

PLANNING AND DEVELOPMENT COMMITTEE

TO: MAYOR AND COUNCILLORS

SUBJECT: RENTAL HOUSING SUMMARY

RECOMMENDATION:

THAT the report titled “Rental Housing Summary” dated February 14, 2024, be received for information.

REPORT

The Planning and Development Committee, at its meeting held on February 14, 2024, received and adopted the attached report providing an update on the number and status of market and non-market rental units in the rezoning process, under construction or recently completed within Burnaby as of December 31, 2023.

On behalf of the Planning and
Development Committee,

Mayor Mike Hurley
Chair

Pietro Calendino
Vice Chair

TO: PLANNING AND DEVELOPMENT COMMITTEE (PDC)

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: RENTAL HOUSING SUMMARY

PURPOSE: To provide an update on the number and status of market and non-market rental units in the rezoning process, under construction or recently completed within Burnaby as of December 31, 2023.

RECOMMENDATION

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1.0 POLICY SECTION

There are several City policies that support the provision of market and non-market rental housing in Burnaby including the following:

- *HOME: Housing and Homelessness Strategy (2021);*
- *Burnaby Housing Needs Report (2021);*
- *Rental Use Zoning Policy (2020); and*
- *Mayor's Task Force on Community Housing Final Report (2019).*

2.0 BACKGROUND

At its June 14, 2023 meeting, Council received a Rental Housing Summary Report providing an update on the recent rental housing developments in Burnaby. The report highlighted development on City lands, non-profit led housing developments and rental units developed through the City’s Rental Use Zoning Policy (RUZP). This report outlined market and non-market rental units up to and including April 3, 2023.

This report provides an update on the number and status of market and non-market rental units in the rezoning process, under construction or recently completed within Burnaby as of December 31, 2023. An infographic outlining the number and status of units is presented in Attachment 1.

3.0 GENERAL INFORMATION

3.1 Definitions

Reporting on rental housing in Burnaby includes the following definitions:

- **Non-market Rental Units:** refers to rental housing secured at specific below-market rental rates 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 rental building is redeveloped. Replacement rental units are secured as non-market rental units offered to tenants displaced by the redevelopment at rates not exceeding the tenant's rent level at move out, plus any annual increases permitted by the Residential Tenancy Branch. When the returning tenant declines the replacement unit or the tenancy of a returning tenant in a Replacement Rental Unit ends, the unit becomes a Required Inclusionary Unit for future tenancies. Replacement Rental Units are not included within the net new calculation of market and non-market units.
- **Required Inclusionary Units (Burnaby Affordable):** refers to non-market rental units secured through the RUZP with rental rates not exceeding 20% below Canada Mortgage and Housing Corporation (CMHC) market median rents. Eligible tenant households are those earning not more than BC Housing's Housing Income Limits (HILs).
- **Optional Inclusionary Units:** refers to non-market rental units secured through the RUZP with rental rates not exceeding CMHC market median rents. Eligible tenant households are those earning less than 20% above HILs.
- **Projects on City Lands:** refers to developments where City-owned land is leased to selected non-profit housing providers to build and operate non-market rental housing. Affordability is secured through a ground lease and may include funding from other orders of government and agencies.
- **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 orders of government.

3.2 Non-Market and Market Rental Project Update

Table 1 below summarizes recent non-market and market rental units in Burnaby to December 31, 2023. There are over 19,000 rental units at all stages of the development process; slightly more market rental units than non-market units. RUZP is the primary contributor of new rental units, both market and non-market, in Burnaby. The City Lands Program and non-profit led projects have completed more units to date. Notably, the first RUZP non-market units were completed in 2023 and an additional 463 units are currently under construction. To view separate tables for City Lands, Non-Profit led, and RUZP non-market and market rental data, please refer to Attachment 2.

Table 1: Summary of Recent Non-market and Market Rental Units in Burnaby to December 31, 2023

		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	Completed	283	255	-	20	-	558	1,063	1,621
	Under Construction	362	194	353	70	40	1,019	398	1,417
	Final Adoption	365	-	449	349	108	1,271	1,338	2,609
	Rezoning in Process	498	468	1,641	3,198	487	6,292	7,230	13,522
	Units Total	1,508	917	2,443	3,637	635	9,140	10,029	19,169

It should be noted that the totals for non-market and market rental units are subject to change as many of the applications are still early in the design process. In addition to the collected data, there are over 6,000 non-market and 8,000 market rental units proposed in various Master Plan projects. These projects will be added to the rental summary as site-specific rezonings commence.

The following changes have taken place since the April 3, 2023 Rental Housing Update:

- A total of 349 non-market and market rental units were constructed. This includes two City lands projects with 112 new non-market rental units located at 8305 11th Avenue and 4100 Ledger Avenue.
- The total non-market rental units currently under construction decreased by 59 units. This accounts for two City Lands projects completing their construction phases as well as one new project commencing construction. Currently, there are three City Lands projects with 362 non-market units in the construction phase. These projects include:
 - 7898 18th Avenue;
 - 7392 16th Avenue; and
 - 6889 Royal Oak Avenue.

All three of these projects are anticipated to be completed by spring 2025.

- Council adopted three City Lands projects, which will create 365 non-market units. These projects include 3802 Hastings Street, 4811 Canada Way and 6488 Byrnpark Drive.
- The first RUZP project was completed in August 2023. This project is located at 6438 Byrnpark Drive and provides 20 non-market units funded through BC Housing’s Community Housing Fund.

- Eight RUZP projects with 463 non-market rental units (353 Replacement units, 70 Required Inclusionary units, and 40 optional inclusionary units) are currently under construction.
- Council approved three RUZP projects with 277 non-market rental units. This total includes Concord Pacific Phase 2, located at 4750 Kingsway, which accounts for 188 of the non-market units that were not accounted for in previous Rental Housing Summaries.
- 12 RUZP rezoning applications were received for a total of 5,189 new rental units. One significant addition is the Grosvenor Brentwood Phase 1 & 2, previously reported as a master plan, has been confirmed as a site specific rezoning and is now included in the Rental Housing Summaries.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

The information in this report will be shared on the City’s website.

5.0 FINANCIAL CONSIDERATIONS

Not applicable.

Respectfully submitted,

E.W Kozak, General Manager Planning and Development

ATTACHMENTS

- Attachment 1 – Rental Housing Summary Fall 2023
- Attachment 2 – Data Tables for Non-Market and Market Rental Units

REPORT CONTRIBUTORS

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