

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2022 August 23

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

FILE: 16000-20

SUBJECT: RENTAL HOUSING SUMMARY

PURPOSE: To provide an update on the Rental Housing Summary.

RECOMMENDATION:

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

REPORT**1.0 BACKGROUND**

At the meeting of 2022 May 09, 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 outlined market and non-market rental units up to 2022 February 28.

This report provides an update to the 2022 May 09 report on changes in the number of market and non-market rental units from 2022 February 28 up to 2022 June 30. The number of non-market and market rental units in Burnaby as of 2022 June 30 are presented in graphic format in *Appendix A*.

2.0 POLICY CONTEXT

There are several City policies that support the provision of market and non-market rental housing in Burnaby including: *HOME: Housing and Homelessness Strategy* (2021), *Burnaby Housing Needs Report* (2021), *Rental Use Zoning Policy* (2020), *Mayor's Task Force on Community Housing Final Report* (2019), *Corporate Strategic Plan* (2022), *Burnaby Social Sustainability Strategy* (2011), *Burnaby Economic Development Strategy* (2007), and *Official Community Plan* (1998).

3.0 DEFINITIONS

Reporting on rental housing in Burnaby includes the following definitions:

- **Non-market rental units:** refers to rental housing offered at specific below market rental rates that are secured through a Housing Agreement or lease agreement.
- **Market rental units:** refers to rental units that are privately owned with rental rates that are determined by what the market is willing to pay.
- **Replacement Rental Units:** refers to units that must be replaced when an existing purpose built multi-family 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.
- **Projects on City Lands:** refers to developments where City owned land is leased to non-profit providers seeking to build and operate non-market housing. This housing is secured through a ground lease.
- **Non-Profit Led and Other Government Projects:** refers to developments that are owned and operated by non-profit housing providers, or government agencies or corporations, on public or private lands. This housing is typically built and operated through funding from other levels of government.

4.0 NON-MARKET AND MARKET RENTAL PROJECTS UPDATE

The following table summarizes the non-market and market rental units in Burnaby as of 2022 June 30:

		Non -Market Rental Units					Total Non-Market Rental Units	Market Rental Units	Units Total
		Projects on City Lands	Non-Profit Led and other Government Projects	Units created under RUZP on private lands					
				Replacement Units	Required Inclusionary or "Burnaby Affordable" Units	Optional Inclusionary Units			
Development Stage	Tenanted	52	235	-	-	-	287	643	930
	Under Construction	217	130	116	57	-	520	595	1,115
	Final Adoption	252	-	348	97	17	714	184	898
	Rezoning in Process	1,353	502	2,132	1,705	423	6,115	3,123	9,238
	Units Total	1,874	867	2,596	1,859	440	7,636	4,545	12,181

The total numbers of non-market and market rental units are subject to change as many of these applications are still early in the design process.

Additionally, there are over 4,000 non-market rental units and over 6,100 market rental units proposed through the City’s various Master Plan projects. The units will be included in the table above once site-specific rezonings are received.

The following changes have taken place since the 2022 May 09 Rental Housing Update report:

- A total of 224 non-market and market rental units were approved by Council.

- The total number of non-market and market rental units with a rezoning in process had a net increase of 1,567.
- One City lands project with 43 non-market rental units located at 3986 Norland Avenue is now under construction. The anticipated completion date for this project is 2023.
- One City lands project with 49 non-market rental units located at 8305 11th Avenue was approved by Council.
- One non-profit led project with 22 beds and 39 non-market units located at 7415 Sussex Avenue is now under construction. The anticipated completion date for this project is 2025.
- Four new RUZP rezoning applications were received.
- One RUZP project with 59 non-market rental units (54 Replacement units and 5 Required Inclusionary units) located at 6521 Telford Avenue is now under construction. The anticipated completion date for this project is 2025.
- Three RUZP projects with a cumulative 100 non-market rental units were approved by Council. The projects are located at 6479 Selma Avenue, 6677 Silver Avenue and 6652 Sussex Avenue.
- There are four sites included under the “non-profit led and other Government Projects” that are owned by other levels of government. Three of these sites are owned by BC Housing and include 90 tenanted non-market rental units, and 91 non-market rental units under construction. The fourth site is owned by Metro Vancouver Housing Corporation, where 172 non-market rental units are anticipated.

5.0 CONCLUSION

This report highlights changes in the number of market and non-market rental units in Burnaby as of 2022 June 30. The data is summarized in graphic format in *Appendix A*. It is recommended that this report be forwarded to Council for information.


E.W. Kozak, General Manager
PLANNING AND DEVELOPMENT

DP:aab:sa
Attachment

Copied to: Chief Administrative Officer
Acting Chief Financial Officer
General Manager Corporate Services
General Manager Community Safety

Acting General Manager Engineering
City Clerk

Summer 2022

Rental Housing Summary

As of June 30, 2022

12,181

total rental units at all stages of the development process*



7,636

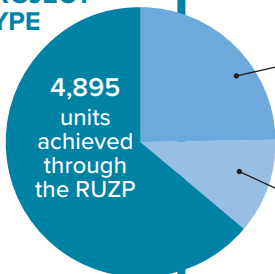
NON-MARKET RENTAL UNITS



4,545

MARKET RENTAL UNITS

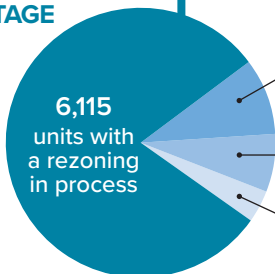
PROJECT TYPE



1,874 units achieved through City-owned lands

867 units achieved through non-profit led projects

DEVELOPMENT STAGE

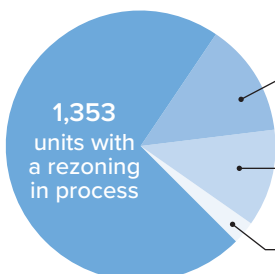


714 units approved by Council

520 units under construction

287 tenanted units

NON-MARKET RENTAL UNITS ACHIEVED THROUGH CITY-OWNED LANDS Total: 1,874



252 units approved by Council

217 units under construction

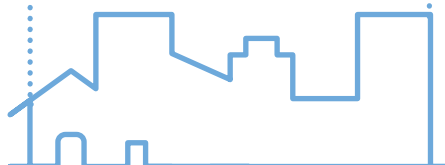
52 tenanted units

Did you know?...

An additional **4,000+** non-market rental units and 6,100+ market rental units have been proposed through various **Master Plan projects**.

The **net changes** in rental housing data between **February 28 and June 30, 2022:**

- » **224** market and non-market units were approved by Council.
- » **1,567** additional non-market and market rental units are undergoing rezoning.



For more info: Burnaby.ca/Housing

» ***Development process** includes units that have been tenanted within the last 5 years, units which are under construction, units that have received Council approval, and units that are in the rezoning process.

» **Market rental units** refers to rental units that are privately owned with rental rates that are determined by the market.

» **Non-market rental units** refers to rental housing offered at specific below-market rental rates that are secured through a Housing Agreement or lease.

Non-market units include units which are:

- on City-owned lands
- developed by non-profits on private lands
- achieved through the Rental Use Zoning Policy (RUZP)

» **Rental Use Zoning Policy (RUZP)**

creates opportunities for new rental housing in Burnaby, and protects existing rental housing by implementing rental zones with specific rental requirements and incentives.

» **Master plan**

a conceptual plan that defines the vision and development objectives for a site. Sites with Master Plans will apply for a site-specific rezoning for each building at a future date.

