

PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: RENTAL HOUSING SUMMARY – UPDATED TO 2021 FEBRUARY 28

RECOMMENDATION:

1. THAT Council receive the report for information.

REPORT

The Planning and Development Committee, at its meeting held on 2021 March 30, received and adopted the *attached* report providing an update on recent non-market and market rental housing developments in Burnaby, including tracking of projects with inclusionary and replacement rental units secured through the Rental Use Zoning Policy.

Respectfully submitted,

Councillor P. Calendino
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to: Acting City Manager Director Planning & Building Director Corporate Services

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2021 March 23

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 16000 20

SUBJECT: RENTAL HOUSING SUMMARY – UPDATED TO 2021 FEBRUARY 28

PURPOSE: To provide an update on recent non-market and market rental housing developments in Burnaby, including tracking of projects with inclusionary and replacement rental units secured through the Rental Use Zoning Policy.

RECOMMENDATION:

1. **THAT** Council receive this report for information.

REPORT

1.0 BACKGROUND

On 2019 July 29, Council unanimously adopted the *Mayor's Task Force on Community Housing Final Report*, which outlines 18 recommendations and 10 "Quick Starts" to increase the supply, diversity, and affordability of housing in Burnaby.

Since this time, efforts have been made to facilitate non-market and market rental projects in the City, including development of a Memorandum of Understanding (MOU) with BC Housing to establish a housing partnership to develop non-market rental housing on City sites and finalization of the Rental Use Zoning Policy (RUZP) to build upon the City's efforts to protect and increase the rental housing stock. The RUZP, adopted by Council on 2020 March 9, includes four policy streams – Rental Replacement, Inclusionary Rental, Voluntary Rental in Commercial Districts, and Protection of Existing Rental Sites – to enable the replacement, and increase, of rental housing at a variety of rent levels and affordability, as well as the protection of rental housing into the future.

2.0 POLICY CONTEXT

Support for the provision of non-market and market rental housing aligns with the following Council-adopted City policies:

- *Regional Growth Strategy / Regional Context Statement;*

To: Planning and Development Committee
From: Director Planning and Building
Re: Rental Housing Summary – Updated to 2021 February 28
2021 March 23.....Page 2

- Corporate Strategic Plan;
- Official Community Plan;
- Social Sustainability Strategy;
- Economic Development Strategy;
- Environmental Sustainability Strategy;
- Climate Action Framework; and,
- Mayor's Task Force on Community Housing Final Report.

3.0 NON-MARKET AND MARKET RENTAL PROJECTS

A list of non-market and market rental housing projects in the City, according to development status, up to 2021 February 28 is **attached** as **Appendix A**. Non-market rental housing includes housing owned and/or operated by non-profit or government housing providers for the sole purpose of providing affordable rental housing. Purpose-built market rental housing is privately owned housing that is constructed for the purpose of renting, with rental rates determined by the market. As per the finalized RUZP, new developments requiring rezoning are required to provide below-market units, known as inclusionary units, rented at 20% below Canada Mortgage and Housing Corporation (CMHC) market median rents. In the event of redevelopment of existing rental buildings, the RUZP requires replacement of existing rental units in the redeveloped building, with right of first refusal for the replacement units provided to displaced tenants. Rents for replacement units must be the same as the tenant's rent at the rezoning application site, plus any permitted *Residential Tenancy Act (RTA)* annual rent increases during the intervening period between when the tenant moved out and when they move into the replacement units.

Since the last update to the Planning and Development Committee on 2020 September 29, 20 additional non-market rental units have started construction, and an additional seven non-market projects have been submitted for rezoning. Currently, over 2,750 non-market units are under review. Notably, of the 34 non-market rental projects constructed, under construction and currently in process, 17 are facilitated by the provision of City-owned lands.

For market rental housing, no additional units have been added to the City's rental stock since the last update in September 2020. However, two rezoning applications have been approved that will require implementation of the City's RUZP, with 116 replacement rental units offered to tenants displaced through the redevelopment process and four inclusionary units rented at below-market rates in perpetuity. As for units under review through the rezoning process, there are currently 51 projects representing over 2,789 market rental units. The majority of these applications are subject to the RUZP, with the minimum number of replacement units and inclusionary units noted, if known at this time. Since many of these applications are still early in the design process, the total number of units, including the required number of inclusionary units, are subject to change.

To: Planning and Development Committee
From: Director Planning and Building
Re: Rental Housing Summary – Updated to 2021 February 28
2021 March 23.....Page 3

4.0 NEXT STEPS

Additional market rental units are anticipated to be delivered through the City's various Master Plan projects, potentially adding thousands of new rental units, including below-market inclusionary units, to the City's rental housing inventory. Staff will continue to track both non-market and market rental projects in the City, with future rental housing summaries anticipated to be provided to Council approximately every six months.



E.W. Kozak, Director
PLANNING AND BUILDING

WT:sa

Attachment

Copied to: Acting City Manager
City Clerk