

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2021 November 16

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 16000 20

SUBJECT: RENTAL HOUSING SUMMARY – UPDATED TO 2021 SEPTEMBER 30

PURPOSE: To provide an update on recent rental housing developments in Burnaby, including developments on City lands, non-profit led housing developments and rental units achieved through the City’s Rental Use Zoning Policy.

RECOMMENDATION:

1. THAT Council receive this report for information.

REPORT**1.0 BACKGROUND**

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

Since this time, the City has undertaken several actions to facilitate the development of non-market rental housing 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 submission of applications to a number of provincial and federal initiatives to obtain additional funding and offset development costs. Other achievements include the selection of a City-owned site by Metro Vancouver Housing for further exploration and concept development for new affordable rental housing, as well as, securing funding under the Major Cities Stream of Round 2 of CMHC’s Rapid Housing Initiative to construct non-market modular housing on a City-owned site.

Council’s adoption of the Rental Use Zoning Policy (RUZP) in 2020 also builds upon the City’s efforts to protect and increase the rental housing stock. The policy 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 the rental housing supply at a variety of rent levels, as well as the protection of rental housing into the future.

2.0 POLICY CONTEXT

There are several City policies that support the provision of non-market and market rental housing in Burnaby including: the *Mayor’s Task Force on Community Housing Final Report* (2019), *Burnaby Housing Needs Report* (2021), draft *HOME: Housing and Homelessness Strategy* (2021), *Official Community Plan* (1997), *Burnaby Economic Development Strategy* (2007), *Burnaby Social Sustainability Strategy* (2011), and *Corporate Strategic Plan* (2017).

3.0 NON-MARKET AND MARKET RENTAL PROJECTS

The City has taken a proactive approach to increase the supply of rental housing in Burnaby through the advancement of projects on City-owned lands, development proposals led by non-profit organizations on private or public lands and implementing the RUZP, which results in the provision of non-market housing in conjunction with residential developments in community plan areas. The majority of this new rental supply is in the form of non-market rental housing, with some market rental housing being achieved as well.

Non-market rental housing is housing offered at below-market rental rates where the rates are secured through a Housing Agreement or other legal agreement, such as a ground lease in cases where housing is being developed on City-owned lands. Non-market housing may be owned and/or operated by non-profit or government housing providers, as well as private entities that operate units secured at below-market rental rates through the City’s RUZP.

Currently, most of the non-market units built or proposed on City lands or advanced by non-profit groups prioritize low income families or individuals, seniors, people with disabilities, or other groups who have particular housing needs that are not met through the private market. These rental projects may advance with or without senior government funding support. However government funding is required to achieve deeper levels of affordability. Non-market rental units secured through the RUZP are secured at “Burnaby affordable” or 20% below CMHC market median rents, or if designated as replacement units, rented at the rents previously paid by tenants displaced by development.

The following table summarizes the non-market and market rental units in Burnaby that have been initiated since 2012 to 2021 September 30:

		Number of units				Total
		Occupied	Under Construction	Approved	In Process	
Non-Market Rental	City Lands Program	52	49	207	1,302	1,610
	Non-Profit Led Housing	235	216	0	597	1,048
	TOTAL CITY LANDS PROGRAM AND NON-PROFIT LED HOUSING	287	265	207	1,899	2,658
	RUZP (Replacement)	0	220	96	2,108	2,424
	RUZP (Inclusionary or "Burnaby Affordable")	0	84	0	1,626	1,710
	RUZP (CMHC median rents)	0	0	0	176	176
	TOTAL RUZP	0	304	108	4,811	5,223
TOTAL NON-MARKET UNITS		287	569	315	6,710	7,881
Market Rental		407	816	12	1,242	2,477
TOTAL MARKET AND NON-MARKET UNITS		694	1,385	327	7,952	10,358

Recent efforts of the City and its partners to increase the supply of non-market rental housing through the development of City-owned land or non-profit led projects has resulted in an anticipated 2,658 non-market units, broken down as follows:

- 287 units constructed;
- 265 units under construction;

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- 207 units approved; and
- 1,899 units are under review.

Implementation of the RUZP in community plan areas has facilitated the provision of:

- 304 non-market unit under construction;
- 108 approved non-market units; and
- 4,800+ non-market units are under review.

Of the above units being achieved through RUZP, 2,424 are anticipated to be replacement units for eligible tenants under the City’s Tenant Assistance Policy and 1,710 are anticipated to be inclusionary units that will have rental rates set at 20% below CMHC market median rents (“Burnaby affordable”).

The City is also achieving new market rental housing through the RUZP. Market rental housing refers to rental units that are privately owned with rental rates that are determined by market forces. It can refer to purpose-built rental housing in which units have been built for the primary purpose of renting (i.e. primary rental) or to units that are individually owned but rented to others (i.e. secondary rental). The provision of market rental housing in Burnaby is being achieved through projects approved prior to the adoption of the RUZP and developments subject to the RUZP. The RUZP both requires and encourages the provision of market rental units in an effort to increase the supply of rental housing. At this time there are 407 occupied market rental units, 816 units under construction, 12 approved units and 1,242 units in the rezoning process.

3.1 City Lands for Non-Market Housing Program

In 2015, Council approved the new City Lands for Non-Market Housing Program (City Lands Program). The program allows for designated City lands to be leased at nominal cost to providers of non-market housing, including non-profit and/or co-op housing associations and other levels of government.

A list of non-market housing projects under the City Lands Program as of 2021 September 30 is *attached as Appendix A*. To date, the City Lands Program has facilitated:

- Construction of 52 units of supportive housing for people experiencing homelessness at 3986 Norland Avenue;
- 49 non-market units under construction;
- 207 units in developments that have been approved;
- 1,302 units that are under rezoning review; and
- An additional 85 units are anticipated to proceed with a rezoning application in the near future.

Affordability levels of the City Lands non-market units vary greatly and depend on the site’s secured funding program (i.e. BC Housing CHF program, CMHC programs, etc.). Of the 1,610 units being achieved through the City Lands Program, a total of 330 units are “Burnaby affordable” with rates equivalent to 20% below CMHC market median rents. Of these 63 units are under construction and 267 units are in the rezoning process.

Under the City Lands Program, Council has approved contributions of over \$52.3 million from the Community Benefit Bonus Affordable Housing Reserve (Housing Fund) to facilitate development of new non-market housing and to leverage contributions from senior levels of government. These

contributions include over \$20.5 million towards Burnaby affordable units. An additional \$17.2 million in grants has been approved to assist development of non-market housing by non-profit partners.

The following table summarizes the Housing Fund and Burnaby Affordable contributions approved by Council for the City Lands Program and Non-Profit Led housing projects:

		Funding Amounts	
		Affordable Housing Reserve Allocation	Proportion towards Burnaby Affordable (20% below CMHC market median rents)
City Lands Program	Occupied Units	\$ 3,961,870	\$ -
	Units Under Construction	\$ 2,724,311	\$ -
	Units Approved	\$ 10,074,967	\$ 3,022,490
	Units In Progress	\$ 35,608,960	\$ 17,540,579
	TOTAL CITY LANDS PROGRAM	\$ 52,370,108	\$ 20,563,069
Non-Profit Led Housing	Occupied Units	\$ 691,640	\$ -
	Units Under Construction	\$ 15,500,000	\$ -
	Units Approved	\$ -	\$ -
	Units In Progress	\$ 1,102,186	\$ -
	TOTAL NON-PROFIT LED HOUSING	\$ 17,293,826	\$ -
TOTAL CITY LANDS PROGRAM AND NON-PROFIT LED HOUSING		\$ 69,663,934	\$ 20,563,069

The following new non-profit partnership developments are proceeding under the City Lands Program:

CMHC Rapid Housing Initiative

8305 11th Avenue

The City applied to Round 2 of CMHC’s Rapid Housing Initiative (RHI) for over \$21 million in capital funding to construct up to 49 units of non-market modular housing for women and children experiencing or at-risk of homelessness. The City applied for two streams of funding under this program; the Major Cities Stream and the Project Stream. Elizabeth Fry Society of Greater Vancouver (EFry) is the selected non-profit partner for this project.

In mid-October, CMHC awarded the City just under \$11.1 million from the Major Cities Stream of RHI funding. A decision on the Project Stream funding application is anticipated by the end of the year. Rezoning is underway for this site and under this funding program, construction of the building is required to be complete within 12 months of receiving the funding. Council has approved a total contribution of \$773,300 from the Housing Fund for this project.

The total land value of this City-owned site has been assessed to be \$4,626,000 as per 2021 BC Assessment data.

Non-Market Housing Partnership Sites with Other Levels of Government

In 2019 October, Council authorized staff to advance a program to bring forward a number of City-owned sites for the development of non-market housing, in partnership with other levels of government. The City entered into a Memorandum of Understanding with BC Housing for the

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development of non-market housing on seven City-owned sites. The City selected non-profit partners for five of the sites through a Request for Proposals process, and applications to BC Housing's Community Housing Fund (CHF) funding program were submitted in early 2020. Of the five applications, Site #3 – 6488 Byrnepark Drive was selected to receive CHF funding. The City continues to work with the non-profit partners to explore alternative funding opportunities, such as CMHC's National Housing Co-Investment Fund, to facilitate development of the four sites that did not receive CHF funding. The City has also committed an investment of nearly \$45 million from the Housing Fund to facilitate the development of the five sites.

The total assessed land value of the five City-owned development sites is over \$52 million based on 2021 BC Assessment data.

The following provides an overview of the current status for the five of the partnership sites:

Site #1: 6857-6875 Royal Oak Avenue (Royal Oak)

The City is partnering with Catalyst Community Developments Society to develop 134 units of non-market housing and six commercial rental units. The proposed project includes a mix of studio, one, two, and three bedroom units. The rezoning received Second Reading in 2020 December.

Of the 134 units to be developed, 30% would be Burnaby affordable and the other 70% would be rented at low end of market rates (i.e. CMHC market median rents + 30%). This rent structure and unit distribution is proposed in order to align with potential funding and financing from CMHC, in the absence of funding from the CHF program. This site is to be utilized as a "swing site" to support implementation of the City's Tenant Assistance Policy for the first 12 years of operation. This means that the low end of market units are to be prioritized for use as interim housing for eligible tenants under the Tenant Assistance Policy who have been displaced due to redevelopment until these tenants can move into their replacement units in the respective new developments.

The City has committed a total contribution of \$6,585,734 from the Housing Fund toward this project. An additional \$100,000 was secured from CMHC's Seed Funding program. The total land value of this City-owned development site has been assessed to be \$12,485,900 based on 2021 BC Assessment data.

Site #2: 5912-5988 Sunset Street & 5907-5989 Kincaid Street (Sunset/Kincaid)

The City has partnered with Vancouver Native Housing Society (VNHS) to develop 271 units of market and non-market housing for low income Indigenous and non-Indigenous seniors at Site #2. Of the 271 units proposed, 70% would be Burnaby affordable. The other 30% would be rented at market rates. Council gave Second Reading to the rezoning application for the site in 2020 December.

This project seeks financing and funding support from CMHC's Co-Investment Program. Council has also approved a total contribution from the Housing Fund of \$18,796,064 to support this project. An additional \$100,000 was secured from CMHC's Seed Funding program.

The total land value of this City-owned development site has been assessed to be \$16,186,261 based on 2021 BC Assessment data.

Site #3: 6488 Byrnespark Drive (Byrnespark)

The City has partnered with M'akola Housing Society (M'akola) to develop 129 non-market rental units for low to moderate income Indigenous and non-Indigenous households. The rezoning application received Second Reading in 2020 December.

In 2021 June, BC Housing announced that M'akola's application was approved for CHF funding. Under this funding program, 30% of units within the development are to be rented at affordable rent as established by BC Housing, 50% of units at rent geared to income, and 20% of units at shelter rates for income assistance. Council approved a total contribution of \$1,428,482 from the Housing Fund to support this project. An additional \$100,000 was secured from CMHC's Seed Funding program.

The total land value of this City-owned site has been assessed to be \$11,472,000 as per 2021 BC Assessment data.

Site #4: 7510-7536 Kingsway, 7390-7398 16th Avenue & 7411 15th Avenue (Kingsway)

The City has partnered with Catalyst Community Developments Society to develop 207 units of non-market housing. Like Site #1, this site will be prioritized for use as a "swing site" to support implementation of the City's Tenant Assistance Policy for the first 12 years of operation. Rental rates for 30% of the units would be Burnaby affordable. The other 70% of units are to be secured at low end of market rates (i.e. CMHC market median rents + 30%). This rent structure and unit distribution is proposed in order to align with potential funding and financing from CMHC. The rezoning application received Final Adoption in 2020 December, and detailed building design is currently underway through a Preliminary Plan Approval application.

Council authorized a \$10,074,967 contribution from the Housing Fund to support the project. Catalyst also received \$100,000 from CMHC Seed Funding for pre-development work. The total land value of this City-owned development site has been assessed to be \$5,446,600 based on 2021 BC Assessment data.

Site #5: 6365 Stride Avenue, Portions of 6370-6448 Stride Avenue & 7514 Bevan Street (Portion of the "Bevan Lands")

The City has partnered with Community Land Trust (as operator) and Mosaic Homes (as developer), to develop 118 co-op units on the northwesterly portion of a City-owned site referred to as the "Bevan Lands". Of the 118 units to be developed, 30% would be Burnaby affordable. The other 70% would have housing charges at or below market rates. Through this partnership, Mosaic Homes would plan, design and construct the units for a general client group. Once constructed, Mosaic Homes would turn over the completed building for operation by the Community Land Trust as a co-op development. In addition, Mosaic Homes would construct market and non-market rental townhouses on the remainder of the Bevan Lands, which would be leased from the City. These units are to be developed concurrently with an adjacent site that is owned in part by Mosaic Homes.

The rezoning received Second Reading in 2020 December. While this project was not successful in obtaining CHF funding, it will seek financing and funding support through the CMHC Co-Investment Fund. Council approved a total contribution of \$8,025,380 from the Housing Fund to support advancing this development. An additional \$50,000 was secured from CMHC's Seed Funding program.

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The total land value of this City-owned development site has been assessed to be \$6,675,000 based on 2021 BC Assessment data.

3.2 Non-Profit Led Housing Projects

Non-profit led housing projects refers to developments that are owned and operated by non-profit housing providers on public or private lands. This housing is typically built and operated through funding from senior levels of government.

A list of non-market projects being advanced by non-profit organizations up to 2021 September 30 is *attached* as *Appendix A*. To date, non-profit housing organizations have advanced:

- Construction of two projects with over 235 non-market units targeting families and seniors;
- 216 units under construction; and
- 597 new units are under review.

Since the last Rental Housing Update report from 2021 March, three new rezoning applications (200+ units) for projects on a portion of 7201 11th Avenue, 7550 Cumberland Street and 6005 Pandora Street have been added to the rezoning process.

Council has approved contributions of over \$17 million from the Housing Fund to assist the non-profit societies with the development of non-market housing.

3.3 Rental Use Zoning Projects

As per the finalized RUZP, new residential developments in community plan areas are required to provide non-market units, known as inclusionary units, rented at 20% below CMHC market median rents. All inclusionary units are “Burnaby Affordable”. 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 eligible tenants under the City’s Tenant Assistance Policy. Tenants who choose to return to a replacement unit will pay rents equal to what they were paying 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. If tenants choose not to move into a replacement unit, that unit reverts to an inclusionary unit.

If the inclusionary requirements are satisfied, developments can include additional rental units at a 1:1 ratio, where for every one market rental unit proposed by the applicant, an equivalent one unit at CMHC market median rents would be required. This approach helps to create additional below-market rental opportunities for moderate income households.

Non-Market Rental Housing Secured Through RUZP

A list of non-market housing projects up to 2021 September 30 is *attached* as *Appendix B*. The majority of these applications are subject to the RUZP, with the minimum number of replacement units and inclusionary units, as well as any units with CMHC market median rents 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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To date, 304 non-market units are under construction, 108 units were approved and 4,811 non-market units from 68 developments are under review.

Of the 304 units under construction, 220 units (72%) are anticipated to be replacement units and 84 units (28%) will be inclusionary units with rents secured at below-market rates in perpetuity. A total of 218 non-market units from projects on Willingdon Avenue, Grange Street and Kathleen Avenue have started construction since the last Update Report. In addition, two projects on 6525 Telford Avenue and 4960 Bennett Street received Final Adoption. These have a combined total of 108 non-market units, where 96 units (89%) are anticipated to be replacement or inclusionary units and 12 units (11%) will be rented at market rates.

There have been 19 new RUZP rezoning applications that have been received since the 2021 March update. Notably, of the non-market units being reviewed approximately 2,108 are anticipated to be utilized as replacement units by eligible tenants under the City’s Tenant Assistance Policy, and 1,626 would be inclusionary units with rental rates secured at below-market rates. An additional 176 would be secured at CMHC market median rates.

Under the RUZP, Council has approved further City contributions of over \$60.7 million from the approximate value of density offset. The contributions include over \$41.2 million in density offset for rental use zoning projects under construction and over \$19.5 million from projects that have been approved.

3.4 Market Rental Units

A list of developments that include market rental units as of 2021 September 30 is *attached* as *Appendix C*. Many of these projects also include the provision of non-market rental units through partnership with private developers and predate the adoption of the RUZP and Initial Implementation Framework in 2019. To date, recent projects have included over 2,400 market rental units, of which, 407 units received occupancy, 816 units are under construction, 12 units were approved and 1,242 units are under review.

4.0 SUMMARY AND NEXT STEPS

The City continues working with non-profit organizations, other levels of government and private developers to facilitate the provision of rental housing projects in Burnaby. Through the advancement of projects on City-owned lands, development proposals by non-profit organizations on private or public lands and the RUZP, the City is committed to increasing the supply of non-market and market rental housing.

The City’s efforts to increase the supply of affordable rental housing through its City Lands Program, partnerships with non-profit housing providers and implementation of RUZP has resulted in 287 occupied non-market units, 569 units under construction, 315 approved units and over 6,700 units under review. The adoption of the RUZP has facilitated the provision of an anticipated 2,424 replacement units and 1,710 inclusionary units secured at 20% below CMHC market median rent. In addition, the City has contributed significant capital investments from the Community Benefit Bonus Affordable Housing Reserve to advance the development of non-market housing in the City. City policy and partnerships have also resulted in an anticipated addition of over 2,400 new market rental units.

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Additional non-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.



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

DP:CS:sa

Attachments

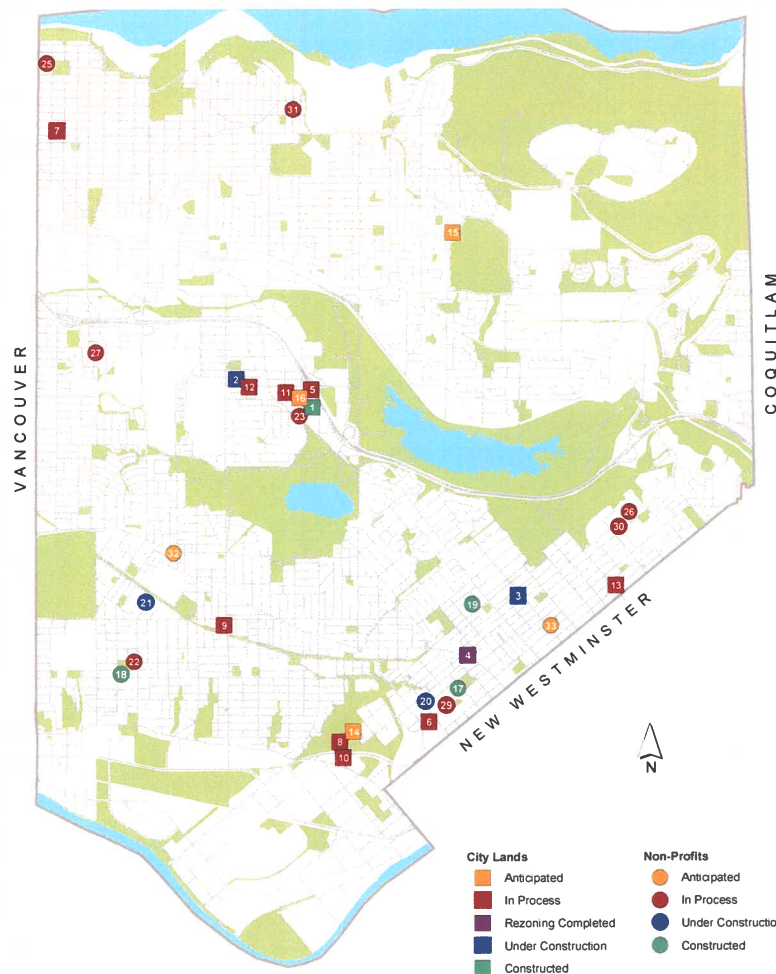
Copied to: Chief Administrative Officer
Deputy Chief Administrative Officer and Chief Financial Officer
Director Corporate Services
Director Public Safety & Community Services
Director Engineering
City Clerk

NON-MARKET RENTAL HOUSING 2021 - NEW AND IN PROCESS

City Lands Program and Non-Profit Led Housing

Non-market housing refers to housing offered at below market rental rates where the rents are secured through a Housing Agreement or other legal agreement. 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 increase the supply of non-market rental housing through the advancement of projects on City owned lands, working with non-profit organizations on development proposals on private or public lands, and requiring the provision of non-market units on private developments through the City's Rental Use Zoning Policy (RUZP).



Completed Projects and Projects Under Construction

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

21 Beresford & Sussex
6525 Sussex Avenue



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



3 New Vista
7898 18th Avenue **25** units



1 Norland
3986 Norland Avenue **52** units

20 Cedar Place (Phase 2)
7121 14th Avenue **91** units



2 Burnaby Association for Community Inclusion
3755 Banff Avenue **24** units



330
Burnaby
Affordable Units

287
Units Occupied

265
Units under
construction

207
Approved
Units

1,800+
Units under review



CITY LANDS PROGRAM												
#	MOU	Non-Profit Partner	Location	# of units Burnaby Affordable	# of other non-market units	Total non-market units	# of beds	Affordable Housing Reserve Allocation	Other Funding	Rental Rates	Target Population	BC assessment 2021 land value
COMPLETED CONSTRUCTION												
1		BC Housing	3986 Norland Avenue	0	52	52	0	\$ 3,961,870	RRHI - rapid response to Homelessness Initiative Funded 2019	100% shelter rates	individuals experiencing or at risk of homelessness	\$ -
Total City lands Program - Units Occupied				0	52	52	0	\$ 3,961,870				\$ -
UNDER CONSTRUCTION / BUILDING PERMIT APPROVALS												
2		Burnaby Association for Community Inclusion (BACI)	3755 Banff Avenue	0	24	24	0	\$ 1,700,000	CHF Funded	BC Housing CHF: 20% shelter rate, 50% rent geared to income, and 30% low and moderate income	Individuals with developmental disabilities	\$ -
3		New Vista	7898 18th Avenue	0	25	25	0	\$ 1,024,311	CHF Funded 2018	BC Housing CHF: 20% shelter rate, 50% rent geared to income, and 30% low and moderate income	seniors	\$ 3,202,000
Total City lands Program - Under Construction				0	49	49	0	\$ 2,724,311				\$ 3,202,000
REZONING COMPLETED												
4	Y	Catalyst Community Development Society	7510-7536 Kingsway, 7390-7398 16th Avenue & 7411 15th Avenue	63	144	207	0	\$ 10,074,967	CMHC Seed Funding, CHF Rejected 2021 CMHC Co-Investment Fund (TBD)	30% of units at Burnaby affordable rates, 70% units at low end market rates	low and moderate income households	\$ 5,446,600
Total City lands Program - Units Approved				63	144	207	0	\$ 10,074,967				\$ 5,446,600
REZONING IN PROCESS												
5		Progressive Housing Society	3986 Norland Avenue	0	43	43	0		RRHI Funded	100% shelter rates	Individuals experiencing homelessness or considered at-risk of homelessness	\$ -
6	Y	Southgate	Portion of 7679 18th Street and 7701 18th Street	TBD	TBD	505	0					\$ -
7		S.U.C.C.E.S.S.	3802 Hastings Street	0	161	161	0		CHF Funded 2018	BC Housing CHF: 20% shelter rate, 50% rent geared to income, and 30% low and moderate income	Households with very low to moderate incomes	\$ 22,305,000

CITY LANDS PROGRAM												
#	MOU	Non-Profit Partner	Location	# of units Burnaby Affordable	# of other non-market units	Total non-market units	# of beds	Affordable Housing Reserve Allocation	Other Funding	Rental Rates	Target Population	BC assessment 2021 land value
8	Y	M'akola Housing Society	6488 Byrnegpark Drive	0	129	129	0	\$ 1,428,482	CMHC Seed Funding, CHF Funded 2021	BC Housing CHF: 20% shelter rate, 50% rent geared to income, and 30% low and moderate income	Indigenous and non-Indigenous families and individuals	\$ 11,472,000
9	Y	Catalyst Community Development Society	6857-6875 Royal Oak Avenue	41	93	134	0	\$ 6,585,734	CMHC Seed Funding, CHF Rejected 2021 CMHC Co-Investment Fund (TBD)	30% units at Burnaby affordable rates, 70% low market rates	low and moderate income households	\$ 12,485,900
10	Y	Community Land Trust (CLT)	6365 Stride Avenue, portions of 6370-6448 Stride Avenue & 7514 Bevan Street	36	0	36	0	\$ 8,025,380	CMHC Seed Funding, CHF Rejected 2021, CMHC's Co-Investment Program TBD	30% of units at Burnaby affordable rates, 70% units at or below market rates		\$ 6,675,000
11	Y	Vancouver Native Housing Society	5912-5988 Sunset Street & 5907-5989 Kincaid Street	190	0	190	0	\$ 18,796,064	CMHC's Co-Investment Program TBD, CHF Rejected 2021	70% of units at Burnaby affordable rates, 30% units at or below market rates	Indigenous and non-Indigenous seniors	\$ 16,186,261
12		BC Housing / YWCA	4803 Canada Way	0	55	55	0		CHF Funded 2018	BC Housing CHF: 20% shelter rate, 50% rent geared to income, and 30% low and moderate income	Women and children	\$ -
13		Elizabeth Fry Society of Greater Vancouver	8305 11th Avenue	0	49	49	0	\$ 773,300	CMHC RHI Rejected 2021; RHI OCT 2021 funded	70% at shelter rates, 30% at rent geared to income	Single women and women-headed households at-risk of or experiencing homelessness	\$ 4,626,000
Total City lands Program - Units in Process				267	530	1,302	0	\$ 35,608,960				\$ 73,750,161
Total City lands Program - All Units				330	775	1,610	0	\$ 52,370,108				\$ 82,398,761

CITY LANDS PROGRAM												
#	MOU	Non-Profit Partner	Location	# of units Burnaby Affordable	# of other non-market units	Total non-market units	# of beds	Affordable Housing Reserve Allocation	Other Funding	Rental Rates	Target Population	BC assessment 2021 land value
14		Metro Vancouver	7388 Southwynde			85		\$ 450,000	CHF Rejected 2021			
15			7409 Halifax Street					\$ 1,233,586				
16		Burnaby Association for Community Inclusion (BACI)	3961-3983 Norland						CHF Rejected 2021			

Approximate amount of units
 Burnaby Affordable: 20% below CMHC market median rents or 80% of CMHC market median rents

NON-PROFIT LED HOUSING PROJECTS

#	Non-Profit Partner	Location	# of units Burnaby Affordable	# of other non-market units	Total non-market units	# of beds	Affordable Housing Reserve Allocation	Other Funding	Rental Rates	Target Population
COMPLETED CONSTRUCTION										
17	Cedar Place (Phase 1)	7683 15th Avenue	0	90	90	0	\$ -		100% rent geared to income and shelter rate	
18	Fair Haven United Church	4341 Rumble Avenue	0	145	145	0	\$ 691,640	Deepening Affordability - Funded	51% at 30% of Housing Income Limit (HILs), 49% at 32.5% of HILs	seniors
19	New Vista Society	7232 New Vista Place	0	0	0	240	\$ -		long term care facility	seniors
Total Non-profit led housing - Units Occupied			0	235	235	240	\$ 691,640			
UNDER CONSTRUCTION / BUILDING PERMIT APPROVALS										
20	BC Housing (Provincial Rental Housing Corporation)	7121 14th Avenue	0	91	91	0	\$ 8,500,000		100% rent geared to income and shelter rate	seniors
21	New Vista	6551 Sussex Avenue	0	125	125	0	\$ 7,000,000	ARF Funded	51% at BC Housing's affordability criteria, 49% at a range of Household Income Limits to low end of market rent levels.	
Total Non-profit led housing - Units Under Construction			0	216	216	0	\$ 15,500,000			
REZONING IN PROCESS										
22	L'Arche Greater Vancouver	7401 Sussex Avenue	0	39	39	22	\$ -	CHF Funded	BC Housing CHF: 20% shelter rate, 50% rent geared to income, and 30% moderate income	individuals with developmental disabilities
23	Dania Society	4279 Norland Avenue	0	155	155	0	\$ -	CHF Funded	BC Housing CHF: 20% low income, 50% rent geared to income, and 30% moderate income	seniors
25	Action Line Housing Society	3755 McGill Street	0	48	48	0	\$ -	CHF Rejected 2021	BC Housing CHF: 20% low income, 50% rent geared to income, and 30% moderate income	seniors

NON-PROFIT LED HOUSING PROJECTS

#	Non-Profit Partner	Location	# of units Burnaby Affordable	# of other non-market units	Total non-market units	# of beds	Affordable Housing Reserve Allocation	Other Funding	Rental Rates	Target Population
26	George Derby Care Society	7550 Cumberland Street	0	120	120	0	\$ 1,102,186	CHF Funded	BC Housing CHF: 21% shelter rate, 51% rent geared to income, and 28% market rate	seniors and first responders with disabilities
27	Jubilee Multi-Generational Housing Society	3460 Kalyk Avenue	0	TBD	TBD	TBD	\$ -			seniors
28	Dixon Society	Withheld due to confidentiality	0	20	20	0	\$ -	Funded - Women & Children		women and children fleeing violence
29	HousingHub	Portion of 7201 11th Avenue	0	95	95	0	\$ -		5% below market rental rates (2019)	
30	George Derby Care Society	7550 Cumberland Street	0	120	120	0	\$ -			seniors
31	TBD	6005 Pandora	0	TBD	TBD	0	\$ -			seniors / general
Total Non-profit led housing - Units in Process			0	597	597	22	\$ 1,102,186			
Total Non-profit led housing - All units			0	1,048	1,048	262	\$ 17,293,826			

ANTICIPATED PROJECTS

32		6025 Sussex Avenue								
33	Metro Vancouver	7730 6th Street			172			CHF Rejected 2021		

Approximate amount of units

Burnaby Affordable: 20% below CMHC market median rents or 80% of CMHC market median rents

NON-MARKET RENTAL HOUSING 2021 - NEW AND IN PROCESS

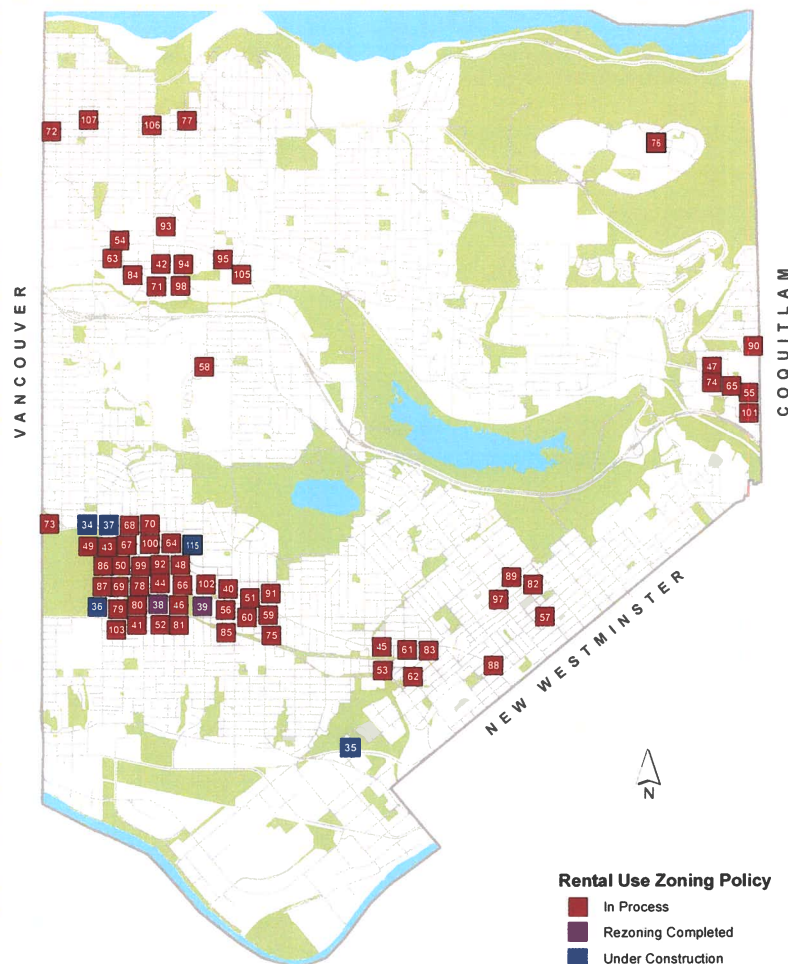
Rental Use Zoning Policy

The Rental Use Zoning Policy (RUZP) was adopted by Council in 2020 in an effort to protect and increase the rental housing stock.

The policy 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.

To incentivize new non-market rental housing, the RUZP requires new developments to provide non-market units, known as inclusionary units, rented at 20% below CMHC market median rents ("Burnaby Affordable").

To better assist and protect existing tenants displaced by redevelopment, the RUZP requires replacement of existing rental units in the redeveloped building, with right of first refusal for the replacement units provided to eligible tenants under the City's Tenant Assistance Policy.



Completed Projects and Projects Under Construction

34 Central Park House
5977 Wilson Avenue
66 units



36 The Standard
6444 Willingdon Avenue and 4241 Maywood Street
92 units

37 Grange
4275 Grange Street
32 units



35 Byrnespark
6438 Byrnespark Drive
20 units



39 The Bennett
4960 Bennett Street
42 units



38 Telford
6525 Telford Avenue
66 units

Rental Use Zoning Policy
■ In Process
■ Rezoning Completed
■ Under Construction

304
Units under construction

108
Approved Units

4,800+
Units under review

2,400+
Replacement Units

1,700+
Inclusionary Units (Burnaby Affordable)



RENTAL USE ZONING POLICY

Map Number	Developer	Location	# of replacement units	# of inclusionary units (20% below CMHC)	CMHC median rents	Total # of non-market units	Density Bonus Value (\$/sq. m)	Density Offset floor area (sq. m)	Density Offset Value
UNDER CONSTRUCTION / BUILDING PERMIT APPROVALS									
34	Blue Sky Properties Inc.	5977 Wilson Avenue	62	4	0	66	\$ 2,475.70	5,521	\$ 13,668,909
35	Polygon/Tikva	6438 Byrnepark Drive	0	20	0	20	\$ -		\$ -
36	Anthem	6444 Willingdon Avenue & 4241 Maywood Street	92	0	0	92	\$ 2,475.70	6,692	\$ 16,568,102
37	Grange Street Apartments / YWCA	4275 Grange Street	0	32	0	32	\$ 2,475.70	3,606	\$ 8,926,926
115	Bosa	5970, 5986, and 5994 Kathleen Avenue	66	28	0	94	\$ 1,097.92	1,899	\$ 2,085,115
Total RUZP - Units Under Construction			220	84	0	304			\$ 41,249,052
REZONING COMPLETED									
38	Telford Avenue Project LP/Catalyst	6525 Telford Avenue	54	0	0	66	\$ 2,475.70	4,960	\$ 12,279,497
39	Ledingham McAllister Communities Ltd.	4960 Bennett Street	42	0	0	42	\$ 2,475.70	2,921	\$ 7,232,155
Total RUZP - Units Approved			96	0	0	108			\$ 19,511,652
REZONING IN PROCESS									
40	Accorde Properties Corp	6556 – 6596 Marlborough Avenue	36	5		88			
41	Kirpal Properties Ltd.	4330 Maywood Street	27	2		29			
42	4500 Dawson Street Holdings Inc.	4500 – 4554 Dawson Street, 2223 Alpha Avenue & portion of 2350 Willingdon Avenue	0	80		80			
43	Concord Barker Project Limited Partnership	5895 Barker Avenue	48	4		52			
44	Chris Dikeakos Architect AIBC	6450 – 6508 Telford Avenue	13	28	31	167			

RENTAL USE ZONING POLICY

Map Number	Developer	Location	# of replacement units	# of inclusionary units (20% below CMHC)	CMHC median rents	Total # of non-market units	Density Bonus Value (\$/sq. m)	Density Offset floor area (sq. m)	Density Offset Value
45	IBI Group Architects (Canada) Inc.	6958 - 6984 Kingsway, 7243 Greenford Avenue & 6957 – 6961 Beresford Street	0	68		69			
46	Keltic Canada Development	6620 6630 Sussex Avenue	53	0		53			
47	NSDA Architects (Lougheed Village)	9500 Erickson Drive	0	TBD		0			
48	Solterra Development Corp.	6004 - 6018 Wilson Avenue	43	TBD		43			
49	Brook Pooni Associates Inc.	5852 Patterson Avenue	30	TBD		30			
50	Polygon – Development 312 Ltd.	5900 Olive Avenue	71	TBD		71			
51	iFortune Homes Inc.	6605 - 6665 Royal Oak Avenue	21	TBD		56			
52	Hotson Architecture Inc.	6615 Telford Avenue	54	0	17	88			
53	Squarenine Griffiths Development	7465 Griffiths Drive	0	TBD		0			
54	First Capital Asset Management LP	4265 Lougheed Highway	0	TBD		0			
55	Pinnacle International	9850 Austin Road & 9858 – 9898 Gatineau Place	0	395		395			
56	IBI Group Architects	6540 Marlborough Avenue	30		13	56			
57	Sodhi Real Estate Group	7629 – 7639 6th Street & 7873 14th Aveue	0	TBD		TBD			
58	Symphony Group of Companies	3550 Wayburne Drive	0	18	14	46			
59	B.E.S. Investments Ltd.	5609 Imperial Street	0	TBD		TBD			
60	Wanson Group	6660 - 6692 Royal Oak Avenue	0	TBD		TBD			
61	ZGF Architects Inc.	7112 Kingsway & 7236 – 7248 Salisbury Avenue	0	TBD		TBD			
62	Square Nine Burnaby Development Ltd.	7109 18th Ave & 7358 – 7378 18th Street	0	61		61			

RENTAL USE ZONING POLICY

Map Number	Developer	Location	# of replacement units	# of inclusionary units (20% below CMHC)	CMHC median rents	Total # of non-market units	Density Bonus Value (\$/sq. m)	Density Offset floor area (sq. m)	Density Offset Value
63	Onni Gilmore Holdings Corp.	4180 Lougheed Highway	0	TBD		TBD			
64	Anthem Metro King Hazel Holdings Ltd.	4653 – 4673 Kingsway & 4638 – 4670 Hazel Street	0	73		273			
65	Chris Dikeakos Architects Inc.	9601 Lougheed Highway	0	TBD		TBD			
66	Dow Beresford Limited Partnership	6645 - 6691 Dow Avenue	91	TBD		91			
67	Polygon Development 312 Ltd.	5868 Olive Avenue	47	TBD		47			
68	IBI Group Architects	5978 Wilson Avenue	38	TBD		72			
69	Wesgroup Properties Ltd.	6280 - 6350 Willingdon Avenue	120	TBD		120			
70	W.T. Leung Architects	5777 Willingdon Avenue & 4475 Grange Street	86	TBD		157			
71	Brentwood-Willingdon Projects Ltd	2410, 2430, and portion of 2350 Willingdon Avenue	0	TBD		0			
72	Matthew Cheng Architect Inc	3768 Pender Street	0	TBD		0			
73	PC Urban Properties Corp.	3777 – 3791 Kingsway	0	TBD		0			
74	Pinnacle International	3846 Carrigan Court	141	TBD		141			
75	Workers' Capital (LMAO) Holding Corp.	6877, 6891, 6913, 6939 & 6945 Palm Avenue	0	TBD		0			
76	Mosaic Avenue Developments Ltd.	8955 University High Street	0	TBD		0			
77	Vittori Developments	4701 & 4705 Hastings Street	0	TBD		0			
78	Belford (Mackay) Properties Limited Partnership	6433 Mackay Avenue & 6366 Cassie Avenue	95	TBD		95			

RENTAL USE ZONING POLICY

Map Number	Developer	Location	# of replacement units	# of inclusionary units (20% below CMHC)	CMHC median rents	Total # of non-market units	Density Bonus Value (\$/sq. m)	Density Offset floor area (sq. m)	Density Offset Value
79	Belford (Maywood) Properties Limited Partnership	4355 Maywood Street	39	TBD		39			
80	Belford (Silver 3) Properties Limited Partnership	6444 Silver Avenue	45	TBD		45			
81	Belford (Telford) Properties Limited Partnership	6630 Telford Avenue	220	TBD	84	388			
82	Lovick Scott Architects Ltd.	7330 6th Street	0	14		68			
83	Aplin and Martin Consultants Ltd.	7252, 7264, 7282 Kingsway & 7255 Edmonds Street	331	TBD		331			
84	Polygon Development 366 Ltd.	2300 Madison Avenue & BC Hydro 165 Right-of-Way	0	170		170			
85	Atelier Pacific Architecture Inc.	5044 & 5056 Imperial Street	0	18		70			
86	Anthem	6075 Wilson Avenue	86			86			
87	Chris Dikeakos Architect AIBC	6390 Willingdon Avenue	TBD	TBD		0			
88	1071755 B.C. Ltd.	7670 Kingsway	0	100		100			
89	Jordan Kutev Architect	7911/15/23 Edmonds Street and 7908 Wedgewood Street	0	0	5	112			
90	Omni Group	3249 and 3355 North Road	122	382		504			
91	Selma Developments Ltd.	6449 & 6469 Selma Avenue	0	6	12	74			
92	Anthem	6075 Wilson Avenue	86			86			
93	Shape Properties	Ptn. 4567 Lougheed Highway	0	53		74			
94	Chris Dikeakos Architects Inc	4612 and 4650 Dawson Street.	0	64		64			

RENTAL USE ZONING POLICY

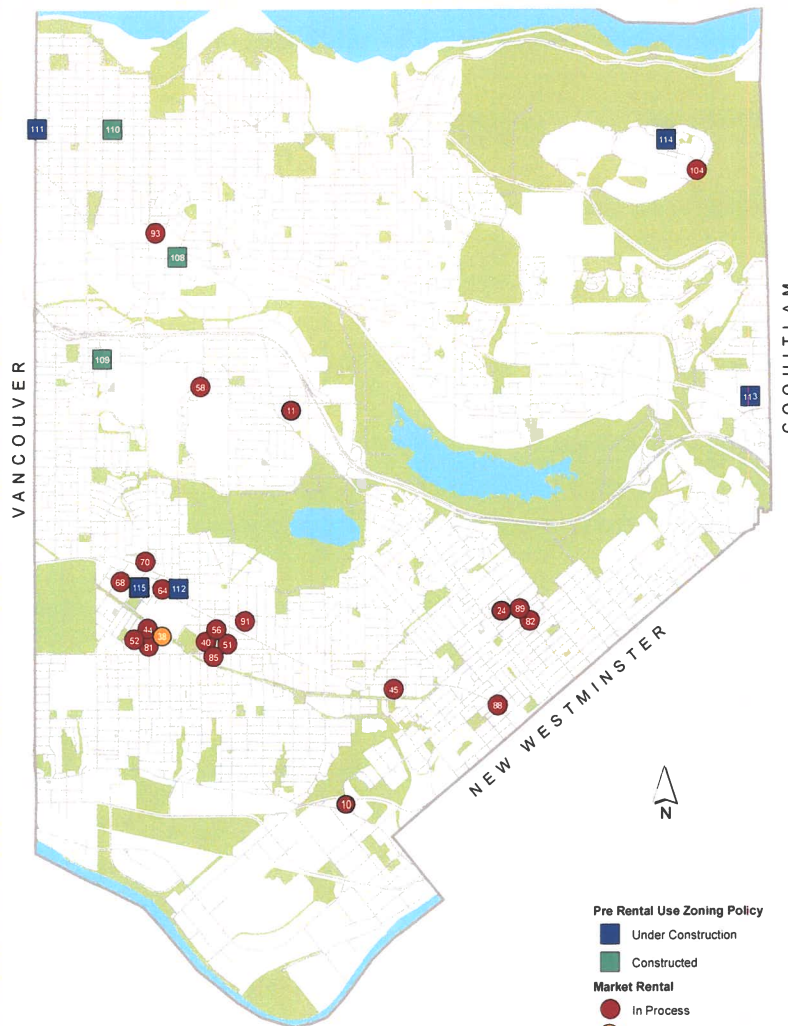
Map Number	Developer	Location	# of replacement units	# of inclusionary units (20% below CMHC)	CMHC median rents	Total # of non-market units	Density Bonus Value (\$/sq. m)	Density Offset floor area (sq. m)	Density Offset Value
95	Rafii Architects Inc	2152 and 2172 Douglas Road	0	85		85			
97	Kamcon Investments Ltd	7320 Canada Way	0	TBD		TBD			
98	Brentwood-Willingdon Projects Ltd	2410, 2430, and a portion of 2350 Willingdon Avenue	0	TBD		TBD			
99	Bosa Properties Inc.	6031 Wilson Avenue	63	TBD		63			
100	Bosa Properties Inc.	4444 and 4448 Kingsway	0	TBD		TBD			
101	Canderel Management Inc.	3965 North Road	0	TBD		TBD			
102	Porte Communities	5292 and 5318 Kingsway	0	TBD		TBD			
103	IDS Group	6622 and 6688 Willingdon Avenue	72	TBD		72			
105	Chris Dikeakos Architects Inc	2330 Douglas Road and 2230, 2252, 2270 Springer Ave	0	TBD		TBD			
106	Capitol Hill Neighbourhood Housing Inc.	4472 Hastings Street	0	TBD		TBD			
107	Domus Projects Ltd	4049 Hastings	0	TBD		TBD			
Total RUZP - In Process			2,108	1,626	176	4,811			
Total RUZP - All Units			2,424	1,710	176	5,223			

Approximate amount of units

MARKET RENTAL HOUSING 2021 - NEW AND IN PROCESS

Market rental housing refers to units that are privately owned with rental rates determined by the private market. It can refer to purpose-built rental housing in which units have been built for the primary purpose of renting or to units that are individually owned but rented to others.

Market rental units encompass a range of housing types and affordability levels and are an important part of the housing stock. The Rental Use Zoning Policy (RUZP) both requires and encourages the provision of market rental units. This helps to increase the supply of both market and non-market rental housing and contributes to rental housing availability and affordability in multiple-family residential and mixed use developments.



Completed Projects and Projects Under Construction

108 Brentwood - Tower 1
4567 Lougheed Highway **300** units

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

109 Carleton Garden **105** units
4110 Norfolk Street



112 Parkview Towers **238** units
4711 Hazel Street

111 Comor **21** units
3700 Hastings Street



113 Lougheed Core **237** units
9855 Austin Road

407
Units Occupied

816
Units under construction

12
Approved Units

1,200+
Units under review



MARKET RENTAL UNITS

Map Number	Developer	Location	Market rental units
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COMPLETED CONSTRUCTION

108	Brentwood – Tower 1	4567 Lougheed Highway	300
109	Carleton Gardens	4110 Norfolk Street	105
110	Hastings / Madison	4270 Hastings Street	2

Total market rental - Units Occupied

407

UNDER CONSTRUCTION / BUILDING PERMIT APPROVALS

111	Comor	3700 Hastings Street	21
112	Parkview Towers / Sussex	4711 Hazel Street	238
113	Lougheed Core Area – Phase 1 – Tower 4	9855 Austin Road	237
114	SFU Community Corporation / SFU	8650 University Crescent	90
115	*Bosa	5970, 5986, and 5994 Kathleen Avenue	230

Total market rental - Under Construction

816

REZONING COMPLETED

38	* Telford Avenue Project LP/Catalyst	6525 Telford Avenue	12
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Total market rental - Units Approved

12

MARKET RENTAL UNITS

Map Number	Developer	Location	Market rental units
REZONING IN PROCESS			
10	Mosaic / Community Land Trust (CLT)	6365 Stride Avenue, portions of 6370-6448 Stride Avenue & 7514 Bevan Street	82
11	Vancouver Native Housing Society	5912-5988 Sunset Street & 5907-5989 Kincaid Street	81
24	Bayshore Gardens	7860 Rosewood Street	10
40	* Accorde Properties Corp	6556 – 6596 Marlborough Avenue	47
44	* Chris Dikeakos Architect AIBC	6450 – 6508 Telford Avenue	95
45	* IBI Group Architects (Canada) Inc.	6958 - 6984 Kingsway, 7243 Greenford Avenue & 6957 – 6961 Beresford Street	1
51	* iFortune Homes Inc.	6605 - 6665 Royal Oak Avenue	35
52	* Hotson Architecture Inc.	6615 Telford Avenue	17
56	* IBI Group Architects	6540 Marlborough Avenue	13
58	* Symphony Group of Companies	3550 Wayburne Drive	14
64	* Anthem Metro King Hazel Holdings Ltd.	4653 – 4673 Kingsway & 4638 – 4670 Hazel Street	200
68	* IBI Group Architects	5978 Wilson Avenue	34

MARKET RENTAL UNITS

Map Number	Developer	Location	Market rental units
70	* W.T. Leung Architects	5777 Willingdon Avenue & 4475 Grange Street	71
81	*Belford (Telford) Properties Limited Partnership	6630 Telford Avenue	84
82	*Lovick Scott Architects Ltd.	7330 6th Street	54
85	*Atelier Pacific Architecture Inc.	5044 & 5056 Imperial Street	52
88	1071755 B.C. Ltd.	7670 Kingsway	TBD
89	Jordan Kutev Architect	7911/15/23 Edmonds Street and 7908 Wedgewood Street	107
91	Selma Developments Ltd.	6449 & 6469 Selma Avenue	56
93	*Shape Properties	Ptn. 4567 Lougheed Highway	21
104	TBD	9522 and 9416 University Crescent	168
Total market rental - In Process			1,242
Total market rental - All Units			2,477

Approximate amount of units

* Project subject to City's Rental Use Zoning Policy