

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2021 March 23

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 16000 20

SUBJECT: RENTAL HOUSING SUMMARY – UPDATED TO 2021 FEBRUARY 28

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

RECOMMENDATION:

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

REPORT

1.0 BACKGROUND

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

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

2.0 POLICY CONTEXT

Support for the provision of non-market and market rental housing aligns with the following Council-adopted City policies:

- *Regional Growth Strategy / Regional Context Statement;*

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- Corporate Strategic Plan;
- Official Community Plan;
- Social Sustainability Strategy;
- Economic Development Strategy;
- Environmental Sustainability Strategy;
- Climate Action Framework; and,
- Mayor's Task Force on Community Housing Final Report.

3.0 NON-MARKET AND MARKET RENTAL PROJECTS

A list of non-market and market rental housing projects in the City, according to development status, up to 2021 February 28 is *attached as Appendix A*. Non-market rental housing includes housing owned and/or operated by non-profit or government housing providers for the sole purpose of providing affordable rental housing. Purpose-built market rental housing is privately owned housing that is constructed for the purpose of renting, with rental rates determined by the market. As per the finalized RUZP, new developments requiring rezoning are required to provide below-market units, known as inclusionary units, rented at 20% below Canada Mortgage and Housing Corporation (CMHC) market median rents. In the event of redevelopment of existing rental buildings, the RUZP requires replacement of existing rental units in the redeveloped building, with right of first refusal for the replacement units provided to displaced tenants. Rents for replacement units must be the same as the tenant's rent at the rezoning application site, plus any permitted *Residential Tenancy Act (RTA)* annual rent increases during the intervening period between when the tenant moved out and when they move into the replacement units.

Since the last update to the Planning and Development Committee on 2020 September 29, 20 additional non-market rental units have started construction, and an additional seven non-market projects have been submitted for rezoning. Currently, over 2,750 non-market units are under review. Notably, of the 34 non-market rental projects constructed, under construction and currently in process, 17 are facilitated by the provision of City-owned lands.

For market rental housing, no additional units have been added to the City's rental stock since the last update in September 2020. However, two rezoning applications have been approved that will require implementation of the City's RUZP, with 116 replacement rental units offered to tenants displaced through the redevelopment process and four inclusionary units rented at below-market rates in perpetuity. As for units under review through the rezoning process, there are currently 51 projects representing over 2,789 market rental units. The majority of these applications are subject to the RUZP, with the minimum number of replacement units and inclusionary units noted, if known at this time. Since many of these applications are still early in the design process, the total number of units, including the required number of inclusionary units, are subject to change.

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4.0 NEXT STEPS

Additional market rental units are anticipated to be delivered through the City's various Master Plan projects, potentially adding thousands of new rental units, including below-market inclusionary units, to the City's rental housing inventory. Staff will continue to track both non-market and market rental projects in the City, with future rental housing summaries anticipated to be provided to Council approximately every six months.


E.W. Kozak, Director
PLANNING AND BUILDING

WT:sa

Attachment

Copied to: Acting City Manager
City Clerk

NON-MARKET HOUSING 2021 - NEW AND IN PROGRESS

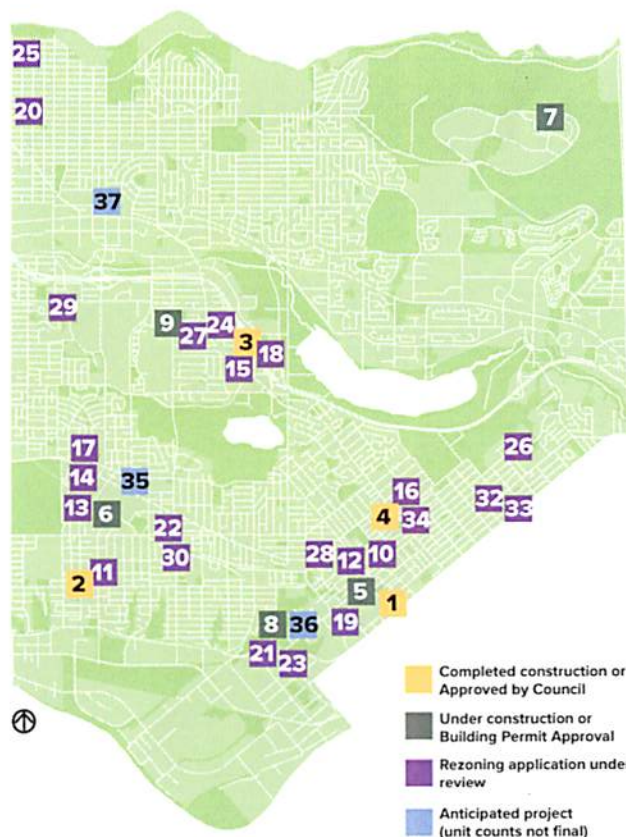
Non-market housing refers to housing that has ongoing government subsidy, or generates sufficient revenue through rents, grants, and donations to operate on a not-for-profit basis.

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

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

KEY FACTS:

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



528 units recently constructed

387 units under construction

2,752+ units under review

Completed Projects and Projects under Construction

1 Cedar Place (Phase 1)
7683 15th Avenue

91
units

2 Fair Haven United Church
4341 Rumble Avenue

145
units



3 Norland
3986 Norland Avenue

52
units

4 New Vista Complex Care Facility Replacement
7232 New Vista Place

240
units



5 Cedar Place (Phase 2)
7121 14th Avenue

128
units

6 Beresford & Sussex
6525 Sussex Avenue



125
units

7 UniverCity Passivhaus
8650 University Crescent

90
units



9 Burnaby Association for Community Inclusion
3755 Banff Avenue

24
units



NON-MARKET HOUSING 2021 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
COMPLETED CONSTRUCTION				
1	Cedar Place (Phase 1)	7683 15th Avenue	91	<ul style="list-style-type: none"> Completed December 2018 Partnership between City, BC Housing and Ledingham McAllister 91 units of non-market family housing (replace 90 existing units) City contribution for overall site: <ul style="list-style-type: none"> » ~\$8.5 million through density bonus » ~\$28.5 million indirect funding through value created by rezoning
2	Fair Haven United Church	4341 Rumble Avenue	145	<ul style="list-style-type: none"> Completed April 2019 145 units of seniors housing (replace 16 existing units) Funding from BC Housing <i>Deepening Affordability Fund</i> City contribution: ~\$695,000 Community Benefit Bonus Affordable Housing Reserve grant to offset application/permit fees and required off-site servicing costs
3	Norland ♦	3986 Norland Avenue	52	<ul style="list-style-type: none"> Completed October 2019 BC Housing modular supportive housing project under provincial <i>Rapid Response to Homelessness Initiative</i> Operated by Progressive Housing Society City contribution: <ul style="list-style-type: none"> » \$3.96 million Community Benefit Bonus Affordable Housing Reserve grant to offset land lease (five years) and permit fees
4	New Vista Complex Care Facility Replacement	7232 New Vista Place	240	<ul style="list-style-type: none"> Completed October 2020 240 beds in new seniors long-term care facility (replace 236 existing beds) Operated by the New Vista Society
TOTAL UNITS COMPLETED CONSTRUCTION			528	
UNDER CONSTRUCTION / BUILDING PERMIT APPROVALS				
5	Cedar Place (Phase 2)	7121 14th Avenue	128	<ul style="list-style-type: none"> Building Permit issued 2019 October 1 Partnership between City, BC Housing and Ledingham McAllister 128 units of seniors housing City contribution for overall site: <ul style="list-style-type: none"> » ~\$8.5 million through density bonus » ~\$28.5 million indirect funding through value created by rezoning

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

NON-MARKET HOUSING 2021 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
6	Beresford & Sussex	6525 Sussex Avenue	125	<ul style="list-style-type: none"> • Building Permit issued 2019 December 30 • Partnership between City, BC Housing (funding through <i>Affordable Rental Housing initiative</i>), New Vista Society, and Thind Properties • 125 units of non-market rental • City contribution: <ul style="list-style-type: none"> » \$7 million Community Benefit Bonus Affordable Housing Reserve contribution to offset permit and servicing fees, and other costs associated with creation of a fee simple parcel for the non-market development
7	UniverCity Passivhaus	8650 University Crescent	90	<ul style="list-style-type: none"> • Building Permit issued 2020 April 30 • 90 units of below-market rental • Rigorous energy efficiency standard of <i>Passivhaus</i>
8	Polygon/Tikva	6438 Byrnespark Drive	20	<ul style="list-style-type: none"> • Building Permit application on 2020 May 15 • 20 non-market rental units for Tikva Housing Society • Funding from BC Housing <i>CHF</i> (20% shelter rate, 30% rent geared to income, 50% low and moderate income)
9	Burnaby Association for Community Inclusion (BACI) ♦	3755 Banff Avenue	24	<ul style="list-style-type: none"> • Building Permit issued 2020 May 21 • 24 non-market rental units for individuals with developmental disabilities (15 new units and 9 existing units) • Renovated 36-space childcare • City contribution: <ul style="list-style-type: none"> » Renewal of City land lease » \$1.7 million Community Benefit Bonus Affordable Housing Reserve grant to offset land and servicing costs • Funding from BC Housing <i>Deepening Affordability Fund</i>

TOTAL UNITS COMPLETED

387

REZONING IN PROCESS

10	Kingsway ♦♦	7510-7536 Kingsway, 7390-7398 16th Avenue & 7411 15th Avenue	~163	<ul style="list-style-type: none"> • Preliminary Plan Approval application for specific form of development received 2020 October 8 • Final Adoption of City-initiated rezoning (development guidelines) on 2020 December 14 • Council selection of non-profit partner, Catalyst Community Development, on 2020 July 6 • ~163 units of non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • 20% of units for individuals with developmental disabilities (partnership with posAbilities) • City site provided through City Lands Program • \$50,000 CMHC <i>Seed Funding</i> for pre-development activities secured by City and provided to non-profit partner • BC Housing <i>CHF</i> application submitted in January 2021
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♦ Project subject to City - BC Housing Memorandum of Understanding (MOU) ♦♦ Project facilitated by City-owned land

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



PLANNING AND BUILDING

NON-MARKET HOUSING 2021 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
11	L'Arche Greater Vancouver	7401 Sussex Avenue	61	<ul style="list-style-type: none"> • Third Reading received 2020 June 22 • Redeveloped multi-age care facility with 22 bedrooms and 10 semi-independent units for individuals with developmental disabilities • 29 units of non-market rental • Funding from BC Housing <i>Community Housing Fund (CHF)</i> (20% shelter rate, 30% rent geared to income, 50% low and moderate income)
12	New Vista ♦	7898 18th Avenue	25	<ul style="list-style-type: none"> • Third Reading received 2020 July 27 • 25 non-market units for seniors • Funding from BC Housing <i>CHF</i> (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • City site provided through City Lands Program
13	Anthem / New Vista	6444 Willingdon Avenue & 4241 Maywood Street	92	<ul style="list-style-type: none"> • Third Reading received 2020 December 7 • Applicant requirements under Rental Use Zoning Policy (RUZP) advanced in partnership with New Vista and BC Housing (rents to comply with City, BC Housing, and New Vista objectives) • BC Housing has indicated support through financial resources and grants, development expertise, access to sector housing partners, and/or low cost financing
14	Anthem / New Vista	6075 Wilson Avenue	32	<ul style="list-style-type: none"> • Third Reading received 2020 December 7 • Applicant requirements under RUZP advanced in partnership with New Vista and BC Housing (rents to comply with City, BC Housing, and New Vista objectives) • BC Housing has indicated support through financial resources and grants, development expertise, access to sector housing partners, and/or low cost financing
15	Dania	4279 Norland Avenue	155	<ul style="list-style-type: none"> • Second Reading received 2020 June 22 • Part of Dania Campus of Care • 155 seniors non-market rental units • Funding from BC Housing <i>CHF</i> (20% shelter rate, 30% rent geared to income, 50% low and moderate income)
16	Bayshore Gardens	7860 Rosewood Street	10	<ul style="list-style-type: none"> • Second Reading received 2020 October 5 • 10-unit supportive housing facility for seniors (regulated by <i>Community Care and Assisted Living Act and accompanying Residential Care Regulations</i>, administered by Fraser Health Authority)
17	Grange Street Apartments / YWCA	4275 Grange Street	32	<ul style="list-style-type: none"> • Second Reading received 2020 November 9 • Applicant requirements under RUZP advanced in partnership with YWCA • Original proposal of 40 non-market units amended to 32 larger family-sized (two and three-bedroom) units to meet client needs

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

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PLANNING AND BUILDING

NON-MARKET HOUSING 2021 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
18	Norland ♦	3986 Norland Avenue	43	<ul style="list-style-type: none"> • Second Reading received 2020 November 9 • Additional 43 modular supportive housing units on existing supportive housing site (funded by BC Housing) • City provided Community Benefit Bonus Housing Fund grant to offset land lease in 2019
19	Southgate ♦ ♦	Portion of 7679 18th Street and 7701 18th Street	505	<ul style="list-style-type: none"> • Second Reading received 2020 December 7 • Two City-owned lots consolidated and re-subdivided to three lots, with one lot leased to BC Housing for non-market housing, one lot for urban trail and park features connecting Griffiths Avenue to existing Griffiths cycling and pedestrian overpass, and one lot subject to a land exchange with the applicant and developed for market strata housing
20	S.U.C.C.E.S.S. ♦	3802 Hastings Street	161	<ul style="list-style-type: none"> • Second Reading received 2020 December 7 • Funding from BC Housing CHF (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • City site provided through City Lands Program • City working with CMHC to conclude Urban Renewal Program agreement for site
21	Byrnespark ♦ ♦	6488 Byrnespark Drive	~204	<ul style="list-style-type: none"> • Second Reading for site specific rezoning application received 2020 December 17 • Final Adoption of City-initiated rezoning (development guidelines) on 2020 November 9 • Council selection of non-profit partner, M'akola Housing Society, on 2020 July 6 • ~204 units of non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • City site provided through City Lands Program • \$50,000 Canada Mortgage and Housing (CMHC) <i>Seed Funding</i> for pre-development activities secured by City and provided to non-profit partner • BC Housing CHF application submitted in January 2021
22	Royal Oak ♦ ♦	6857-6875 Royal Oak Avenue	~128	<ul style="list-style-type: none"> • Second Reading for site specific rezoning application received 2020 December 17 • Final Adoption of City-initiated rezoning (development guidelines) on 2020 November 9 • Council selection of non-profit partner, Catalyst Community Development, on 2020 July 6 • ~128 units of non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • 20% of units for individuals with developmental disabilities (partnership with PosAbilities) • City site provided through City Lands Program • \$50,000 CMHC Seed Funding for pre-development activities secured by City and provided to non-profit partner • BC Housing CHF application submitted in January 2021

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

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PLANNING AND BUILDING

NON-MARKET HOUSING 2021 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
23	Portion of Bevan Lands ♦	6365 Stride Avenue, portions of 6370-6448 Stride Avenue & 7514 Bevan Street	~118	<ul style="list-style-type: none"> • Second Reading for site specific rezoning application received 2020 December 17 • Final Adoption of City-initiated rezoning (development guidelines) on 2020 November 9 • Council selection of non-profit partner, Community Land Trust, on 2020 November 9 • ~118 units of non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • City site provided through City Lands Program • City secured \$50,000 CMHC <i>Seed Funding</i> for pre-development activities • BC Housing <i>CHF</i> application submitted in January 2021
24	Sunset / Kincaid ♦	5912-5988 Sunset Street & 5907-5989 Kincaid Street	~287	<ul style="list-style-type: none"> • Second Reading for site specific rezoning application received 2020 December 17 • Final Adoption of City-initiated rezoning (development guidelines) on 2020 November 9 • Council selection of non-profit partner, Vancouver Native Housing Society, on 2020 July 6 • ~287 units of seniors non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) • City site provided through City Lands Program • \$50,000 CMHC <i>Seed Funding</i> for pre-development activities secured by City and provided to non-profit partner • BC Housing <i>CHF</i> application submitted in January 2021
25	Action Line Housing Society	3755 McGill Street	48	<ul style="list-style-type: none"> • Second Reading received 2020 December 17 • 48 self-contained supportive housing units for seniors (redevelopment of portion of existing Seton Village campus) • Planned to apply for BC Housing <i>CHF</i> in January 2021
26	George Derby Care Society	7550 Cumberland Street	87	<ul style="list-style-type: none"> • Second Reading received 2020 December 17 • 121 units for seniors and first responders with disabilities, with 87 non-market units • Planned to apply for BC Housing <i>CHF</i> in January 2021 • City contribution of ~\$1.2 million Community Benefit Bonus Affordable Housing Reserve grant for previous non-profit supportive housing facility on an undeveloped portion of site in 2015.
27	BC Housing / YWCA ♦	4803 Canada Way	60	<ul style="list-style-type: none"> • Initial Council Report received 2020 July 27 • Developing suitable plan of development • Non-market units for women and children (conditional funding from BC Housing <i>Women's Transition Housing Fund</i> and philanthropic donation from Cindy Beedie) • Childcare facility proposed on site • Council approved, in principle, lease to BC Housing and financial contribution from Community Benefit Bonus Affordable Housing Reserve for capital costs (future report for Council consideration)

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

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PLANNING AND BUILDING

NON-MARKET HOUSING 2021 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
28	British Columbia Government and Service Employees' Union (BCGEU)	6877, 6891, 6913, 6939 & 6945 Palm Avenue	TBD	<ul style="list-style-type: none"> Initial Council Report received 2020 December 7 Working on suitable plan of development to develop two energy-efficient mid-rise rental residential towers atop a podium accommodating office uses for the BCGEU, cafe / commissary, and affordable childcare facility Mix of non-market and market rental housing, operated by a non-profit housing operator, at rental rates at or below Rental Use Zoning Policy
29	Jubilee Multi-Generational Housing Society	3460 Kalyk Avenue	TBD	<ul style="list-style-type: none"> Initial Council Report received 2020 December 7 Working on suitable plan of development to construct new campus of care with increase in long term residential care beds and new seniors' supportive housing units (approximately 43% non-market), in addition to a child care facility, hair salon, medical clinic, and pharmacy
30	BC Housing – Hall Towers ♦	7252-7282 Kingsway & 7255 Edmonds Street	331+	<ul style="list-style-type: none"> Initial Council Report received 2021 February 8 MOU between City and BC Housing to establish basis to facilitate the potential sale, subdivision and comprehensive redevelopment of the properties to replace BC Housing Hall Towers (331 non-market units), as well a new opportunities for non-market and market housing, supporting amenities, and commercial uses Urban Strategies Inc. retained as lead consulting team to coordinate planning, economics, and communications scopes of work Master planning work currently underway (BC Housing responsible for upfront consulting fees; City pay half once masterplan complete (~\$390,000))
31	Dixon Society ♦	Withheld due to confidentiality	20	<ul style="list-style-type: none"> Initial Council Report received 2021 February 8 Working on suitable plan of development to develop 20-unit development for women and children fleeing violence, in addition to potential childcare facility Funding from BC Housing <i>Women's Transition Housing Fund</i>
32	8305 11th Avenue ♦	8305 11th Avenue	~58	<ul style="list-style-type: none"> Initial Council Report received 2021 February 22 City application to Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Initiative to develop modular units for people with severe housing need
33	8303 10th Avenue ♦	8303 10th Avenue	~56	<ul style="list-style-type: none"> Initial Council Report received 2021 February 22 City application to Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Initiative to develop modular units for people with severe housing need

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

♦ Project facilitated by City-owned land

NON-MARKET HOUSING 2021 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
34	7355 Canada Way ♦	7355 Canada Way	~76	<ul style="list-style-type: none"> Initial Council Report received 2021 February 22 City application to Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Initiative to develop modular units for people with severe housing need

TOTAL UNITS IN REZONING PROCESS **2,752+**

TOTAL NON-MARKET RENTAL UNITS **3,667+**

ANTICIPATED PROJECTS

35	6025 Sussex Avenue •	Council has authorized staff to work with CMHC or other federal government staff to advance the development of non-market housing on a partnership basis for this federally-owned site. This site is included in the MOU with BC Housing in order to provide clarity on BC Housing's role, should it engage as a partner at a later date. Rezoning of this site would be pursued in the future, once a redevelopment approach is established and a development partner selected.		
36	7388 Southwynde ♦	On 2020 May 29, Metro Vancouver Housing (MVH) selected the City-owned property at 7388 Southwynde for further exploration and concept development for new affordable rental housing. This is in response to a submission provided by the City to a MVH Expression of Interest (EOI) in January 2020 seeking municipal lands that could be used in partnership with the regional housing authority. The anticipated development potential for this site is approximately 85 units.		
37	7409 Halifax Street ♦	Staff are currently exploring the potential use of this City-owned site for non-market housing, following the removal of City-BC Housing MOU site, 7285 Kitchener Street, for non-market housing development due to environmental considerations.		

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

MARKET RENTAL HOUSING 2021 - NEW AND IN PROGRESS

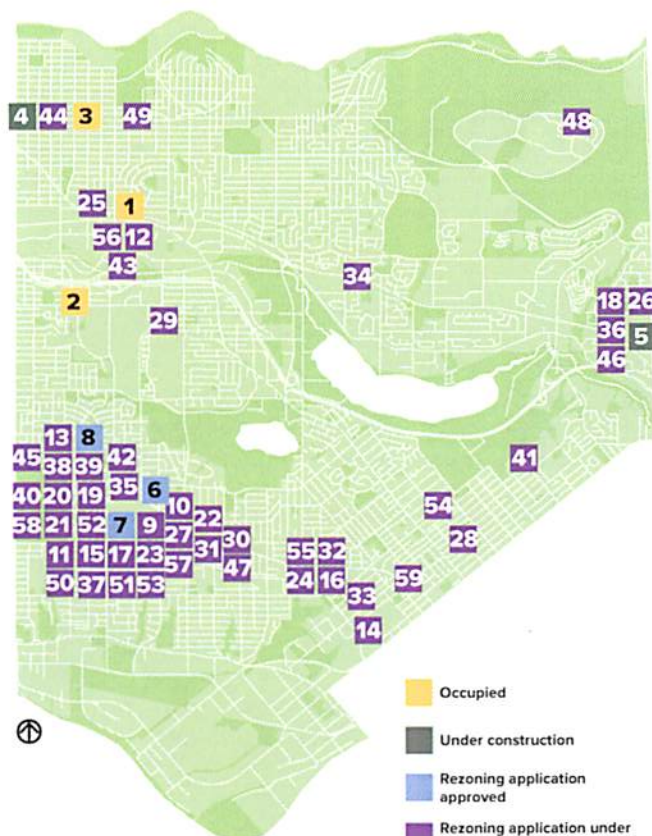
Market rental housing encompasses a range of housing types and affordability levels and is an important part of the housing stock. In Burnaby, the majority of the market rental stock is in purpose-built rental buildings.

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

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

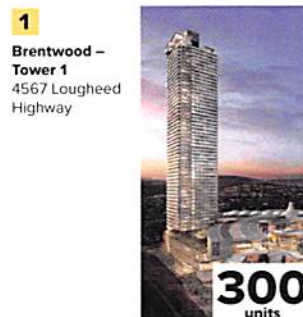
KEY FACTS:

- According to the 2020 Canada Mortgage and Housing Corporation (CMHC) Market Rental Report, there are 11,879 units of purpose-built market rental housing in Burnaby, an increase of 269 units since 2019.
- The overall vacancy rate in Burnaby is 3.2% in 2020, an increase from 1.3% in 2019. CMHC attributes part of this increase to higher supply and lower demand, including due to COVID-19 pandemic impacts on employment, migration and students coming to Burnaby.



407 units recently constructed
258 units under construction
370 units approved
2,789+ units under review

Completed Projects and Projects under Construction



MARKET RENTAL HOUSING 2021 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	TOTAL # OF RENTAL UNITS	MIN. # OF REPLACEMENT UNITS	MIN. # OF INCLUSIONARY UNITS	DESCRIPTION
OCCUPIED						
1	Brentwood – Tower 1	4567 Lougheed Highway	300	0	0	<ul style="list-style-type: none"> • Building Permit issued 2015 December 24 • First residential tower to be constructed as part of redevelopment of Brentwood Mall site
2	Carleton Gardens	4110 Norfolk Street	105	0	0	<ul style="list-style-type: none"> • Completed March 2019 • Market-rate seniors' housing development by Chartwell (supportive and assisted living rental units)
3	Hastings / Madison	4270 Hastings Street	2	0	0	<ul style="list-style-type: none"> • Completed April 2020 • Rental units above ground-floor commercial space
TOTAL UNITS OCCUPIED			407			
UNDER CONSTRUCTION						
4	Comor	3700 Hastings Street	21	0	0	<ul style="list-style-type: none"> • Building Permit issued 2018 March 15 • Mixed-use project with 21 rental apartment units above ground floor commercial storefronts
6	Lougheed Core Area – Phase 1 – Tower 4	9855 Austin Road	237	0	0	<ul style="list-style-type: none"> • Building Permit issued 2020 February 5 • Part of redevelopment of Lougheed Mall • Rental secured for minimum of five years
TOTAL UNITS UNDER CONSTRUCTION			258			
REZONING APPROVED						
6	Parkview Towers / Sussex	4711 Hazel Street	238	0	0	<ul style="list-style-type: none"> • Building Permit issued 2018 August 30 • Infill high-rise rental apartment on site with two existing rental apartment towers (additional high-rise strata apartment and replacement of church)
7	* Telford Avenue Project LP	6525 Telford Avenue	66	54	0	<ul style="list-style-type: none"> • Final Adoption received 2021 January 25 • Catalyst Community Developments Society to operate market and replacement rental units
8	* Blue Sky Properties Inc.	5977 Wilson Avenue	66	62	4	<ul style="list-style-type: none"> • Final Adoption received 2021 February 22 • Replacement units to be provided at other applicant-owned site at 5970-5994 Kathleen Ave
TOTAL UNITS REZONING APPROVED			370	116	4	

* Project subject to City's Rental Use Zoning Policy



PLANNING AND BUILDING

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

MARKET RENTAL HOUSING 2021 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	TOTAL # OF RENTAL UNITS	MIN. # OF REPLACEMENT UNITS	MIN. # OF INCLUSIONARY UNITS	DESCRIPTION
REZONING IN PROCESS						
9	* Ledingham McAllister Communities Ltd.	4960 Bennett Street	42	42	0	• Third Reading received 2020 November 9
10	* Accorde Properties Corp	6556 – 6596 Marlborough Avenue	41	36	5	• Second Reading received 2020 April 20
11	* Kirpal Properties Ltd.	4330 Maywood Street	29	27	2	• Second Reading received 2020 August 24
12	* 4500 Dawson Street Holdings Inc.	4500 – 4554 Dawson Street, 2223 Alpha Avenue & portion of 2350 Willingdon Avenue	80	0	80	• Second Reading received 2020 September 24 • 80 inclusionary units to satisfy requirement for entire masterplan community • No tenant displacement
13	* Concord Barker Project Limited Partnership	5895 Barker Avenue	52	48	4	• Second Reading received 2020 October 26
14	* Southgate Village Homes Ltd.	Portion of 7679 18th Street & 7701 18th Street	505	0	505	• Second Reading received 2020 December 7 • Two City-owned lots consolidated and re-subdivided to three lots, with one lot leased to BC Housing for non-market housing, one lot for urban trail and park features connecting Griffiths Avenue to existing Griffiths cycling and pedestrian overpass, and one lot subject to a land exchange with the applicant and developed for market strata housing • Inclusionary rental provided as non-market housing, operated by BC Housing (Memorandum of Understanding in place) • No tenant displacement
15	* Chris Dikeakos Architect AIBC	6450 – 6508 Telford Avenue	167	8	59	• Second Reading received 2021 February 8 • Inclusionary units as per Initial Framework of Rental Use Zoning Policy (rents discounted from average rents instead of median rents, and market units limited to Residential Tenancy Act maximum rent increases, including following change in tenancy (vacancy control))

* Project subject to City's Rental Use Zoning Policy

MARKET RENTAL HOUSING 2021 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	TOTAL # OF RENTAL UNITS	MIN. # OF REPLACEMENT UNITS	MIN. # OF INCLUSIONARY UNITS	DESCRIPTION
16	* IBI Group Architects (Canada) Inc.	6958 - 6984 Kingsway, 7243 Greenford Avenue & 6957 – 6961 Beresford Street	69	0	69	<ul style="list-style-type: none"> Public Hearing approval 2021 February 22 Inclusionary units as per Initial Framework of Rental Use Zoning Policy (rents discounted from average rents instead of median rents, and market units limited to Residential Tenancy Act maximum rent increases, including following change in tenancy (vacancy control)) No tenant displacement
17	* Keltic Canada Development	6620 Sussex Avenue	53	53	0	<ul style="list-style-type: none"> Public Hearing approval 2021 February 22
18	* NSDA Architects (Lougheed Village)	9500 Erickson Drive	645	0	TBD	<ul style="list-style-type: none"> Initial Council Report received 2016 November 21 Developing suitable plan of development 645 new rental units in multiple buildings (528 existing rental units on site) Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
19	* Solterra Development Corp.	6004 - 6018 Wilson Avenue	~43	43	TBD	<ul style="list-style-type: none"> Initial Council Report received 2017 December 11 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
20	* Brook Pooni Associates Inc.	5852 Patterson Avenue	~30	30	TBD	<ul style="list-style-type: none"> Initial Council Report received 2018 January 29 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
21	* Polygon – Development 312 Ltd.	5900 Olive Avenue	~71	71	TBD	<ul style="list-style-type: none"> Initial Council Report received 2018 April 9 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
22	* iFortune Homes Inc.	6605 - 6665 Royal Oak Avenue	~19	19	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 July 29 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental

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PLANNING AND BUILDING

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23	* Hotson Architecture Inc.	6615 Telford Avenue	~55	55	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 September 16 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
24	* Squarenine Griffiths Development	7465 Griffiths Drive	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 September 16 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental, as per RUZP No tenant displacement
25	* First Capital Asset Management LP	4265 Lougheed Highway	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council Report received 2019 September 16 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental, as per RUZP No tenant displacement
26	* Pinnacle International	9850 Austin Road & 9858 – 9898 Gatineau Place	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 December 2 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
27	* IBI Group Architects	6540 Marlborough Avenue	~30	30	TBD	<ul style="list-style-type: none"> Initial Council Report received 2019 October 28 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
28	* Sodhi Real Estate Group	7629 – 7639 6th Street & 7873 14th Aveue	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 October 28 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
29	* Symphony Group of Companies	3550 Wayburne Drive	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2019 December 2 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement

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30	* B.E.S. Investments Ltd.	5609 Imperial Street	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council Report received 2019 December 2 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
31	* Wanson Group	6660 - 6692 Royal Oak Avenue	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council Report received 2019 December 2 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
32	* ZGF Architects Inc.	7112 Kingsway & 7236 – 7248 Salisbury Avenue	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council Report received 2019 December 2 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
33	* Square Nine Burnaby Development Ltd.	7109 18th Ave & 7358 – 7378 18th Street	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council Report received 2020 February 10 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
34	* Onni Gilmore Holdings Corp.	4180 Lougheed Highway	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2020 February 10 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
35	* Anthem Metro King Hazel Holdings Ltd.	4653 – 4673 Kingsway & 4638 – 4670 Hazel Street	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2020 February 10 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement

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36	* Chris Dikeakos Architects Inc.	9601 Lougheed Highway	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council approval 2020 February 10 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
37	* Matchpoint Development Ltd.	6645 - 6691 Dow Avenue	~91	91	TBD	<ul style="list-style-type: none"> Initial Council approval 2020 July 27 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
38	* Polygon Development 312 Ltd.	5868 Olive Avenue	~47	47	TBD	<ul style="list-style-type: none"> Initial Council approval 2020 July 27 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
39	* IBI Group Architects	5978 Wilson Avenue	~38	38	TBD	<ul style="list-style-type: none"> Initial Council approval 2020 July 27 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
40	* Wesgroup Properties Ltd.	6280 - 6350 Willingdon Avenue	~120	120	TBD	<ul style="list-style-type: none"> Initial Council approval 2020 July 27 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RM5s District
41	Jensen Group Architects (George Derby Care Society)	7550 Cumberland Street	~120	0	0	<ul style="list-style-type: none"> Initial Council Report received 2020 September 28 120-unit supportive housing facility for seniors (part of George Derby Community Plan area) Developing suitable plan of development
42	* W.T. Leung Architects	5777 Willingdon Avenue & 4475 Grange Street	~86	86	TBD	<ul style="list-style-type: none"> Initial Council Report received 2020 October 5 Developing suitable plan of development Minimum 1:1 replacement of existing unitS, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental

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43	* Brentwood-Willingdon Projects Ltd	2410, 2430, and portion of 2350 Willingdon Avenue	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council Report received 2020 October 5 Developing suitable plan of development Phase 3 of Grove Master Plan - inclusionary rental requirement for Phase 1 and Phase 3 (equivalent of 20% of proposed market rental units under applicable RMs District)
44	* Matthew Cheng Architect Inc	3768 Pender Street	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council Report received 2020 October 5 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
45	* PC Urban Properties Corp.	3777 – 3791 Kingsway	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council Report received 2020 October 26 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
46	* Pinnacle International	3846 Carrigan Court	~141	141	TBD	<ul style="list-style-type: none"> Initial Council Report received 2020 December 7 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
47	* Workers' Capital (LMAO) Holding Corp.	6877, 6891, 6913, 6939 & 6945 Palm Avenue	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council Report received 2020 December 7 Developing suitable plan of development Mix of non-market and market rental housing, operated by a non-profit housing operator, at rental rates at or below City requirement (minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental) No tenant displacement
48	* Mosaic Avenue Developments Ltd.	8955 University High Street	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council Report received 2020 December 7 Developing suitable plan of development Inclusionary rental requirement satisfied by SFU Student Residence Phase 2 development (minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental) No tenant displacement

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49	* Vittori Developments	4701 & 4705 Hastings Street	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council Report received 2020 December 7 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
50	* Belford (Mackay) Properties Limited Partnership	6433 Mackay Avenue & 6366 Cassie Avenue	95	95	TBD	<ul style="list-style-type: none"> Initial Council Report received 2020 December 14 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental Four applications from applicant advanced concurrently under Phased Development Agreement bylaw (replacement units provided on 6630 Telford Avenue)
51	* Belford (Maywood) Properties Limited Partnership	4355 Maywood Street	~39	39	TBD	<ul style="list-style-type: none"> Initial Council Report received 2020 December 14 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental Four applications from applicant advanced concurrently under Phased Development Agreement bylaw (replacement units provided on 6630 Telford Avenue)
52	* Belford (Silver 3) Properties Limited Partnership	6444 Silver Avenue	~45	45	TBD	<ul style="list-style-type: none"> Initial Council Report received 2020 December 14 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
53	* Belford (Telford) Properties Limited Partnership	6630 Telford Avenue	~41	41	TBD	<ul style="list-style-type: none"> Initial Council Report received 2020 December 14 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental Four applications from applicant advanced concurrently under Phased Development Agreement bylaw (replacement units provided on 6630 Telford Avenue)

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54	* Lovick Scott Architects Ltd.	7330 6th Street	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council Report received 2021 February 8 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
55	* Aplin and Martin Consultants Ltd.	7252, 7264, 7282 Kingsway & 7255 Edmonds Street	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council Report received 2021 February 8 Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement MOU between City and BC Housing to establish basis to facilitate the potential sale, subdivision and comprehensive redevelopment of the properties to replace BC Housing Hall Towers (331 non-market units), as well a new opportunities for non-market and market housing, supporting amenities, and commercial uses
56	* Polygon Development 366 Ltd.	2300 Madison Avenue & BC Hydro 165 Right-of-Way	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council Report received 2021 February 8 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
57	* Atelier Pacific Architecture Inc.	5044 & 5056 Imperial Street	TBD	0	TBD	<ul style="list-style-type: none"> Initial Council Report received 2021 February 8 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
58	Chris Dikeakos Architect AIBC	6390 Willingdon Avenue	TBD	TBD	TBD	<ul style="list-style-type: none"> Application submitted 2017 October 31
59	1071755 B.C. Ltd.	7670 Kingsway	TBD	0	TBD	<ul style="list-style-type: none"> Application submitted 2021 February 17
TOTAL UNITS IN REZONING PROCESS			2,789+	1,205+	724+	
TOTAL MARKET RENTAL UNITS			3,824+	1,321+	728+	

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