

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2021 November 18

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 16000 20
Reference: HOME Strategy

SUBJECT: HOME: BURNABY'S HOUSING + HOMELESSNESS STRATEGY

PURPOSE: To seek approval of HOME: Burnaby's Housing + Homelessness Strategy.

RECOMMENDATION:

1. **THAT** the Committee recommend that Council approve HOME: Burnaby's Housing + Homelessness Strategy, which is *attached* as *Appendix A*.

REPORT

1.0 EXECUTIVE SUMMARY

HOME: Burnaby's Housing + Homeless Strategy ("HOME Strategy") is presented for approval. The HOME Strategy:

- Provides a plan of action on housing and homelessness for the next 10 years;
- Reflects the recommendations of the Mayor's Task Force on Community Housing and the results of extensive community engagement;
- Addresses the housing needs of Burnaby's residents, as documented in the *Burnaby Housing Needs Report*; and
- Identifies strategies and actions to meet five key goals:
 - Inclusive and livable neighbourhoods
 - Options for secure tenure
 - A renter-friendly community
 - A healthy supply of non-market housing
 - A place where homelessness is rare, brief, and one-time

Consultation on the draft HOME Strategy indicated strong support, as outlined in *Section 4.0* below. The HOME Strategy is *attached* as *Appendix A*.

2.0 CITY POLICY FRAMEWORK

The HOME Strategy aligns with the following Council-adopted policies: *Mayor's Task Force on Community Housing Final Report* (2019), *Corporate Strategic Plan* (2017), *Social Sustainability Strategy* (2011), *Environmental Sustainability Strategy* (2016), *Climate Action Framework* (2020), and *Official Community Plan* (1998).

3.0 INTRODUCTION

On 2019 July 29, Council authorized staff to prepare a housing strategy to build upon the recommendations of the Mayor's Task Force on Community Housing ("Task Force"). The Task Force made 10 "quick start" recommendations and 18 final recommendations, which can be found on page 24 of the HOME Strategy, *attached as Appendix A*.

On 2020 July 6, Council endorsed a draft policy framework for the HOME Strategy as the basis for an initial round of public and stakeholder consultation.

On 2021 January 26, the Committee received the *Burnaby Housing Needs Report*. The report, prepared pursuant to new provincial legislation, provides a summary of Burnaby's housing stock and determines existing and anticipated housing needs. The report was accepted by Council on 2021 February 22. The findings of the report inform the HOME Strategy.

On 2021 April 12, Council endorsed a preliminary draft of the HOME Strategy as the basis of further public and stakeholder consultation.

This report summarizes the results of further consultation and *attaches* a revised version of the HOME Strategy (*Appendix A*). It recommends that the Committee forward the strategy to Council for their review and approval.

4.0 HOME: BURNABY'S HOUSING + HOMELESSNESS STRATEGY

The HOME Strategy is a comprehensive policy document addressing the entire housing system, including the challenge of reducing homelessness. The strategy provides direction for housing and homelessness actions over the next 10 years and is intended to inform the forthcoming Official Community Plan (OCP) update. In turn, the HOME Strategy is informed by the *Burnaby Housing Needs Report*, a provincially-mandated summary of existing and projected housing needs, which was completed in January 2021.

The HOME Strategy, which is *attached as Appendix A*, is divided into two parts:

- Part 1 introduces the strategy and provides key housing information. It provides information on:
 - The housing system
 - The Task Force and Your Voice Your Home processes
 - Public and stakeholder consultation

To: Planning and Development Committee
From: Director Planning and Building
Re: HOME: Burnaby's Housing + Homelessness Strategy
2021 November 18 Page 3

- Burnaby Housing Needs Report
- Key Perspectives
- Part 2 contains the strategy itself, which consists of a vision statement, five goals, 15 strategies, and 89 actions. A brief summary of these four strategy elements is provided on page 7 of the **attached** HOME Strategy.

As discussed below, the results of consultation indicate a high level of support for the draft HOME Strategy. As such, the **attached** document is similar to the draft strategy, with one additional action (Action 3.9), an update on consultation, some additional background information, and a number of clarifications and corrections. In addition, a summary of the strategy's implementation phases has been added at the end of the document.

5.0 CONSULTATION PROCESS

The HOME Strategy builds on the recommendations of the Mayor's Task Force on Community Housing, and further reflects input gathered in two phases of consultation. The first phase of consultation occurred in Fall 2020. It focused on the review of draft goals and strategies for the HOME Strategy, and qualitative data collection for the *Burnaby Housing Needs Report*. The second phase of consultation occurred in Spring/Summer 2021, and focused on review of the draft HOME Strategy.

Engagement activities for the first phase of consultation, which were outlined in the 2021 March 30 Committee report, included:

- Community survey on goals and strategies
- Stakeholder survey on housing needs
- Stakeholder focus groups
- Stakeholder interviews
- Interviews with people with lived experience of different housing challenges
- Outreach to local First Nations, resulting in a written submission from the Tsleil-Waututh First Nation

In preparing the strategy, input from the following related events was also considered:

- Residents Reconvening Workshop (2021 February 11)
 - Review of the City's progress on housing recommendations, by a representative group of participants in the 2019 Community Recommendations Workshop.
- Reconvening of the Mayor's Task Force on Community Housing (2021 March 1)
 - Review of progress on the Task Force's recommendations at their scheduled reconvening.

To: Planning and Development Committee
From: Director Planning and Building
Re: HOME: Burnaby's Housing + Homelessness Strategy
2021 November 18 Page 4

Engagement activities for the second phase of consultation are outlined in the table below:

Activity	Description	Date
Online Survey on Draft Strategy	Online survey to gather feedback on the draft strategy. 327 survey responses were received.	April – July 2021
Virtual Focus Groups	Four focus groups, which were held via Zoom, including: <ul style="list-style-type: none">• Community Workshop (36 participants)• Workshop for Mayor's Task Force members (8 participants)• Homelessness Workshop (29 participants)• Stakeholders Workshop (54 participants)	June 2021

The input received during this phase of consultation indicated a high level of support for the draft strategy. As shown on page 29 of the HOME Strategy (*Appendix A*), support for the proposed strategies among the 327 survey respondents ranged from 65% for Strategy 11 – Provide Regulatory Support for Non-Market Housing (with an additional 20% indicating neutrality) to 84% for Strategy 1 - Increase Housing Choice (with an additional 7% indicating neutrality). Opposition to the strategies ranged from 5% for Strategy 5 – Support Climate Friendly and Sustainable Housing Development, to 15% for Strategy 12 – Facilitate Redevelopment of Low-Density Sites for Affordable Housing. Support for the strategies was also evident in comments from focus group participants. While a number of suggestions were received, most focussed on improving or clarifying strategies and actions rather than opposing them. A full summary of consultation results is available on the City website (burnaby.ca/yourvoice-housing).

6.0 NEXT STEPS

Should Council adopt the HOME Strategy, next steps would include:

- Public communications, including a press release, social media posts, and an updated HOME Strategy video;
- Preparation of the first implementation report, detailing the actions to be undertaken in 2022; and
- Advancement of Phase I of the infill program (Action 1.1), including amendment of the Official Community Plan (OCP) and development of detailed guidelines and Zoning Bylaw regulations to permit laneway homes and suites in duplexes.

These actions would occur immediately following adoption, with the implementation report and an initial report on the infill program brought to Council in early 2022.

To: Planning and Development Committee
From: Director Planning and Building
Re: HOME: Burnaby's Housing + Homelessness Strategy
2021 November 18 Page 5

7.0 CONCLUSION

This report provides a summary of the final phase of consultation on the HOME Strategy. It **attaches** a revised version of the strategy (*Appendix A*), which incorporates minor updates and revisions reflecting the results of consultation. Given the level of community support for the draft strategy, it is recommended that the Committee forward this report to Council, with a recommendation of approval for the HOME Strategy, as **attached**.



for: E.W. Kozak, Director
PLANNING AND BUILDING

LF:sa

Attachment

Copied to:	Chief Administrative Officer	City Clerk
	Deputy Chief Administrative Officer and Chief Financial Officer	Director Corporate Services
	Director Public Safety and Community Services	

R:\Long Range Clerical\DOCS\LF\Reports\2021\HOME Burnaby's Housing + Homelessness Strategy (2021.11.23).docx