

**PLANNING AND DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: RENTAL HOUSING SUMMARY**

**RECOMMENDATION:**

1. THAT Council receive this report for information.

**REPORT**

The Planning and Development Committee, at its meeting held on 2022 April 13, received and adopted the attached report providing an updated Rental Housing Summary.

Respectfully submitted,

Councillor P. Calendino  
Chair

Councillor S. Dhaliwal  
Vice Chair

Copied to: Chief Administrative Officer Acting CFO GM Corporate Services GM Community Safety GM Engineering GM Planning and Development City Solicitor
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**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT  
COMMITTEE

**DATE:** 2022 April 7

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**FILE:** 16000 20

**SUBJECT:** RENTAL HOUSING SUMMARY

**PURPOSE:** To provide an updated Rental Housing Summary.

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**RECOMMENDATION:**

1. **THAT** the Committee forward this report to Council for information.

**REPORT**

**1.0 BACKGROUND**

At the meeting of 2021 December 06, Council received a Rental Housing Summary Report providing 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 (RUZP). The report noted several actions undertaken by the City to protect and increase the rental housing stock in Burnaby and outlined market and non-market rental units initiated since 2012 and up to 2021 September 30.

This report provides an update to the 2021 December 06 report on changes in the number of market and non-market rental units from 2021 October 01 up to 2022 February 28. The number of non-market and market rental units in Burnaby by development stage and unit type from 2012 up to 2022 February 28 are presented in graphic format in *Appendix A* and *Appendix B*.

**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), *HOME: Housing and Homelessness Strategy* (2021), *Official Community Plan* (1998), *Burnaby Economic Development Strategy* (2007), *Burnaby Social Sustainability Strategy* (2011), and *Corporate Strategic Plan* (2017).

### 3.0 DEFINITIONS

Reporting on rental housing in Burnaby includes the following definitions:

- **Non-market rental units:** refers to rental housing offered at specific rental rates that are secured through a Housing Agreement or other legal agreement, such as a lease agreement when on City-owned lands.
- **Market rental units:** refers to rental units that are privately owned with rental rates that are determined by market forces, meaning that landlords are able to charge whatever the market is willing to pay.
- **Replacement Rental Units:** refers to units that must be replaced when an existing purpose built rental building is redeveloped. Replacement rental units are secured as non-market rental units that are provided to tenants displaced by the redevelopment, at the tenant's rent level at the time of move out, plus any annual increases permitted by the Residential Tenancy Branch. When the tenancy of a returning tenant in a Replacement Rental Unit ends, the unit becomes a Required Inclusionary Unit for future tenancies.
- **Required Inclusionary Units (Burnaby Affordable):** refers to non-market rental units secured through the Rental Use Zoning Policy with rental rates at 20% below Canada Mortgage and Housing Corporation (CMHC) market median rents. Eligible tenant households are those earning no more than BC Housing's Housing Income Limits (HILs).
- **Optional Inclusionary Units:** refers to non-market rental units secured through the Rental Use Zoning Policy with rental rates at CMHC market median rents. Eligible tenant households are those earning no more than 20% above BC Housing HILs.

### 4.0 NON-MARKET AND MARKET RENTAL PROJECTS

The following table summarizes the non-market and market rental units in Burnaby from 2012 up to 2022 February 28:

		Non -Market Rental Units					Market Rental Units	Units Total
		Projects on City Lands	Projects on Non-Profit or other Government Lands	Units created under Rental Use Zoning Policy on private lands				
				Replacement Units	Required Inclusionary or "Burnaby Affordable" Units	Optional Inclusionary Units		
Breakdown of total number of units	Tenanted	52	235	-	-	-	728	1,015
	Under Construction	174	91	154	84	-	578	1,081
	Final Adoption	203	39	230	57	5	140	674
	Rezoning in Process	1,304	463	2,313	2,075	223	1,293	7,671
	Units Total	1,733	828	2,697	2,216	228	2,739	10,441

Since many of these applications are still early in the design process, the total number of units, including the required number of Required and Optional Inclusionary Units, are subject to change. As applications evolve and the data in the table is reviewed for accuracy, some fluctuations in the totals relate to revised data for existing projects rather than adjustments from new applications.

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From: General Manager Planning and Development  
Re: Rental Housing Summary  
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The following changes have taken place since 2021 December 06 Rental Housing Update report:

- There are an additional 83 anticipated market and non-market rental units, for a cumulative total of 10,441 rental units at all stages of the development process.
- Nine new Rental Use Zoning Policy rezoning applications with an anticipated 707 non-market rental units were received.
- One market rental project with 321 units achieved occupancy and was tenanted.

## 5.0 CONCLUSION

This report highlights changes in the number of market and non-market rental units in Burnaby from 2012 up to 2022 February 28. The table data is summarized by development stage and unit type in graphic format in *Appendix A* and *Appendix B*. It is recommended that this report be forwarded to Council for information.



for E.W. Kozak, General Manager  
PLANNING AND DEVELOPMENT

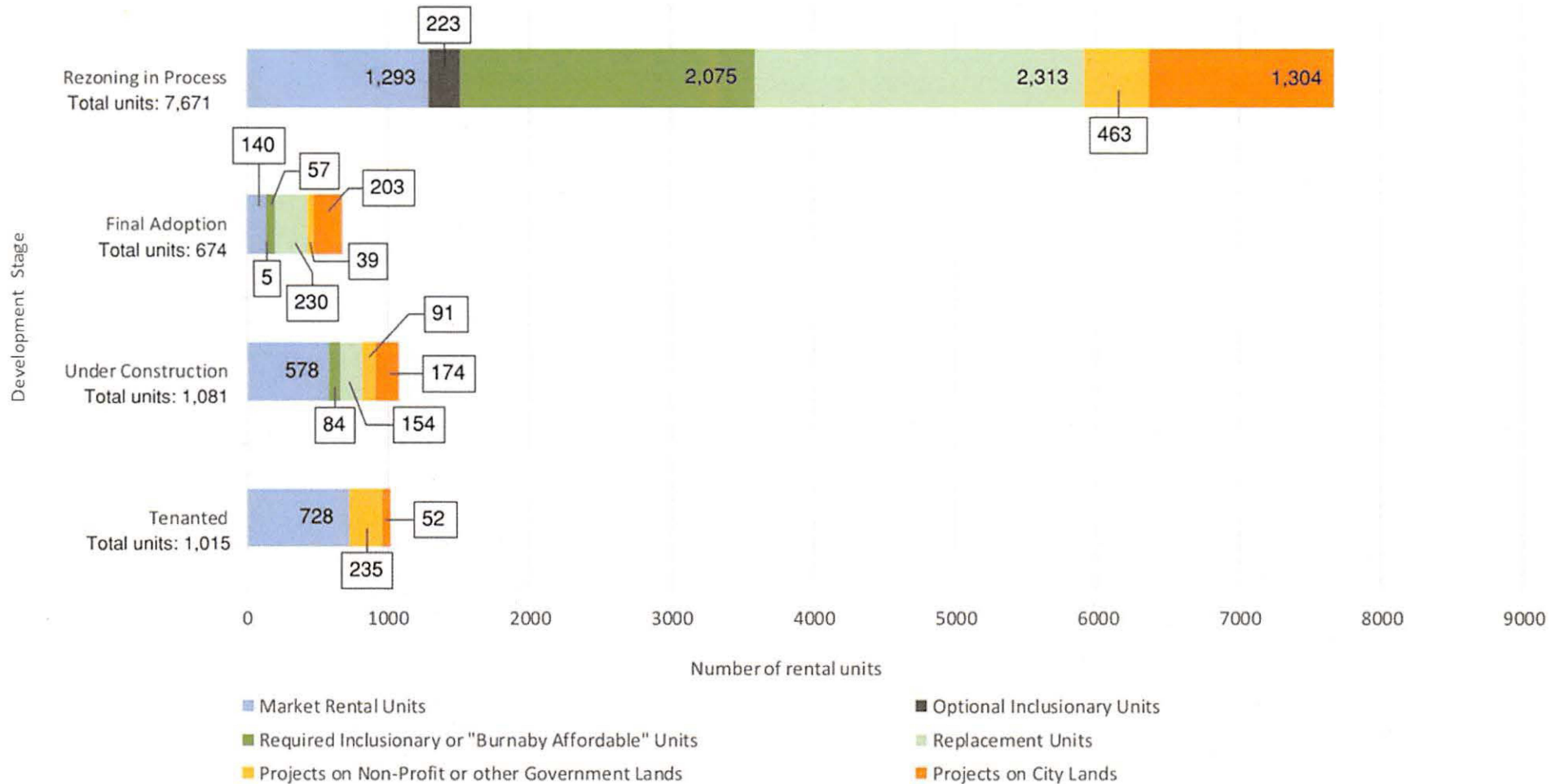
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### *Attachments*

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

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Number of Rental Units by Development Stage



Number of Rental Units by Unit Type

