get in, all because society doesn't understand the importance of building accessible housing."

\- Stakeholder Survey

EXPERIENCE SPOTLIGHT: JIN*

Jin has been living by himself in a one-bedroom condominium that he has owned in Burnaby for the last fourteen years. He has lived in Burnaby for most of his life but has also lived in Vancouver in the past. Being close to the SkyTrain and bus is important to Jin.

Jin has limited vision and living in close proximity to the SkyTtrain allows him to maintain his independence as his vision worsens. This is especially important as some of the key library and recreation services for people with disabilities that he accesses are only available in neighbouring communities. In recent years, he has looked for an apartment in a more walkable neighbourhood. Although transit is accessible from his home, Jin would prefer to be able to walk to some shops and services. Jin tried to look for another place in a walkable neighbourhood about five years ago but was unsuccessful in his search for new housing. He was not able to find an affordable place that would allow him to have a guide dog. While landlords are required to allow guide dogs, Jin's experience has been that this rule is hard to enforce, and it is common for people with guide dogs to be refused a suite.

There are some housing-related services Jin feels would benefit him but for which he's not eligible for due to the type of disability he has. For example, Jin is not eligible for an affordability grant for homeowners since this grant is only for people who have mobility limitations. He also feels that people with disabilities would benefit from access to programs like the Better at Home Program by the Burnaby Seniors' Network which is currently only offered to seniors.

While Jin is comfortable where he lives, he would like greater walkability to shops and services in his neighbourhood. He would like there to be features in the built environment that help ensure walking is safe for people who are blind or visually impaired. He would also like to see accessible design features for people with low or no vision and mobility limitations integrated into new housing developments. For example, using contrasting colours and building wide hallways that accommodate wheelchairs without odd angles or walls, which can be disorienting for people with low or no vision. Jin also has concerns for others who are in less secure housing situations than he is. He notes that for people with vision loss, moving in and out of housing units can be especially stressful as it takes some time to adjust to new surroundings. He describes other people he knows who have disabilities or are on fixed incomes like pensions who are facing challenges securing stable, affordable housing. He feels that Burnaby has a great need for affordable housing located in neighbourhoods that are safe and accessible.

*Name has been changed.

Condominium on Hastings Street and Madison Avenue

EXPERIENCE SPOTLIGHT: JAMES*

James has been renting a spacious one-bedroom apartment with his wife for the last twenty years. He says it was challenging to find a unit close to the SkyTrain that was large enough to allow him to move around easily in his wheelchair. Despite a higher vacancy rate at the time, it took him and his wife almost a year to find their home.

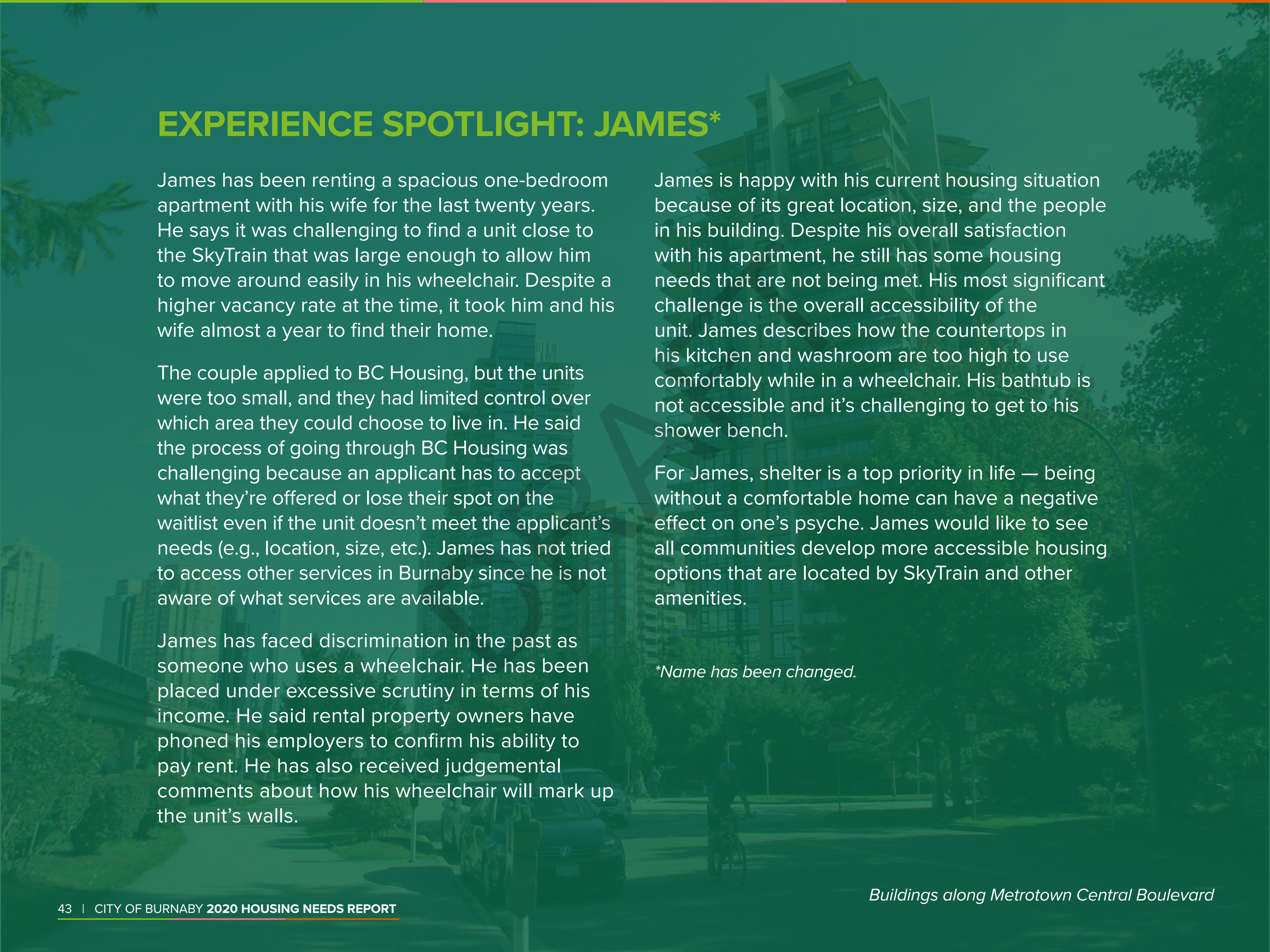
The couple applied to BC Housing, but the units were too small, and they had limited control over which area they could choose to live in. He said the process of going through BC Housing was challenging because an applicant has to accept what they're offered or lose their spot on the waitlist even if the unit doesn't meet the applicant's needs (e.g., location, size, etc.). James has not tried to access other services in Burnaby since he is not aware of what services are available.

James has faced discrimination in the past as someone who uses a wheelchair. He has been placed under excessive scrutiny in terms of his income. He said rental property owners have phoned his employers to confirm his ability to pay rent. He has also received judgemental comments about how his wheelchair will mark up the unit's walls.

James is happy with his current housing situation because of its great location, size, and the people in his building. Despite his overall satisfaction with his apartment, he still has some housing needs that are not being met. His most significant challenge is the overall accessibility of the unit. James describes how the countertops in his kitchen and washroom are too high to use comfortably while in a wheelchair. His bathtub is not accessible and it's challenging to get to his shower bench.

For James, shelter is a top priority in life — being without a comfortable home can have a negative effect on one's psyche. James would like to see all communities develop more accessible housing options that are located by SkyTrain and other amenities.

**Name has been changed.*



Buildings along Metrotown Central Boulevard

16 WITHOUT HOMES

16.1 Homelessness Point-in-Time Counts

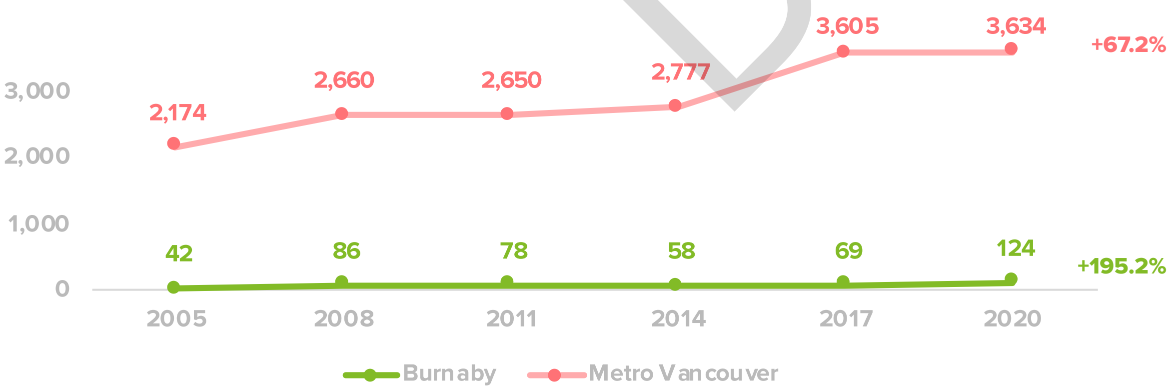
The Metro Vancouver Point-in-Time Homeless Count services to estimate the number of individuals experiencing homelessness. It is considered to be an undercount as it is based on a limited time period and participants can choose to be identified or not.

The 2020 Homeless count identified 124 individuals without homes in Burnaby, representing the first year over 100 individuals without homes were counted in the community. The higher count may highlight growing homelessness in the region. It may also reflect the availability of new shelter spaces in Burnaby that makes it easier for volunteers of the Homeless Count to survey these individuals.

Based on the 2020 Count, unsheltered homelessness in Burnaby decreased from 49 in 2017 to 19 in 2020. Across Metro Vancouver, unsheltered homelessness stayed relatively stable over this period: 1,032 in 2017 and, 1029 in 2020. This highlights the effective intervention of opening shelter spaces in the community that can provide a pathway towards long-term housing; unsheltered homelessness identified through the 2020 Count dropped by over 60% over this period following the opening of the Douglas Homeless Shelter. This shift in homelessness from a primarily unsheltered population to a more sheltered population is a positive trend, as sheltered individuals are more easily connected to services and supports that can lead to long-term housing, health supports, and stable income.

In 2018, BC Non-Profit Housing Association (BCNPHA) conducted a youth homeless count and found that 681 youth were experiencing homelessness across Metro Vancouver, including 34 youth in Burnaby.

Figure 54 – Homelessness Point-in-Time Count (Sheltered and Unsheltered), Burnaby and Metro Vancouver, 2005 to 2020



Source - BC Non-Profit Housing Association, 2020 Homelessness Count in Metro Vancouver, Preliminary Data

"Many of the people we work with have complex barriers such as mental health and substance use issues. This makes them undesirable tenants, and often they need additional assistance in managing their tenancy and wellbeing. This precludes them from a lot of available housing, in addition to the cost of rent."

- Stakeholder Survey

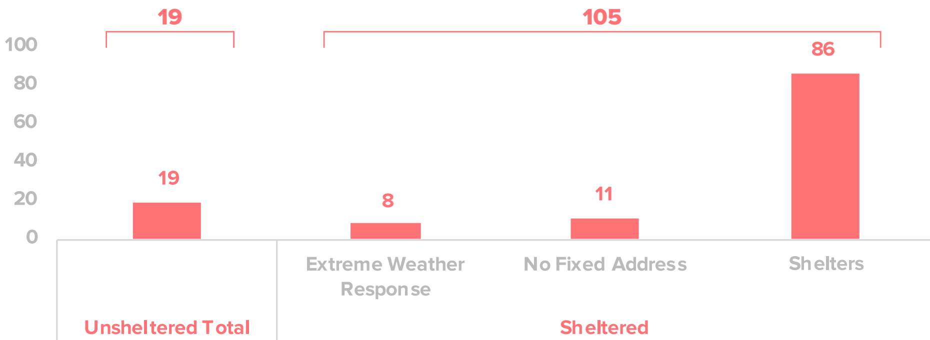
"Many of the people we work with cannot compete in the rental market. They require extra supports, and often their appearances and behaviours make them subject to stigma and discrimination. This supportive housing model REQUIRES appropriate and timely access to clinical supports, which is a lacking piece so far in Burnaby."

- Stakeholder Survey

"The issue of homelessness is much more complex than just needing housing - providing affordable and/or housing with support helps to address the reasons individuals find themselves homeless and will hopefully help meet needs that led to homelessness."

- Stakeholder Survey

Figure 55 – Sheltered and Unsheltered Homelessness Point-in-Time Count, Burnaby, 2020

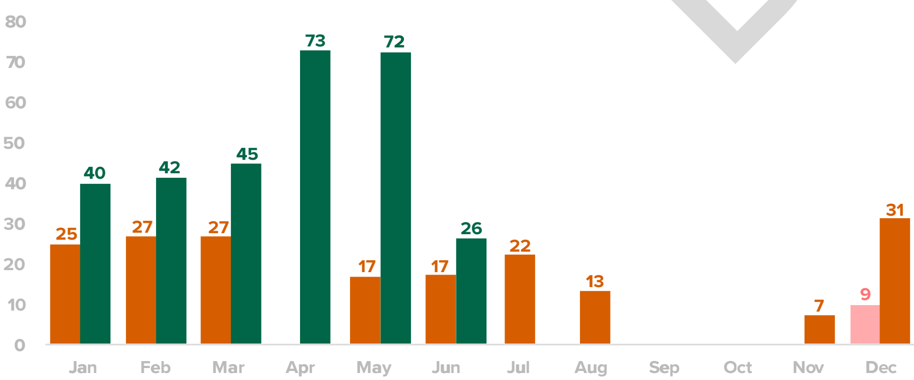


Source - *BC Non-Profit Housing Association, 2020 Homelessness Count in Metro Vancouver, Preliminary Data*

16.2 Burnaby Emergency Shelters

New emergency shelter facilities were opened in Burnaby in 2019 including a temporary homeless shelter and four warming centres. Figure 55 shows the average number of nightly visits across all warming centres in Burnaby, by month, between December 2018 and June 2020. In 2019, warming centres showed summer usage comparable to usage in winter 2018/19. However, starting in December 2019, average nightly uses of warming centres started to rise, peaking in April and May of 2020, with an average of over 70 visitors to Burnaby's warming centres on a daily basis. Information from staff indicate that this was due to reduced capacities at shelters due to COVID-19 physical distancing measures. These numbers started to decline in warm months, with average nightly visits dropping to 26 individuals by June of 2020.

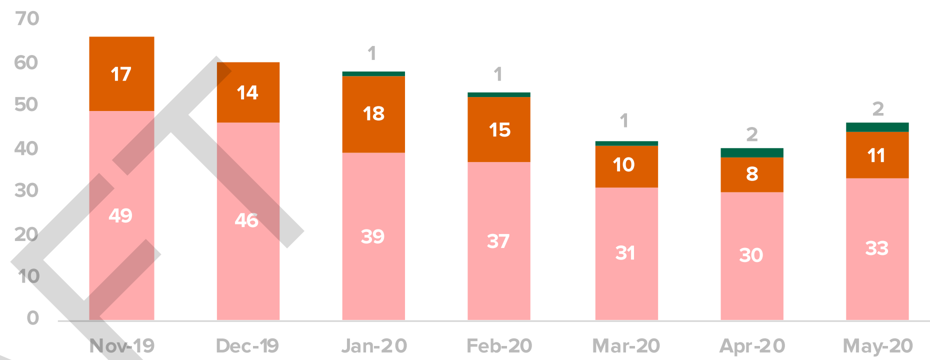
Figure 56 – Average Nightly Visits to Warming Centres, Burnaby, 2018 to 2020



Source - *City of Burnaby* ■ 2018 ■ 2019 ■ 2020

Figure 57 shows the usage in the Douglas Homeless Shelter between November 2019 and May 2020. March saw a significant decline in usage due to COVID-19 and increased social distancing requirements; only 42 unique individuals accessed the shelter, compared to 53 in February.

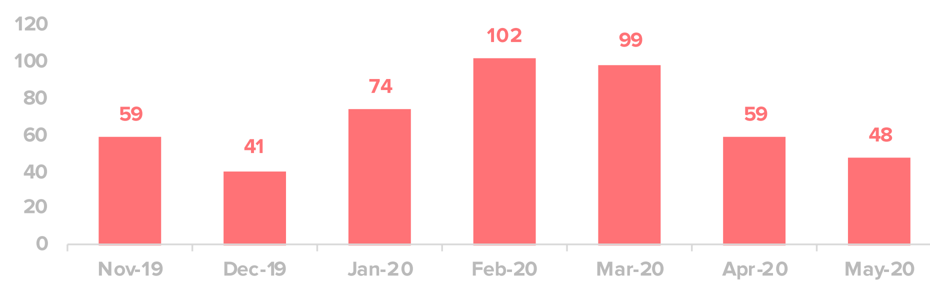
Figure 57 – Douglas Homeless Shelter Unique Individuals Usage, November 2019 to May 2020



Source - *City of Burnaby, 2020* ■ Male ■ Female ■ Other

Figure 58 shows the change in the number of individuals turned away from the Douglas Shelter due to lack of beds. Between December and February this number rose steadily from 41 individuals turned away to 102 individuals. This decreased slightly in March, and tapered off in later spring months, likely due to a combination of awareness about lack of beds, increased capacity at warming centres, and changes in the shelter program due to COVID-19.

Figure 58 – Douglas Homeless Shelter Turnaway Count Due to Lack of Beds, November 2019 to May 2020



Source - *City of Burnaby, 2020*

"Staff have had a difficult time finding clients affordable housing. Social assistance amounts do not cover what rent costs in the City of Burnaby."

- Stakeholder Survey

WHAT WE HEARD: Homelessness

Stakeholders who serve those experiencing homelessness reported that the opening of Douglas Shelter and Norland Place Supportive Housing in 2019 was an important milestone for the community. Despite this success, there is still unmet need for shelter beds and transitional housing in the community, as well as subsidies to be able to house people quickly. Stakeholders also reported that deeply affordable and supportive housing options are often far from social services making it difficult for people to access the supports they need. Service providers also report a need for more resources and staffing to be able to appropriately respond and support individuals who access their services.

Key Trends

- Homelessness has increased, resulting in shelters turning people away.
- An increase in first-time homeless seniors with complex health issues.
- Over the past five years, the overdose crisis has significantly impacted people's trauma, grief, and loss. In addition to addictions, this ongoing trauma affects people's behaviours and makes it even more difficult to find housing.
- An increase in the complexity of needs people are facing—mental health, addictions, physical disability—that makes it challenging to find appropriate housing and supports as individuals don't "fit". For example, an individual eligible for seniors assisted living may be disqualified if they have substance use.
- More people are staying in hospitals longer than needed discharged to the street due to the lack of affordable housing in the community.
- The region is seeing more camps and people sleeping in back alleys.
- High hidden homelessness among Indigenous households (e.g., couch surfing).

COVID-19

- COVID-19 led to non-profit housing providers hitting pause on accepting new applications, which made it more challenging to house people.
- Aggression in shelters due to close proximity in a confined space. Stakeholders report that emergency hotel rooms offered through COVID-19 response measures helped people manage their behaviours and access the services they needed.
- Due to COVID-19, stakeholders are expecting to see more first-time homeless individuals as the evictions moratorium. This moratorium was lifted in August, after the bulk of stakeholder engagement was completed. Stakeholders also expect more homeowners to put their rented units up for sale or use their properties for family, creating housing precarity for those in secondary rental. Shelters may be dealing with repercussions of COVID-19 impacts for the next two years.

EXPERIENCE SPOTLIGHT: BERNICE*

Bernice lives with her young daughter in Burnaby and is currently staying in a supportive housing unit for women and children. She has lived in Burnaby since moving to Canada. As a single parent without a stable source of income, she has had many challenges finding housing in Burnaby. Rents are expensive and she has faced discrimination as an immigrant. Prior to moving into supportive housing, Bernice was renting a low-cost unit in the private market. The building was old, noisy, and dirty. She said that living there took a toll on her physical and mental health.

Bernice spent one week at a shelter and described the experience as positive because she was able to access support, food, a clean place to sleep, and security. She feels that her experience with Burnaby services has been good and that they are easily accessible, but that the process of accessing services is much easier when you have a support worker.

Connecting with a support worker has been good for Bernice. In addition to help with finding her current home, she said that working with a support worker helped her become more knowledgeable about housing. She likes her current housing situation because she is close to her best friend, SkyTrain stations, the mall, and her support worker. While it's a great improvement from her previous experiences, Bernice's greatest need is permanent housing in the future so that both her and her daughter can attend school without having to move frequently.

When it comes to services in Burnaby, she would like to see more parenting support, affordable childcare, programs for children and parents, and more accessible free educational courses. She also believes that Burnaby needs more shelter beds and that her situation would have been very different if she had been able to access a shelter two years earlier. She believes that people who are struggling with housing should be connected with organizations that can support them and be informed of what services are available.

**Name has been changed.*

Two storey townhomes

EXPERIENCE SPOTLIGHT: CHRIS*

Chris is in his mid-40s and currently living on his own. He has been living in Burnaby for a little over five years after being in an accident and receives disability assistance. Chris says racism and discrimination have been the main challenges he has experienced while looking for housing since moving to the Vancouver area. He finds that some landlords do not want to rent to him. As well, rents in Burnaby are high and Chris does not like dealing with rental assistance staff.

While living at a shelter in 2014 or 2015, staff helped him find housing in a boarding house. He has since moved out because there were too many challenges around drug use – many of the other boarders would use drugs, which was challenging for Chris who is trying to stop. He would prefer to live on his own. Chris has been without a home for about a month and a half and is back to staying in shelters. When Chris first moved to the area, he found it difficult to find the services he needed in Burnaby, but it is easier now that shelters are open. Living in the shelter has been a positive experience for Chris since his needs around food and shelter are being met. Through the shelter, he gets support to help him stop using drugs and to search for housing. Chris describes how staff at the shelter are problem solvers — staff are willing to help and are there for you no matter what your problem is.

**Name has been changed.*

Low-rise rental building

16.3 Hidden Homelessness

In addition to individuals experiencing homelessness who were counted in streets and shelters in 2020, hidden homelessness was reported as a major concern by stakeholders and has long been an issue within the region.[13] Any effort to estimate hidden homelessness has limitations. However, in 2009 researchers employed a methodology that sampled households across Metro Vancouver, identifying the number of households where a person experiencing hidden homelessness lived. Based on this research, they found that for every individual counted through the Point-in-Time (PiT) count, there were about 3.5 individuals experiencing hidden homelessness.[14] If this figure remains consistent, we estimate that approximately 430 individuals experienced hidden homelessness in Burnaby in 2020. However, there are a number of reasons this could be an undercount, both due to the original methodology, the limitations of the PiT Count, and the fact that affordability has become a more pressing concern since 2009. It is likely that this number is higher.

Approximately 37% of the 681 homeless youth counted in 2018 were couch-surfing (252 individuals).

WHAT WE HEARD:
Hidden Homelessness

- While men make up most of those experiencing homelessness, there are relatively more women in the hidden homelessness population than those represented on the street and in shelters.
- Other demographics that are more likely to be experiencing hidden homelessness include refugee and immigrant families, Indigenous households, and youth aging out of care.

[13] Cite Metro Vancouver Homeless Counts here.

[14] https://www.homelesshub.ca/sites/default/files/attachments/ia1uqcls.pdf

Dixon Transition Society reports that between April 1, 2019 and March 31, 2020, they received 2,573 calls for space through their 24-hour intake line. Over this year, 1,366 women and children were turned away due to lack of space.

430 **Estimated number of individuals experienced hidden homelessness in Burnaby in 2020**

16.4 Housing at Shelter Rate

Figure 59 outlines the maximum amount that households on Income Assistance or Disability Assistance may receive for their shelter. Families with children may also receive a top-up supplement. Households receiving assistance have very limited affordable housing options. For those experiencing homelessness, housing at the shelter rate is considered to be a key need for helping individuals, though the housing supports required vary depending on personal context, experiences, and heath issues. BC Housing reports that as of September 30, 2020, there were 81 supported housing (homeless housed) units at the shelter rate in Burnaby, including those at the recently built at Norland Avenue Supportive Housing.

Figure 59 – Shelter Rate Maximums[15]

Unit Size	Maximum Shelter Rate
1	$375
2	$570
3	$660
4	$700
5	$750
6	$785
7	$820

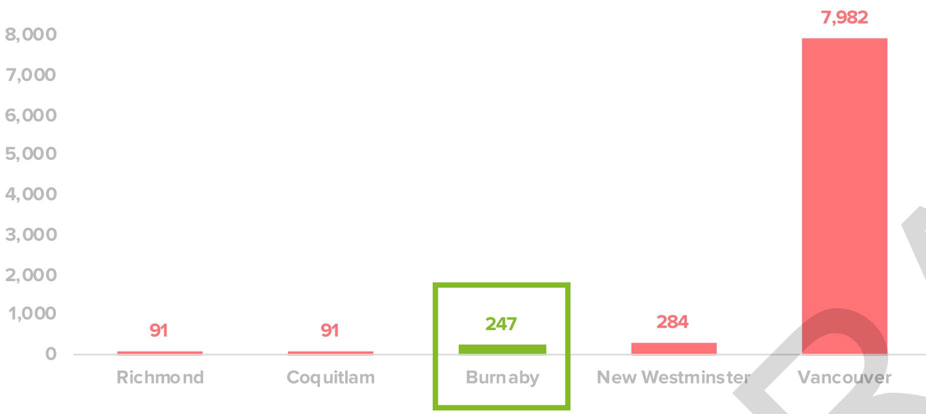
Source - Government of BC, Income Assistance Rate Table. https://www2.gov.bc.ca/gov/content/governments/policies-for-government/bcea-policy-and-procedure-manual/bc-employment-and-assistance-rate-tables/income-assistance-rate-table#b

[15] Unit size refers to number of individuals in a family or household unit.

Existing Supported Housing and Shelter Spaces for People Experiencing Homelessness

Figure 60 shows supports provided by BC Housing for those experiencing homelessness through emergency shelter and subsidies in the private market. Among comparable communities, BC Housing provides the greatest support in Vancouver where the need is more acute and visible.

Figure 60 – BC Housing Emergency Shelters and Housing for the Homeless, Burnaby and Comparable Communities, 2020[16]



Source - BC Housing Research and Planning Department, 2020

[16] This figure includes shelter beds, supportive housing, and rent subsidies funded by BC Housing for individuals experiencing or at risk of homelessness. It does not include municipally funded supports, such as warming centres, or beds funded privately.

Norland shelter construction

EXPERIENCE SPOTLIGHT: JIM*

Jim is in his late 50s and has experienced many challenges throughout his life that have affected his ability to find housing. While he had a stable upbringing and didn't experience housing issues growing up, he lost one of his arms in an accident when he was young, which was a major disruption to his personal life and employment opportunities. Jim recovered and was able to work again. He had the same job for 20 years, before needing to reduce his hours to take care of his father who had developed dementia. Jim didn't want to put his father into a care home and his father also didn't want to live in one. Eventually, Jim began to feel pressure from BC Housing to put his father into a care home so that Jim could better support himself. After a while, he agreed. His father went into a care home and Jim moved into a suite in Surrey. His father died of pneumonia shortly after.

Jim lost his suite in Surrey when the landlord sold the house. He did not have sufficient notice to find another place to live and his outgoing roommate stole his money. All of a sudden, Jim was on the street.

Jim was homeless for about six months, living in his van in a parking lot near Douglas Road. At the time, Burnaby didn't have any shelters or warming centres. Jim describes this as a very difficult, negative experience. He struggled with the way he was treated differently and looked down on for being homeless. He didn't know what supports or services were available. Some days, he went without food and he rarely slept. Being constantly starved and exhausted made it difficult for him to find employment and housing on his own. Jim thought BC Housing would connect him with service providers who could help him as they knew his situation and had his information from his previous housing challenges. Jim eventually grew tired of waiting and contacted Progressive Housing Society, who immediately helped Jim find housing.

Now, Jim lives in a basement suite with a roommate in the Burquitlam area. His search for this suite took several months even with Progressive Housing's assistance. Jim emphasizes that people don't choose to become homeless — homelessness is caused by going through tough, unexpected situations. While the idea that anyone can become homeless is becoming more widely accepted, Jim believes more supports are needed and people need to be made more aware of how to access them. Jim stresses that everyone needs help with overcoming homelessness — it's not something that can be done alone.

**Name has been changed.*

Low-rise rental building

EXPERIENCE SPOTLIGHT: BETH*

Beth moved to Burnaby with her mother when she was a child. She is currently unemployed and was experiencing homelessness on and off for about five years before finding her current housing which she had a tough time finding. She had previously lived with a boyfriend and did not have her own references. She stayed with family for a while but was forced to leave due to conflicts. She and her boyfriend struggled to pay the deposit to secure a new unit. Beth has stayed in shelters in the past and although she sees them as a generally positive environment, she did not like relying on them. There was no guarantee that she would be able to keep her bed every night and she found there was stigma attached to shelter users. Before finding her current housing, Beth was living in a tent city which was challenging due to the lack of security. For example, Beth lost her ID while living there, which prevented her from finding housing and from being able to find employment.

Beth is now living in a supportive housing building for people who have experienced homelessness and describes it as a positive experience. She likes living there because it feels secure and she doesn't have to worry about her belongings being stolen.

She also describes a good level of respect between her, her neighbours, and the staff who are around to chat and try to get to know the tenants. With the food bank services provided at the building, Beth says she no longer has to worry about where her food is coming from. She has started getting her ID back and is saving for new boots, which she needs to return to work.

While Beth can access most of the services she needs where she is currently staying, she still goes to the Gathering Place in Vancouver often. Memberships at the Gathering Place start as low as $1 and offer access to recreational activities such as pool tables, arts and crafts, and monthly movie nights. The Gathering Place also has services that many people experiencing homelessness need, such as a computer lab, library with a GED program, cafeteria, storage units, and laundry. Staff at the Gathering Place help to connect members with other services. Beth says opening another Gathering Place in the Coquitlam and Burnaby area would make a huge difference for people experiencing homelessness.

**Name has been changed.*

Low-rise rental building

17 EMERGING TRENDS

A number of emerging housing trends were identified through the analysis of statistical data and feedback from stakeholders and those with lived experience of housing vulnerability.

1. All types of market housing are increasingly unaffordable.

Housing unaffordability is a key issue in Metro Vancouver and has been for a number of years. The cost of homeownership regularly makes headline news and data shows that price increases accelerated after 2015. Though homeownership, especially single-family homeownership, has historically been a core part of Burnaby's housing system, it is increasingly out of reach for typical households. A single-family home is unaffordable for most households except for those making very high incomes. More dense housing forms such as townhomes and apartments are more affordable, but still out of reach for many households earning typical incomes in the community.

Increasingly, rental housing in the private market is also out of reach. Families earning the median income or less are likely struggling to afford appropriately sized units in the community. Single income earners, such as lone-parents and individuals living alone face the most significant housing affordability gaps. However, lone-parents face the greatest pressures because they typically require a larger unit size to accommodate their children. The cost of market housing options is putting pressure on Burnaby households and community and stakeholder engagement has found significant interest in non-market rental housing and alternative forms of homeownership (e.g., co-op housing). As individuals and families seek to put down roots in Burnaby—and find housing that is secure, safe, and long-term—they are increasingly looking for new options.

2. The face of homelessness is changing.

Homelessness in Burnaby and the region is changing. Between 2005 and 2020, homelessness increased by 67.2% across the region and 195.2% in Burnaby, with a significant increase in the number of individuals identified through the Metro Vancouver Homeless Count. Stakeholders report that they are seeing great incidence of multiple and complex needs among those experiencing homelessness. In some cases, existing housing and service options in the community are not well-suited to support individuals, particularly in the context of overall greater need for these services than there are resources. Service providers also report seeing a greater number of seniors experiencing homelessness, including those experiencing it for the first time in their lives, as well as an aging homeless population.

3. The COVID-19 pandemic has had significant economic affects on households and the true impact on the housing system remains uncertain.

The economic impacts of the pandemic have been greatest in sectors such as tourism, accommodation, food services, recreation, transportation, and retail. The effect on employment and income are significant and the repercussions of reduced incomes—and reduced savings—will be felt for months and years to come, though unevenly among different sectors and households. Some demographics are likely to experience significant challenges, particularly recent post-secondary graduates and service sector workers.

There are some indications that the rental market has experienced softening demand as travel restrictions have meant that fewer workers and students have entered the region in 2020. In addition, there has been much lower demand for short-term rentals due to travel restrictions and there are reports that some of this stock is being added to the long-term rental market, at least temporarily. News media reports that rental rates have decreased slightly in some areas. CMHC's annual rental market survey will provide insight into the impact of the pandemic on vacancy rates (typically released at the end of the year).

There is concern about the longer-term impact of the pandemic on home sales prices, particularly as many households deferred their mortgages due to the loss of jobs or economic uncertainty of the pandemic. However, despite concerns, there was significant market activity over the summer and fall months of 2020 and sales prices have increased since the previous year (Real Estate Board of Greater Vancouver).

4. Senior government funding programs have shifted in recent years, creating new opportunities and a sense of urgency.

Through the early 2000s, there were limited opportunities to develop non-market housing due to changes in funding and tax incentives at the federal and provincial levels. This is changing in recent years with the introduction of BC Housing's Community Housing Fund and Rapid Response to Homelessness, as well as new federal investments in housing. New opportunities are available and there is a sense of urgency among housing providers and community stakeholders to pursue this funding while it's available.

Burnaby has worked to support non-profits in being able to access this funding through its City Lands Program. In 2020, the City invited Requests for Proposals from non-profits to develop needed housing on five parcels.

Chalk messages on sidewalk - We're all in this together

PART 4 | ANTICIPATED HOUSING NEEDS

This section provides an analysis and summary of the previous sections of the report, estimated housing units needed over the next ten years, and key takeaways. Anticipated housing needs are estimated by five year increments as follows, from the start of the first year to the end of the last year: 2021 to 2025 and 2026 to 2030.

The projections methodology used to estimate anticipated population, households, and needed units can be found in Appendix D. The data used for the projections is drawn from Statistics Canada censuses and BC Stats projections.

Key Highlights

- Burnaby is expected to continue experiencing significant growth in coming years, with an additional 27,300 residents and 14,990 households between 2021 and 2030.
- Burnaby is anticipated to need an additional 14,940 units to keep up with population growth over the next ten years, including 5,690 rented units and 9,310 owned units.
- There is significant unmet need for non-market housing in Burnaby with 1,805 households on BC Housing's waitlist.
- There are an estimated 554 individuals experiencing counted or hidden homelessness in Burnaby as of 2020. The City will need to continue working with local housing and service providers to monitor trends in homelessness and the need for shelter rate housing with and without supports.
- A range of affordability levels are required among new units, with a particular need for deeply affordable and below-market rental.
- While Burnaby is expected to continue experiencing significant development, the number of rental units currently in development fall far short of anticipated need.
- Stakeholders and community members see affordable housing as a key priority across a variety of unit types with amenities and services to support diverse community needs.

18 ANTICIPATED POPULATION

The City is anticipated to continue growing by 27,300 individuals and 14,990 households between 2020 and 2030 (Figure 61 and Figure 62). This is a growth of 11.3% in the population or an average annual increase of 1.1%. This rate of growth is slightly slower than what Burnaby experienced between the 2006 and 2016 census years.

The rate of growth is expected to increase among households with children (lone-parent families and couples with children) compared to the period between 2016 and 2020 (Figure 63). While non-census family households (primarily individuals living alone) are expected to continue being the fastest growing family type among new households, couples with children are expected to be the second fastest growing family type over this period. The average household size is expected to decline slightly from 2.5 persons per household in 2020 to 2.4 in 2030.

Figure 61 – Anticipated Population Growth, 2021 to 2030

Geography	Current Estimated Population (end of 2020)	2025	2030	2020 to 2030
Burnaby	242,120	255,830	269,360	+27,230
Northeast	47,640	50,340	52,980	+5,340
Northwest	48,790	51,550	54,280	+5,490
Southeast	60,450	63,880	67,260	+6,810
Southwest	85,250	90,060	94,840	+9,590

Figure 62 – Anticipated Households, 2021 to 2030

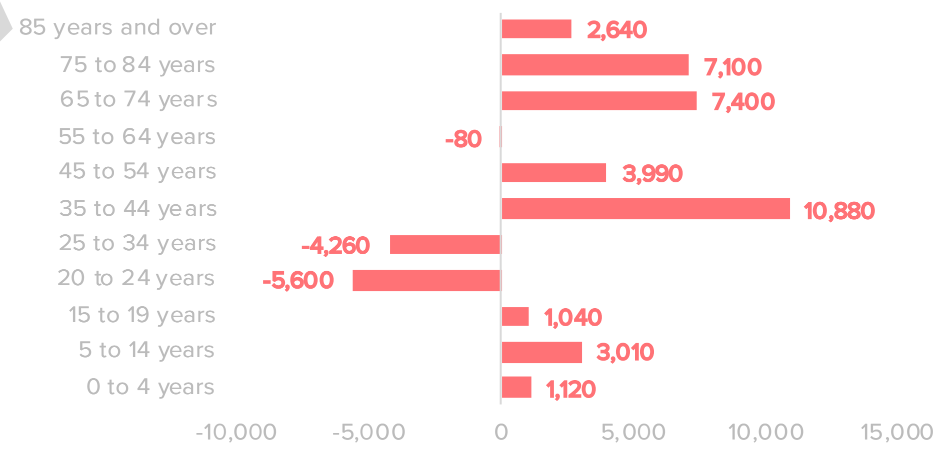
Geography	Current Estimated Population (end of 2020)	2025	2030	2020 to 2030
Burnaby	97,331	105,430	112,360	+15,040
Northeast	19,370	21,070	22,640	+3,270
Northwest	20,360	22,220	23,710	+3,350
Southeast	22,780	24,720	26,280	+3,500
Southwest	34810	37,420	39,730	+4,920

Figure 63 – Additional Households by Census Family Type, 2021 to 2030

Family Type	2021 to 2030
Couple without Children	+3,760
Couple with Children	+3,880
Lone-Parent	+1,450
Other-Census-Family (e.g., family living with other related or unrelated adults)	+1,510
Non-Census-Family (e.g., family living with other related or unrelated adults)	+4,360

The City of Burnaby is expected to experience a slight aging trend, in line with national trends, though slower than many other communities. Between 2020 to 2030, the median age is expected to rise from 40.7 to 43.6. Figure 64 shows estimated changes among different age groups in the community.

Figure 64 – Anticipated Age Distribution, 2021 to 2030



19 ANTICIPATED UNITS NEEDED

Based on the population projections in the preceding section, the number and type of anticipated units were estimated for the City overall and by quadrant. The projections estimate the net additional households in the community and are used to determine the additional units needed to meet this population growth. Based on historical tenure rates in Burnaby, it is estimated that most of this growth was in the homeownership market. However, the availability and affordability of rental and homeownership options may change these trends.

Note that the population projections do not account for underlying demand for housing within Burnaby (e.g., people living with family while searching for housing) or across the region (e.g., people who may be searching for housing in multiple communities due to the fluidity of boundaries).

The projections are based on five year increments as follows, from the start of the first year to the end of the last year:

- 2021 to 2025
- 2026 to 2030

Figure 65 – Number of Units Needed, by Quadrant, 2021 to 2030

Geography	2021 to 2025	2026 to 2030	2021 to 2030
Burnaby	**8,100**	**6,940**	**15,040**
Northeast	1,710	1,570	3,280
Northwest	1,850	1,490	3,340
Southeast	1,940	1,570	3,510
Southwest	2,600	2,310	4,910

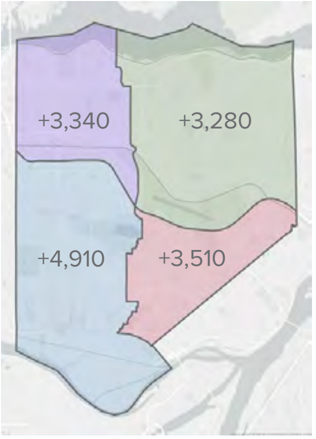


Figure 65 to Figure 67 show estimated units by size between 2016 and 2030. As most of the growth is expected to be among individuals living alone or couples without children, one- and two-bedroom units are most in need to meet these needs. However, unit sizes are influenced by market demand and the demographic make-up of a community is strongly tied to the housing stock available. An increase in larger units, particularly affordable units, will attract more families, while smaller units will attract smaller households. The projections are based on historical demographic trends which themselves are connected to the housing stock.

Information on how unit sizes were estimated can be found in Appendix D.

Figure 66 – Anticipated Units Needed, by bedroom type, 2021-2025 (5 years)

Family Type	Studio / 1 Bedroom	2 Bedroom	3+ Bedroom	Total
Couple without Children	1,110	1,110	0	2,220
Families with Children and Other Families	0	1,160	2,330	3,490
Non-Family	1,420	710	240	2,370
Total	**2,530**	**2,980**	**2,570**	**8,080**
% by bedrooms	31%	37%	32%	100%

Note that due to the projections methodology, the total number of anticipated units by family type may differ slightly from the total number of units in Figure 65.

Figure 67 – Anticipated Units Needed by bedroom type, 2026 to 2030 (5 years)

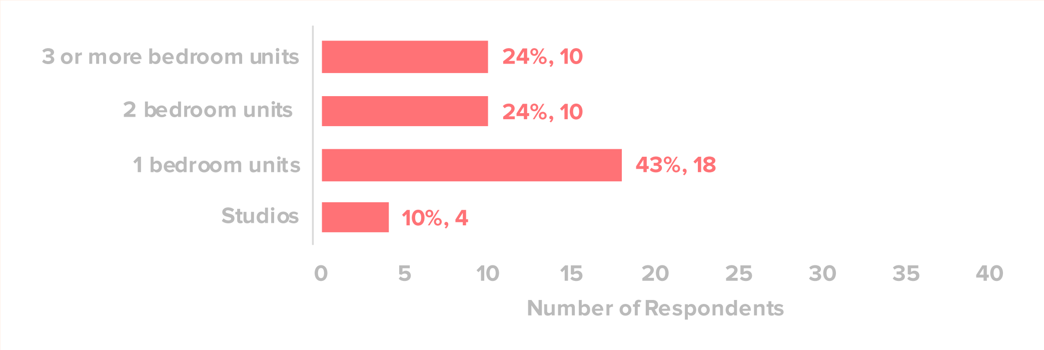
Family Type	Studio / 1 Bedroom	2 Bedroom	3+ Bedroom	Total
Couple without Children	780	780	0	1,560
Families with Children and Other Families	0	1,100	2,200	3,300
Non-Family	1,200	600	200	2,000
Total	**1,980**	**2,480**	**2,400**	**6,860**
% by bedrooms	29%	36%	35%	100%

Note that due to the projections methodology, the total number of anticipated units by family type may differ slightly from the total number of units in Figure 65.

WHAT WE HEARD:
Needed Units Sizes

Figure 68 shows responses from the stakeholder survey which asked participants to identify which unit sizes they felt were most needed in Burnaby.

Figure 68 – Needed Unit Sizes, Stakeholder Survey



19.1 Rented Homes

The unit projections estimate that Burnaby will need an additional 5,690 rental units to meet the growth in renter households.

Figure 69 – Anticipated Rental Units Needed, 2021 to 2030

Geography	2021 to 2025	2026 to 2030	2021 to 2030
Burnaby	**3,070**	**2,620**	**5,690**
Northeast	660	610	1,270
Northwest	590	475	1,065
Southeast	720	580	1,300
Southwest	1,080	955	2,035

Note that due to the projections methodology, the total number of anticipated units by family type may differ slightly from the total number of units in Figure 65.

19.2 Owned Homes

An estimated 9,310 homeownership units will be needed to address the growth in owner households between 2021 and 2030.

Figure 70 – Anticipated Owned Units Needed, 2021 to 2030

Geography	2021 to 2025	2026 to 2030	2021 to 2030
Burnaby	**5,020**	**4,290**	**9,310**
Northeast	1,040	960	2,000
Northwest	1,260	1,015	2,275
Southeast	1,210	980	2,190
Southwest	1,530	1,357	2,887

Note that due to the projections methodology, the total number of anticipated units by family type may differ slightly from the total number of units in Figure 65.

19.3 Housing with Supports

The need for a variety of housing with supports is increasing. The significant number of households on BC Housing's waitlist for Burnaby (1,805 households) reflect that many people, particularly those who require supports, are unable to meet their housing needs in the private market alone.

1,805

Households on BC Housing Waitlist

Seniors

Over the next ten years, the population of seniors aged 65 and over in Burnaby is expected to grow by 17,170 individuals. This will include an additional 9,760 'older seniors' (aged 75 and over) who are more likely to require homes with supports or some level of living assistance through assisted living and long-term care options. CMHC[17] reports that while 3.4% of seniors 65 to 74 live in housing with supports for seniors[18], this figure increases to 29.7% for seniors 75 and over. These figures are used to estimate the number of additional seniors in Burnaby who may require housing supports to meet their housing and health needs over the next ten years. These estimates do not account for existing waitlists at assisted living and residential care facilities.

Some seniors will also benefit from at-home supports that allow them to stay in their current home for longer.

[17] CMHC, Housing for Older Canadians: The Definitive Guide to the Over-55 Market, 2020. https://assets.cmhc-schl.gc.ca/sites/cmhc/data-research/publications-reports/housing-for-older-canadians.pdf/housing-for-older-canadians.pdf?rev=e65933d3-d769-426f-ac11-8bab73b19794

[18] CMHC uses the terms collective dwellings (which correspond most closely to assisted living residences) and special care facilities (which correspond most closely to long-term care homes). For the purposes of this report, housing with supports for seniors includes both collective dwellings and special care facilities.

Figure 71 – Estimate Additional Seniors Living in Collective Dwellings and Special Care Facilities, 2021 to 2030

Age Group	Housing with Supports for Seniors
65 to 74	260
75 and over	2,890

These figures are rounded.

Women and Children

Demand for housing for women and children fleeing violence is increasing. In 2019, 1,300 women and children were turned away from transition housing in Burnaby, due to a lack of space, reflecting significant need for women and children fleeing violence.

Burnaby service providers report that women with children aren't in a position to wait for appropriate housing and often end up in housing that is substandard or in locations that are unsafe or inconvenient. There is a need for self-contained, supportive housing for women who are seniors and women with children.

Other Types of Housing with Supports

Stakeholders report that those experiencing homelessness are aging and many are facing complex health needs. Survivors of the fentanyl crisis often experience long-term health issues. These trends indicate that there will be an increasing need for housing with supports to allow individuals to maintain secure housing.

While senior government is investing in treatment beds for those with substance use, Burnaby's service providers report that there is an urgent need for additional treatment beds.

Accessible Housing

Stakeholders reported a significant need for accessibility in all types of housing. For those with intellectual or physical disabilities that need housing with supports, the need for accessible and universal design is increasingly important to ensure that available housing with supports is suitable for a wide range of needs and over the life time of residents. Stakeholders reported that seniors and people with disabilities are often unable to afford or undertake the cost of adapting their home to meet their changing mobility needs.

Carlton care residence

19.4 Without Homes

Based on the best available data, 554 individuals are estimated to be experiencing homelessness in Burnaby, including 124 counted visible homeless and 430 estimated hidden homeless. Information on the health conditions reported by survey respondents in the 2017 Homeless Count in Metro Vancouver was reviewed to better understand potential needed housing typologies[19]. Over time, the proportion of individuals reporting no health conditions has been between 17% and 28%, the proportion of individuals reporting one health condition has hovered between 30 and 39%, and the proportion of individuals experiencing two or more health conditions has been between 45% and 52%.[20]

These figures can be used, with caution, as a proxy for the types of housing that may be needed to address homelessness in Burnaby. Individuals who reported having no health conditions could be considered to have affordability and availability as their main barriers to housing (rather than physical disability, mental illness or addiction). Individuals reporting one health condition may require supports but are more likely to be able transition from a supportive environment to an independent one. Finally, individuals reporting two or more concurrent health conditions are most likely to need support, and therefore most likely to need supportive housing.

The following rates **estimate** the proportion of different housing types needed to respond to existing homelessness in Burnaby, based on historical health reporting from the Homeless Count in Metro Vancouver, and is intended to provide an order of magnitude estimation for the types of housing required:

- No Health Conditions = Scattered Site Housing = 20%
- One Health Conditions = Transitional Housing = 30%
- Two or More Health Conditions = Supportive Housing = 50%

The needs of those experiencing homelessness are diverse and a range of unit types are required at levels affordable to those on Income or Disability Assistance, including independent social housing, supportive housing, scattered site supportive housing, and transitional units. Addressing homelessness requires monitoring and rapidly responding to individual needs with appropriate housing and supports.

As homelessness has grown in Burnaby and Metro Vancouver, there is a growing need for shelter-rate housing and housing with supports in the community. This need should be monitored jointly with local service and housing providers. It is not possible to project into the future the number of individuals or households who may be at risk of or experience homelessness. Homelessness is the result of myriad systemic and individuals factors and can change significantly from year-to-year based on the availability of housing in the community, economic trends, pressures in other communities, and government programs. Additionally, the ability to measure homelessness also changes as additional services are put in place; individuals who may not have been connected are able to access these supports and, consequently, are 'counted in' to methods like the Point-in-Time Count.

BC Housing reports that there are 90 applicants on the Supportive Housing Registry waiting for shelter rate supportive housing in Burnaby. It is not known if some of these are those currently experiencing homelessness.

[19] Detailed 2020 data was not available when this report was developed.

[20] 2011 rates were not included, due to a lower response rate than other years, and significant discrepancy between what was reported in 2011 and other years.

20 AFFORDABILITY OF NEW HOUSING

A high-level analysis was completed to estimate the number of new units required at different levels of affordability. It is based on the income categories in the Metro Vancouver Regional Affordable Housing Strategy. The analysis assumes that among additional households in Burnaby, the proportions falling into various income categories (Very Low, Low, etc.) will remain constant. The actual income distribution of future households will depend on a number of factors, including local economic opportunities, availability of housing at different affordability levels, household formation, and others.

Note that the income categories used by the Metro Vancouver Housing Data Book are regularly updated as incomes rise from year to year, however, the five income categories remain the same.

Figure 72 – Estimated Affordability Among Future Renter Households

2019 Income Thresholds (based on regional median household income)	Income Levels	Affordable Shelter Costs	Proportion of Burnaby Households*	Rental Units Needed, 2021-2025	Rental Units Needed, 2026-2030
Very low (less than 50% of median household income)	Less $35,000	Less than $875	39%	1,200	1,020
Low (between 50% and 80% of median household income)	$35,000 to $59,999	$875 to $1,500	23%	710	600
Moderate (between 80% and 120% of median household income)	$60,000 to $84,999	$1,500 to $2,125	18%	550	470
Above moderate (between 120% and 150% of median household income)	$85,000 to $109,999	$2,125 to $2,750	9%	280	240
High more than 150% of median household income)	$110,000 or more	$2,750 or more	12%	370	310

*Totals may not add up exactly to previous tables due to rounding.

Figure 73 – Estimated Affordability Among Future Owner Households

2019 Income Thresholds (based on regional median household income)	Income Levels	Affordable Shelter Costs	Proportion of Burnaby Households*	Owned Units Needed, 2021-2025	Owned Units Needed, 2026-2030
Very low (less than 50% of median household income)	Less $35,000	Less than $875	19%	950	820
Low (between 50% and 80% of median household income)	$35,000 to $59,999	$875 to $1,500	18%	900	770
Moderate (between 80% and 120% of median household income)	$60,000 to $84,999	$1,500 to $2,125	16%	800	690
Above moderate (between 120% and 150% of median household income)	$85,000 to $109,999	$2,125 to $2,750	13%	650	560
High more than 150% of median household income)	$110,000 or more	$2,750 or more	35%	1,760	1,500

*Totals may not add up exactly to previous tables due to rounding.

21 DEVELOPMENT & HOUSING NEED

Net completions in Burnaby fluctuate significantly from year to year. Between 2011 and 2019, net completions in Burnaby are estimated to have been an average of 1,349 units per year with a low of 350 is 2011 and a high of 2,369 in 2018. If the average trend is extended between 2021 and 2030, Burnaby is estimated to gain approximately 13,490 completed units over this period, falling short of the 14,940 units that are anticipated to be needed based on the household and unit projections.

In recent years, annual completions have been far higher than the average. Using the average over the past five years (2016 to 2019) of 1,753 units per year, Burnaby could potentially build 17,540 units over the 2021 to 2030 period, more than anticipated by population growth. Recent trends over the past several years indicate that Burnaby's stock will be absorbed above the rate of expected population growth due to underlying demand in the region, demand from investors and speculators, and other factors.

The CMHC Starts and Completion Survey indicates that as of 2019, there were 9,255 units under construction in Burnaby, primarily apartment units and including 525 rental units. While this is a high number of units that will likely be completed in the next few years relative to anticipated population growth, the number of new rental units being constructed is extremely low relative to need. Over the next five years (2020 to 2025), 3,070 new rental units are projected to be needed. To meet this through the purpose-built rental market, construction of rental units would need to accelerate rapidly. More likely, new renter households will seek housing in the secondary rental market or other communities.

In addition, the City has made six sites available for non-market housing development through BC Housing's Community Housing Fund (CHF) program. A total of 968 units are proposed (though the final number may change) and are currently undergoing rezoning. The CHF requires that 20% of units—193 of the proposed units—are built as rent-geared-to-income (RGI) deeply subsidized units. These units may be potentially rented at a shelter rate and will add much needed stock of non-market housing to the community.

"Don't segregate neighbours based on income. It's not necessary to build luxury amenities with the purpose of excluding the non-profit providers and those tenants. Just build to a more functional and less luxurious standard, fully accessible, and create a community for everyone, regardless of ability, income, etc."

\- Stakeholder Survey

WHAT WE HEARD: Moving Forward

Engagement participants (from the survey, focus groups, stakeholder interviews, and lived-experience interviews) were asked to share any ideas they have for improving housing in Burnaby. The most common ideas are summarised below.

Challenges

Stakeholders reported a number of common obstacles in addressing housing needs in Burnaby.

- The cost of construction is a barrier, even with grant support.
- It is difficult to achieve financial feasibility with a high rate of larger units.
- There are excessive design guidelines and requirements for affordable housing projects (e.g., LEED Gold or Step Code 4).
- There is a lack of land / high cost of land for new housing.
- There is a lack of long-term funding for support services and operations.
- There is a lack of proactive support services, over-reliance on crisis response.
- There are onerous municipal zoning and permitting processes.

Recommended Actions

Stakeholders recommended the following actions to address housing needs in Burnaby:

- Increase the supply of affordable rental, non-market rental housing, and cooperative housing across unit sizes.
- Increase available supports and supportive housing options for diverse housing needs, including people experiencing homelessness, refugees, people with intellectual disabilities, women and children fleeing violence, seniors and Elders, and others.
- Increase partnership and engagement between the City and Indigenous housing organizations.
- Create peer support opportunities to enhance supports for those experiencing homelessness.
- Increase subsidies for market rentals to allow those in high need to be connected with housing quickly.
- Continue to offer City-owned land to non-profit housing providers to increase supply of affordable rental housing.
- Increase the supply of accessible housing and require all new housing to be visitable and wheelchair accessible on the ground floor.
- Reduce costly design requirements for rental and non-market housing.
- Increase income diversity in buildings and neighbourhoods.
- Support temporary modular housing and low-barrier supports for people experiencing or at risk of homelessness.

22 NEXT STEPS

This report will be used to inform **HOME: Burnaby's Housing and Homelessness Strategy** which sets out the City's goals, strategies and actions on housing for the next ten years. As required by provincial legislation, the data in this report will be updated every five years.

In addition to informing the City's work on housing, this report is a public document that will help to support the work of housing stakeholders in Burnaby. It is part of ongoing efforts to track and report on housing needs in the community.

Brentwood skyline

GLOSSARY

Activity Limitation: "Activity limitations refer to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems."

https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/59/2/British%20Columbia – Core Housing Need, Activity Limitations

Adequate Housing Standard: "[Housing] not requiring any major repairs."

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm

Affordable Housing Standard: "[Housing with] shelter costs equal to less than 30% of total before-tax household income."

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm

Apartment in a building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm

Apartment in a building that has five or more storeys: A dwelling unit in a high-rise apartment building which has five or more storeys. Also included are apartments in a building that has five or more storeys where the first floor and/or second floor are commercial establishments.

https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm

Apartment or flat in a duplex: One of two dwellings located one above the other. If duplexes are attached to triplexes or other duplexes or to other non-residential structure (e.g. a store), assign this definition to each apartment or flat in the duplexes.

https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm

Canadian National Occupancy Standard (CNOS): assesses the bedroom requirements of a household based on the following criteria:

- There should be no more than 2 persons per bedroom; Children less than 5 years of age of different sexes may reasonably share a bedroom;
- Children 5 years of age or older of opposite sex should have separate bedrooms;
- Children less than 18 years of age and of the same sex may reasonably share a bedroom; and
- Single household members 18 years or older should have a separate bedroom, as should parents or couples.

Census Family: Census families include couples with and without children, and a single parents with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm

Core housing need: "A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards)." Some additional restrictions apply.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm

Household Income: The sum of incomes for all household members.

Household Maintainer: A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm

Headship Rate: The proportion of individuals of a given age group who are primary household maintainers.

Household Type: "The differentiation of households on the basis of whether they are census family households or non-census family households."

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm

Income: For the purposes of this report, unless otherwise indicated, income refers to "total income" which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm

Labour Force: The labour force includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the labour force is the sum of employed and unemployed individuals. Individuals not in the labour force would include those who are retired.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm

Mobile Home: A single dwelling designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation such as blocks, posts or a prepared pad and may be covered by a skirt.

A mobile home must meet the following two conditions:

- It is designed and constructed to be transported on its base frame (or chassis) in one piece.
- The dwelling can be moved on short notice. This dwelling can be easily relocated to a new location, because of the nature of its construction, by disconnecting it from services, attaching it to a standard wheel assembly and moving it without resorting to a significant renovations and reconstructions.

https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm

National Occupancy Standard: The Canadian National Occupancy Standard (CNOS) assesses the bedroom requirements of a household based on the following criteria:

- There should be no more than 2 persons per bedroom;
- Children less than 5 years of age of different sexes may reasonably share a bedroom;
- Children 5 years of age or older of opposite sex should have separate bedrooms;
- Children less than 18 years of age and of the same sex may reasonably share a bedroom; and
- Single household members 18 years or older should have a separate bedroom, as should parents or couples.

Non-Census-Family Households: Households which do not include a census family. "Non-Census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a Census family."

https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=251053

Other Family or Other Census Family: When comparing households one way to distinguish between households is by "household family types." These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include "other families" which refer to households which include at least one family and additional persons. For example, "other family" could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

Participation Rate: The participation rate is the proportion of all individuals aged 15 and over who are in the labour force.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm

Primary Household Maintainer: The first (or only) maintainer of a household listed on the census.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm

Seniors: Individuals aged 65 and over.

Shelter Cost: Total monthly shelter expenses paid by households that own or rent their dwelling. "Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services."

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm

Subsidized Housing: "'Subsidized housing' refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances."

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm

Suitable Housing Standard: "[Housing that] has enough bedrooms for the size and composition of resident households."

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

https://www.bchousing.org/glossary

Supportive Housing for Seniors: This document defines assisted living and long term or residential care options as supportive housing for seniors.

Transitional Housing: "A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing."

https://www.bchousing.org/glossary

APPENDIX A DRAFT

Housing Needs Reports Requirements

APPENDIX A HOUSING NEEDS REPORTS REQUIREMENTS

Overview

The Housing Needs Reports regulations require local governments to collect approximately 50 distinct kinds of data about current and projected population, household income, significant economic sectors, and currently available and anticipated units. The Government of BC made much of this data available through its data catalogue. [1] All of the data required that is currently available has been collected and can be found in Appendix A.

Housing Needs Reports are required to contain the following content: housing units required currently and over the next five years, number of households in core housing need, and statements about key areas of local need. The Burnaby Housing Needs Report includes this required content, in addition to reporting on a wide range of other collected data that provides important insight and context to housing needs in the community. Throughout this document, Burnaby data is compared to a select number of Metro Vancouver municipalities and Metro Vancouver overall to provide context on how demographic and housing trends in the city compare to the broader region and province.

The Burnaby Housing Needs Report goes beyond the basic requirements of the legislation. It includes significant stakeholder engagement, including a survey, interviews, and focus groups, as well as interviews with people with lived experience of housing vulnerability. It draws on the community engagement completed as part of the Mayor's Task Force on Community Housing. It also includes additional data collection and analysis, including the following:

- Detailed Core Housing Need data by demographics (seniors, households with children, Indigenous households, immigrant households, age of primary household maintainer).
- Spatial analysis of equity and proximity of residents to amenities to support future planning processes.
- Affordability gap analysis.

The glossary in this report identifies commonly used terms and phrases in demographic and housing statistics that are used in this report.

Data and Limitations

The Housing Needs Reports regulations require local governments to collect approximately 50 distinct kinds of data about current and projected population, household income, significant economic sectors, and currently available and anticipated units. [2] This report also refers to supplementary data

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[1] *Government of BC, Housing Needs Reports Data Catalogue. See: https://catalogue.data.gov.bc.ca/group/housing-needs-reports*

[2] *For a complete summary of required data, please see https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements_apr17_2019.pdf.*

sources where additional information was required. The information summarized and used within this report was collected from a number of sources:

- Benchmark owned home prices – Real Estate Board of Greater Vancouver.
- Co-operatives in Burnaby – Co-operative Housing Federation of British Columbia.
- Demographic data – Statistics Canada, BC Statistics.
- Employment and Assistance Program – Ministry of Social Development and Poverty Reduction - Research Branch.
- Home values – BC Assessment.
- Homeless Count in Metro Vancouver Point in Time – BC Non-Profit Housing Association.
- Housing stock (new builds and demolitions) – Canada Mortgage and Housing Corporation (CMHC).
- Housing with supports – City of Burnaby.
- Income thresholds – Metro Vancouver Regional Affordable Housing Strategy.
- Metro Vancouver housing data – Metro Vancouver Housing Data Book.
- Non-market housing – BC Housing Research and Planning Department.
- Primary rental market – CMHC.
- Secondary suites – City of Burnaby.
- Shelters and warming centres – City of Burnaby.
- Short-term rentals – AirDNA.
- Student Housing – British Columbia Institute of Technology and Simon Fraser University.

Metro Vancouver collected much of the required data as part of a program to support its municipalities in completing Housing Needs Reports. This information was reviewed as part of this work.

While not all data that must be collected for Housing Needs Reports is included in this report, all required data has been provided to the City.

The most recent national census was completed in 2016. While this information provides detailed demographic information, it is now several years old and likely that this data does not fully capture the current situation. Fortunately, more recent data is available through CMHC and BC Assessment that provides more up-to-date information on housing trends. Qualitative information from community and stakeholder engagement also provides insight into current and emerging trends. The next national census is scheduled for 2021 and data will begin to become available starting in 2022.

The census is made up of two parts: the short census which all Canadian households must complete and a long-form census that is also mandatory but based on a sample size of 20% of the Canadian population. In 2011, Statistics Canada administered the short census and, in lieu of the long-form census, introduced the National Household Survey to collect many pieces of data historically collected through the long-form census. Unlike the typical long form census, the National Household Survey was voluntary and therefore data quality for 2011 is lower than other census years. The long-form census was reintroduced in 2016.

In addition to the publicly available Census Profiles, a custom data set was prepared by Statistics Canada for the purpose of Housing Needs Reports. This data provides some information not available in the Census Profiles. However, it is based on a 25% sample and differs slightly from that which results in the Census Profiles as it only reports on private households and excludes those living in institutions or any form of collective dwelling. Both the Census Profiles and custom data sets are used and are referenced.

The projections contained in this report illustrate possible scenarios and should be used with caution. As local conditions change these could substantively impact the nature of the projections. Wherever possible the projections should be augmented by an informed understanding of the context within Burnaby and the region.

Finally, the impact of COVID-19 on the economy and housing system is rapidly evolving. Data is extremely limited and there is uncertainty about how the pandemic may impact trends in the community.

Collected Data

All data collected as part of this report can be found below.

Required Data

3(1)(a)(i) Total Population

	2006	2011	2016
Population	202,799	223,218	232,755

3(1)(a)(i) Total Population in Private Households

	2006	2011	2016
Population	200,195	220,260	230,080

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(ii),(iii) Average and Median Age

	2006	2011	2016
Average	38.8	39.8	40.7
Median	39.1	39.8	40.3

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(iv) Age Group Distribution

	2006		2011		2016	
	#	%	#	%	#	%
Total	202,805	100%	223,220	100%	230,080	100%
0 to 14 years	29,840	15%	31,120	14%	31,055	13%
15 to 19 years	12,790	6%	13,130	6%	12,455	5%
20 to 24 years	16,030	8%	17,625	8%	18,980	8%
25 to 64 years	116,005	57%	130,445	58%	132,935	58%
65 to 84 years	24,350	12%	26,620	12%	30,910	13%
85 years and over	3,790	2%	4,280	2%	3,740	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(v)Private Households

	2006	2011	2016
Households	78,030	86,840	92,200

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vi) Average Private Household Size

	2006	2011	2016
Average household size	2.6	2.5	2.5

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vii) Households by Size

	2016	
	#	%
Total	92,205	100%
1-person	25,760	28%
2-person	29,250	32%
3-person	16,340	18%
4-person	12,945	14%
5-or-more-person	7,900	9%

3(1)(a)(vii) Private Households by Size

	2006		2011		2016	
	#	%	#	%	#	%
Total	78,030	100%	86,835	100%	92,200	100%
1-person	21,315	27%	23,520	27%	25,760	28%
2-person	23,205	30%	26,820	31%	29,265	32%
3-person	13,780	18%	15,540	18%	16,320	18%
4-person	12,045	15%	13,225	15%	12,920	14%
5-or-more-person	7,690	10%	7,735	9%	7,930	9%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(viii) Private Households by Tenure

	2006		2011		2016	
	#	%	#	%	#	%
Total	78,035	100%	86,840	100%	92,205	100%
Owner	47,980	61%	55,125	63%	57,220	62%
Renter	30,050	39%	31,715	37%	34,980	38%
Other (Band Housing)	0	0%	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(ix) Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)

	2006		2011		2016	
	#	%	#	%	#	%
Renter households	30,050	100%	31,710	100%	34,985	100%
Renter households in subsidized housing	#N/A	#N/A	4,805	15%	5,010	14%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(x)Mobility Status of Population in Private Households

	2006	2011	2016
Total	198,390	218,105	227,820
Mover	34,600	33,165	37,625
Migrant	18,555	17,650	19,235
Non-migrant	16,045	15,520	18,390
Non-mover	163,790	184,940	190,200

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(b) Population Growth in Private Households (period between indicated census and census preceding it)

	2006	2011	2016
Growth (#)		20,419	9,537
Percentage Growth (%)	-	10.1%	4.3%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(c) Number of Students Enrolled in Post-Secondary Institutions Located in the Area

	FY 2008/09	FY 2009/10	FY 2010/11	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19
Students	33,115	33,771	34,725	35,478	35,614	36,036	35,608	35,362	35,350	35,123	34,616

Source: Data Set Published by BC Ministry of Advanced Education, Skills and Training

3(1)(d) Number of Individuals Experiencing Homelessness

	2020
Individuals experiencing homelessness	124

3(2)(a) Anticipated Population

	2020	2021	2022	2023	2024	2025
Anticipated population	242,119	244,715	247,401	250,170	253,008	255,829

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(b) Anticipated Population Growth (to indicated period)

	2020	2021	2022	2023	2024	2025
Anticipated growth (#)		2,596	2,686	2,769	2,838	2,821
Anticipated percentage growth (%)	-	1.1%	1.1%	1.1%	1.1%	1.1%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(c),(d)Anticipated Average and Median Age

	2020	2021	2022	2023	2024	2025
Anticipated average age	42.0	42.2	42.5	42.7	42.9	43.2
Anticipated median age	40.7	41	41.3	41.5	41.8	42.1

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(e) Anticipated Age Group Distribution

	2020		2021		2022		2023		2024		2025	
	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total	242,119	100%	244,715	100%	247,401	100%	250,170	100%	253,008	100%	255,829	100%
0 to 14 years	32,051	13%	32,662	13%	33,077	13%	33,435	13%	33,941	13%	34,407	13%
15 to 24 years	29,156	12%	27,503	11%	26,099	11%	25,006	10%	24,043	10%	23,437	9%
25 to 34 years	39,716	16%	40,637	17%	41,375	17%	41,840	17%	41,995	17%	41,628	16%
35 to 44 years	33,697	14%	34,702	14%	35,871	14%	37,294	15%	38,540	15%	39,636	15%
45 to 54 years	32,098	13%	31,799	13%	31,916	13%	31,603	13%	31,650	13%	32,103	13%
55 to 64 years	32,370	13%	32,887	13%	32,769	13%	33,023	13%	33,233	13%	33,411	13%
65 to 74 years	23,904	10%	24,875	10%	25,892	10%	26,681	11%	27,456	11%	27,913	11%
75 to 84 years	12,989	5%	13,201	5%	13,691	6%	14,325	6%	15,021	6%	15,940	6%
85 years and over	6,138	3%	6,449	3%	6,711	3%	6,963	3%	7,129	3%	7,354	3%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(f) Anticipated Households

	2020	2021	2022	2023	2024	2025
Anticipated households	97,328	98,912	100,574	102,224	103,848	105,425

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(g) Anticipated Average Household Size

	2020	2021	2022	2023	2024	2025
Anticipated average household size	2.5	2.5	2.5	2.4	2.4	2.4

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

4(a),(b) Average and Median Before-Tax Private Household Income

	2006	2011	2016
Average	$75,076	$78,501	$83,223
Median	$59,414	$60,996	$64,899

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(c) Before-Tax Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	78,030	100%	86,840	100%	92,200	100%
$0-$4,999	3,005	4%	4,885	6%	4,395	5%
$5,000-$9,999	1,770	2%	1,880	2%	1,865	2%
$10,000-$14,999	2,670	3%	2,400	3%	3,050	3%
$15,000-$19,999	4,090	5%	4,295	5%	4,210	5%
$20,000-$24,999	3,710	5%	3,665	4%	3,665	4%
$25,000-$29,999	3,560	5%	3,900	4%	3,740	4%
$30,000-$34,999	3,525	5%	3,880	4%	4,090	4%
$35,000-$39,999	3,665	5%	3,530	4%	3,555	4%
$40,000-$44,999	3,630	5%	3,810	4%	3,575	4%
$45,000-$49,999	3,490	4%	3,715	4%	3,760	4%
$50,000-$59,999	6,235	8%	6,865	8%	6,885	7%
$60,000-$69,999	5,835	7%	5,480	6%	6,485	7%
$70,000-$79,999	5,215	7%	5,075	6%	5,840	6%
$80,000-$89,999	4,135	5%	5,295	6%	5,090	6%
$90,000-$99,999	3,970	5%	4,270	5%	4,420	5%
$100,000-$124,999	7,040	9%	8,060	9%	8,825	10%
$125,000-$149,999	4,905	6%	5,385	6%	6,345	7%
$150,000-$199,999	4,770	6%	5,960	7%	6,680	7%
$200,000 and over	2,815	4%	4,475	5%	5,735	6%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(d) Before-Tax Renter Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	30,055	100%	31,715	100%	34,980	100%
$0-$4,999	1,955	7%	2,945	9%	2,780	8%
$5,000-$9,999	1,055	4%	1,005	3%	1,055	3%
$10,000-$14,999	1,780	6%	1,530	5%	1,890	5%
$15,000-$19,999	2,530	8%	2,535	8%	2,480	7%
$20,000-$24,999	2,030	7%	1,850	6%	1,990	6%
$25,000-$29,999	1,795	6%	1,790	6%	1,850	5%
$30,000-$34,999	1,590	5%	1,640	5%	1,935	6%
$35,000-$39,999	1,770	6%	1,455	5%	1,535	4%
$40,000-$44,999	1,610	5%	1,800	6%	1,650	5%
$45,000-$49,999	1,430	5%	1,575	5%	1,685	5%
$50,000-$59,999	2,555	9%	2,770	9%	2,895	8%
$60,000-$69,999	2,320	8%	1,845	6%	2,620	7%
$70,000-$79,999	1,930	6%	1,755	6%	2,320	7%
$80,000-$89,999	1,355	5%	1,590	5%	1,650	5%
$90,000-$99,999	1,280	4%	1,060	3%	1,445	4%
$100,000-$124,999	1,470	5%	2,075	7%	2,340	7%
$125,000-$149,999	765	3%	1,120	4%	1,375	4%
$150,000-$199,999	560	2%	955	3%	945	3%
$200,000 and over	265	1%	420	1%	540	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(e) Before-Tax Owner Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	47,980	100%	55,125	100%	57,220	100%
$0-$4,999	1,050	2%	1,935	4%	1,610	3%
$5,000-$9,999	715	1%	885	2%	810	1%
$10,000-$14,999	895	2%	875	2%	1,160	2%
$15,000-$19,999	1,555	3%	1,760	3%	1,730	3%
$20,000-$24,999	1,680	4%	1,820	3%	1,670	3%
$25,000-$29,999	1,760	4%	2,105	4%	1,885	3%
$30,000-$34,999	1,940	4%	2,245	4%	2,155	4%
$35,000-$39,999	1,890	4%	2,080	4%	2,025	4%
$40,000-$44,999	2,020	4%	2,010	4%	1,925	3%
$45,000-$49,999	2,055	4%	2,140	4%	2,075	4%
$50,000-$59,999	3,680	8%	4,090	7%	3,985	7%
$60,000-$69,999	3,510	7%	3,635	7%	3,870	7%
$70,000-$79,999	3,285	7%	3,320	6%	3,520	6%
$80,000-$89,999	2,780	6%	3,705	7%	3,440	6%
$90,000-$99,999	2,690	6%	3,210	6%	2,975	5%
$100,000-$124,999	5,570	12%	5,990	11%	6,480	11%
$125,000-$149,999	4,140	9%	4,270	8%	4,970	9%
$150,000-$199,999	4,210	9%	5,005	9%	5,735	10%
$200,000 and over	2,545	5%	4,050	7%	5,195	9%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(f),(g) Average and Median Before-Tax Private Household Income by Tenure

	2006	2011	2016
Average	$75,076	$78,501	$83,223
Owner	$90,268	$92,331	$99,633
Renter	$50,822	$54,461	$56,383
Median	$59,414	$60,996	$64,899
Owner	$73,424	$75,834	$80,492
Renter	$41,529	$43,257	$45,839

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(a) Workers in the Labour Force for Population in Private Households

	2006	2011	2016
Workers in labour force	109,240	120,285	125,815

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(b) Workers by NAICS Sector for Population

	2006		2011		2016	
	#	%	#	%	#	%
Total	109,240	100%	120,285	100%	125,815	100%
All Categories	107,010	98%	117,340	98%	122,950	98%
11 Agriculture, forestry, fishing and hunting	625	1%	490	0%	475	0%
21 Mining, quarrying, and oil and gas extraction	270	0%	275	0%	420	0%
22 Utilities	645	1%	915	1%	785	1%
23 Construction	6,115	6%	6,925	6%	8,130	6%
31-33 Manufacturing	8,805	8%	7,250	6%	7,520	6%
41 Wholesale trade	6,180	6%	5,980	5%	4,985	4%
44-45 Retail trade	12,435	11%	13,260	11%	14,495	12%
48-49 Transportation and warehousing	4,985	5%	5,405	4%	5,625	4%
51 Information and cultural industries	4,705	4%	5,260	4%	5,270	4%
52 Finance and insurance	5,910	5%	6,485	5%	7,185	6%
53 Real estate and rental and leasing	2,670	2%	3,085	3%	3,455	3%
54 Professional, scientific and technical services	10,660	10%	12,290	10%	13,485	11%
55 Management of companies and enterprises	145	0%	160	0%	240	0%
56 Administrative and support, waste management and remediation services	5,430	5%	5,755	5%	6,020	5%
61 Educational services	7,270	7%	8,460	7%	9,030	7%
62 Health care and social assistance	9,510	9%	11,815	10%	12,445	10%
71 Arts, entertainment and recreation	2,195	2%	2,595	2%	2,585	2%
72 Accommodation and food services	8,615	8%	9,460	8%	10,695	9%
81 Other services (except public administration)	5,650	5%	5,985	5%	5,270	4%
91 Public administration	4,195	4%	5,480	5%	4,810	4%
Not Applicable	2,230	2%	2,950	2%	2,870	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(a) Housing Units for Private Households

	2016
Housing units	92,200

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(b) Housing Units by Structural Type for Private Households

	2016	
	#	%
Total	92,200	100%
Single-detached house	19,135	21%
Apartment in a building that has five or more storeys	22,880	25%
Other attached dwelling	50,180	54%
Semi-detached house	2,685	3%
Row house	8,470	9%
Apartment or flat in a duplex	15,815	17%
Apartment in a building that has fewer than five storeys	22,960	25%
Other single-attached house	245	0%
Movable dwelling	5	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(c) Housing Units by Number of Bedrooms for Private Households

	2016
Total	92,200
No-bedroom	25,765
1-bedroom	29,265
2-bedroom	16,325
3-bedroom	12,920
4-or-more-bedroom	7,930

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(d) Housing by Period of Construction for Private Households

	2016	
	#	%
Total	92,200	100%
1960 or earlier	12,375	13%
1961-1980	25,905	28%
1981-1990	14,410	16%
1991-2000	14,510	16%
2001-2010	6,450	7%
2011-2016	10,090	11%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(e) Subsidized Housing Units

	2016
Subsidized housing units	6,754

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

6(1)(f)(i) Average and Median Assessed Housing Values

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	$391,382	$488,616	$529,635	$525,829	$524,987	$589,573	$651,347	$658,919	$646,890	$679,669	$784,989	$1,034,165	$1,075,623	$1,075,426	$967,090
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: BC Assessment
**Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.*

6(1)(f)(ii) Average and Median Assessed Housing Values by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Single Family	$517,178	$644,468	$698,871	$700,353	$707,267	$808,489	$928,445	$958,783	$945,188	$1,009,930	$1,241,035	$1,675,754	$1,669,569	$1,612,152	$1,449,247
Dwelling with Suite	$635,334	$661,080	$714,830	$714,144	$724,554	$824,737	$1,141,140	$1,146,525	$1,121,686	$1,189,669	$1,431,835	$1,991,942	$1,891,838	$1,685,793	$1,542,107
Duplex, Triplex, Fourplex, etc.	$404,499	$489,864	$540,165	$541,879	$555,748	$623,986	$700,389	$731,963	$703,786	$742,784	$864,020	$1,166,937	$1,192,355	$1,193,030	$1,083,061
Row Housing	$295,209	$346,550	$382,664	$381,555	$379,002	$424,126	$436,825	$435,771	$434,057	$447,011	$480,603	$612,855	$700,077	$755,524	$699,507
Apartment	$229,741	$275,655	$308,692	$311,681	$308,715	$339,877	$357,037	$354,822	$353,627	$362,420	$383,271	$464,347	$566,394	$633,559	$577,691
Manufactured Home	$14,392	$13,760	$14,031	$14,300	$18,400	$18,400	$18,400	$14,300	$12,200	$11,600	$11,500	$11,000	$10,400	$9,900	$9,400
Seasonal Dwelling	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other*	$493,294	$625,153	$656,898	$661,207	$667,744	$766,876	$911,135	$950,476	$939,008	$1,032,544	$1,265,820	$1,816,495	$1,794,137	$1,657,868	$1,469,128
2 Acres or More (Single Family Dwelling, Duplex)	$657,129	$704,475	$878,243	$1,203,388	$2,023,300	$2,669,720	$3,131,200	$3,488,230	$3,663,100	$3,710,136	$4,538,064	$5,796,455	$5,908,160	$6,437,045	$5,843,830
2 Acres or More (Manufactured Home)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Median Assessed Value by Structural Type															
Single Family															
Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment								N/A							
Manufactured Home															
Seasonal Dwelling															
Other*															
2 Acres or More (Single Family Dwelling, Duplex)															
2 Acres or More (Manufactured Home)															

Source: BC Assessment
**"Other" includes properties subject to section 19(8) of the Assessment Act.*
***Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.*

6(1)(f)(iii)Average and Median Assessed Housing Values by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1	$209,020	$264,635	$258,694	$251,302	$247,565	$275,483	$287,210	$282,912	$278,519	$289,705	$310,697	$375,097	$452,831	$508,983	$465,950
2	$256,985	$318,195	$351,210	$354,774	$359,991	$396,931	$419,168	$418,387	$414,071	$425,480	$458,492	$569,536	$661,790	$721,848	$654,798
3+	$425,504	$532,191	$595,730	$600,177	$656,515	$746,465	$848,408	$870,834	$857,330	$910,061	$1,097,201	$1,475,468	$1,491,553	$1,456,502	$1,319,897
Median Assessed Value by Number of Bedrooms	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1	$522,400	$617,000	$258,694	$251,302	$247,565	$275,483	$287,210	$282,912	$278,519	$289,705	$310,697	$375,097	$452,831	$508,983	$465,950
2	$468,700	$589,350	$351,210	$354,774	$359,991	$396,931	$419,168	$418,387	$414,071	$425,480	$458,492	$569,536	$661,790	$721,848	$654,798
3+	$471,700	$600,600	$595,730	$600,177	$656,515	$746,465	$848,408	$870,834	$857,330	$910,061	$1,097,201	$1,475,468	$1,491,553	$1,456,502	$1,319,897

Source: BC Assessment

***Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken.*

6(1)(g)(i) Average and Median Housing Sale Prices

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	$343,648	$401,402	$450,350	$463,886	$465,460	$539,945	$585,399	$556,095	$579,552	$622,431	$664,293	$848,990	$795,485	$778,376	$761,751
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: BC Assessment

**Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.*

6(1)(g)(ii) Average and Median Housing Sale Prices by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Single Family	$532,649	$648,668	$703,889	$761,708	$734,997	$812,492	$942,548	$979,545	$1,004,785	$1,077,098	$1,274,425	$1,630,376	$1,655,707	$1,619,996	$1,466,307
Dwelling with Suite	$575,424	$636,366	$726,514	$762,210	$733,771	$815,213	$1,073,039	$1,161,585	$1,121,353	$1,072,165	$1,270,747	$1,850,950	$1,810,036	$1,820,724	$1,632,256
Duplex, Triplex, Fourplex, etc.	$425,478	$474,273	$555,631	$592,537	$582,199	$652,445	$691,187	$723,408	$735,460	$785,416	$888,939	$1,096,872	$1,240,643	$1,326,064	$1,215,622
Row Housing	$289,584	$348,602	$389,435	$410,000	$402,851	$446,598	$444,047	$450,079	$448,003	$475,297	$503,215	$602,561	$673,783	$719,638	$723,797
Apartment	$238,350	$275,804	$314,511	$354,212	$354,386	$388,402	$374,329	$392,863	$402,180	$396,740	$416,821	$449,672	$543,912	$548,722	$568,302
Manufactured Home	N/A	$16,300	$9,125	$12,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Seasonal Dwelling	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other*	$402,500	$795,000	$765,000	N/A	$650,000	N/A	$1,275,000	$925,000	$1,712,500	$1,385,000	N/A	N/A	N/A	$1,400,000	N/A
2 Acres or More (Single Family Dwelling, Duplex)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$4,070,000	N/A	N/A	N/A	N/A
2 Acres or More (Manufactured Home)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Median Assessed Value by Structural Type															
Single Family															
Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment								N/A							
Manufactured Home															
Seasonal Dwelling															
Other*															
2 Acres or More (Single Family Dwelling, Duplex)															
2 Acres or More (Manufactured Home)															

Source: BC Assessment
"Other" includes properties subject to section 19(8) of the Assessment Act.
***Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.*

6(1)(g)(iii) Average and Median Housing Sale Prices by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1	$185,673	$244,847	$244,800	$256,957	$265,888	$296,352	$290,013	$296,212	$285,735	$326,704	$316,784	$346,573	$413,880	$426,236	$461,477
2	$244,784	$297,700	$338,220	$372,487	$385,331	$425,414	$415,945	$433,138	$442,280	$446,081	$479,873	$532,593	$616,948	$635,060	$623,935
3+	$401,398	$475,785	$559,175	$601,764	$646,005	$729,641	$821,019	$830,718	$852,207	$913,975	$1,078,068	N/A	$1,354,768	$1,384,137	$1,302,028
Median Sales Price by Number of Bedrooms								N/A							
0															
1															
2															
3+															

Source: BC Assessment
**Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.*

6(1)(h)(i) Average and Median Monthly Rent

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	$796	$822	$843	$891	$918	$932	$948	$966	$981	$1,017	$1,042	$1,119	$1,189	$1,249	$1,325
Median	$750	$780	$790	$840	$850	$875	$885	$900	$900	$940	$950	$1,025	$1,100	$1,175	$1,250

Source: CMHC Primary Rental Market Survey

6(1)(h)(ii) Average and Median Monthly Rent by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	$796	$822	$843	$891	$918	$932	$948	$966	$981	$1,017	$1,042	$1,119	$1,189	$1,249	$1,325
No-bedroom	$615	$635	$659	$661	$710	$726	$733	$757	$768	$781	$806	$881	$927	$985	$1,018
1-bedroom	$732	$762	$778	$817	$845	$856	$870	$888	$900	$935	$957	$1,019	$1,101	$1,149	$1,217
2-bedroom	$915	$940	$990	$1,039	$1,070	$1,094	$1,109	$1,124	$1,154	$1,191	$1,227	$1,326	$1,387	$1,471	$1,549
3-or-more bedrooms	$1,113	$1,138	$1,112	$1,234	$1,305	$1,313	$1,364	$1,377	$1,385	$1,415	$1,477	$1,573	$1,652	$1,715	$1,839
Median	$750	$780	$790	$840	$850	$875	$885	$900	$900	$940	$950	$1,025	$1,100	$1,175	$1,250
No-bedroom	$580	$615	$625	$650	$675	$695	$700	$715	$720	$720	$750	$800	$875	$896	$950
1-bedroom	$710	$735	$755	$790	$815	$835	$850	$850	$870	$880	$899	$950	$1,025	$1,100	$1,175
2-bedroom	$870	$876	$925	$970	$1,000	$1,050	$1,060	$1,085	$1,125	$1,130	$1,173	$1,250	$1,313	$1,400	$1,550
3-or-more-bedrooms	$1,027	$1,000	$1,019	$1,049	$1,200	$1,250	$1,300	$1,300	$1,326	$1,331	$1,382	$1,422	$1,508	$1,713	$1,824

Source: CMHC Primary Rental Market Survey

6(1)(i),(j) Vacancy Rate by Number of Bedrooms

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	5%	4%	3%	2%	2%	2%	1%	1%	1%	1%	2%	1%
No-bedroom	0%	3%	1%	2%	1%	2%	1%	1%	1%	0%	2%	2%
1-bedroom	1%	4%	3%	2%	2%	2%	1%	1%	1%	1%	2%	1%
2-bedroom	1%	3%	3%	2%	3%	2%	1%	1%	1%	1%	2%	1%
3-or more bedroom	1%	5%	2%	5%	4%	3%	2%	2%	1%	0%	2%	2%

Source: CMHC Primary Rental Market Survey

6(1)(k)(i),(ii),(iii) Rental Housing Units by Market

	Units	Date
Primary rental market	11,871	November 10, 2020
Secondary rental market	23,109	November 10, 2020
Short-term rental market	939	August 10, 2020

Source: CMHC Primary Rental Market Survey, AirDNA

6(1)(l) Units in Housing Cooperatives

	2019
Units in housing cooperatives	1,900

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(m)(i) Housing Units Demolished

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Number of units demolished	N/A	N/A	390	434	419	556	481	781	525	468

6(1)(m)(ii) Housing Units Demolished by Structure Type

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	N/A	N/A	390	434	419	556	481	781	525	468
Single Detached	N/A	N/A	356	364	304	405	395	376	315	281
Duplex	N/A	N/A	34	18	4	14	26	28	45	14
Row House	N/A	N/A	0	0	0	0	0	0	0	90
Apartment	N/A	N/A	0	52	111	137	60	377	165	83

6(1)(m)(iii) Housing Units Demolished by Tenure

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	N/A									
Owner										
Renter										
Other (Band Housing)										

6(1)(m)(iv) Housing Units Demolished by Number of Bedrooms

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	N/A									
No-bedroom										
1-bedroom										
2-bedroom										
3-or-more bedrooms										

6(1)(n)(i) Housing Units Substantially Completed

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Housing units completed	N/A	N/A	740	1,640	1,340	1,460	2,674	1,414	2,079	2,837

6(1)(n)(ii)Housing Units Substantially Completed by Structure Type

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	N/A	N/A	740	1,640	1,340	1,460	2,674	1,414	2,079	2,837
Secondary Suite	N/A	N/A	N/A	N/A	N/A	4	161	229	213	287
Single Detached	N/A	N/A	190	276	292	358	308	303	308	358
Semi-detached	N/A	N/A	56	68	68	138	116	98	70	62
Row House	N/A	N/A	74	166	50	102	83	74	93	146
Apartment	N/A	N/A	420	1,130	930	858	2,006	710	1,395	1,984

6(1)(n)(iii) Housing Units Substantially Completed by Tenure

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	N/A									
Owner										
Renter										
Other (Band Housing)										

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	N/A									
No-bedroom										
1-bedroom										
2-bedroom										
3-or-more bedrooms										

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area

	2020
Number of beds	2,095

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness

	2020
Beds for individuals experiencing homelessness	247
Beds for individuals at risk of experiencing homelessness	247

Source: BC Housing Research and Planning Department, 2020

6(3)(a) New Homes Registered

	2016	2017	2018
New homes registered	4,693	3,596	2,715

Source: BC Housing

6(3)(b) New Homes Registered by Structure Type

	2016	2017	2018
Total	4,693	3,596	2,715
Single-detached house	371	315	254
Multi-family unit	4,322	3,044	2,347
Purpose-built rental	0	237	114

Source: BC Housing

6(3)(c) New Purpose-Built Rental Homes Registered

	2016	2017	2018
New purpose-built rental homes registered	0	237	114

Source: BC Housing

7(a)(i),(ii) Unaffordable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	72,205	100%	100%	78,415	100%	100%	83,770	100%	100%
Owner	45,420	63%	100%	51,100	65%	100%	53,340	64%	100%
Renter	26,780	37%	100%	27,310	35%	100%	30,425	36%	100%
Total households in unaffordable housing	19,955	28%	28%	22,495	29%	29%	23,845	28%	28%
Owner	10,315	14%	23%	12,125	15%	24%	12,630	15%	24%
Renter	9,640	13%	36%	10,370	13%	38%	11,215	13%	37%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(iii),(iv) Inadequate Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	72,205	100%	100%	78,415	100%	100%	83,770	100%	100%
Owner	45,420	63%	100%	51,100	65%	100%	53,340	64%	100%
Renter	26,780	37%	100%	27,310	35%	100%	30,425	36%	100%
Total households in inadequate housing	5,825	8%	8%	5,360	7%	7%	5,600	7%	7%
Owner	3,360	5%	7%	3,075	4%	6%	3,175	4%	6%
Renter	2,470	3%	9%	2,285	3%	8%	2,425	3%	8%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(v),(vi) Unsuitable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	72,205	100%	100%	78,415	100%	100%	83,770	100%	100%
Owner	45,420	63%	100%	51,100	65%	100%	53,340	64%	100%
Renter	26,780	37%	100%	27,310	35%	100%	30,425	36%	100%
Total households in unsuitable housing	9,305	13%	13%	8,905	11%	11%	7,730	9%	9%
Owner	3,325	5%	7%	3,770	5%	7%	3,020	4%	6%
Renter	5,975	8%	22%	5,135	7%	19%	4,705	6%	15%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(b),(c) Unemployment and Participation Rates for Population in Private Households

	2016
Unemployment rate	6.4%
Participation rate	63.2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(d),(e),(f),(g) Commute to Work for Population in Private Households

	2016	
	#	%
Total	94,190	100%
Commute within CSD	31,940	34%
Commute to different CSD within CD	61,280	65%
Commute to different CD within BC	580	1%
Commute to different province	390	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(i),(ii) Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	72,200	100%	100%	78,415	100%	100%	83,770	100%	100%
Owner	45,420	63%	100%	51,100	65%	100%	53,340	64%	100%
Renter	26,780	37%	100%	27,315	35%	100%	30,425	36%	100%
Total in core housing need	14,040	19%	19%	16,060	20%	20%	16,650	20%	20%
Owner	5,565	8%	12%	6,650	8%	13%	6,870	8%	13%
Renter	8,475	12%	32%	9,410	12%	34%	9,780	12%	32%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(iii),(iv) Extreme Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	72,200	100%	100%	78,415	100%	100%	83,770	100%	100%
Owner	45,420	63%	100%	51,100	65%	100%	53,340	64%	100%
Renter	26,780	37%	100%	27,315	35%	100%	30,425	36%	100%
Total in extreme core housing need	5,770	8%	8%	6,270	8%	8%	6,730	8%	8%
Owner	2,460	3%	5%	2,820	4%	6%	3,180	4%	6%
Renter	3,305	5%	12%	3,455	4%	13%	3,545	4%	12%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Additional Data

BC Employment Assistance Data, 2006 to 2020

Year	Average of Cases (Households)	Average # of Recipients (Individuals)	Average # Dependent Children
2006	3,637	5,246	1,295
2007	3,849	5,503	1,323
2008	4,052	5,736	1,361
2009	4,510	6,331	1,464
2010	4,964	6,948	1,609
2011	5,113	7,140	1,644
2012	5,058	6,999	1,566
2013	5,190	7,142	1,575
2014	5,109	6,940	1,468
2015	5,080	6,887	1,434
2016	5,160	6,974	1,446
2017	5,173	6,984	1,444
2018	5,215	7,037	1,450
2019	5,264	7,120	1,477
2020	5,474	7,472	1,578
Average	**4,857**	**6,697**	**1,476**

Source: BCEA 2020

Notes:
- Annual data is an average of the monthly data available
- Data is inclusive of persons with disabilities
- Recipients is inclusive of dependent children
- 2020 data is until June 2020

BC Housing Subsidized Units

Family	695
People with Disabilities	237
Seniors	640
Wheelchair Modified	59
Singles	174
Total	1,805

Source: BC Housing

CMHC Household Characteristics by Tenure and Core Housing Need

Characteristics	Total Households in Core Housing Need		Renter Households in Core Housing Need		Owners in Core Housing Need	
	#	%	#	%	#	%
Total Households in Core Housing Need	**16,650**	**83%**	**9,780**	**198%**	**6,870**	**45%**
Core Housing Need by Age of Primary Household Maintainer						
15-24	555	25%	490	27%	60	15%
25-34	2,410	19%	1,700	25%	705	12%
35-44	2,825	19%	1,990	32%	835	10%
45-54	3,275	19%	1,720	30%	1,555	13%
55-64	3,045	19%	1,555	33%	1,495	13%
65+	4,540	23%	2,325	47%	2,220	15%
Core Housing Need by Household Type						
Couple with Children	3,665	14%	1,805	26%	1,855	10%
Couple without Children	2,385	12%	1,200	20%	1,185	9%
Lone Parent Household	2,945	36%	1,790	49%	1,150	25%
Multiple-Family	285	9%	95	20%	185	7%
One Person Household	6,505	30%	4,215	41%	2,295	20%
Other Non-Family	870	19%	670	22%	200	13%
Core Housing Need based on Immigration Status						
Non-Immigrant	5,145	15%	3,945	28%	1,200	6%
Non-Permanent Resident	765	33%	590	35%	175	29%
Immigrant	10,740	22%	5,240	36%	5,490	16%
Recent Immigrant	1,600	37%	1,110	41%	490	31%
Core Housing Need by Households with Seniors (65+)						
Household Has At Least One Senior (65+)	4,975	20%	2,500	45%	2,480	13%
Household Without A Senior (65+)	11,670	20%	7,280	29%	4,395	13%
Core Housing Need by Households with Persons with an Activity Limitation						
Household Has At Least One Person With an Activity Limitation	9,025	22%	5,655	36%	3,365	13%
Household Without A Person With an Activity Limitation	7,625	18%	4,125	28%	3,505	13%
Core Housing Need by Indigenous Households						
Aboriginal Households	545	25%	525	33%	20	4%
Non-Aboriginal Households	16,095	20%	9,255	32%	6,845	13%
Core Housing Need by Households with Children						
Household Has At Least One Child (<18 years)	4,415	20%	2,655	36%	1,755	12%
Household Without a Child (<18 years)	12,240	20%	7,125	31%	5,115	13%

Source: CMHC (based on 2006, 2016 Census and 2011 National Household Survey)

Note: Other non-family refers to a group of two or more persons who live together but do not constitute a census family.

Total Sheltered and Unsheltered Individuals Experiencing Homeless by Metro Vancouver Sub-Region (2020)

	Unsheltered Total	Sheltered				Total Homelessness
Sub-Region		Extreme Weather Response	Shelters	No Fixed Address	Total	
Burnaby	19	8	86	11	105	124
Total	1,029	241	2,172	192	2,605	3,634

Source: BC Non-Profit Housing Association, 2020 Homelessness Count in Metro Vancouver, Preliminary Data

1 Refers to Extreme Weather Response (EWR) shelters
2 Includes shelters (temporary nightly shelters, winter response shelters, and other shelter programs), safe houses and transition houses
3 Includes jails, detox facilities, and hospitals

Changes in the number of individuals experiencing homelessness by Metro Vancouver Sub-Region (2005-2020)

Sub-Region	2005	2008	2011	2014	2017	2020	2017-2020 Change #	%
Burnaby	42	86	78	58	69	124	55	80%

Source: BC Non-Profit Housing Association, 2020 Homelessness Count in Metro Vancouver, Preliminary Data

Changes in unsheltered homelessness by Metro Vancouver Sub-Region (2017-2020)

Sub-Region	2017 Unsheltered Total	2020 Unsheltered Total	Absolute Change (2017 to 2020)
Burnaby	49	19	-30

Source: BC Non-Profit Housing Association, 2020 Homelessness Count in Metro Vancouver, Preliminary Data

Changes in sheltered homelessness by Metro Vancouver Sub-Region (2017-2020)

	2017 Sheltered			2020 Sheltered			
Sub-Region	Shelters & NFAs	EWR	Total	Shelters & NFAs	EWR	Total	Absolute Change (2017 to 2020)
Burnaby [1]	13	7	20	97	8	105	85

Source: BC Non-Profit Housing Association, 2020 Homelessness Count in Metro Vancouver, Preliminary Data

[1] Burnaby provides sleeping mats at four Warming Centres. On the night of the count, 38 adults who spent a full night at one of the centres were counted as sheltered.

Unsheltered and Sheltered Indigenous Homelessness by Metro Vancouver Sub-Region (2020)

Sub-Region	**Unsheltered Total**	**Sheltered Total**	**Total**	
			#	**%**
Burnaby	6	13	19	3%
Total Indigenous Survey Respondents	366	345	711	100%

Source: BC Non-Profit Housing Association, 2020 Homelessness Count in Metro Vancouver, Preliminary Data

Short-Term Rentals, 2017 to 2020

Time Period	**Active Rentals**
Q2 '17	939
Q3' 17	974
Q4 '17	1,026
Q1' 18	1,070
Q2 '18	1,222
Q3 '18	1,431
Q4 '18	1,309
Q1 '19	1,296
Q2 '19	1,523
Q3 '19	1,685
Q4 '19	1,531
Q1' 20	1,494
Q2' 20	1,225
10-Aug-20	939

Source: AirDNA

Short-Term Rental Size, 2020

Unit Size	Number
Studio	24
1-Bedroom	169
2-Bedroom	171
3-Bedroom	57
4-Bedroom	28
5+ Bedrooms	29

Source: AirDNA

Languages Spoken Most Often at Home other than English

Languages	**Total - First official language spoken**	**% of Total Population**
Mandarin	25,855	11%
Cantonese	18,670	8%
Korean	5,430	2%
Tagalog (Pilipino, Filipino)	3,305	1%
Persian (Farsi)	2,705	1%

Source: Statistics Canada - 2016 Census. Catalogue Number 98-400-X2016070.

First Nations Identity

First Nations (North American Indian)	2,615
Métis	1,365
Inuk (Inuit)	35

Source: Statistics Canada - 2016 Census. Catalogue Number 98-400-X2016156.

Immigrant Status

	Non-Immigrant	Non-Permanent Resident	Immigrant	Recent Immigrant	Total
2006	34,745	1,430	41,860	6,615	78,035
2011	36,135	2,970	47,740	5,925	86,840
2016	34,935	5,110	52,150	5,335	92,200

Source: Statistics Canada - 2016 Census.

Visible Minority

Visible minority for the population in private households	230,080	
Total visible minority population	146,310	63.6%
Not a visible minority	83,765	36.4%
Chinese	78,025	53.3%
South Asian	18,735	12.8%
Filipino	13,000	8.9%
Korean	7,790	5.3%
West Asian	4,960	3.4%
Multiple visible minorities	4,840	3.3%
Latin American	4,630	3.2%
Southeast Asian	4,620	3.2%
Black	3,670	2.5%
Japanese	3,655	2.5%
Arab	1,700	1.2%
Visible minority, n.i.e.*	690	0.5%

Source: Statistics Canada - 2016 Census. Catalogue no. 98-316-X2016001

*n.i.e. means not included elsewhere and refers to respondents who wrote in a response not captured by the other categories; for example Polynesian or Guyanese.

British Columbia Institute of Technology, Full-Time Equivalents

Fiscal Year	FTE Actual
FY 2008/09	11,886
FY 2009/10	11,904
FY 2010/11	12,337
FY 2011/12	12,682
FY 2012/13	12,953
FY 2013/14	13,335
FY 2014/15	13,279
FY 2015/16	13,181

FY 2016/17	13,254
FY 2017/18	12,962
FY 2018/19	12,514

Source: BC Ministry of Advanced Education, Skills and Training

British Columbia Institute of Technology, Students on Burnaby Campus, Full-Time and Part-Time

Full-Time	Part-Time	
FY 2008/09	14,089	17,742
FY 2009/10	14,008	16,642
FY 2010/11	14,604	16,727
FY 2011/12	14,017	16,638
FY 2012/13	14,245	16,648
FY 2013/14	14,506	16,503
FY 2014/15	14,830	16,241
FY 2015/16	15,067	16,690
FY 2016/17	15,039	17,301
FY 2017/18	14,494	18,863
FY 2018/19	14,359	19,117
FY 2019/20	14,305	18,471

Source: BCIT

British Columbia Institute of Technology, Housing Waitlist, Long-Term Beds

Waitlist	Beds Filled	
2017 - 2018	208	275
2018 - 2019	186	275

Source: BCIT

British Columbia Institute of Technology, Housing Waitlist, Short-Term Beds

Waitlist	Beds Filled	
2017 - 2018	208	275
2018 - 2019	186	275

Source: BCIT

Simon Fraser University, Full-Time Equivalents

Fiscal Year	FTE Actual
FY 2008/09	21,229
FY 2009/10	21,867
FY 2010/11	22,388
FY 2011/12	22,796
FY 2012/13	22,661
FY 2013/14	22,701
FY 2014/15	22,329
FY 2015/16	22,181
FY 2016/17	22,096
FY 2017/18	22,161
FY 2018/19	22,102

Source: BC Ministry of Advanced Education, Skills and Training

Simon Fraser University, Student Count with Classes in Burnaby

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Undergraduate students	28,570	29,009	28,839	29,084	28,684	28,534	28,991	28,787	28,850	28,629
# with ≥ 50% of classes in Burnaby	0	22,435	22,056	21,970	21,773	21,473	22,026	22,202	22,342	22,480
Graduate students	5,130	5,060	4,914	4,880	4,887	4,901	5,071	5,315	5,420	5,326
# with ≥ 50% of classes in Burnaby	0	2,621	2,498	2,456	2,464	2,451	2,446	2,504	2,529	2,621
Total	33,675	34,051	33,733	33,939	33,548	33,402	34,031	34,087	34,242	33,935
# with ≥ 50% of classes in Burnaby	0	25,040	24,538	24,407	24,218	23,899	24,445	24,691	24,854	25,086

Source: SFU

Notes:

a) A student is counted in a given academic year if they were registered in at least one term of the year, as of the official end-of-week-3 reporting date each term.
b) A small number of students were registered as both an undergraduate student and a graduate student within an academic year. Therefore, the "Total" row is not equal to the sum of the "Undergraduate students" and "Graduate students" rows.
c) The table includes the number of students in each academic year who were taking 50% or more of their classes that year at the Burnaby campus. Audit and Formal Exchange Program courses are excluded.
d) Burnaby campus data are not shown for 2010/11 since the way co-op courses were recorded in the database changed partway during this academic year, so those statistics may not be comparable to the rest of the years.
e) Statistics for 2019/20 may not be comparable to other years since classes were held remotely in Summer 2020 due to COVID-related measures. Course locations in Summer 2020 were generally recorded as they would have been in a normal Summer term, but data for this term still may not be comparable.

Simon Fraser University Current Residences and Planned Residences

Residence	**Unit Type**	**Bed count**	**Year operating (as per data request)**	**Notes**
Tower Residences	Single w meal plan	727	2018 and beyond	
Shell House	Single w meal plan	130	2018 and beyond	
McTaggart-Cowan Hall	Single	200	2018 and beyond	
Townhouses/apartment	Townhouse	396	2018 and beyond	
Hamilton Hall	Grad studio	103	2018 and beyond	
Charles Chang Innovation Centre (Vancouver Campus)	Grad studio, 1 bdrm, 2 bdrm, 2 bdrm flex	68	2018 and beyond	
Phase 1 Residence	Single w meal plan	482	Spring 2021	expected opening date
Parcel 21 Residence	Family 1 & 2 bdrm units	90	Fall 2021	expected opening date
Phase 2 Residence	Single w meal plan	369	Fall 2022	expected opening date

Residence	Unit Type	Bed count	Year operating (as per data request)	Notes
Phase 3 Residence	Townhouse/apartment	350	Fall 2024	* building still in design phase, bed count is approximate as is expected opening date
Total Bed Count expected by Fall 2024		**2915**		

Source: Simon Fraser University, 2020

Simon Fraser University Residency Waitlist

	Fall 2018 - Spring 2019	Fall 2019- Spring 2020
Single w meal plan	664	462
Single	467	420
Townhouse	183	144
Grad studio	87	106
Total	1401	1132

Source: Simon Fraser University, 2020

APPENDIX B

What We Heard Report

CONTENTS

1 OVERVIEW

This What We Heard Summary is a record of the engagement completed as part of the City of Burnaby's Housing Needs Report. This process set out to document community and stakeholder feedback on current and emerging housing needs in the community. It builds on the engagement process that was completed through *Your Voice. Your Home.* for the Mayor's Task Force on Community Housing in 2019.

Due to the COVID-19 pandemic, social distancing measures prevented large group gatherings. The engagement process was primarily conducted virtually.

Figure 1 shows what type of engagement was completed, who participated, and when.

The City also received a written response from Tsleil-Waututh Nation on the housing needs of members and this valuable input is summarized in this document.

Figure 1 Engagement Overview

What Type of Engagement?	Who Participated?	When?
Stakeholder survey	42 stakeholders, including: • Service providers • Federal, provincial, and local government staff • Non-profit developers • For-profit developers • Special interest and advocacy groups • Health care sector	July to August 2020
Stakeholder focus groups	9 focus groups with 59 participants, including: • Homelessness service providers • Service providers • Non-market housing providers • Developers • Large institutions • Major employers • Neighbouring governments • Access Advisory Committee	September 2020
Stakeholder interviews	11 stakeholders, including: • Post-secondary institutions • Indigenous housing and service providers • Health sector • Family support services • Newcomer and refugee services • Homelessness services	September to October 2020

Interviews with people with lived experience of housing vulnerability who are typically underrepresented in traditional engagement	9 individuals, including: • Individuals with experience of homelessness • Individuals with experience of addictions • Individuals with intellectual disabilities • Individuals with physical disabilities • Youth aging out of care • Long term and recent newcomers and refugee families	July to October 2020

2 HOUSING NEEDS SURVEY

2.1 INTRODUCTION

Stakeholders in housing and housing-related sectors were invited to participate in the Housing Needs Survey from July 30 to August 23, 2020. The purpose of the survey was to gather information on housing needs and challenges from organizations with experience in providing housing and related services to residents in Burnaby. Organizations from across the housing continuum and related sectors were invited to participate. A total of 42 organizations completed the survey. Please note that surveys were completed on behalf of organizations. Each respondent refers to an organization and may represent the views of multiple people within an organization.

Respondents could skip questions and pick multiple answers for select questions. Responses from open-ended questions were reviewed and summarized by the themes that emerged.

Note: Percentages are based on the number of respondents to each question.

The Housing Needs Survey can be found in the Appendix.

2.2 PARTICIPANTS

Figure 1 shows the types of organizations that participated in the survey. Four organizations indicated that they were both development and service operators (non-profit). Organizations that selected "other or combination of other descriptions" included a planning consulting firm (1 respondent), a funder foundation (1 respondent), and a church and community space (1 respondent).

Figure 2. Types of Organizations

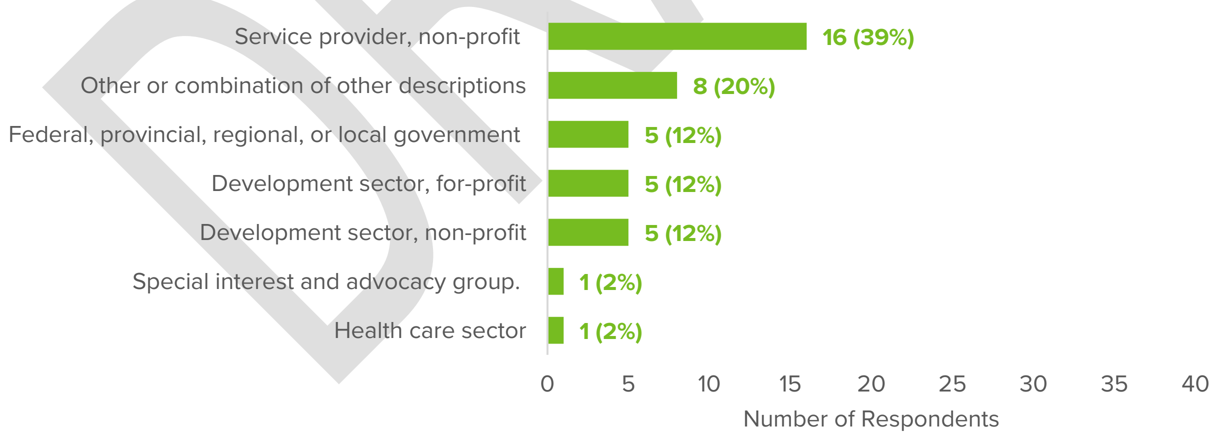
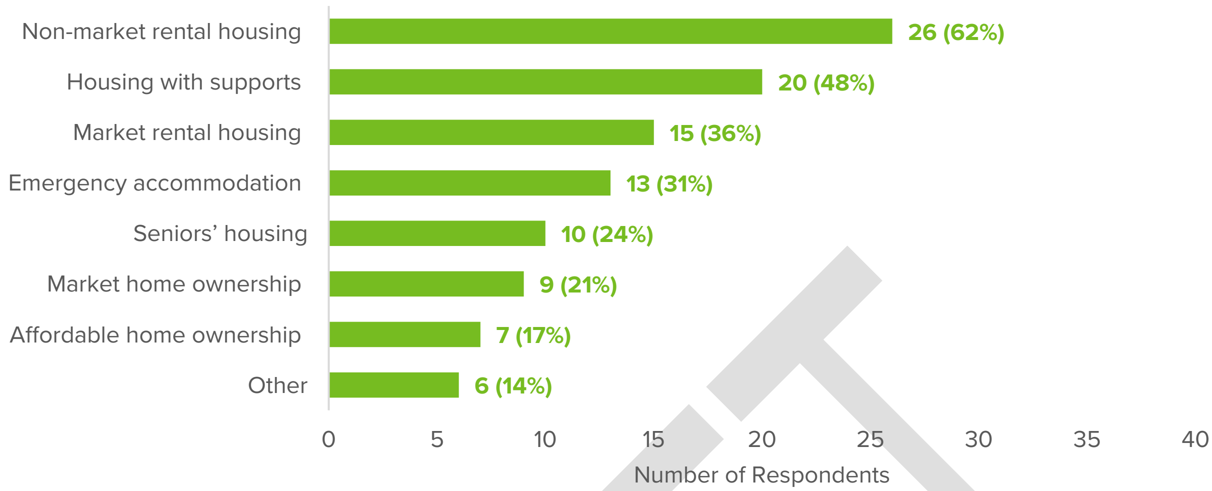


Figure 2 shows the types of housing that organizations focus on in their work. Organizations were most involved in non-profit rental housing (6%), housing with supports (48%), and market rental housing (36%). Organizations that selected 'other' specified that they also do work in market housing with financial subsidies (1 respondent) and mental health and addiction recovery (1 respondent).

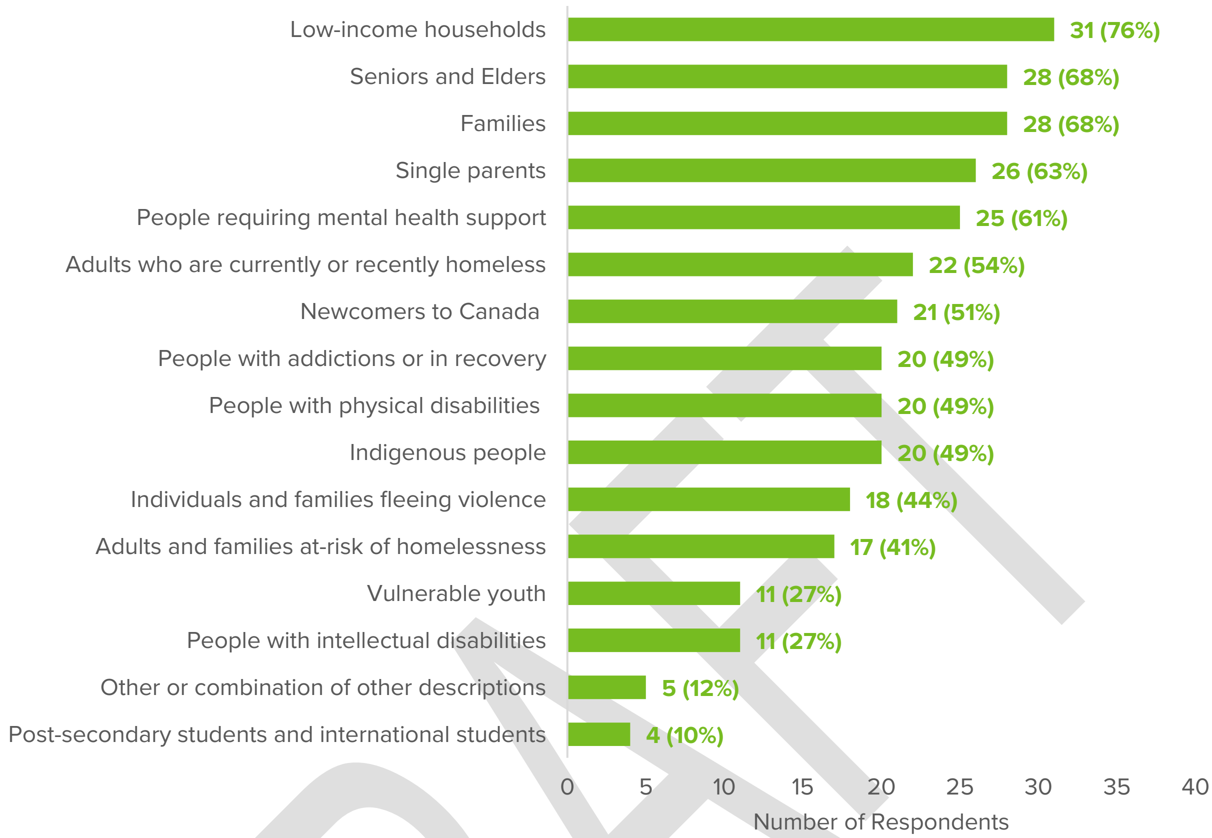
Figure 3. Housing Work that Organizations are Involved in



A majority of organizations (86%) reported that they provide housing or related services to people in Burnaby.

Figure 3 shows the types of groups that organizations serve. Many organizations provide services to low-income households (76%), seniors and elders (68%), and families (68%) or single parents (63%). Others provide services to post-secondary students (10%), people with intellectual disabilities (27%), and vulnerable youth (27%). Participating organizations that selected 'other or combination of descriptions' said that they provide market housing for anyone interested (1 respondent) or developers and landowners (1 respondent).

Figure 4. Groups Served by Participating Organizations

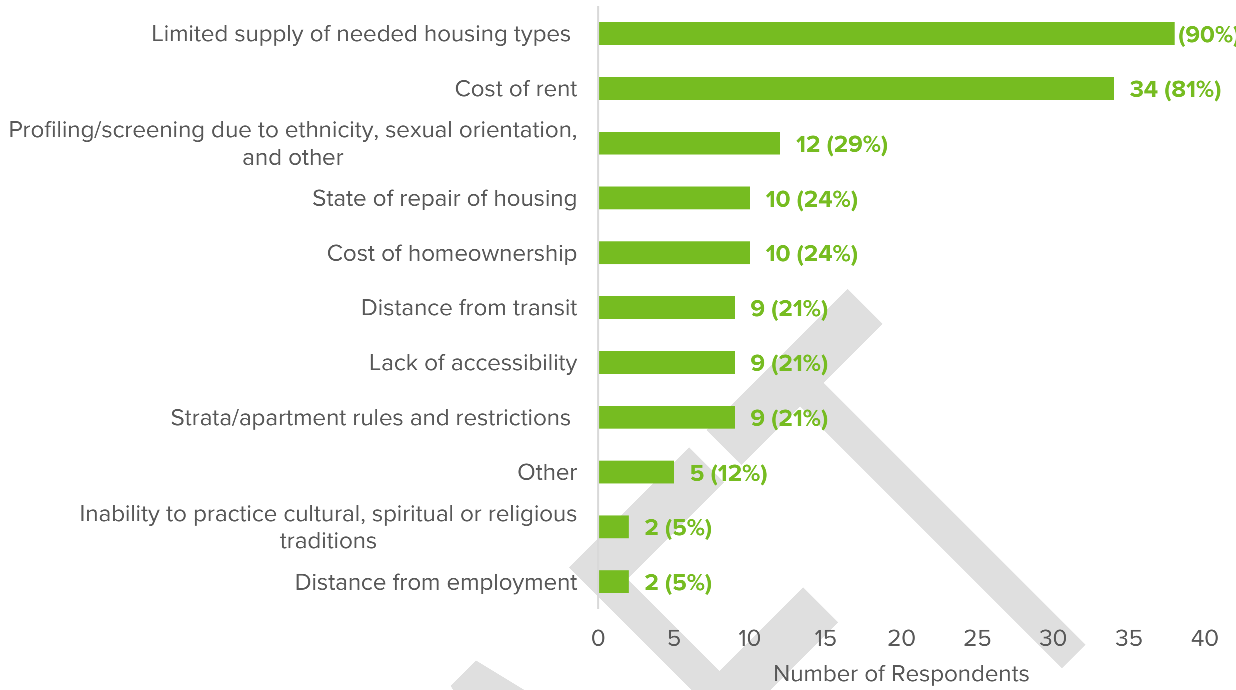


2.3 HOUSING NEEDS

2.3.1 HOUSING CHALLENGES

Organizations were asked to identify the most common barriers that households or individuals their organization work with face in meeting their housing needs in Burnaby (**Figure 4**). Almost all organizations work with individuals or households that experience challenges to due to the limited supply of needed housing types (90%) and inability to afford the cost of rent (81%). One respondent that selected ‘other’ reported that individuals who are homeless with no references or employment are more likely to have difficulties making rental agreements with landlords.

Figure 5. Common Barriers Households or Individuals Face



Respondents noted that households and individuals they work with in their organizations often face multiple barriers (8 respondents), including mental health and substance use issues, financial difficulties (i.e., poor credit history, previous legal system involvement, Social Assistance), refugee or immigration status (i.e., language barriers, no credit history, culture adjustment), and family reunification issues, which make them even more vulnerable to discrimination from landlords and becoming homeless. In addition to these barriers, respondents commented that these households and individuals have to deal with the limited supply of housing available and the lack of affordability of rental costs.

Two respondents noted that families they work with live in homes that are not suitable for their family size (4 respondents) or are in dire need of repair and maintenance (2 respondents).

One respondent noted that wheelchair accessibility is rare in multi-story buildings, single family homes, and townhomes, and regulations for new building are not sufficient for meeting accessibility needs.

2.3.2 DELIVERY MODELS

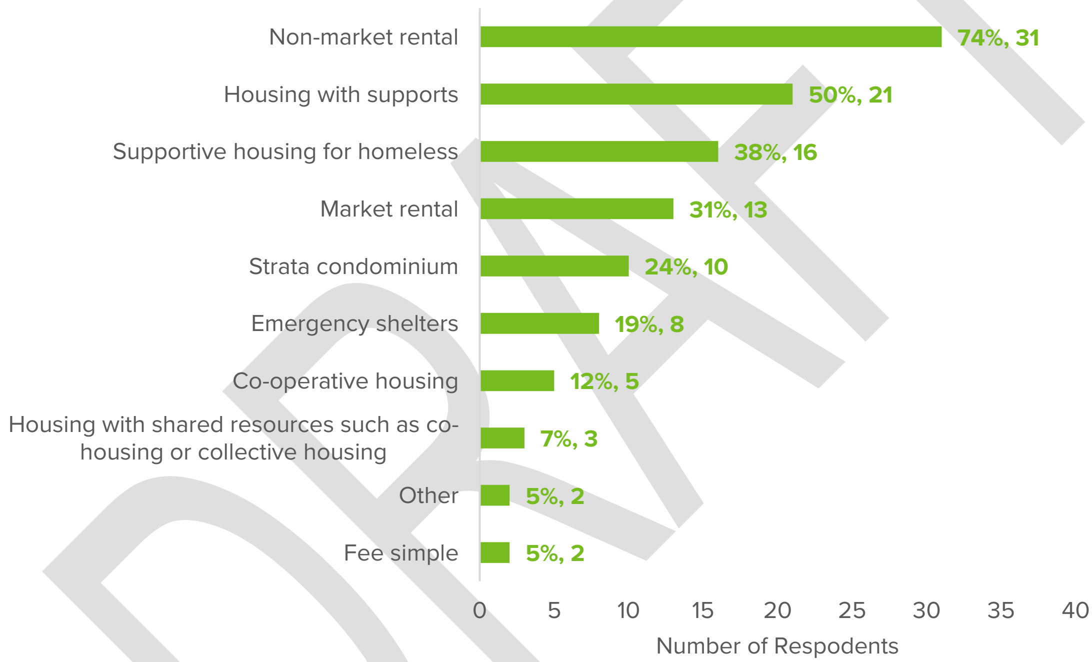
Respondents were asked to identify the delivery models that are most needed by households or individuals their organizations work with (**Figure 5**). The most needed delivery models are generally aligned with the type of work organizations are currently most involved in.

Participating organizations suggested that delivery models need to be inclusive and serve the diverse needs of individuals and families, beyond providing housing, for individuals and families to be stable and thrive in their communities. For organizations, this means offering built-in assistance or clinical supports to those who are homeless (1 respondent), aging with HIV (1 respondent), or vulnerable families and youth (1 respondent). One respondent imagined a co-operative housing model that is integrated and have combined housing supports for all types of individuals to experience home ownership.

Another respondent mentioned that transitional housing and refugee shelters are needed. It was noted that refugees arrive with little or no resources and have to navigate complicated systems on their own to access safe and affordable housing, food, education, legal support or medical care, while experiencing cultural shock and trauma from displacement. Refugees that are supported by knowledgeable service providers have shown to be more stable with better outcomes.

Two respondents noted that it is difficult to find homeless individuals or low- to moderate-income families affordable, safe and sustainable housing. There is one supportive housing building in Burnaby that is currently at capacity and one year-round shelter which has turned many individuals away due to being overcrowded.

Figure 6. Delivery Models Needed



2.3.3 HOUSING TYPES

Respondents were asked if there are any types of housing that are currently not allowed or underrepresented in Burnaby, that would benefit the households or individuals they work with. While many respondents generally supported all types of housing to reduce pressure on the market and support people across the housing spectrum (5 respondents), tiny homes and smaller living spaces (e.g. bachelor suites, container homes) were the most commonly mentioned (4 respondents). Respondents pointed out that tiny homes are more affordable both for renters (e.g. low- or moderate-income households) and operators, require lower taxpayer costs, and can be distributed near social supports and transit.

Respondents reported that the following housing types would serve the specific needs of the groups of individuals and households they serve:

- Secondary suites (2 respondents)
- Laneway homes
- Homes that have accessibility
- Rental housing
- Live/works paces
- Inboard bedrooms
- Mixed-market housing
- Senior housing
- Larger suites and homes for families
- Single-family home in strata
- Youth aging out of care homes
- 24/7 shelters
- Supportive housing
- Mixed-income rental

One respondent mentioned that working partnerships with private developers has been effective in improving social housing.

2.3.4 UNIT SIZES

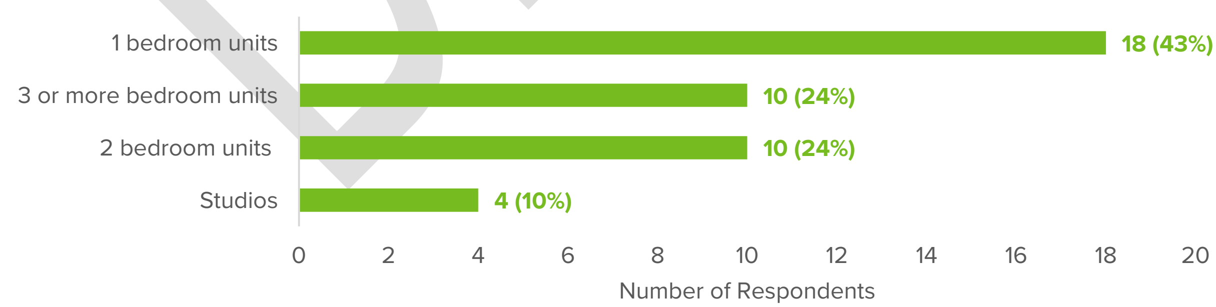
Respondents reported that one bedroom units were most needed by households or individuals they work with (43%), followed by three or more bedroom units (24%) and two bedroom units (24%) (**Figure 6**).

Respondents that said three or more bedrooms are needed have observed that families are growing, live in multi-generational homes, or are trying to regain custody of their children. These families often cannot afford the cost of a three-bedroom and children are overcrowded in shared bedrooms. One respondent commented that the lack of below market housing available for multi-generational families is a cultural bias that hits low-income ethnic families the hardest.

Other respondents reported a need for units with four or more bedrooms (6 respondents), units that are big enough for couples and pets (1 respondent), and units with one bedroom plus den (1 respondent).

Some respondents indicated that more of all unit sizes are needed (6 respondents).

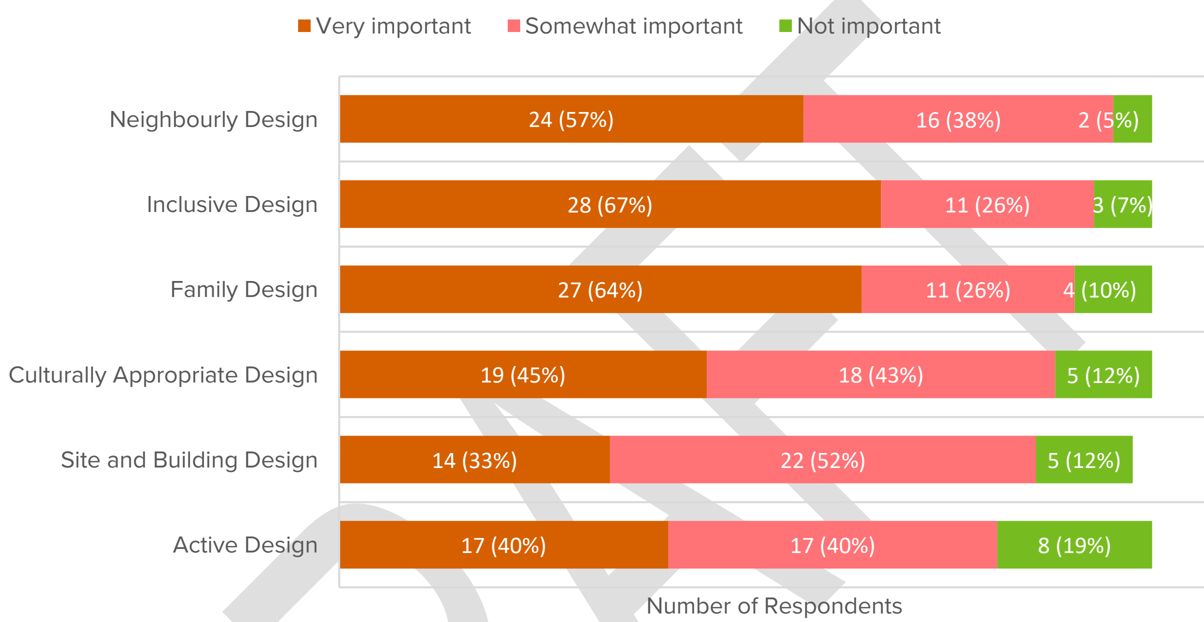
Figure 7. Unit Sizes Needed



2.3.5 DESIGN GUIDELINES

Respondents were asked to rate the importance of design guidelines for residential buildings to households or individuals they work with from 'very important' to 'not important' (Figure 7). Respondents reported that inclusive design (67%) and family design (64%) were very important design guidelines for households and individuals they work with. Culturally appropriate designs and site building design were also considered somewhat important.

Figure 8. Importance of Design Guidelines



Three respondents cautioned against adding additional designs or applying industry standards to affordable housing buildings because of the increased costs of operation and maintenance, longer timelines, and complexity of policies. By focusing on economical design guidelines that reduce costs, two respondents suggested that rental housing can be offered at more affordable rates by default. It was also suggested by another respondent that an intersectional lens for design guidelines is needed and Crime Prevention Through Environmental Design (CPTED) guidelines can come with inherent biases.

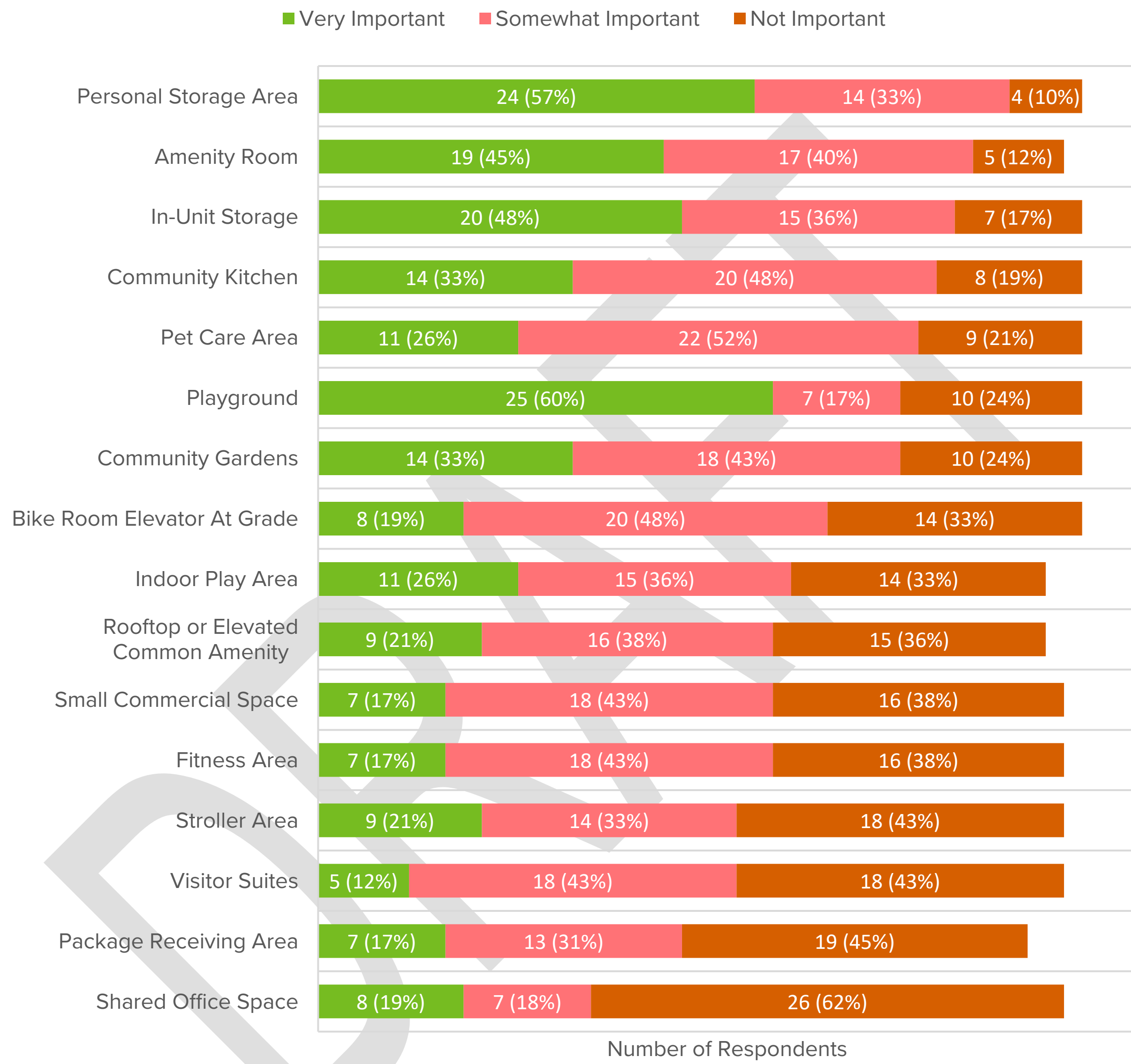
Two respondents wanted to see more designs that emphasize accessibility for mobility, visual/hearing impairments and are dementia friendly, as the population is aging. One organization suggested that designs for the most vulnerable individuals will work for all.

Other respondents suggested flex size designs that allow combinations of smaller units for larger or multi-generational families (1 respondent), mobile design options (1 respondent), affordable housing design (1 respondent)

2.3.6 ON-SITE AMENITIES

Respondents were asked to rate the importance of on-site amenities from 'very important' to 'not important'. **Figure 8** shows the order of on-site amenities based on how frequently they were selected as ‘very important’. A playground (60%) and personal storage area (57%) were most commonly rated as ‘very important.’ Shared office space was considered to be ‘not important’ to 62% of participating organizations.

Figure 9. Importance of On-Site Amenities



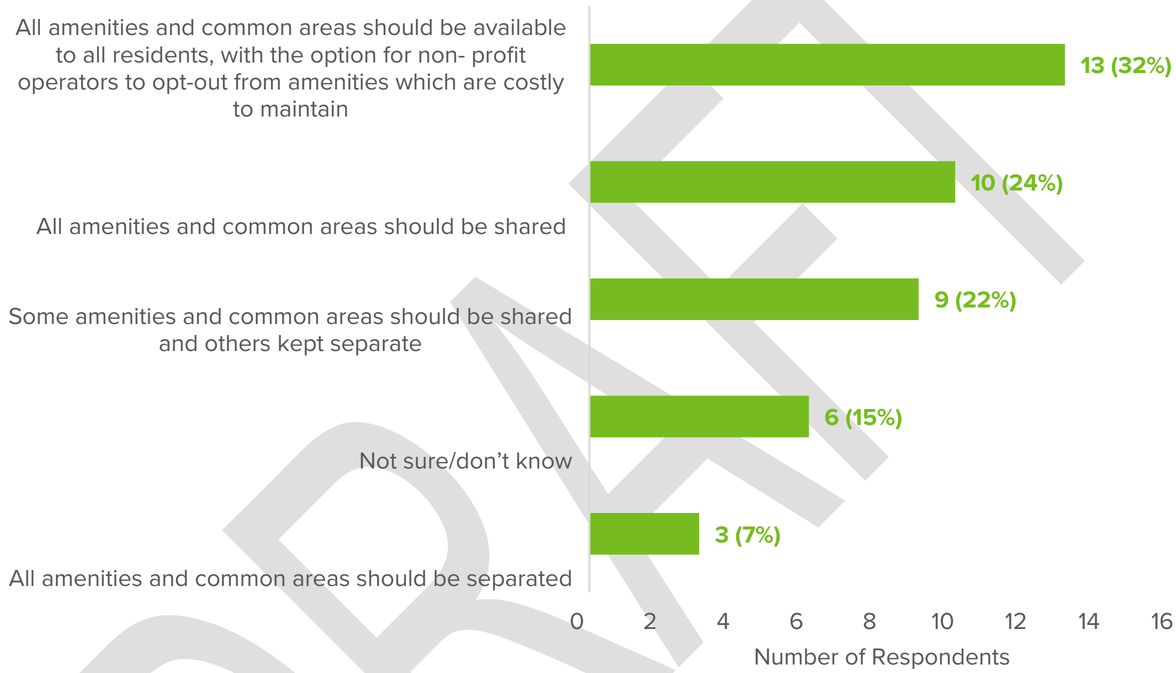
Respondents representing organizations involved in emergency accommodation work commented that households and individuals need other amenities including access to showers (1 respondents) and laundry, social service office space (1 respondent), private meeting areas (1 respondent), and amenity spaces for diverse ages and backgrounds (1 respondent). Respondents representing a non-profit service provider commented that access to computer and technology to communicate with family members (1 respondent), outdoor space with benches and picnic tables (1 respondent), and social spaces for craft and art groups (1 respondent) are needed. Respondents representing developers commented that end-of-trip bike facilities (1 respondent) and multi-use play areas (1 respondent) are needed.

One respondent also noted that there are restrictions and issues with charity organizations running a business or store and risks losing their status.

2.3.7 MIXED-INCOME DEVELOPMENTS

Respondents were asked how common areas and amenities in mixed-tenure buildings should be managed to best meet the needs of households or individuals they work with. 32% of participating organizations said that all amenities and common areas should be shared, but that non-profit operators should have the option to opt-out from amenities which are too costly to maintain.

Figure 10. Management of Amenities and Common Areas in Mixed-Tenure Buildings



Of the organizations that said that all amenities should be shared, many mentioned that inclusivity and sense of community can be established through having shared areas and amenities. Having separated amenity spaces may cause individuals to feel emotional and social barriers. However, a few organizations thought that some spaces may need to be available for individuals or families that have different backgrounds or require special needs.

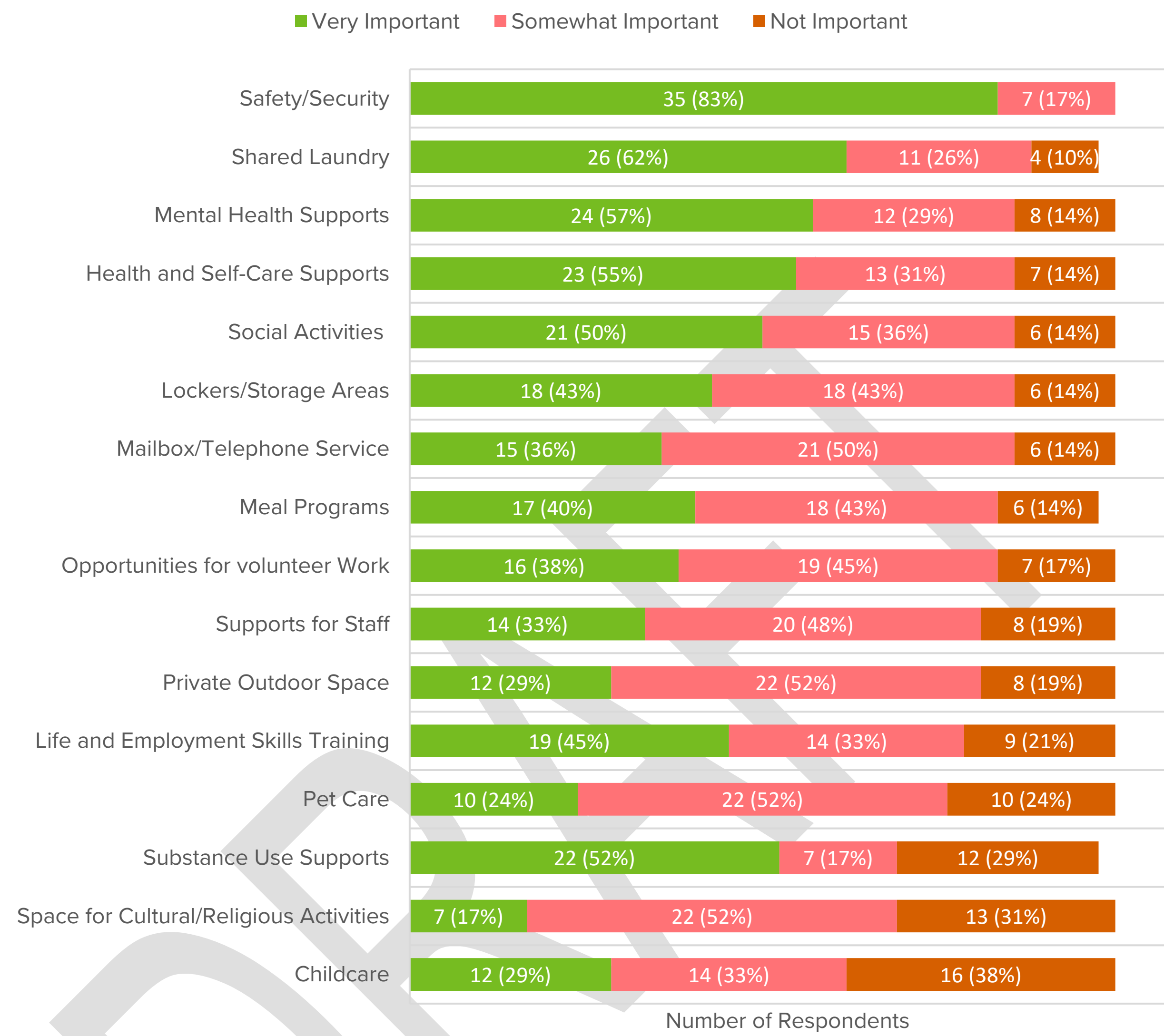
Seven organizations also mentioned that consideration needs to be given to operating costs, air space parcels, shared use agreements, insurance, maintenance, and affordability. One organization commented that safety of interactions may need to be considered depending on the types of tenants.

> *"There are aspects of sharing (or not) of amenity spaces that go beyond the social that should be considered; operating costs, air space parcel, shared used agreements, maintenance, replacement, insurance etc. These need to be given consideration and weight when determining if areas and amenities should be shared. There is often very good reason to not share that benefits all users. Mandating shared areas without proper consideration and flexibility is short sighted and ridged."*

2.3.8 FEATURES AND ON-SITE SUPPORTS

Organizations were asked to rank the most important features and on-site supports that are needed for individuals or households they work with. **Figure 10** shows the order of features and supports based on how frequently they were selected as 'very important.' All organizations considered safety and security as either 'very important' or 'somewhat important' to the individuals and households they work with.

Figure 11. Importance of Features and On-Site Supports



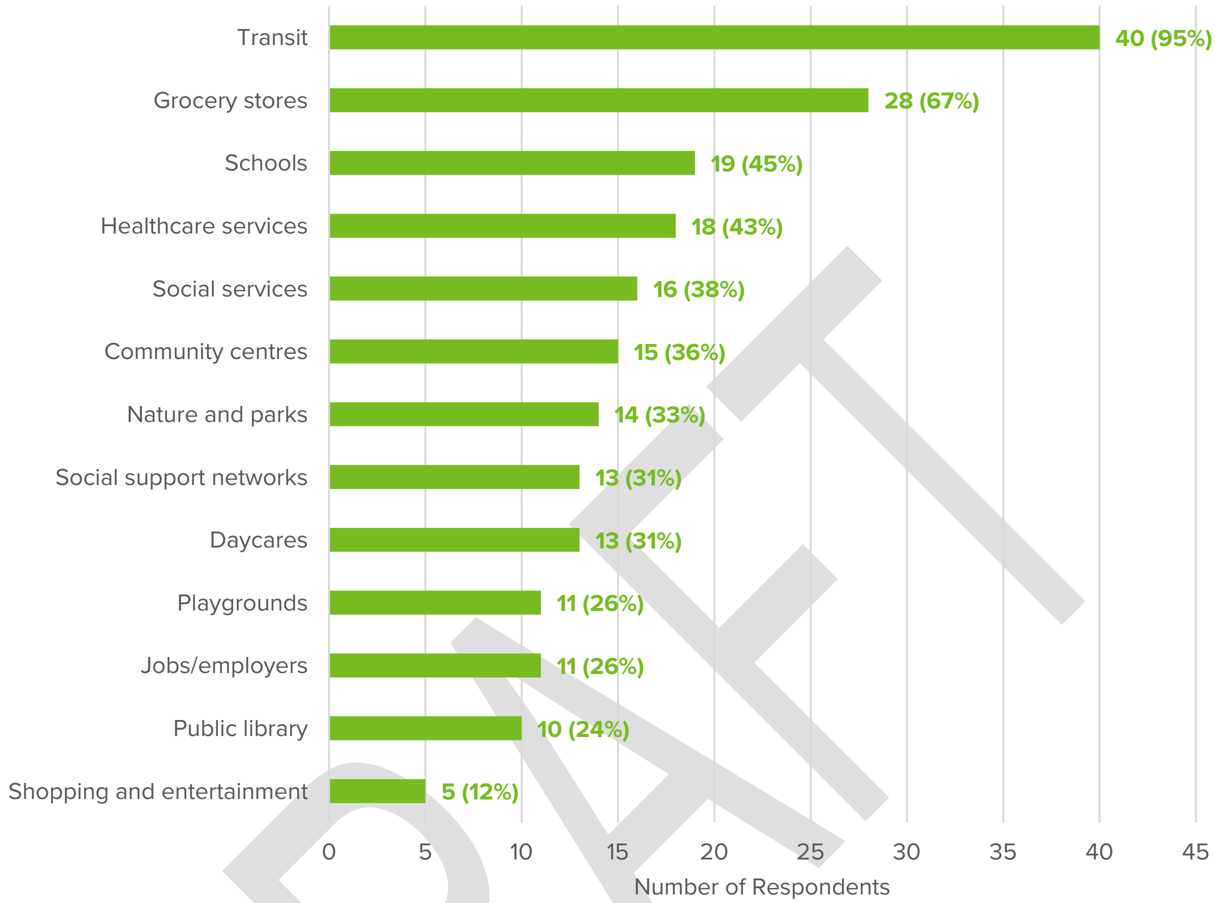
Respondents also thought social programs and peer activities would instill a sense of community and belonging (3 respondents). Mini in-suite laundry (1 respondent), mental health and substance use support (1 respondent), and a free food program (1 respondent) were suggested as well.

2.3.9 LOCATION

Organizations were asked to consider the most important services and amenities households and individuals need within a 10-minute walk (**Figure 11**). Almost all organizations said that nearby transit (95%) is important, followed by grocery stores (57%), and schools (45%). One organization noted all of these services and amenities must have wheelchair and pedestrian access, accessible parking, and level walkways for the individuals they work with.

> *"Opportunities for peer activities and meetings to enable a strong sense of community and belonging. It assists with managing conformity of social expectations and behaviours so there can be a good neighbour policy rather an enforcement approach"*

Figure 12. Important Nearby Services and Amenities



2.3.10 HOUSING RESILIENCE

Organizations provided the following recommendations for making Burnaby's housing more resilient and adaptive over time. Some of these recommendations emphasized respondents' previous answers on housing needs.

- Increase supply of affordable rentals (4 respondents) and explore multiple forms of housing solutions and initiatives with developers and landlords to provide below market rentals.
- Increase built-in staff supports and housing for individuals including refugees and women and children fleeing violence (3 respondents).
- Increase subsides for market rentals to offset costs for low-income families and individuals.
- Make a greater commitment to transfer city-owned land to non-profit housing providers to increase supply of affordable rental housing.
- Designate a centre for community emergencies and weather events that is inclusive of vulnerable individuals.
- Ensure all housing units are visitable and fully wheelchair accessible on the ground floor and 50% accessible on upper floors.

- Build simple structures with low operating and maintenance costs and ensure there is sufficient financial resources for owners or operators.
- Be a leader in using ‘meanwhile spaces’, houses and buildings that are empty while they are in the process of being redeveloped.
- Increase education and improve public perceptions of tiny homes as housing options
- Consider climate change impacts to vulnerable individuals.
- Promote diverse and mixed neighbourhoods.

3 FOCUS GROUPS

3.1 INTRODUCTION

Focus groups were held with stakeholders on September 15 and between September 21 and 25, 2020. All focus groups were conducted virtually through Zoom due to Covid-19 social distancing measures. Stakeholders were invited from the following groups: homelessness service providers, service providers, non-market housing providers, developers, large institutions, major employers, and neighbouring governments. A total of 59 stakeholders participated in focus groups.

The purpose of the focus groups was to provide insight into the housing needs of individuals in the community and the challenges facing stakeholders in delivering housing solutions or housing-related services.

Combined focus groups were held that asked participants to provide their input on the Burnaby Housing Needs Report and the draft HOME Strategy. This was done to maximize participation and avoid asking participants to attend multiple sessions during the engagement period. Findings on the draft HOME Strategy can be found in the HOME Strategy What We Heard Report.

3.2 HOMELESSNESS SERVICE PROVIDERS

3.2.1 OVERVIEW

A focus group with service providers serving those experiencing homelessness was held on September 15, 2020. The following organizations participated: Homelessness Services Association of BC, Ministry of Social Development and Poverty Reduction, Burnaby Community Services, Taskforce to End Homelessness, Community Foundation, Burnaby Social Development Office, Burnaby Division of Family Practice (medical sector), Dixon Transition Society, Progressive Housing Society, City of Burnaby warming center, Fraser Health, and Reaching Home.

The following sections provides a summary of stakeholder discussions.

3.2.2 HOMELESSNESS NEEDS

Stakeholders were asked questions about homelessness issues and service gaps they are seeing in Burnaby. Comments and discussions from the questions are summarized below.

1. **When it comes to homelessness, what housing or support service needs or gaps are you seeing in Burnaby?**

    - Burnaby has only one shelter which has been an important development but there is a lack of options for individuals who are homeless.
    - Subsidies and opportunities for supports to help individuals find housing options have been limited since November 2019.
    - Individuals who stay in shelters for too long sometimes face challenges transitioning into the next phase of finding housing.

2. **Which groups are present on the street and in shelters? Which groups are experiencing hidden homelessness? Are there any groups you would identify as precariously or vulnerably housed?**

- There are more men than women experiencing homelessness. 21% of individuals at the emergency weather beds at Westminster Chapel were women. Last year, many women and children were turned away from shelters and most of them end up couch surfing.
- Some homeless individuals experience combinations of behaviour, mental health, or addictions issues.
- There has been an increase of first-time homeless seniors with complex health issues as the population ages.
- In the last year, outreach programs have seen an increase in families, especially larger families and refugee families, that are precariously housed (e.g. poor home conditions, anticipated evictions) because many landlords prefer smaller households.
- In Burnaby, there is a known group of approximately 13 individuals who are very street entrenched and don't do well in shelters. An outreach team has been struggling to work with them.
- Individuals that don't fit in at shelters or warming centres end up on the street despite low barriers to stay (e.g. substance use on-site, nurse practitioner).
- Some individuals are triggered by certain situations (e.g. very close proximity to other people, limited space) at shelters.
- The biggest issue shelters have to deal with is aggression. Individuals provided with more space are typically less aggressive than ones in shelters. This has been demonstrated through temporary housing provided in response to Covid-19 isolation requirements.

3. How have homelessness and the supports needed to respond changed over the past 5/10 years?

- As Burnaby evolves, new developments and town centres have displaced many long-term residents and eliminated affordable rental units, resulting in more homeless numbers. The rate of new affordable and modular housing being built is not keeping up with the loss of stock.
- The largest ongoing concerns are funding and service program sustainability.
- Recruiting the right fit of health care providers and staff is considered critical to programs.
- Over the past five years, the overdose crisis has significantly impacted people's trauma, grief, and loss. These impacts affect people's behaviours and creates further challenges to find housing.

4. **How have you seen the Covid-19 pandemic impact homelessness and responses to homelessness?**

- Due to COVID-19, Burnaby is expecting to see more first-time homeless individuals as the evictions moratorium gets lifted. Shelters will need to consider the repercussions of Covid-19 impacts for the next two years.
- Expecting trend of homeowners putting up their home for sale or claiming family is moving back in. Tenants will need to be rehoused but they do not necessarily know how

to navigate this process. In one case, a tenant was offered a payout deal by their landlord but did not notify their service provider and had no plans of where to go when they were evicted.

- Access to housing options has been limited due to Covid-19 restrictions as non-market providers and landlords paused on accepting new applications.
- Some additional funding was made available, but more staff is needed with continued hazard sick pay.

5. What are some of the key reasons the individuals and families you work with struggle to find appropriate housing and supports?

   - Individuals with complex needs don't fit into the available programs or housing options (e.g. an individual eligible for assisted living would not qualify if they have substance use).
   - For refugees with large families or people with disabilities, there are limited housing options available and this is worsened by unaffordability.

6. What challenges do you see / experience when it comes to building needed housing and providing needed supports in Burnaby?

   - There is an expectation for individuals to move from street or shelter to housing in the short term. However, individuals experiencing homelessness may require long-term targeted supports of up to two years to build up enough trust and relationship to move into appropriate housing. Once housed, individuals may still experience barriers or challenges.
   - More variety of wraparound support staff is needed, beyond just outreach workers or nurses. There is not enough staff for service providers to act quickly to respond to situations.
   - For outside supports, individuals don't always make it to their appointments unless their outreach worker is with them.
   - There is a lack of second stage housing with wraparound services for women and their children.
   - Profitability is driving the types of housing that are being built rather than what is needed in the community.
   - There is a stigma in the community that homeless individuals are dangerous.

7. What opportunities are there to address homelessness gaps in Burnaby? What solutions would you like to see implemented? How might these opportunities align with federal and provincial policy priorities and funding? What solutions are needed NOW and what are needed LONGER TERM?

   - There should be opportunities to invest in peer involvement and engagement with those with lived experiences.
   - More transition homes and wrap around services including daycares, trauma informed services, and culturally appropriate services are needed. Health services should be available directly where individuals are housed.
   - Reaching Home Designated Community is issuing a call for proposals for Capital projects in the fall.

- CMHC and the federal government is working with partnerships on quick wins

3.2.3 POINT-IN-TIME COUNTS

Preliminary data from the most recent Point-in-Time (PiT) count for Burnaby was shared with participants. Stakeholders discussed the effectiveness of these types of surveys. Generally, stakeholders thought that PiTs undercounted the number of individuals experiencing homelessness. Some outreach workers reported that some individuals will avoid accessing services during the count because they don't wish to participate. They also reported that the count would need to be of a longer duration to better capture youth homelessness because of the timing of youth hubs. Stakeholders also suggested the methodology needs to be changed to adjust for different weather conditions.

3.3 SERVICE PROVIDERS

3.3.1 OVERVIEW

Two focus groups were completed with service providers who were able to provide insight into housing issues in Burnaby. The focus groups were held on September 15 and 23, 2020. Participating organizations include Voices of Burnaby Seniors, Spinal Cord Injury BC, Purpose Society, Safe and Caring Schools, Journey Home Community, Task Force to End Homelessness, Settlement Program at Immigrant Services Society of BC, Ministry of Child and Family Development, and Burnaby Community Services.

The following sections provides a summary of stakeholder discussions.

3.3.2 HOUSING NEEDS

Stakeholders were asked questions about housing issues and service gaps they are seeing in Burnaby. Comments and discussions from the questions are summarized below.

1. **What housing and service needs or gaps are you seeing in Burnaby?**

   - Seniors living in co-ops that are privately owned are concerned about being evicted by owners wanting to sell their home. Seniors are concerned that in two years they will have nowhere to go and rent costs would increase by 50%.
   - Many recent refugees are settling down in Burnaby neighbourhoods but face housing challenges due to their lack of income and work history.
   - New developments are good revenue for the City but are not supporting affordability for people living in the City.
   - Wheelchair accessible housing is often only available in three- or four-bedroom homes which limits options for those living alone or in small households.
   - More people are staying in hospitals longer than needed or are being discharged to the Downtown Eastside due to the lack of affordable housing in the community.
   - There is a gap in BC Housing support for singles or couples under 60 without children.
   - It is difficult for individuals, specifically those in vulnerable situations, to move due to the lack of affordable housing options.

- Unclear to stakeholders how affordability is defined. Currently, affordable housing is only 10% less than the market (e.g. $1800/month). Stakeholders suggested that affordability should be defined by 30% of an individual's gross income.

2. **Are there particular neighbourhoods where the need is greater than others?**

- The Edmonds Kingsway area is the most impoverished. There are lots of seniors, individuals with disabilities, refugees, and large immigrant families with diverse needs that are underhoused.
- In the South Burnaby and Edmonds areas, families (e.g. single parents, refugees) have housing challenges. There has been a pattern of students moving to Surrey and the Fraser Valley.
- Metrotown area

3. **Which demographics are facing the greatest challenges?**

- Seniors
- Individuals with disabilities
- Refugees
- Single parents

4. **How have housing and related service needs and gaps in Burnaby changed over the past 5/10 years?**

- While housing costs has significantly increased, local incomes have not. It is becoming more difficult for families to find affordable rentals or homes to buy. More families, especially lower-income households, are being pushed out of Burnaby.
- Waitlists for subsidies are longer.
- BC Housing stock has not increased in proportion to need.
- The stock of accessible housing units has not increased in proportion to need.
- Homeless numbers have increased, resulting in over-capacity at the shelter. Hospitalized patients without secure housing have nowhere to go. There are more camps and people sleeping in back alleys. There is a need for more transitional housing.
- There are many large developments without any affordable housing units. The market has attracted too many international investors. A social contract with developers could help with adding more affordable housing units.
- Some neighbourhoods (e.g. Brentwood, Edmonds, Metrotown) are becoming gentrified and densified.

5. **What obstacles or systemic challenges are you facing or seeing for delivering housing and housing-related service?**

- Due to the limited supply of affordable housing options, low-income seniors are being housed together with individuals with addiction or mental health issues, which creates safety concerns. The City should consider housing solutions that serve different high needs groups appropriately.
- There is a lack of accessibility bylaws and current accessible units do not fit the needs of individuals (e.g. bathrooms have no showers, inaccessible entrances, poor access to

sinks). Rather than exclusively being on the ground floor, accessible units should be scattered throughout different levels of a building to empower people with the decision of where they want to live.
- Empty buildings with parking lot space could provide temporary housing for refugees during developments.
- The provincial and federal governments have created barriers for individuals (e.g. required ID) to access housing supports and lack commitment in addressing housing and homelessness needs. Most of the promised federal funding has gone to Ontario.
- BC Housing's waitlist process creates inequity. Stakeholders report that families coming from outside of the City who have been only the waitlist for a short term are receiving housing sooner than those who have been waiting a long time. Vulnerable families on BC Housing waitlist are not receiving immediate support.
- The process to access housing supports can be difficult for some individuals and exacerbate mental health issues for individuals with pre-existing issues
- There is a lack of housing information for queer or trans folks.
- Power dynamics between tenants and landlords are common. Tenants are avoiding bringing up issues with landlords in fear of being kicked out.

6. What opportunities are there to address housing gaps in Burnaby?

- City land (e.g. laneways, streets) can be repurposed for housing or used for other purposes such as bikeways or greenspaces.

7. How have you seen the Covid-19 pandemic impact housing needs and trends in Burnaby?

- Remote work situations have opened up housing opportunities in non-urban areas (e.g. SFU housing).
- Covid-19's widespread impact has helped more people realize the barriers of isolation and housing challenges. More agencies are also working together to collaborate in ways that have not been possible in the past.
- More people are in social isolation, leading to more overdoses, mental heal issues
- There has been less capacity at shelters due to social distancing measures.
- Health care workers are being refused rental units due to perceptions of risk.

8. What housing solutions are needed NOW and what are LONGER TERM?

- Temporary housing modules can be quick to build and easy to move. One bedroom or larger transitional housing is needed. A plan to move or phase out the modules is needed in three to five years when the lease expires.
- Creative solutions are needed to address complex needs.
- Land is available at below market rates for tiny homes. Smaller townhouses or apartments with communal kitchens work well for individuals who are not able to prepare their own meals. Training culinary students can be brought in to prepare meals on their behalf.
- More supportive housing, low barrier housing, co-ops, low-income housing, and rental housing is needed in both the short and long term. Hubs (e.g. commercial services, amenities, transit) are needed near housing.

- Creative solutions to allow basement suites considered illegal to upgrade (e.g. grants for housing seniors or low-income individuals, tax incentive)
- Changes to zoning for social housing and integrating affordable units into buildings can be integrated both in the short and long term.

3.4 ACCESS ADVISORY COMMITTEE

3.4.1 OVERVIEW

A focus group was completed with 12 stakeholders from the Access Advisory Committee on September 28, 2020. The following sections provides a summary of stakeholder discussions.

3.4.2 HOUSING NEEDS

Stakeholders were asked questions about housing issues and service gaps they are seeing in Burnaby. Comments and discussions from the questions are summarized below.

1. **What housing and service needs or gaps are you seeing in Burnaby?**

   - People are unable to stay in their home communities are needing to move further out to other communities such as Maple Ridge or Langley. Refugee families who are able to find housing in other municipalities may lose their original community connections in Burnaby.
   - There is a lack of provincial funding for wraparound supports and services.
   - There is a lack of advocacy across all government levels.

2. **Which demographics are facing the greatest challenges? Are there any groups you feel are precariously housed?**

   - Persons with disabilities (PWD) want to live independently but due to costs of housing, they are pushed into home share situations that are also expensive. The lack of housing options negatively impacts individuals who would like to live with more flexibility.
   - There are gaps in providing housing for aging demographics.
   - There is a gap in the services and supports for seniors living with dementia. Safety, the built environment, and support care are issues that have to be reanalyzed based on the progression of the disease. Seniors living with dementia are often housed together with seniors in long-term facilities. However, seniors with dementia need housing options specific to their needs. There is currently no funding dedicated to this demographic.
   - If both parents and PWD are aging, it can be difficult to find home replacements. PWD who are aging have increasingly longer lifespans which have presented new challenges for housing.

3. **How have housing and related service needs and gaps in your neighbourhood changed over the past 5/10 years?**

   - There is an increase in density (e.g. more high-rises and townhouses) which has also resulted in more traffic overall.
   - All new units are market units and are unaffordable.
   - Generally, the cost of rent has exponentially increased (e.g. neighbourhood houses).

- In the Metrotown area, there is a displaced population with unserved housing needs.

4. **How have you seen the Covid-19 pandemic impact housing needs and trends in Burnaby?**

   - Many services are now online (e.g. libraries) and people have become more isolated.
   - Non-profits have played a major role in connecting people who are socially isolated.
   - People have been able to continue their way of living in their neighbourhood but are concerned about the future impacts of Covid-19.
   - More social distance enforcements are needed in public access areas.

5. **What obstacles or challenges get in the way of addressing housing needs in Burnaby?**

   - Funding continues to be an issue.
   - There is a lack of inventory and availability in housing.
   - The process of finding and applying for housing can be complex and difficult to manage.
   - There is a lack of cooperation and willingness to share resources across different departments.
   - Accessibility of information can be a challenge for some individuals. This problem will continue to grow as the population ages.

6. **What opportunities are there to address housing gaps in Burnaby? What housing solutions are needed NOW? What housing solutions are needed in the LONGER TERM?**

   - The biggest opportunity is to increase supply of housing. More housing supply is needed to target specific demographics including seniors, PWD, and individuals with mobility issues.
   - There is a large demand for supports to help those who need renovations in their existing homes.
   - There is a need to identify hidden housing needs.

3.5 NON-MARKET HOUSING PROVIDERS

3.5.1 OVERVIEW

Two focus groups were completed with non-market housing providers who were able to provide insight into housing issues in Burnaby. The focus groups were held on September 21 and 23, 2020. Participating organizations include the Task Force to End Homelessness, the Co-operative Housing Federation of BC (CHF BC), More Than A Roof, Fair Haven Homes Society, Southside Community Church, BC Non-Profit Housing Association, S.U.C.C.E.S.S., YWCA, Vancity Credit Union, Metro Vancouver Housing Corporation, New Chelsea Society, McLaren Housing Society, Burnaby Association for Community Inclusion, Dixon Transition Society, Community Living Society, New Vista Society, and Lu'ma Native Housing Society.

The following sections provides a summary of stakeholder discussions.

3.5.2 HOUSING NEEDS

Stakeholders were asked questions about housing issues and service gaps they are seeing in Burnaby. Comments and discussions from the questions are summarized below.

1. **What housing and service needs or gaps are you seeing in Burnaby?**

    - There are housing needs gaps for individuals with physical or intellectual disabilities, senior housing, large immigrant families, intergenerational families, individuals making between $30-$80K annual incomes, the LGBTQIA2+ community, and women and children. Individuals may face multiple barriers which further impacts their ability to find affordable housing that meets their needs. More housing is needed across the spectrum to fit all needs.
    - Individuals that received Persons with Disabilities (PWD) assistance and families fleeing violence have a lack of subsidized housing options.
    - More affordable housing options are needed near transit and amenities (e.g. schools).
    - There is a need for more purpose-built rental units that are affordable to a wide range of incomes and are suitable for families.
    - Densification should be allowed as the aging housing stock is being replaced.
    - There is a lack of co-ops and the turnover rate in existing co-ops does not keep up with demands for housing.
    - There are fewer supportive housing options in Burnaby compared to New Westminster, Surrey, and other neighbouring municipalities.
    - Government housing priorities shift.

2. **How have housing and related service needs and gaps in Burnaby changed over the past 5/10 years?**

    - Affordable rental housing is being replaced by condos and towers. Only a small number of new buildings are under non-profit operations and there continues to be a focus on the profit motivated housing market.
    - There are fewer units available despite higher demands. The supply gap has especially widened for middle income households.
    - There are few options across tenures that are affordable (e.g. homeownership, rentals, purpose-built rentals).
    - Individuals with intellectual disabilities are being set up in housing they can't afford without having supports in place to maintain their homes. There is a significant increase in BACI referrals for Community Living BC for finding market housing.
    - As the population ages, seniors are looking to downsize and move into more suitable housing situations (e.g. supportive housing). However, there are limited options and inadequate support available. Seniors require aging in place options that allow them to remain independent. For seniors in low-end of market housing, rental costs are increasing to cover costs of redevelopment.
    - There is higher potential for evictions due to renovations, demolitions, or impacts of Covid-19.

- Due to Covid-19, non-profit providers have observed that people are not able to make their rent due to job loss. For seniors who have limited income, they are unable to pay rent or are on a rent repayment plan. Women working in the tourism and hospitality industries have especially been impacted by Covid-19. In addition to debt and credit issues due to job loss, Covid-19 has impacted people's ability to view possible vacancies, move out, or receive repairs in their homes.
- For families, it is difficult to make ends meet due to both housing and childcare costs.
- There are significant changes to the amount of supports individuals can receive through Vancouver Coastal Health.
- There are more expectations for non-profit providers to provide supports (e.g. check ups, grocery).
- The City did not use available tools and resources to build non-market housing for the long-term and is trying to catch up to what is needed.
- Land values have significantly increased due to outdated Metro Vancouver and provincial policies (e.g. ALR, green zone).
- There are increasing costs of insurance for strata which impact non-profits with units in strata buildings.

3. What housing types are you experiencing demand for that are not being built in the supply needed?

- Accessible housing units for individuals with disabilities.
- Independent senior supportive housing with more common leisure spaces.
- Units with shared amenity spaces for community gatherings.
- Affordable housing units.
- Large family housing units with 3 or more bedrooms.
- Small bachelor units.
- Duplexes, triplexes, townhouses.
- Indigenous housing.

4. What obstacles or challenges are you facing or seeing for delivering housing and meeting housing-related service needs?

- There is a lack of land available to build new housing coupled by a difficult municipal permitting process.
- There is no ongoing long-term funding for support services and operating costs. For some individuals, existing supports are not adequate to meet their needs. Supports need to be preventive instead of following an incident.
- The cost of construction makes building affordable units difficult even with grants and supports from BC Housing.
- Design guidelines (e.g. LEED gold, Step code 4) are time consuming and too expensive to implement.
- Housing costs are major barrier for individuals on PWD supports.

- There are no suitable housing options for individuals with intellectual disabilities. Individuals often move from one housing situation to another or move to other cities to find appropriate housing.
- The community housing sector does not have adequate resources to lead developments. Community driven housing can be cheaper than housing developed by the City or market developers.
- There is a lack of housing options for caregivers to live in Burnaby. There are limited home share options available.

5. What opportunities are there to address housing gaps in Burnaby?

- Mandate long-term ownership of non-market units via covenants in Housing Agreements (e.g. Section 483).
- Give long-term leases to community housing developers and operators. Implement blanket prohibition on selling municipal land.
- Work with other municipalities to develop housing on municipal land under a land lease program.
- The City could consider maximizing its Community Amenity Contributions (CACs) wherever possible to prioritized non-market housing in its process.
- Taxes reliefs could be given to assist with decreasing annual costs. Waive property taxes for affordable housing units.
- An acquisition strategy could be used to transfer private purpose-built rental properties to the community housing sector.
- Develop municipal policies in addition to provincial and federal government programs. Policies around demolition and inclusion could be benefit residents and maximize developer contributions.
- Implement a rental housing policy that positions the community housing sector at an advantage. This policy can provide a density bonus to non-profit developers and make deals more feasible. Additional density bonus would also allow non-market housing providers to compete in the marketplace to acquire market housing with redevelopment options.
- Redevelop old buildings to create higher density.
- Increase partnership between housing societies and support agencies to build new housing with shared services (e.g. property management).
- Increase government funding for capital renewal projects.
- Increase replacement reserve funding from BC Housing.
- Provide loan guarantees to non-profit providers that need to obtain financing to acquire new units in market projects.
- Leverage community amenity contributions more effectively to support affordable housing initiatives.
- Use Airbnb units that are not being rented out.
- Designate rental only zones in the City.
- Extend reach of inclusionary zones.

6. **What housing solutions are needed NOW (1-2 years)?**

- More funding (e.g. federal, CMHC) and housing developments on City-owned land with non-profit housing partnerships.
- Less restrictions on City's policy for replacement units (e.g. guarantee return to a new unit at the same rental costs with no income testing required).
- Access to health supports where people are being housed.
- Property taxes for affordable housing should be waived.

7. **What housing solutions are LONGER TERM? (2-5 years)?**

- Partner with private developers.
- Designate rental only zones in the City.
- Implement advanced housing strategies similar to New Westminster's model.

3.6 DEVELOPERS

A focus group was completed with developers who were able to provide insight into housing issues in Burnaby. The focus group was held on September 22, 2020. Stakeholder organizations that participated were as follows: LaneFab, Urban Development Institution, Catalyst, Starlight Development, and Intracorp.

The following sections provides a summary of stakeholder discussions.

3.6.1 HOUSING NEEDS

Stakeholders were asked questions about housing issues and service gaps they are seeing in Burnaby. Comments and discussions from the questions are summarized below.

1. **What housing and service needs or gaps are you seeing in Burnaby?**

- Tenants living in older rental stock are needing to move into new rental housing. Some individuals will require accessibility options when looking for new housing.
- It is difficult to make pro forma work when two- and three-bedroom units make up more than 35% of a development. There have been no developments with more than 3 bedrooms to date.
- Families requiring 3 or more bedrooms hit a ceiling of what they are able to afford.

2. **Are there particular demographics that you feel are underserved when it comes to housing in Burnaby?**

- There is a lack of affordability for all types of demographics. There could be an opportunity to target affordability for seniors, singles, young adults, and families.
- There is a huge demand for housing that serves households in the workforce that make an annual gross income of $30-80K. There are less subsidies for households making these incomes.

3. **How have housing needs and gaps in Burnaby changed over the past 5/10 years?**

- There has been a record of new units being built along with slower immigration rates.

- A stakeholder reported that typically 20,000 new build rental homes are released each year across Metro Vancouver. Only 7,000 homes were released in 2019 and approximately 2,500 homes to date.
- The pre-sale market usually lags behind the re-sale market in price changes by 4 to 6 months. Pre-sale market prices are highly sensitive because developers must sell units within the nine month marketing period allowed by the Real Estate Development Marketing Act. Individual sellers in the resale market typically can wait longer to see how the market may change.
- In recent months, Covid-19 is leading to a levelling off of rental prices and an increase in vacancy rates.

4. How have you seen the Covid-19 pandemic impact housing trends and market outlooks?

- Active projects with available homes have been slow on the market
- Investors who typically purchase high rise buildings are not in the market.
- There is pent-up demand for housing.
- Only 70% of the typical rate of immigrants are moving into BC, resulting in fewer students in the region.
- As a result of Covid-19, people are coupling up or moving from their current homes. The rental market remains very fluid.
- The one bedroom is becoming popular again.
- 30% of tenants have not paid or paid partial rent during Covid-19 due to job loss in the service industry.
- Covid-19 has shown that there is an increase need for security of tenure and affordable housing. Affordable housing has improved over time and developers have been working on offering more affordability and security to their tenants (e.g. contingency has been built into pro formas, reinvestments of revenues back into the building).

5. What housing types and amenities are you seeing demand for that are not being built in the supply needed?

- Laneway homes.
- Tiny homes and garage conversions could be alternatives to laneway houses.
- Passive house near SkyTrain stations.
- Affordable community spaces.
- 6 storeys or less low-rise wood frame form buildings works well economically for rentals. Vancouver's Secure Rental Policy provides a good example of low-rise zoning along an arterial road which creates competition and profit motivation for establishing rental housing.

6. What obstacles or challenges are you facing or seeing when it comes to building housing?

- The City has many priorities they want to achieve in a single project resulting in projects not being able to come to fruition. There needs to be more flexibility when working in partnership with the private sector. Aspects that are not as important to a community should be lower priority. Putting lower priorities aside will allow the private sector to come to the table.

- There are no incentives for green buildings or low-rise housing.
- There are zoning regulations.

7. **What opportunities are there to address housing gaps in Burnaby?**

- Single-family zoning is a key solution.
- Climate change impacts should be considered when addressing housing affordability. Examples of integrating climate considerations include building wood-framed homes and getting rid of basements and underground parkades to avoid embodied carbon.
- Allowing for smaller suite sizes than the current zoning could be an option to provide more housing for certain groups.

3.7 INSTITUTIONAL EMPLOYERS

A focus group was completed with institutional employers on September 24, 2020. Participating organizations include Simon Fraser University, British Columbia Government Services Employment Union, Heights Merchants Association, Community Development BC Housing, and Tourism Burnaby.

3.7.1 HOUSING NEEDS

Stakeholders were asked questions about housing issues and service gaps they are seeing in Burnaby. Comments and discussions from the questions are summarized below.

1. **What housing and service needs or gaps are you seeing in Burnaby?**

- There is a lack of co-ops and non-profit housing which has placed pressure on the availability of affordable housing. Affordable housing is difficult to find across the spectrum, from low-income workers, individuals on income or disability assistance, households with childcare costs, and, increasingly, individuals who are making a living wage.
- Prior to Covid-19, Burnaby experienced a large increase in short-term rentals that may have affected the availability of rental housing.
- Social services and safe injection sites are far from where homeless individuals can find housing.
- Staff and students live far from the community due to difficulties in find homes and have long commutes.
- Seniors find it difficult to manage and upkeep their homes. Some seniors do not have options to move from their current homes to more suitable ones.
- Tenants lack resources to address repairs and face harassment from the landlords. Tenants are being precariously housed by landlords who receive incentives for evictions.
- Young families and potential first-time home buyers find it difficult to enter the housing market. Many are leaving Burnaby to find affordable homes.
- New developments are serving the needs of investors and speculators and do not benefit people who live, work or study in the community.

2. **How have housing and related service needs and gaps in Burnaby changed over the past 5/10 years?**

- The City Hall area now has a small number of transitional housing units.
- There have been new regulations for rentals.
- In the Burnaby Heights area, there has been an increase of diversity in housing types (e.g. more townhouses, condos, student housing, rental housing for individuals with disabilities).
- While there has been a density increase in the Brentwood area, housing costs are high.
- During Covid-19, the lack of shelters made it difficult for individuals experiencing homelessness to self-isolate.
- Renters who experienced job loss during Covid-19 face greater vulnerability to not being able to afford rent.
- Airbnb homes that are being rented out are not sustainable for long term housing.
- There is a large group of tenants in purpose-built rentals that are being displaced.
- Community services and facilities have not increased at the same pace as housing density around transit hubs resulting in service gaps.
- The Metrotown area has lost a lot of affordable rental units.

3. What challenges do you see / experience when it comes to addressing the housing needs of your stakeholders?

- Seniors have a variety of housing needs ranging from downsizing to affordable rentals. Seniors who want to age in place are not able to afford or access services.
- Public and co-op housing has not been prioritized.
- Service providers who service vulnerable populations find it difficult to find housing options. Clients are often housed in dangerous or unhealthy situations.
- Current wages do not cover the cost of renting in Burnaby. People have to work more than one job to afford their rent or mortgage, which impacts their mental health and family life. Workers sometimes end up leaving their jobs or transferring to other areas to find affordable housing.
- Organizations have difficulty retaining their staff due to the lack of affordable housing in the City.
- Merchants (business owners) who live in the area have sufficient housing. However, there are some merchants who had to sell or re-mortgage their homes to sustain their businesses during the high rental and commercial property tax period.
- It is difficult to hold landlords accountable.
- Growing families have a difficult time finding homes that fit their needs as larger homes are unaffordable or limited.
- The municipal approval process is time consuming and costly.
- There is a lack of housing developments and condos with planned childcare spaces to reduce need for vehicles.
- The new regulations put in place for tenants displaced by developers in the Metrotown area does not cover all tenants.

4. What opportunities are there to address housing gaps in Burnaby?

- Implement more mechanism to capture windfall profits of redevelopments, rezoning, and public infrastructure to invest into public housing.

- Housing forms needed include duplexes, family housing with ample space and in-suite laundry, co-ops, accessory dwelling units, rental units, home shares for new Canadians or students with seniors, safe homes for women fleeing violence.
- More non-profit developments are needed rather than private market-driven developments.

5. **What housing solutions are needed NOW (1-2 years)?**

- Individual temporary units for homeless individuals.
- Housing for individuals with mental health issues and women fleeing violence.
- Car, bike, or scooter share for families to reduce reliance on owning vehicles.
- Multi-site MOU in partnership with the City.

6. **What housing solutions are needed NOW (2-5 years)?**

- Modular housing.
- Housing for individuals with mental health and addiction.
- Small co-housing communities with shared facilities (e.g. community kitchens)

4 STAKEHOLDER INTERVIEWS

4.1 POST-SECONDARY INSTITUTIONS

Stakeholder interviews were conducted with post-secondary institutions on September 17 and October 1, 2020. The post-secondary institutions that participated include Simon Fraser University and the British Columbia Institute of Technology. The purpose of the interviews was to provide insight into the housing needs and challenges of students living in Burnaby. Stakeholders were asked to consider solutions that would better support housing for students. Comments and discussions from the questions are summarized below.

1. **Do you know what portion of your students live in Burnaby?**

   - SFU reported that most often, students live with their parents or roommates. Very few students live on their own.
   - BCIT does not share publicly share information on their student population that lives in Burnaby. BCIT students that are housed in residence are often from outside of the Metro Vancouver area.

2. **Have students reported challenges finding rental housing in Burnaby? And if so, what kind of challenges do they face?**

   - International students experience racism and discrimination when looking for rental housing. These students have reported living in illegal rental suites described as “slummy.” Other international students have reported that they have been scammed.
   - Indigenous students experience racism in particular areas in Burnaby.
   - Other vulnerable student groups, including students that identify as LGBTQ+, experience barriers when looking for housing.
   - Students often live in a single bedroom in a shared housing situation with common spaces. Rental cost for a single bedroom in a shared home is approximately $725 this year and is unaffordable for students.
   - It is difficult for students in apprenticeships (2 to 12-week programs) to find rental housing. Hotel options are too expensive for students. Airbnb is currently helping to fill in some of the gaps in the rental market. While BCIT also offers short-term housing, there has been a lower occupancy rate due to Covid-19 social distancing measures.
   - Students need assistance understanding license agreements and terms with landlords.

3. **What gaps do you see in housing for students in the community? What kind of students are struggling the most when it comes to housing? What kind of housing is needed the most?**

   - Depending on the socio-economic status of students, affordability can be a major barrier.
   - Students who have dependents or live in a multi-generational home are struggling the most. There is a lack of housing stock for families. Amenities are lacking for family-style homes as well.

- Students are looking for housing with access to nearby transportation to commute to various campuses. Some campuses are further than others. Safety is a concern for late night classes.
- Students are looking a small space that does not require a lot of maintenance and repairs.

4. Can you tell me your student housing? (how many units, what type, target demographic [e.g., international, single, etc.]).

- SFU has 1600 beds in Burnaby and Vancouver in total. SFU student housing units include single residents with shared bathrooms, studios, 2-bedroom apartments, 4-bedroom apartments with shared housing. Family housing is planned for 2021. This new development will include a residence hall with an amenity spaces (e.g. learning commons, a gym, laundry, kitchens). Generally, SFU housing supports students that have not yet lived independently prior to their post-secondary education aging between 17 to 19 years old. These students typically require traditional residencies hall supports such as meal plans. Upper-year and graduate students look for more independent living (e.g. different amenity spaces, apartments) housing options. Studios are targeted towards graduate students. International and domestic students have similar housing needs.
- BCIT has a total of 331 units, including single occupancy housing and seven townhouse style homes that house 12 people with shared amenity spaces. BCIT does not have any family housing. While the majority of individuals in student housing are between 20 to 24 years old, BCIT serves students across a wide age range, from 17 to 65 years old.

5. Do you have a waitlist – if so, how many are on the waitlist?

- Prior to Covid-19, SFU had a large waitlist of over 800 people for the fall 2020 semester. There will be a reduced occupancy rate after March 2021. Currently, there is a 40% to 50% occupancy rate.
- There are currently 153 rooms occupied in BCIT's student housing. The waitlist is abnormal this year due to Covid-19. In a typical year, there is a waitlist of 150 to 165 students, with a decrease to 30 students by September.

6. Do you have any upcoming student housing-related projects?

- In phase 1, SFU has plans to add 482 new beds by January/February 2021 and 144 beds (90 units) for mature student and family housing by September 2021. In phase 2, 369 new beds are planned to be available to first year students by January 2023. Construction for these units are beginning December 2020.
- BCIT has been approved to build a 12-storey high-rise development with 464 rooms. Renovations will be completed on five buildings built in 1978 and two buildings built in 1982. There are also annual upgrades for buildings.

7. What opportunities do you see for improving housing for students in Burnaby?

- Students should live near transportation hubs, grocery stores, libraries, health centres, and other amenities and services that are walking distance.
- There are food security gaps for students and more support programs are needed.

- Students should be able to easily access resources on rental housing and transportation routes in Burnaby.
- If approximately 800 students are able to move to on-campus student housing, the general availability of rental housing in Burnaby will increase.

8. Are there ways that the City can better support housing for students?

- The City should support the rental housing market in Burnaby in general.
- The City can support institutions by becoming a partner and providing support along the way, reducing costs to developments that affect costs of rentals to students, and reducing the permit process.
- There could be more flexibility around the Residential Tenancy Act.
- The City needs to build an understanding of the unique housing needs of students, especially those who are international.
- The City could ensure more information and supports are available to help students navigate their housing search both on- and off-campus (e.g. assistance with Craigslist, information about off-campus partnerships).
- There could be a separate OCP policy that provides more leeway and articulates priority for safe student housing.
- There was interest in building nano-suites for student housing. However, the current zoning bylaws did allow for this type of development and the City would not accommodate changes in zoning. Zoning accommodations for specific housing developments could help meet more needs of student housing.
- Parking bylaws often become an issue for students. These bylaws have created restrictions on developments and can add costs to the project, which results in impacts to affordability.
- In phase 1 of SFU's new development, there was a lack of understanding in waste management and the programs around what was being built.

9. Anything else we should know? e.g., have there been any reports or studies on housing for your students?

- There is a province-wide survey on student housing demand.
- SFU has completed a master plan for its new residence buildings. The school will also be conducting an Indigenous housing needs survey.
- BCIT is conducting an assessment on student needs.

4.2 HOUSING AND SERVICE PROVIDERS

Stakeholder interviews were conducted with housing and service providers on October 7,15, 20, and 21, 2020. Participating organizations include Fraser Health, Burnaby Family Living, Progressive Housing, and Atira Women's Resource Society. The purpose of the focus groups was to provide insight into the housing needs of individuals in the community and the challenges facing stakeholders in delivering housing solutions or housing-related services. Stakeholders were asked to brainstorm solutions that would address the needs they identified both in the short and long term. Comments and discussions from the questions are summarized below.

1. **When it comes to housing and homelessness in Burnaby, what housing or support service needs or gaps are you seeing?**

- There is a gap in affordability and availability of housing that serve the needs of the population.
- There is a shortage of supply of transitional housing, long-term housing, rental units, and supportive social housing.
- Subsidy programs through Fraser Health and BC Housing are full. There are no non-market units in Burnaby for vulnerable individuals who require supports.
- There is a waitlist for Progressive Housing Society supports who are housed. Individuals who are not housed are not able to access supports.
- There is a lack of supports to help individuals become less reliant on shelters.
- Elders are living in inappropriate housing situations and some are not able to access health services (e.g. elders with dementia).
- Individuals who experience both mental health and addiction issues are required to jump through hoops.
- Homeless individuals may not be able to find employment due to lack of housing.
- There is a gap in affordable and safe housing for women and children. Many women are forced to leave their home communities and support networks to find affordable housing. Moving away from their support networks impacts their mental and spiritual wellness. Other women too much are underhoused (e.g. large families living in a small unit) and cannot afford their rent.
- Larger families (e.g. refugees, immigrants) are often underhoused and only able to afford a 2-bedroom unit.
- Landlords have the ability to choose who they house. Some landlords are discriminatory against larger families.

2. **Are there particular neighbourhoods?**

- There is a gap in rental housing in the Metrotown area due to older affordable rental buildings been torn down.
- Areas where people congregate and can access services have greater needs
- Areas near public transit
- Edmonds
- Hillside Gardens
- Metrotown
- Lougheed (Bruquitlam border)
- Brentwood

3. **Which demographics are facing the greatest challenges / underserved?**

- Marginalized populations
- Youth who can't live at home
- Elders
- Low-income families
- Individuals with intellectual disabilities

- Larger refugee families with language barriers
- Immigrant families
- Women and children
- Individuals with substance abuse issues
- Individuals with mental health issues

4. **Which demographics are you seeing accessing your organization's services?**

- Newcomers
- Single male and females (35 to 65 years old)
- Single families
- Lone-parent, especially single male parents
- Families running out of EI or health benefits
- Seniors
- Lower income individuals
- Individuals with substance abuse issues
- Individuals with mental health issues
- Women and children
- Children and youth with their families
- Young parents

5. **Which demographics may have needs that are invisible? E.g., hidden homelessness, lack of services in the community.**

- Individuals living cars
- Women who couch surf
- Youth who are couch surfing
- Youth or adults with addiction issues
- Youth or adults who have mental health issues
- Women who are trading sex for housing
- Men paying for childcare supports
- Seniors isolated in hospitals
- Family members that rely on other family members for supports
- Families that lost housing in Burnaby but end up migrating out of Burnaby may not be counted or noticed.

6. **What are some of the key reasons the individuals and families you work with struggle to find appropriate housing and supports?**

- Affordability
- Lack of availability of homes
- Disabilities / lack of accessibility in homes
- Mental health issues
- Health conditions
- Lack of life skills
- Long term unemployment

- Systemic issues impacting marginalized groups
- Substance abuse
- Stigma associated with homelessness, substance abuse, mental illness or a criminal record
- Trauma and vulnerabilities
- Lack of credit and references
- Lack of access to transportation
- Lack of technology literacy
- Rental conditions (e.g. no drinking, smoking, pets)
- Demovictions
- Language barriers
- Minimal capacity for supports

7. How have housing and homelessness in Burnaby changed over the past 5/10 years? How have the types of housing and supports needed changed over the past 5/10 years?

- The new mayor has done more to address homelessness issues.
- Individuals who are homeless have moved and live along the borders of Burnaby.
- The population of Burnaby has increased but the number of available units have decreased.
- The income gap between those who can or cannot afford housing is widening.
- Rental costs have increased.
- Housing security and mental wellness is correlated. As people feel less secure in the tenures, their mental wellness gets negatively impacted, resulting in more substance abuse.
- Drug addiction issues have increased, resulting in difficulty finding housing for these individuals.
- The most striking change is the increase in high rise buildings. Three storey walk-ups have been demolished and replaced with non-affordable housing units (e.g. luxury condos) near the Metrotown and Brentwood area.
- The sizes of apartments are changing. Immigrant families are larger and require bigger spaces. Finding a home with two or more bedrooms can be challenging.
- Organizations used to have relationships with landlords. There are no established relationships with larger property management companies.
- Government changes have impacted funding availability. Less resources and funding are available despite growing needs.
- The funding for the Housing First Program was cut in half, resulting in a loss of 70% of its staff. There have been more evictions due to the lack of staff support.

8. How have you seen the Covid-19 pandemic impact housing needs and trends in Burnaby?

- Covid-19 has made housing issues more visible.
- It has been difficult to manage mental health issues when communities are dispersed.
- Elders and individuals with disabilities have difficulty getting groceries.

- Staff stopped going into people's homes to provide tenancy support, resulting in individuals being evicted and losing their homes.
- International students have not been able to return to the City which have opened up housing units. It is unclear how long these units will be available.
- Many people have received CERB rental top-ups. It will be difficult to manage once the funding changes.
- Despite the implementation of a moratorium on evictions, there are no mechanisms to protect families who have emergency scenarios. One family lost their house to a fire but there were no shelters that would house the family and a lack of transitional housing available.

9. What housing types, amenities or supports do you feel are missing in Burnaby?

- All housing types
- Affordable market housing
- Mixed-use housing
- Mixed-income housing
- Modular housing with supports
- Co-op housing to help support communities
- Accessible homes (e.g. stairs, rails, sidewalk considerations)
- Affordable units in new housing developments
- Basement suites / secondary suites in duplexes
- Emergency shelters
- Warming shelters
- Transitional housing
- Housing close to public transit hubs and other commercial services
- Appropriate housing for individuals with disabilities or mental health issues
- Social housing with wraparound services and supports (e.g. employment services, nursing services, mental health supports, substance abuse supports) under one roof
- Employment readiness programs for vulnerable populations
- Access to technology (e.g. cell phones) for youth aging out of care
- More resources, staff, workers
- Youth supports within families (e.g. room in a family house) similar to international student supports
- Young parents complexes

10. What challenges does your organization experience when it comes to building needed housing or providing supports in Burnaby?

- There is a lack of funding and it is difficult to match services and programs with changing funding requirements.
- There is limited access to community mental health supports.
- Zoning bylaw place restrictions on housing developments.
- Clients that are more vulnerable require more time and assistance to secure safe and affordable housing.

- In the past, Burnaby has not done anything to address housing issues. Even with the new programs and land that is available, it is difficult to catch up to the needs that have been neglected for years.
- It can be challenging to guide youth, and even adults, to understand how to be a good tenant and neighbor.
- It is difficult for individuals to overcome the stigma of mental health and substance abuse.
- Some youth with deep addiction issues are in distressing and dangerous situations. These individuals require nursing style staff in addition to regular staff at group homes.

11. What opportunities are there to address housing gaps in Burnaby? What solutions would you like to see implemented?

- There should be more education around the services that are available.
- There should be tax breaks for homeowners that house low-income families or youth. This will help address the issue of illegal suites.
- There should be more engagement driven by the City.
- The City could help connect service providers with spaces that could be developed as transitional housing.
- There could be more collaboration between the City, community committees, the province, and the federal government.

12. How can the City of Burnaby better align with provincial and federal policies and priorities around housing?

- The City has been doing a good job aligning with provincial and federal opportunities.
- The City should continue to provide opportunities for people to give their input on housing needs.
- The City should take a first step in understanding the trends of funding, Housing First, different principles of recovery and harm reduction programs, health and social service mandates and best practices.
- The City should engage with stakeholders, non-profits, and social housing organizations to deliver services.
- The City should be a more active partner with the provincial and federal government to create housing opportunities.
- The City should be willing to offer more lands and buildings available for social housing.
- The City has been reluctant in providing harm reduction supports to individuals. This is misaligned with the rest of the province.
- The City could support more initiatives for social and supportive housing that communities need.
- There needs to be more municipal incentives to support all projects in the City.
- The City could negotiate with CMHC to provide specific programming similar to Toronto's Community Housing.
- The City should do advocacy work with BC Housing.

13. What housing solutions are needed NOW?

- More public areas could be opened up to people during Covid-19.
- Transitional homes are needed to move individuals from emergency shelters into long-term housing.
- More creative solutions and open-mindedness for creating additional housing supply is needed.
- More sustainable solutions are needed (e.g. rent banks, top-ups).
- Basic income should match living and housing costs.
- Clients can give back and contribute.
- Vulnerable populations should have easier ways to accessing supports and housing that aren't layered in bureaucracy.
- A fast track policy could help prevent delays.
- The City should focus on building affordable housing and build a relationship with CMHC.
- The government administration needs to acknowledge the housing issues that exist in Burnaby.

14. What housing solutions are needed in the LONGER TERM?

- Long-term affordable housing (e.g. co-operatives)
- Modular housing
- SROs and hotels with wrap around services
- More collaborations and partnerships are needed.
- Community amenity contributions should be broadened to include more floors of affordable housing in new developments (e.g. new buildings should have three floors of affordable units in addition to market units).

15. Anything else that you would like the City to know?

- There is a positive sentiment that the City is putting efforts into ensuring every individual a voice and place in Burnaby.
- Fraser Health would like to continue to be a voice for urban Indigenous peoples.

4.3 INDIGENOUS HOUSING AND SERVICE PROVIDERS

Stakeholder interviews were conducted with Indigenous housing and service providers on September 21, October 5, 7, 15, 20, and 21, 2020. Participating organizations include Lu'ma Native Housing Society, the Aboriginal Housing Management Association, the Métis Nation BC, Spirit of the Children, and the Vancouver Native Housing Society. The purpose of the focus groups was to provide insight into Indigenous housing needs the challenges facing stakeholders in delivering Indigenous housing solutions or housing-related services. Stakeholders were asked to brainstorm solutions that would address the needs they identified both in the short and long term. Comments and discussions from the questions are summarized below.

1. **When it comes to housing and homelessness in Burnaby, what housing or support service needs or gaps are you seeing?**

   - There are gaps throughout the housing continuum, specifically for those wanting to move from being renters to homeowners.
   - The demand for social housing exceeds the supply available.
   - There is a huge demographic of individuals experiencing hidden homelessness (e.g. couch surfers, individuals needing medical support)
   - Since Housing Needs Assessments are new, the gaps are currently being identified.
   - There is a need for more Indigenous-focused shelters with wraparound supports.
   - Some Indigenous elders require 24/7 care and wraparound supports.
   - Individuals do not know how to access services and supports that exist. Individuals also need guidance when looking for housing that aligns with their needs.
   - There is a shortage of one-bedroom units. One-bedroom units in the private market are not affordable.
   - Landlords are profit seeking and place Indigenous households in precarious and vulnerable situations.
   - There is a shortage of transition services for individuals needing to get out of supportive housing. More data needs to be collected about individuals transitioning out of supportive housing.
   - For the Métis population, citizenship is limited and there is onus to prove their identity. Métis individuals also do not feel represented in Indigenous programs. Individuals feel that their history has been excluded and their identity is not accepted. There is no reserve system or associated land claims for the Métis population. As a result, the Métis population have not been able to find appropriate housing and supports and there are no cultural centres for the Métis population to gather. For Métis individuals who own their homes in urban centres, supports will be required to afford their ownership as housing prices continue to increase.

2. **Are there particular neighbourhoods?**

   - Stakeholders did not provide comments for this question.

3. **Which demographics are facing the greatest challenges / underserved?**

   - All demographics
   - Youth aging out of care
   - Low-income families
   - Homeless individuals
   - Single parents (especially women)
   - Urban Indigenous individuals (Métis, Inuit, First Nations)
   - Indigenous elders
   - Seniors
   - Women at-risk
   - Missing Indigenous women and children
   - Middle-aged Métis men living in urban centres

- Métis individuals with a median age of 33
- Middle-aged Métis women with personality disorders

4. **Which demographics are you seeing accessing your organization's services?**

   - Families
   - Single parents with multiple children
   - Individuals with fixed incomes on social assistance payments are unable to afford a home with the suitable number of bedrooms for their children. Spirit of the Children help these individuals find rental top ups and access services.

5. **Which demographics may have needs that are invisible? E.g., hidden homelessness, lack of services in the community.**

   - Couch surfers
   - Family members that rely on other family members for supports
   - Indigenous people suffer from psychological impacts of residential school. Individuals may also have been displaced from the community and feel a disconnect from their family or community.
   - Métis identity is invisible. Individuals who are white passing may be able to escape the challenges others who are visibly Indigenous may experience.

6. **What are some of the key reasons the individuals and families you work with struggle to find appropriate housing and supports?**

   - Impacts of Covid-19
   - Level of education
   - Socio-economic status
   - Residential school

7. **How have housing and homelessness in Burnaby changed over the past 5/10 years? How have the types of housing and supports needed changed over the past 5/10 years?**

   - In the last five years, the City has allowed for more group homes. More ERCs and warming centres are running.
   - There are a lot of new buildings on Highway 1 which are social housing units.
   - Métis Nation BC identified that an additional 1,000 units have been announced which will provide more housing options.
   - While market housing is booming, the intensity of new social housing being built is still lacking.
   - There are social housing units throughout Burnaby, but people don't know how to access them.
   - Housing projects have only been as successful as the wraparound services that come along with them (e.g. daycare supports, drug and alcohol supports).
   - Rental costs have gone up exponentially, but incomes have remained the same.
   - Indigenous households are underserved in the social housing market but overrepresented among homelessness and those living in precarious situations.

- Burnaby has been behind in efforts to address housing needs. In the past 16 years, the BC Liberal government has focused on housing the homeless and single individuals. There has been a lack of housing support for families. It was difficult to win projects through City proposals for organizations based outside of the City. The new mayor and council have made efforts to fix these issues.
- There will be an increase in homeless seniors and many properties do not offer the ability to age in place.

8. How have you seen the Covid-19 pandemic impact housing needs and trends in Burnaby?

- Some individuals have received extra funding and services. They have had more stability.
- Individuals are experiencing changes in their lifestyle, which may come with more mental health challenges, stress, or anxiety. Some individuals are requesting for counselling. Young adults have been consuming more alcohol. Spirit of the Children have checked in with clients every week during Covid-19.
- Many individuals have lost their jobs and are needing to sell their homes.
- There has been increased homelessness.
- Individuals are seeing less employment opportunities and not pursuing employment outside of Metro Vancouver.
- Communication about Covid-19 has created a sense of fear of getting sick for individuals, especially for those who have pre-existing medical issues.
- There is minimal movement among tenants. Tenants are not living their homes due to fear.
- For individuals who are able to remain in their current housing situations, there has been an increase of domestic violence.
- Children have not been able to attend schools which will create future issues of educational disparity.
- There are limitations to accessing supports with virtual meetings (e.g. Zoom). For Indigenous individuals, in-personal communication is preferred.
- Individuals in camps have no access to technology and no way of contacting supports and services.
- Métis Nation BC will be presenting a second round of stimulus funding to the Board.
- There is no emergency shelter support supplement for individuals who do not test positive for Covid-19.

9. What housing types, amenities or supports do you feel are missing in Burnaby?

- Units for singles (e.g. one bedrooms)
- Permanent shelters
- Accessible homes
- Recovery homes
- Larger family homes (e.g. 4 bedrooms)
- Dedicated homes for individuals with intellectual disabilities
- Support services in each Burnaby quadrant

- Open spaces / common rooms for workshops (e.g. life skills workshop, information session on access to services)
- Pop-ups similar to the Homeless Hub (e.g. food bank drop offs)
- Assisted living with no health authority component (e.g. food services, housing services)
- Social housing with wraparound services and supports run by Indigenous organizations
- Dedicated harm reduction services
- Mortgage support / payment programs
- Legal advocates
- Life skills coordinators are especially needed for youth aging out of foster care who lose all supports when they turn 19.

10. **What challenges does your organization experience when it comes to building needed housing or providing supports in Burnaby?**

- There is a lack of funding, government support and housing.
- There is a lack of capacity.
- It is difficult to identify lands available. Burnaby is land-locked and can only grow upwards.
- Zoning bylaw place restrictions on housing developments.
- Stakeholders are not working together to provide housing supports (e.g. social services, health services).
- Helping individuals navigate the legal system is a major challenge. More legal advocates are needed to provide supports.
- Bureaucratic systems are rigid and can slow down projects.
- Indigenous organizations are not invited to be partners despite willingness to participate. Indigenous organizations should be provided the same opportunities as other housing providers.
- Although Métis Nation BC has a Nation to Nation agreement with the federal government which promises funding is received in the same manner as provincial governments, the Nation is being treated similarly to a non-profit organization that regularly has to request for funding.

11. **What opportunities are there to address housing gaps in Burnaby? What solutions would you like to see implemented?**

- Providing assistance in small ways can help make a difference to individuals (e.g. discounted costs of Wi-Fi, cell phone access).
- The housing needs report may not accurately reflect the Indigenous population. Accurate data for the Indigenous population should be collected.
- Burnaby churches could provide spaces to help homeless or impoverished individuals.
- Making more land available can make a significant impact. The federal government could review their land inventory and make land available to non-profits for developments, similar to Heath or Jericho lands projects.
- Land should be rezoned more quickly.

- Buildings that are underutilized could be reviewed and adapted for housing or social services.
- Decreasing permit fees and reducing DCCs could be impactful.
- There could be a tent allowance in some parks.
- More spaces for community gatherings could be created. A BC Association Friendship Centre in Burnaby can help support status and non-status urban Indigenous groups (First Nations, Métis, Inuit).
- There could be an Indigenous only RFP process to serve Indigenous housing projects.
- The City could give more credence to the Task Force and Homelessness Advocacy Group. There is limited funding and staff capacity to push for more changes.
- The City should make intentional efforts to connect and partner with Indigenous groups.

12. How can the City of Burnaby better align with provincial and federal policies and priorities around housing?

- The City should focus on a temporary modular project. Temporary modular projects allow people to live in a newer space, create community, and access services at a quicker pace. A week meal program can also be offered to tenants. This is very needed piece in the housing continuum and can have a life expectancy of 40 to 60 years if properly maintained.
- The mayor of the City should communicate with ministers and developers.
- The City should engage with different stakeholders.
- Land should be appropriately zoned or rezoned quickly. Land stewards are needed to help connect groups to the right plot of land.
- A role at the City could be created to direct and assist affordable housing projects effectively. This position could help reduce the friction between the planning office and other parts of the city hall.

13. What housing solutions are needed NOW?

- Housing options are needed for homeless individuals to social distance if they are infected with Covid-19.
- Covid-19 funding should be prolonged. Families who no longer receive funding will not be able to afford rent or have to work with multiple agencies to piece funding together.
- More funding is needed for services offered by non-profits and agencies (e.g. Spirit of Children received only a portion of funding required and could not hire additional life skills coordinator staff).
- Donations and partnerships with businesses (e.g. grocery stores).
- Free Zoom life skills workshops led by a trainer could be helpful (e.g. cooking workshops).
- More education and opportunities to learn about life skills and budgeting is needed. A certificate of completion could be offered after completing courses to share with landlords to confirm knowledge of terms of long-term housing payments.
- More addiction supports are needed to ensure individuals do not have to travel outside of the City to access services.
- Health supports should be embedded in housing resources.

- City Council should have a delegation of homeless individuals to communicate lived experiences.
- Councillors should volunteer their time at ERCs and warming centres (e.g. serving meals).

14. What housing solutions are needed in the LONGER TERM?

- Social housing units
- There needs to be ongoing investments for all housing types across the continuum. Developers should be informed about the needs of the entire housing continuum.
- Indigenous community needs should be incorporated into local government processes (e.g. during site proposals, RFPs).
- There needs to be ongoing consent when working with Indigenous organizations.

15. Anything else that you would like the City to know?

- Having data is critical for providing evidence of needs when making requests for more funding, projects, etc.
- Métis Nation BC is actively pursuing opportunities to develop affordable housing and hope to work collaboratively in the process with the provincial and federal governments. Métis Nation BC is interested in buying land to prepare for the major housing funding call in January 2021. Nation to Nation conversations between the City and Métis Nation BC would be a positive and beneficial step forward.
- Spirit of Children is interested in building its own housing with full services, communal spaces, and a dedicated floor for homeless individuals and families. Spirit of Children is also interested in working with the City to identify spaces to develop as transitional housing. The City is encouraged to attend the Spirit of Children's open house to build a relationship with the organization face-to-face.

5 LIVED EXPERIENCES INTERVIEWS

Nine interviews were conducted with individuals with lived experience of housing vulnerability who are typically underrepresented in traditional engagement. Interviews were conducted with individuals with experience of homelessness, individuals with experience of addictions, individuals with intellectual disabilities, individuals with physical disabilities, youth aging out of care, and long term and recent newcomers and refugee families. The lived experiences of these individuals are highlighted below. Names of interviewees have been changed to protect their identity.

Bernice

Bernice lives with her young daughter in Burnaby and is currently staying in a supportive housing unit. She has lived in Burnaby since moving to Canada. As a single parent without a stable source of income, she has had many challenges finding housing in Burnaby. Rents are expensive and she has faced discrimination as an immigrant, feeling that landlords do not always trust her. Prior to moving into supportive housing, Bernice was renting a low-cost unit in the private market. The building was old, noisy, and dirty. She said that living there took a toll on her physical and mental health.

Bernice spent one week at a shelter and described the experience as positive because she was able to access support, food, a clean place to sleep, and security. She feels that her experience with Burnaby services has been good and that they are easily accessible, but that the process of accessing services is much easier when you have a support worker.

Connecting with a support worker has been good for Bernice. In addition to help with finding her current home, she said that working with a support worker helped her become more knowledgeable about housing. She likes her current housing situation because she is close to her best friend, SkyTrain stations, the mall, and her support worker. While it's a great improvement from her previous experiences, Bernice's greatest need is permanent housing in the future so that both her and her daughter can attend school without having to move frequently.

When it comes to services in Burnaby, she would like to see more parenting support, affordable childcare, programs for children and parents, and more accessible free educational courses. She also believes that Burnaby needs more shelter beds and that her situation would have been very different if she had been able to access a shelter two years earlier. She believes that people who are struggling with housing should be connected with organizations that can support them and be informed of what services are available.

Jin

Jin has been living by himself in a one-bedroom condominium that he has owned in Burnaby for the last fourteen years. He has lived in Burnaby for most of his life but has also lived in Vancouver in the past. Being close to the SkyTrain and bus is important to Jin.

Jin has limited vision and close proximity to the SkyTrain allows him to maintain his independence as his vision worsens. In recent years, he has looked for an apartment in a more walkable neighbourhood. Although transit is accessible from his home, Jin would prefer to be able to walk to some shops and services. Jin tried to look for another place in a walkable neighbourhood about five years ago but was unsuccessful in his search for new housing. He was not able to find an affordable place that would allow him to have a guide dog. While landlords are required to allow guide dogs, Jin's experience has been that this rule is hard to enforce, and it is common for landlords to refuse to rent to people with guide dogs.

Accessing services in Burnaby has been difficult for Jin. While there are some services and supports available in Burnaby for people who have disabilities, most of these are for people who have mobility challenges and there are limited options for people who are blind. For example, Jin is not eligible for an affordability grant for homeowners since this grant is only for people who have mobility limitations. There are other services, such as the Better at Home Program by the Burnaby Seniors' Network, that are needed by many people with disabilities but are only offered to seniors. Jin often travels to Vancouver and Surrey to access arts and cultural services that are not offered in Burnaby. For example, Surrey Central Library has an audio book club for people who are blind or visually impaired. Jin knows many people who would be interested in a similar service, but there is nothing similar in Burnaby. He also seeks out outdoor recreation opportunities in North Vancouver because there are organizations that host programs for people with disabilities.

While Jin is comfortable where he lives, he would like greater walkability to shops and services in his neighbourhood. He would like there to be features in the built environment that help ensure walking is safe for people who are blind or visually impaired. He would also like to see accessible design features for people with low or no vision and mobility limitations integrated into new housing developments. For example, using contrasting colours and building wide hallways that accommodate wheelchairs without odd angles or walls, which can be disorienting for people with low or no vision. Jin also has concerns for others who are in less secure housing situations than he is. He notes that for people with vision loss, moving in and out of housing units can be especially stressful as it takes some time to adjust to new surroundings. He describes other people he knows who have disabilities or are on fixed incomes like pensions who are facing challenges securing stable, affordable housing. He feels that Burnaby has a great need for affordable housing located in neighbourhoods that are safe and accessible.

James

James has been renting a spacious one-bedroom apartment with his wife for the last twenty years. He says it was challenging to find a unit close to the SkyTrain that was large enough to allow him to move around easily in his wheelchair. Despite a higher vacancy rate at the time, it took him and his wife almost a year to find their home.

The couple applied to BC Housing, but the units were too small, and they had limited control over which area they could choose to live in. He said the process of going through BC Housing was challenging because an applicant has to accept what they're offered or lose their spot on the waitlist even if the unit doesn't meet the applicant's needs (e.g., location, size). James has not tried to access other services in Burnaby since he is not aware of what services are available.

James has faced discrimination in the past as someone who uses a wheelchair. He has been placed under excessive scrutiny in terms of his income. He said rental property owners have phoned his employers to confirm his ability to pay rent. He has also received judgemental comments about how his wheelchair will mark up the unit's walls.

James is happy with his current housing situation because of its great location, size, and the people in his building. Despite his overall satisfaction with his apartment, he still has some housing needs that are not being met. His most significant challenge is the overall accessibility of the unit. James describes how the countertops in his kitchen and washroom are too high to use comfortably while in a wheelchair. His bathtub is not accessible and it's challenging to get to his shower bench.

For James, shelter and food are the top priorities in life — being without a comfortable home can have a negative effect on one's psyche. James would like to see all communities develop more accessible housing options that are located by SkyTrain and other amenities.

Beth

Beth moved to Burnaby with her mother when she was a child. She is currently unemployed and was experiencing homelessness on and off for about five years before finding her current housing which she had a tough time finding. She had previously lived with a boyfriend and did not have her own references. She stayed with family for a while but was forced to leave due to conflicts. She and her boyfriend struggled to pay the deposit to secure a new unit. Beth has stayed in shelters in the past and although she sees them as a generally positive environment, she did not like relying on them. There was no guarantee that she would be able to keep her bed every night and she found there was stigma attached to shelter users. Before finding her current housing, Beth was living in a tent city which was challenging due to the lack of security. For example, Beth lost her ID while living there, which prevented her from finding housing and from being able to find employment.

Beth is now living in a supportive housing building for people who have experienced homelessness and describes it as a positive experience. She says BC Housing approached her when she was living in the tent city and told her about the opportunity. She likes living there because it feels secure and she doesn't have to worry about her belongings being stolen. She also describes a good level of respect between her, her neighbours, and the staff who are around to chat and try to get to know the tenants. With the food bank services provided at the building, Beth says she no longer has to worry about where her food is coming from. She has started getting her ID back and is saving for new boots, which she needs to return to work.

While Beth can access most of the services she needs where she is currently staying, she still goes to the Gathering Place in Vancouver often. Memberships at the Gathering Place start as low as $1 and offer access to recreational activities such as pool tables, arts and crafts, and monthly movie nights. The Gathering Place also has services that many people experiencing homelessness need, such as a computer lab, library with a GED program, cafeteria, storage units, and laundry. Staff at the Gathering Place help to connect members with other services. Beth says opening another Gathering Place in the Coquitlam and Burnaby area would make a huge difference for people experiencing homelessness.

Chris

Chris is 44 years of age and is currently living on his own. He has been living in Burnaby since 2014 after being in an accident and receives disability assistance. Chris says racism and discrimination have been the main challenges he has experienced while looking for housing since moving to the Vancouver area. He finds that some landlords do not want to rent to him. As well, rents in Burnaby are high and Chris does not like dealing with rental welfare people.

While living at a shelter in 2014 or 2015, staff helped him find housing in a boarding house. He has since moved out because were too many challenges around drug use – many of the other boarders would use drugs, which was challenging for Chris who is trying to stop. He would prefer to live on his own. Chris has been without a home for about a month and a half and is back to staying in shelters. When Chris first moved to the area, he found it difficult to find the services he needed in Burnaby, but it is easier now that shelters are open. Living in the shelter has been a positive experience for Chris since his needs around food and housing are being met. Through the shelter, he gets support to help him stop using drugs and to search for housing. Chris describes how staff at the shelter are problem solvers — staff are willing to help and are there for you no matter what your problem is.

Jillian

Jillian moved to Burnaby when she was placed with her current foster mom. She lives in a townhouse co-op with her foster mom and another teenager. She has been diagnosed with complex chronic post-traumatic stress disorder and has moved around Metro Vancouver due to different foster housing placements. When she first entered the foster care system, she says she was very low-functioning and found it difficult to do things like open a door by herself, use transit, or go to school. Prior to her current living situation, Jillian had several housing experiences that negatively impacted her physical and mental health.

Living with her current foster family in Burnaby has been a significant improvement for Jillian, especially since her foster mom has had a lot of experience raising children who have experienced trauma and mental health issues. She says that every part of life changed for the better when she started living in a safe and supportive environment: her physical health has improved, she is doing better at school, and she has found several hobbies that she likes.

Jillian recently turned 19 years of age and aged out of the foster care system. She experienced a lot of stress as she was approaching her birthday. She initially believed that she would have to move out as soon as she turned 19 and, not being able to afford a rental, she thought she might have to stay at a shelter because she didn't have anywhere else to go. She was relieved to be able to stay in her current housing but worries about the future because her foster parent is aging.

Since aging out of care, she has learned that there are not many services and supports available for youth in her situation in Burnaby. She says it's hard to find low-cost options for trauma-informed counselling. Waitlists for counselling are very long and wait times can be six months or more. While she was able to secure counselling in Burnaby, most of the other support services she accesses are in New Westminster.

She says that being without family support, many youths who age out of care apply for income assistance, but eligibility requirements prevent some people (e.g., postsecondary students) from accessing this kind of financial support. Jillian believes the greatest need in Burnaby to be low-cost housing options for youth to prevent those aging out of care from becoming homeless and low-cost counselling services. She would love to see a program in Burnaby such as SOS Children's Village that offers housing and support programs for former youth in care and youth at risk of homelessness.

Yasemin and Emir

Yasemin and her husband have been living in Burnaby since they moved to Canada almost 30 years ago. They have three children who were all born in Canada. The family has been living in a three-bedroom, rent-geared-to-income apartment unit for almost 20 years. While they enjoy their apartment, their two older sons share a room, and this is straining their relationship as they get older.

Their oldest son, Emir, is currently looking for an apartment of his own. He is in his mid-20s and has a development disability. Emir works part-time, is very active in his community, and has a number of hobbies. Emir wants to be independent, have greater privacy, and have enough room to pursue his hobbies. He would like to find an apartment close to his family in a building that is secure, so his parents know that he is safe. His apartment also needs to be affordable for the income he receives on Disability Assistance and he is finding there are very limited options in his neighbourhood.

Yasemin and Emir described how challenging it has been to find an apartment for Emir. Rent in Burnaby is very expensive, and Emir does not earn enough to rent in the private market. He has applied through BC Housing and is being assisted by the Burnaby Association for Community Inclusion (BACI), but waitlists for non-market housing in Burnaby are long and he has not found a unit that meets his needs and is near his family. While Emir is very independent, his family would like him to find a place close to them so they can visit and support each other. Their search was put on pause due to the Covid-19 pandemic as many non-market housing providers were not accepting new tenants.

Jim

Jim is in his late 50s and has experienced many challenges throughout his life that have affected his ability to find housing. While he had a stable upbringing and didn't experience housing issues growing up, he lost one of his arms in an accident when he was young, which was a major disruption to his personal life and employment opportunities. Jim recovered and was able to work again. He had the same job for 20 years, before needing to reduce his hours to take care of his father who had developed dementia. Jim didn't want to put his father into a care home and his father also didn't want to live in one. Eventually, Jim began to feel pressure from BC Housing to put his father into a care home so that Jim could better support himself. After a while, he agreed. His father went into a care home and Jim moved into a suite in Surrey. His father died of pneumonia shortly after.

Jim lost his suite in Surrey when the landlord sold the house. He did not have sufficient notice to find another place to live and his outgoing roommate stole his money. All of a sudden, Jim was on the street.

Jim was homeless for about six months, living in his van in a parking lot near Douglas Road. At the time, Burnaby didn't have any shelters or warming centres. Jim describes this as a very difficult, negative experience. He struggled with the way he was treated differently and looked down on for being homeless. He didn't know what supports or services were available. Some days, he went without food and he rarely slept. Being constantly starved and exhausted made it difficult for him to find employment and housing on his own. Jim thought BC Housing would connect him with service providers who could help him as they knew his situation and had his information from his previous housing challenges. Jim eventually grew tired of waiting and contacted Progressive Housing Society, who immediately helped Jim find housing.

Now, Jim lives in a basement suite with a roommate in the Burquitlam area. His search for this suite took several months even with Progressive Housing's assistance. Jim emphasizes that people don't choose to become homeless — homelessness is caused by going through tough, unexpected situations. While the idea that anyone can become homeless is becoming more widely accepted, Jim believes more supports are needed and people need to be made more aware of how to access them. Jim stresses that everyone needs help with overcoming homelessness — it's not something that can be done alone.

Mel

Mel and her partner, Jada, are both in their 20s. Together, they are renting a unit with their pets on the lower floor of a house. Mel is not happy with her current housing situation. She describes how the property is unsafe because it is poorly maintained by the landlord and she does not trust the tenants living above her. Mel is submitting a dispute to the Residential Tenancy Board because the poor conditions of their suite are not being addressed despite repeated requests.

Mel and her partner would like to move but finding a new home has been challenging. Most of her experiences with housing in Burnaby have been negative. Mel has experienced homelessness and substance use and reports experiencing a lot of discrimination while trying to find housing. She has struggled to find good quality housing that is affordable for the income she receives on Disability Assistance. While staff at the Burnaby Association for Community Inclusion (BACI) have been very helpful in her search, rental units are snapped up quickly and most are unaffordable for Mel. She is hoping to move back to Maple Ridge where she described being much happier overall because her housing was well-maintained and her landlord was helpful. However, she is experiencing similar affordability and availability challenges finding new housing there.

Mel believes shelters and warming centres are very important. She found that the services available at these facilities and having a warm place to sleep were very helpful when she was without a home. Mel also describes challenges with shelters, as pets are not permitted and there are not enough beds to accommodate demand, especially in the winter.

In terms of other supports, Mel describes how helpful BACI has been with referrals for mental health counselling, addictions support, and medical care. She says many people need help with housing in Burnaby and thinks having housing listings for people on low incomes would be useful. Her past traumas and current frustration with her housing situation are challenging and she is working with BACI to find a safer home.

6 TSLEIL-WAUTUTH NATION COMMENTS

The City of Burnaby invited Tsleil-Waututh Nation (TWN) to respond to questions about the housing needs and priorities of its membership. The Nation provided a letter in response which is summarized here.

1. **What housing needs or demands are not currently being met for your members living in Burnaby or nearby municipalities.**
   - TWN Members have a strong desire to live on reserve, though there is currently not enough supply to meet demand.
   - Affordability was the most important consideration for members looking for a new home, followed by overall sense of safety and the size of the home.
   - Demand from TWN members for off-reserve housing in nearby municipalities comes from members waiting for on-reserve housing and members choosing to live off-reserve.
   - TWN is currently conducting a housing survey of Members.

2. **What housing types or supports are needed?**
   - Members need diverse housing that adapts to different life stages and the community's changing needs.
   - Key considerations for new housing include affordability, safety, diversity of choice, accessibility, sustainability, connection to nature, and cultural considerations.

3. **Have you observed changes in housing needs or demands in recent years?**
   - Just over half of TWN membership lives on reserve.
   - Population projections estimate that by TWN membership will grow from 510 members in 2016 to 2,263 members by 2116.By 2116, a total of 898 TWN households are projected, including 514 living on reserve.

4. **What are your Nation's housing priorities?**
   - Tsleil-Waututh are stewards of the lands, waters, and air – protecting and enhancing environmental values. TWN governs according to our Stewardship Policy, which is an expression of our inherent jurisdiction and law, while providing opportunities for economic development, public spaces, and affordable housing to support future generations.
   - Key priorities for new housing include eco-friendly development, preservation of ecological values, family, wellness, and beauty.

5. **Do you have any housing projects or initiatives that are planned or recently completed that we should be aware of?**
    - The Nation is currently planning for a new community subdivision for member housing and is currently in the design concept phase. This project is expected to meet TWN on-reserve housing needs for the next 20 years.

6. **What solutions, innovations, strategies, or best practices would you encourage the City of Burnaby to consider?**
    - Tsleil-Waututh's approach to land use planning is intended to be flexible enough to meet the needs of current TWN Members, as well as to provide opportunities for future generations as they arise, all while maintaining Tsleil-Waututh values. It is also TWN's priority to protect the environment, lands, water, and air so future generations can live and thrive off the land. This approach to land use differs from conventional Western thinking and is based on a number of Tsleil-Waututh values, including Respect, Family, Culture, Traditions, and Equity.
    - Key considerations of TWN's approach to land use planning include reducing or minimizing greenhouse gas emissions, using green infrastructure and renewable energy systems, and promoting climate resilience. In addition, TWN's approach encourages family-focused recreational spaces, community-friendly commercial amenities (e.g., cafes, neighbourhood grocery stores), improved transit services, improved access to alternative modes of transportation, options for adequate parking, the possibility of social housing, ensuring that new buildings will consider views where possible, and prioritizing human connections to trails, parks, and the natural environment.

APPENDIX – HOUSING NEEDS REPORT SURVEY

Housing Needs Survey

Introduction

The City of Burnaby is preparing a Housing Needs Report. This is part of a provincial initiative to help municipalities better understand current and future housing needs.

Last year, as part of the Mayor's Task Force on Community Housing, the City held a workshop with the public to gather ideas and information on housing needs. We heard about some of the challenges which people were facing in finding housing to meet their needs. We are now reaching out to organizations with experience in providing housing and related services in Burnaby to gather their perspectives on housing needs, on behalf of their broad client base.

By completing this survey, you will help us to understand the housing needs of some of the distinct population groups in Burnaby. This information will supplement the public input collected last year, and will be used to prepare a Housing Needs Report. This will inform HOME: Burnaby's Housing and Homelessness Strategy which will provide policies and actions to address housing needs. For more information about this project, please visit burnaby.ca/yourvoice-housing.

Please complete the survey by **August 23, 2020**.

Please note, you can exit the survey and then return to complete it as long as you have not finished it.
We appreciate you taking your valuable time to complete this survey. Your input is important to us.

This survey is administered by the City of Burnaby. Personal information collected and used for the purpose of undertaking the Housing Needs Report and Housing and Homelessness Strategy will be managed in accordance with s. 26 (c) of the Freedom of Information and Protection of Privacy Act. All personal information collected through this survey will remain confidential and de-identified when shared with the public. For questions regarding the collection of Personal Information and receipt of electronic messages please contact: Corporate Communications & Marketing at communications@burnaby.ca.

Technical issues? To request suppport or let us know about an issue you're having with the survey, please email communications@burnaby.ca.

Section 1: Classification Questions

The following questions will be used to classify responses and to ensure that we have heard from a broad representation of housing stakeholders.

Question 1

Which of the following best describes your organization?

- ◯ Development sector, for-profit
- ◯ Development sector, non-profit
- ◯ Education sector (includes School Board, Schools and Post-Secondary Institutions)
- ◯ First Nations government
- ◯ Indigenous organization
- ◯ Federal, provincial, regional, or local government
- ◯ Health care sector
- ◯ Service provider, for-profit
- ◯ Service provider, non-profit
- ◯ Special interest and advocacy group. Please specify:
- ◯ Other, or combination of above. Please specify:

Question 2

Which type(s) of housing does your work involve? *Select all that apply.*

- ☐ Emergency accommodation (includes extreme weather shelters, warming centres and homeless shelters)
- ☐ Housing with supports (includes any housing that comes with supports, whether short term or long term, such as transitional housing, group homes, community care facilities, long-term residential care, assisted living and supportive housing)

- ☐ Non-market rental housing (includes public housing, non-profit rental housing and rented co-operative housing)
- ☐ Market rental housing (includes purpose-built market rental and secondary rental such as rented strata units, secondary suites and laneway homes)
- ☐ Affordable home ownership (includes housing made available for purchase at below market rates due to subsidies from grants, loans or other programs)
- ☐ Market home ownership (includes strata housing, single family homes, duplex and semi-detached homes, fee-simple row homes)
- ☐ Seniors' housing (independent living, assisted living, residential care)
- ☐ Other, please specify: ______

Question 3

Does your organization provide housing, or related services, to people in Burnaby?

- ○ Yes (includes any past, current or anticipated experience in Burnaby)
- ○ No

Question 4

Which of the following groups most closely represent the households or individuals you work with? (People to whom you provide housing or related services.) *Select all that apply*.

- ☐ Families
- ☐ Indigenous people
- ☐ Adults and families at-risk of homelessness
- ☐ Adults who are currently or recently homeless
- ☐ Low-income households
- ☐ Newcomers to Canada (immigrants, refugees)

- [ ] People with physical disabilities
- [ ] People with intellectual disabilities
- [ ] People requiring mental health support
- [ ] People with addictions or in recovery
- [ ] Seniors and Elders
- [ ] Single parents
- [ ] Post-secondary students and international students
- [ ] Vulnerable youth (e.g. youth aging out of care, youth at risk of homelessness)
- [ ] Individuals and families fleeing violence
- [ ] Other, or combination of categories. Please describe: ____________

Technical issues? To request suppport or let us know about an issue you're having with the survey, please email communications@burnaby.ca.

Section 2: Housing Needs

Please answer the following ten questions based **on your professional experience**, and **on behalf of the housing needs of the households or individuals you work with**. If applicable, please draw from your experiences in Burnaby. You may skip a question if you do not have an answer.

Question 5: Housing Challenges

Thinking about the households or individuals you work with (selected in the previous question), what are the most common barriers that they face in meeting their housing needs in Burnaby? *Select up to five options.*

- ☐ Limited supply of needed housing types
- ☐ Cost of rent
- ☐ Cost of homeownership
- ☐ State of repair of housing
- ☐ Strata/apartment rules and restrictions (e.g. pets, children)
- ☐ Lack of accessibility
- ☐ Distance from transit
- ☐ Distance from employment
- ☐ Profiling/screening due to ethnicity, sexual orientation, and other
- ☐ Inability to practice cultural, spiritual or religious traditions
- ☐ Other, please specify: ____________

Please comment on your answer.

Question 6: Delivery Models

Which of the following delivery models of housing are most needed by the households or individuals you work with? *Select up to three options.*

- [ ] Strata condominium
- [ ] Fee simple
- [ ] Market rental
- [ ] Non-market rental
- [ ] Housing with shared resources such as co-housing or collective housing
- [ ] Student housing
- [ ] Co-operative housing
- [ ] Housing with supports
- [ ] Emergency shelters
- [ ] Supportive housing for homeless
- [ ] Other, please specify:

Please comment on why these delivery models are needed.

Question 7: Housing Types:

Are there any types of housing that are not currently allowed, or are underrepresented in Burnaby, that would benefit the households or individuals you work with? E.g. laneway homes, tiny homes, micro-suites, secondary suites in duplexes and apartments, live/work spaces, etc. Please comment on why these housing types are needed.

Question 8: Unit Sizes

Which of the following unit sizes are most needed by the households or individuals you work with?

- ◯ Studios
- ◯ 1 bedroom units
- ◯ 2 bedroom units
- ◯ 3 or more bedroom units

In addition to your selection above, are there any other unit sizes needed?

Please explain the reason for your answer.

Question 9: Design Guidelines

The City can develop design guidelines for new residential buildings or require specific design elements. Examples of these are the Green Building requirements adopted by the City in 2019 and the Crime Prevention through Environmental Design (CPTED) guidelines which are used to assess buildings for safety and reduce opportunities for crime.

Thinking about the households or individuals you work with, how important are the following design guidelines for residential buildings? *Please rate based on importance.*

Inclusive design (*these guidelines focus on making housing accessible to everyone, including visitors and guests, and accommodating mobility changes that may occur over time*)

◯ Very important

◯ Somewhat important

◯ Not important

Active design (*these guidelines focus on promoting physical activity and consider the placement of stairs, elevators and indoor and outdoor spaces to encourage movement*)

◯ Very important

◯ Somewhat important

◯ Not important

Culturally appropriate design (*these guidelines focus on including design elements to support the needs of specific cultural groups, such as Indigenous housing design guidelines*)

◯ Very important

◯ Somewhat important

◯ Not important

Neighbourly design (*these guidelines focus on promoting social interaction between residents, by considering the placement and access to common areas and shared resources*)

◯ Very important

◯ Somewhat important

◯ Not important

Family design (*these guidelines focus on designing for families with children, and consider features such as access to the street, gardens and outdoor space*)

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Site and building design (*these guidelines focus on providing visually interesting architectural designs, quality materials, and ample landscaping to add to the place making and beauty of a community*)

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Are there any other design guidelines that are needed?

Question 10: On-Site Amenities The City can encourage or require certain amenities in new multi-family buildings. Examples include showers and lockers to support cycling (encouraged in return for reduced parking requirements), or electric vehicle charging infrastructure (required in new buildings since 2018).

Thinking about the households or individuals you work with, how important are the following on-site amenities? *Please rate based on importance.*

Community gardens

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Community kitchen

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Amenity room

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Playground

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Indoor play area

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Pet care area

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Visitor suites

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Personal storage area

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Stroller storage

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Fitness area

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Shared office space

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Package receiving area (including refrigerated room for grocery deliveries)

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Rooftop or elevated outdoor common amenity

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Bike room elevator at grade

◯ Very important

◯ Somewhat important

◯ Not important

Small commercial space (e.g. coffee shop/corner store)

◯ Very important

◯ Somewhat important

◯ Not important

In-unit storage

◯ Very important

◯ Somewhat important

◯ Not important

Are there any other amenities you think are needed by this group?

Question 11: Mixed-Income Developments

The City recently adopted a Rental Use Zoning policy which requires most new multi-family developments to include below-market rental units. This will result in more mixed-tenure, mixed-income developments in Burnaby. In these developments, different types of units may be housed together in one building or separated into different buildings on the same site. The way in which common areas and amenities are shared between owners, renters and non-profit operators will have social, operational and financial implications. For example, separated amenity spaces may be more affordable for non-profit operators who may not wish to contribute to more expensive features and finishes. However, separation of some types of amenities may create the sense of exclusion for lower-income households.

Thinking about the households or individuals you work with, how do you think the common areas and amenities in mixed-tenure buildings should be managed, to best meet their needs?

- ◯ All amenities and common areas should be separated
- ◯ Some amenities and common areas should be shared and others kept separate
- ◯ All amenities and common areas should be shared
- ◯ All amenities and common areas should be available to all residents, with the option for non- profit operators to opt-out from amenities which are costly to maintain
- ◯ Not sure/don't know
- ◯ Other, please specify:

Please provide additional details on your answer

Question 12: Features and On-Site Supports Residences for vulnerable populations often provide specific features and on-site supports for residents.
Thinking about the households or individuals you work with, how important are the following features and on-site supports? Please rate based on importance.

Meal programs

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Health and self-care supports

◯ Very important

◯ Somewhat important

◯ Not important

Mental health supports

◯ Very important

◯ Somewhat important

◯ Not important

Substance use supports

◯ Very important

◯ Somewhat important

◯ Not important

Lockers/storage areas

◯ Very important

◯ Somewhat important

◯ Not important

Shared laundry

◯ Very important

◯ Somewhat important

◯ Not important

Life and employment skills training

◯ Very important

◯ Somewhat important

◯ Not important

Social activities

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Opportunities for volunteer work

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Pet care

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Safety/security

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Mailbox/telephone service

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Childcare

- ◯ Very important
- ◯ Somewhat important
- ◯ Not important

Private outdoor space

- ◯ Very important

◯ Somewhat important

◯ Not important

Space for cultural/religious activities

◯ Very important

◯ Somewhat important

◯ Not important

Supports for staff

◯ Very important

◯ Somewhat important

◯ Not important

Are there any other features and on-site supports that you think are needed by this group?

Question 13: Location

Access to off-site services and amenities is a key consideration for housing. *Thinking about the households or individuals you work with*, which services or amenities would they need within a 10-minute walk? *Please select the top three most important factors (maximum of three).*

- [ ] Transit
- [ ] Healthcare services
- [ ] Social services
- [ ] Community centres
- [ ] Public library
- [ ] Schools

- [ ] Grocery stores
- [ ] Jobs/employers
- [ ] Shopping and entertainment
- [ ] Daycares
- [ ] Playgrounds
- [ ] Nature and parks
- [ ] Social support networks

Are there any other neighbourhood characteristics that should be taken into consideration?

Question 14: Housing Resilience

Over time, various social, economic and environmental factors influence the way in which we live. Threats to our health and economy can have a significant impact on our lives, including our homes.

Thinking about the households or individuals you work with, do you have any recommendations for making Burnaby's housing more resilient and adaptive?

Technical issues? To request suppport or let us know about an issue you're having with the survey, please email communications@burnaby.ca.

Contact Information

If you would like to be notified by email when the draft Housing Needs Report is available, please provide your contact information below. The final report will be available to everyone on the City of Burnaby website.

Do you consent to providing your personal information below?

Personal information collected on behalf of the Housing Needs Report and Housing and Homelessness Strategy project will not be used for any other purpose or shared with other organizations.

- [ ] Yes, I consent to providing my personal information and to be contacted by the City of Burnaby.

Name:

Organization name:

Email:

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APPENDIX C

Burnaby's Housing System

APPENDIX C BURNABY'S HOUSING SYSTEM

Burnaby's Housing Needs Report refers to Burnaby's housing system which is made up of four key housing categories as shown in the graphic below. These categories are used in this report and in the HOME: Burnaby's Housing + Homelessness Strategy to identify which part of the housing system is being addressed.

The tables which follow provide examples of different types of housing/living arrangements for each category of the Housing System.

RENTED HOMES	
MARKET	NON MARKET
Primary rental (Rental buildings or complexes	Public housing
Secondary Rental (individually-owned homes that are rented)	Non-profit rental housing
Secondary suites	Workforce housing
Laneway homes/Coach houses	Below-market rental units
Rented rooms	Temporary housing (e.g for displaced tenants)
Collective housing/Co-living	
Flex Suites	
Student residence	

WITHOUT HOMES	
SHELTERED	UNSHELTERED
Safe House	Outside
Extreme Weather Shelter	Tent or makeshift shelter
Warming Centre	Vacant Building
Disaster Response Shelter	Vehicle (car, van, RV)
Homeless Shelter	
Couch-surfing	

OWNED HOMES	
MARKET	NON MARKET
Freehold/Fee-Simple homes (Detached homes, duplexes, row homes)	Leasehold home
Strata units	Non-profit Co-op
Co-housing	Shared equity ownership
Mobile Homes	Rent-to-own
Equity Co-op	
Leasehold home	

HOMES WITH SUPPORTS	
MARKET	NON MARKET
Group homes	Transitional housing (temporary housing with a variety of supports)
Assisted living	Group homes
Supportive housing	Assisted Living
Long term care homes	Supportive housing
Residential Treatment Centre	Long-term care home
	Residential Treatment Centre

APPENDIX D

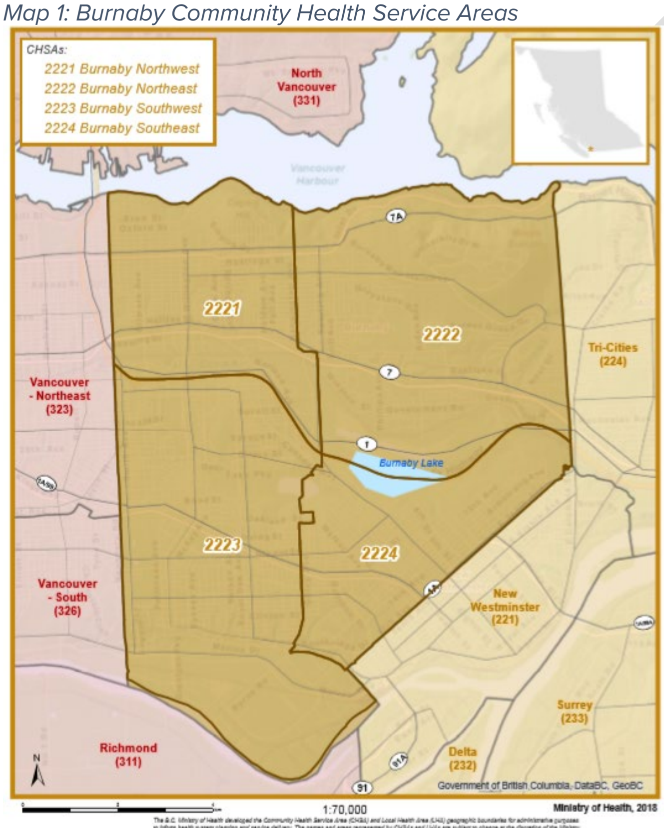
Projections Methodology

APPENDIX D PROJECTIONS METHODOLOGY

Population

Population projections in Burnaby were completed at a city-wide level, and also divided into the following city quadrants: Northwest, Northeast, Southwest, and Southeast for the years 2016 to 2030[3]. The projections are derived from the BC Statistics population projections for the Local Health Area for 222 Burnaby, and for the each of the four Community Health Service Areas in Burnaby (Map 1). The population projections prepared by BC Statistics incorporate various components and assumptions of population growth (fertility rates, mortality rates, and migration).

Map 1: Burnaby Community Health Service Areas



Source: BC Statistics and the Ministry of Health

Historical population data is used to derive headship rates and past population trends. The data source is the Statistics Canada Census Program for both city-wide and quadrant projections. In the case of the quadrants, the geographic boundaries do not line up exactly with the dissemination areas used by Statistics Canada for Burnaby and instead the population data is calculated using Environics data adapted from the Statistics Canada Census Program accessed through ArcGIS Online

[3]More information can be found here: https://www2.gov.bc.ca/gov/content/data/statistics/people-population-community/population/population-projections

credits. The ArcGIS enrich function retrieves statistics from the Dissemination Area level using Census Blocks to apportion data to custom geographies, in this case the Burnaby Quadrants.

Since the BC Statistics population projections estimate for the undercoverage[4] of individuals and the Statistics Canada Census population numbers do not, the BC Statistics numbers are adjusted down so that population projections in the report start closer to the Census 2016 population numbers. For example, the BC Statistics population projections estimate 250,520 for Burnaby in 2019, and the population projections in the report indicate it is estimated to be 239,680 in 2019 (a difference of 10,840 or 4%).

Anticipated population is estimated by five-year increments as follows, from the start of the first year to the end of the last year:

- 2021 to 2025
- 2026 to 2030

Households

In general, the household projections represent the combination of population projections with historical headship rate information. The household projections presented within this report are the result of combining the population projections presented above with **headship rates** by age of primary household maintainer. These headship rates describe the proportion of individuals within a given age group who “head” a household of a given type (defined by a combination of maintainer age, tenure, and household type where possible). In general, for simplicity, and due to the relatively consistent headship rates observed over time, the headship rates in Burnaby are assumed to remain constant (by age group).

Headship rates are used to derive household projections because it indicates the likelihood of a new household being formed. The household projections are arrived at by combining the population projections and the headship rates in the following way: if population projections indicated there would be an additional 100 individuals between the ages of 45 and 54, and the headship rates in 2016 suggested that 20% of individuals aged between 45 and 54 led their household, then we would project that there would be 20 households led by a primary household maintainer between the ages 45 and 54.

In mathematical terms, headship rates are calculated as such:

$$h_{a,f,t} = m_{a,f} p_{a,t}$$

Where $h_{a,f,t}$ is the number of households, $m_{a,f}$ the headship rate, and $p_{a,t}$ the population, with the subscripts “a", “f”, and “t” representing age groups, household family types, and time (year).

[4] For more information on Census undercoverage: https://www.statcan.gc.ca/eng/hp/estima.

City-Wide and Quadrant Headship and Ownership Rates

Headship rates are developed for the City overall, and for each quadrant. The headship rates are derived from primary maintainer age group by household family type, and ownership rates for each combination of household family type and primary maintainer age are also developed (where data is available). Household family type and tenure projections were completed at the city-wide level, not at the quadrant level due to limited data. The headship rate for each quadrant were by primary household maintainer and tenure.

In mathematical terms:

$$m_{a,f} = \frac{h_{a,f}}{p_a} \text{ and } r_{a,f} = \frac{o_{a,f}}{h_{a,f}}$$

Where $m_{a,f}$ is the headship (or maintainership) rate, $h_{a,f}$ is the number of households, p_a is the population, $r_{a,f}$ is the ownership rate, and $o_{a,f}$ is the number of owner households, with the subscripts "a" and "f" representing age groups and household family types.

For the purposes of the household projections, households are divided only into owner and renter households, with renter households including band housing where it exists.

Dwelling Projections

Based on the household projections in the preceding section, the number and type of anticipated units were estimated for the City overall and by quadrant. The projections estimate the net additional households in the community and are used to determine the additional units needed to meet this population growth. Based on historical tenure rates in Burnaby, it is estimated that most of this growth was in the homeownership market. However, the availability and affordability of rental and homeownership options may change these trends.

Note on Bedroom Conversion Rates

The table below outlines bedroom conversion rates which are used to estimate the bedroom sizes needed to accommodate the projected additional households. These rates are rough estimates based on the unit sizes that may be expected to house different types of households. Many households may prefer to have larger unit sizes than those estimated, for hobbies, guests, home offices, or other needs, or smaller units based on individual preferences.

Family Type	**1 Bedroom**	**2 Bedroom**	**3+ Bedroom**
Couple without Children	50%	50%	0%
Families with Children and Other Families	0%	33%	67%
Non-Family (Individuals Living Alone or With Roommates)	60%	30%	10%

Limitations

These forecasts are based on past trends modified to account for possible future changes and, consequently, should be viewed as only one possible scenario of future population. They are intended to be interpreted in broad trends to inform future policy making. As such, all population and household projections are rounded to the nearest 5.

Note that the population projections do not account for underlying demand for housing within Burnaby (e.g., people living with family while searching for housing) or across the region (e.g., people who may be searching for housing in multiple communities due to the fluidity of boundaries). Real community growth depends on a variety of different factors, including the state of the economy, changes in the housing market, growth in the region, trends in neighbouring communities, locational desirability, and planning and development decisions. The availability, type, and affordability of housing will influence what types of households are able to stay in or move to Burnaby and will impact demographic trends in the community.

In general, for simplicity, and due to the relatively consistent headship rates observed over time, the headship rates in Burnaby are assumed to remain constant (by age group) over time.

APPENDIX E

Summary Form

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: ______________________________

REGIONAL DISTRICT: ______________________________

DATE OF REPORT COMPLETION: ______________________________ **(MONTH/YYYY)**

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	
LOCATION	**Neighbouring municipalities and electoral areas:**
	Neighbouring First Nations:

POPULATION			
POPULATION	**Population:**	**Change since :**	**%**
	***Projected* population in 5 years:**	**Projected change:**	**%**
	Number of households:	**Change since :**	**%**
	***Projected* number of households in 5 years:**	**Projected change:**	**%**
	Average household size:		
	***Projected* average household size in 5 years:**		
	Median age (local):	**Median age (RD):**	**Median age (BC):**
	Projected median age in 5 years:		
	Seniors 65+ (local): %	**Seniors 65+ (RD): %**	**Seniors 65+ (BC): %**
	***Projected* seniors 65+ in 5 years:**		**%**
	Owner households: %	**Renter households:**	**%**
	Renter households in subsidized housing:		**%**

INCOME	Median household income	Local	Regional District	BC
INCOME	**All households**	$	$	$
	Renter households	$	$	$
	Owner households	$	$	$

ECONOMY		
	Participation rate: %	**Unemployment rate: %**
	Major local industries:	

HOUSING		
	Median assessed housing values: $	**Median housing sale price: $**
	Median monthly rent: $	**Rental vacancy rate: %**
	Housing units - total:	**Housing units – subsidized:**
	Annual registered new homes - total:	**Annual registered new homes - rental:**
	Households below *affordability* standards (spending 30%+ of income on shelter): %	
	Households below *adequacy* standards (in dwellings requiring major repairs): %	
	Households below *suitability* standards (in overcrowded dwellings): %	

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**

2. **Any community consultation undertaken during development of the housing needs report:**

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

4. **Any consultation undertaken with First Nations:**

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)		
1 bedroom		
2 bedrooms		
3+ bedrooms		
Total		

Comments:

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area		100		100		100
Of which are in core housing need						
Of which are owner households						
Of which are renter households						

Comments:

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area		100		100		100
Of which are in extreme core housing need						
Of which are owner households						
Of which are renter households						

Comments:

Briefly summarize current and anticipated needs for each of the following:

1. **Affordable housing:**

2. **Rental housing:**

3. **Special needs housing:**

4. **Housing for seniors:**

5. **Housing for families:**

6. **Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

7. **Any other population groups with specific housing needs identified in the report:**

Were there any other key issues identified through the process of developing your housing needs report?