

**TO:** MAYOR & COUNCILLORS  
**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT  
**SUBJECT:** **RESPONSE TO DELEGATION ON SAVING, REPURPOSING AND RELOCATING HOMES**  
**PURPOSE:** To report back on Resolution No. 2023-105, regarding the delegation from Renewal Home Development on March 13, 2023 to investigate the feasibility of implementing municipal solutions for the purpose of saving, repurposing and relocating homes before demolition.

## RECOMMENDATION

**THAT** the report titled “Response to Delegation on Saving, Repurposing and Relocating Homes” dated June 10, 2024, be received for information.

## 1.0 POLICY SECTION

This report aligns with the following Council adopted reports and policies:

- Environmental Sustainability Strategy (2016);
- Climate Action Framework (2020); and
- Corporate Strategic Plan (2022).

## 2.0 BACKGROUND

At the March 13, 2023 Council meeting, a delegation from Home Renewal Development presented their “Home Waste Prevention Strategy: Municipal Action Plan (MAP)”. The MAP identifies a 7-point policy framework of proposed municipal solutions to support the repurpose of existing high-value homes slated for demolition.

Arising from the discussion a motion was introduced for staff to *“investigate the feasibility of implementing municipal solutions outlined in the Renewal Home Development’s presentation for saving, repurposing and relocating Burnaby homes before demolition.”* This report provides a response on the feasibility of implementing the seven proposed municipal solutions outlined in the MAP.

## 3.0 GENERAL INFORMATION

The value and opportunity in repurposing, reusing and relocating high-value homes aligns with waste diversion and reduction, and greenhouse gas emission reduction goals at the City. The following subsections outline the MAP proposal and how it aligns with current City policy.

### 3.1 MAP Policy Solutions

The MAP outlines seven policy solutions to support relocation of high-value homes. Attachment 1 summarizes the purpose and rationale for each of the proposed MAP policy solutions.

### 3.2 MAP Feasibility

Staff undertook a review of the following internal and external documents to determine the feasibility of implementing the solutions outlined in the MAP:

- Burnaby Building Bylaw
- Burnaby Construction and Demolition (C&D) Bylaw
- Burnaby Building Permit for Demolition
- Burnaby Building Permit
- Burnaby Oversize Load Permit
- Burnaby Development Approval Process (DAP)/ Development Approval Permitting System Modernization (DAPSM)
- Metro Vancouver Integrated Solid Waste and Resource Management Plan (ISWRMP)
- *Provincial Bill 44-2023 Housing Statutes (Residential Development) – small-scale multi-unit housing (SSMUH)*
- *BC Building Code*
- *National Building Code*

Based on this review, there are various opportunities for application of the specific policy solutions outlined in the MAP. The MAP aligns with certain opportunities and actions the City is currently evaluating, including:

- identifying pathways within the City’s current development approval process to relocate or deconstruct high-value homes without application of new fees or additional permit process;
- reviewing current municipal building removal criteria to prioritize relocation and then deconstruction;
- promoting home relocation in communication resources related to the City’s Construction and Demolition Waste Diversion Bylaw; and
- aligning Burnaby actions with work currently underway to update the regional Integrated Solid Waste and Resource Management Plan.

The goal to repurpose, reuse or relocate high-value homes prior to demolition remains high, and the City will continue to promote the outcomes of the MAP policy solutions proposed by the delegation. The advancement of some solutions outlined in the MAP may not be feasible without significant amendments to City bylaws and policies, and action taken by regional, provincial and federal authorities. However, the City will continue to explore avenues that align with the City’s existing policies and regulations to pursue the intent of the Municipal Action Plan on Saving, Repurposing and Relocating Homes.

**4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

Not applicable.

**5.0 FINANCIAL CONSIDERATIONS**

Not applicable.

Respectfully submitted,  
Lee-Ann Garnett, Acting, General Manager Planning and Development

**ATTACHMENTS**

Attachment 1 - Home Waste Prevention Strategy Municipal Action Plan (MAP).

**REPORT CONTRIBUTORS**

This report was prepared by Tracey Tobin, Climate Action and Energy Officer, and reviewed by Erica Lay, Manager Climate Action and Energy; and Johannes Schumann, Director Community Planning.