

TO: PLANNING AND DEVELOPMENT COMMITTEE (PDC)

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: SU: RENTAL HOUSING DEVELOPMENT

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 June 30, 2024.

RECOMMENDATION

THAT the report titled “SU: Rental Housing Development” dated September 25, 2024, be received for information.

1.0 POLICY SECTION

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); and
- City Lands Program for Non-Market Housing (2015).

2.0 BACKGROUND

At its February 14, 2024, meeting, Council received a report providing an update on the recent market and non-market rental housing developments in Burnaby highlighting developments on City lands, developments led by non-profit organizations or other orders of government, and rental units being developed under the City's Rental Use Zoning Policy (RUZP).

This report outlines an update on the recent market and non-market rental units in development up to and including June 30, 2024. An infographic outlining the number and status of units is presented in Attachment 1.

3.0 GENERAL INFORMATION

3.1 Definitions Reporting on rental units 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 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 a City-owned site is leased to a pre-selected non-profit housing provider to build and operate non-market rental housing. Affordability is secured through a ground lease and includes 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 process, under construction or completed in Burnaby up to and including June 30, 2024. There are 19,232 rental units currently at all stages of development. RUZP continues to be the primary contributor of new rental units in Burnaby. Notably, within the last six months, 3,800 RUZP market and non-market rental units have been approved by Council. The City Land program has also completed one additional project with 25 non-market units. 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 to June 30, 2024

		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	308	255	54	25	-	642	1,080	1,722
	Under Construction	684	194	406	70	41	1,395	556	1,951
	Final Adoption	-	-	569	1,086	109	1,764	3,336	5,100
	Rezoning in Process	632	474	988	2,688	455	5,237	5,222	10,459
	Units Total	1,624	923	2,017	3,869	605	9,038	10,194	19,232

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 which will be added to the Rental Summary once projects are submitted for site specific rezoning.

Table 2: Summary of Rental Housing Changes Between January 1, 2024, and June 30, 2024

Status	Total units	Highlights
Completed Construction	101 rental units	City Lands: 7898 18 th Avenue – 25 non-market units
		RUZP: 6521 Telford – 66 market and non-market units
		Market: 7860 Rosewood Street – 10 market rental units
Currently Under Construction	1,395 rental units	City Lands: <ul style="list-style-type: none"> 3838 Hastings Street – 161 non-market units 7392 16th Avenue – 203 non-market units 4803 Canada Way – 56 non-market units 6889 Royal Oak Avenue – 134 non-market units 6488 Byrnepark Drive – 130 non-market units All projects anticipated to be completed in 2026.
		Non-Profit Led: <ul style="list-style-type: none"> 7415 Sussex Avenue – 39 non-market units 4277 Norland Avenue – 155 non-market units Both projects are anticipated to be completed in 2025.
		RUZP: <ul style="list-style-type: none"> Nine projects including a total of 517 rental units All projects are anticipated to be completed in 2026.

Final Adoption	3,828 rental units	RUZP: <ul style="list-style-type: none"> • Five projects achieved Final Adoption <ul style="list-style-type: none"> ○ Notably, the Grosvenor Brentwood Phase One and Phase Two project, which has a total of 2,129 market rental units and 452 non-market rental units was approved.
In Progress	TBD	RUZP: <ul style="list-style-type: none"> • Seven rezoning applications were received, and unit counts are yet to be determined.
Other Changes	- 528 rental units	City Lands: <ul style="list-style-type: none"> • Upper portion of 6229 Marine Drive was previously reported to have non-market and market rental units. It has been confirmed that all 118 units will be non-market units. (There is no change to the total unit count.)
		RUZP: <ul style="list-style-type: none"> • 9500 Erickson Drive was previously reported to have rental replacement units, however all new development will be infill with no demolition of existing rental units. There is a 582-unit change to the rental tracker.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

Attachment 1 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 Infographic Spring 2024
- 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, Johannes Schumann, Director Community Planning, and Lee-Ann Garnett, Deputy General Manager, Planning and Development.