

TO: PLANNING AND DEVELOPMENT COMMITTEE (PDC)
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **2023 ANNUAL PROGRESS REPORT – HOME STRATEGY**
PURPOSE: To provide Council with an update on implementing Phase 1 actions of HOME: Burnaby's Housing and Homelessness Strategy.

RECOMMENDATION

THAT the report titled “2023 Annual Progress Report – HOME Strategy” dated February 14, 2024, be received for information.

1.0 POLICY SECTION

HOME: Burnaby's Housing and Homelessness Strategy was adopted by Council at its meeting on December 6, 2021. Adoption of the HOME Strategy included a requirement for annual progress reporting.

2.0 BACKGROUND

Council adopted the implementation plan for the HOME Strategy at its meeting on February 27, 2023. The Strategy is the City's 10-year action plan on housing and homelessness. Its actions span the entire housing system and are assigned across five categories: Phases 1-3, ongoing actions, and the Burnaby 2050 Official Community Plan (OCP) update. This report provides an update on Phase 1 and ongoing actions from the Strategy that are either in progress or completed. With the Burnaby 2050 OCP update underway, several associated actions are being explored through that process.

3.0 GENERAL INFORMATION

The HOME Strategy sets clear direction and priorities regarding housing for the next decade. Phase 1 of the Strategy has now concluded (2021-2023). A quarter of the Phase 1 actions are completed and 75% are underway. Three key accomplishments in 2023 from Phase 1 of HOME include:

- adoption of Phase 1a of the Housing Choices Program to permit laneway homes and suites in semi-detached homes (action 1.1a);
- completion of Phase 2 of the Development Approval Process (DAP) review, launch of Phase 3 of the review and introduction of a new building permit process for single and two-family permits (action 1.2); and

Council approval to establish a Burnaby Housing Authority (BHA) to take a more direct role in housing delivery. An application has been submitted to the Inspector of

Municipalities to seek authorization to create the BHA as a municipal corporation and a recruitment firm has been hired to identify candidates for the Board of Directors (action 10.1).

Updates on these and other Phase 1 and ongoing actions are provided in Attachment 1.

Several actions in HOME were identified as actions to explore through the OCP update and were assigned to a separate OCP Phase in the implementation plan adopted by Council in February 2023. The OCP update is well underway and has incorporated these actions into the review process. Further details will be provided through OCP project reporting, as well as included in future HOME annual progress reports.

Other housing and homelessness accomplishments in 2023 include:

- Establishment of a Winter Shelter
- 58 applications in review and four building permits issued for laneway homes
- 10 applications for suites in duplexes received and under review
- Completion of 2,275 new dwelling units
 - 302 single and two-family dwellings
 - 1973 multi-family dwellings
- Completion of 349 rental units:
 - 237 Market rental units
 - 20 Required Inclusionary units
 - 92 City Lands non-market rental units
- 460 residential Building Permits issued¹
 - 304 single family dwellings
 - 24 two-family dwellings
 - 132 multi-family buildings

In December 2023, the provincial government gave Royal Assent to several new and significant provincial legislative changes on housing. Some actions in the HOME Strategy may be impacted or superseded by these changes, though staff are currently working to determine the extent. Advancement of the remaining Phase 1 actions will continue concurrently with other active housing initiatives, including:

- advancing eight non-market housing developments on City lands towards construction;
- incorporating new provincial housing legislation into City’s policies, plans, and bylaws within the required timelines set by the Province;
- reviewing requests for housing grants to support non-market housing developments (the City disbursed five housing grants in the past year totaling over \$23 million – see Attachment 2);
- securing funding from other orders of government to advance action on new housing supply, particularly non-market housing (in 2023, the City was granted

¹ Data up to and including November 30, 2023

funding under the federal Housing Accelerator Fund (over \$43 million to accelerate housing delivery), the federal Rapid Housing Initiative (over \$10 million to create deep subsidy housing for individuals who are very low income and at-risk of homelessness) and BC Housing’s Community Housing Fund (\$253 million for six non-market housing projects with almost 1,500 units)); and

- implementing ongoing housing policies and programs, including the Tenant Assistance Policy.

Due to the evolving nature of housing policy and funding opportunities, these concurrent initiatives have and will impact completion of several Phase 1 actions. For example, the requirement under the new provincial legislation to update the City’s Housing Needs Report (HNR) in advance of the OCP update has required this work to be prioritized at the start of 2024, well in advance of when the HNR was anticipated to be updated. This new work will likely delay staff’s ability to initiate some Phase 2 actions until later in 2024 or beyond.

Council’s adoption of HOME: Burnaby’s Housing and Homelessness Strategy established a foundation for working towards the vision of “**Burnaby is a place where people can find a home, afford a home, and feel at home,**” and continued advancement of the Phase 1 and OCP actions will address housing needs across the housing system. The next year will be focused on undertaking the necessary work to accommodate the new provincial legislation and continued work on non-market housing developments, while continuing to advance Phase 1 actions already in process. No changes to the implementation framework are being proposed at this time.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

This report and attached infographic will be posted on the City’s website.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this report.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

ATTACHMENTS

- Attachment 1 – Progress on HOME Strategy Actions
- Attachment 2 – 2023 Disbursed Housing Grants
- Attachment 3 – HOME 2023 Annual Progress Report Infographic

REPORT CONTRIBUTORS

This report was prepared by Carla Schuk, Planner 3 and reviewed by Wendy Tse, Director Community Planning and Lee-Ann Garnett, Deputy General Manager Planning and Development.