

TO: PLANNING AND DEVELOPMENT COMMITTEE (PDC)

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **INTERIM UPDATE TO THE BURNABY HOUSING NEEDS REPORT**

PURPOSE: To update the existing Burnaby Housing Needs Report (HNR) to meet the provincial 2024 interim requirements.

RECOMMENDATION

THAT the report titled "Interim Update to the Burnaby Housing Needs Report", dated October 17, 2024, of the Open meeting of the Planning and Development Committee be received for information; and

THAT the 2024 interim requirements outlined in Attachment 1 of the report titled "Interim Update to the Burnaby Housing Needs Report", be published on the City of Burnaby's website as an Appendix to the adopted 2021 Burnaby Housing Needs Report to fulfill the City's requirements under the *Local Government Act*.

1.0 POLICY SECTION

The Burnaby HNR and 2024 interim update has, and will continue to function as a data companion to the following City policies including:

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

2.0 BACKGROUND

In April 2019, Bill 44 amended the *Local Government Act* to require all local governments in British Columbia to complete a HNR by April 2022. This required local governments in British Columbia to collect and analyze data and present reports on the current status and estimated housing need within their community over a ten year period.

On January 26, 2021, Burnaby's HNR was adopted by Council. The report outlined housing needs across Burnaby and provided an estimate for the future five- and ten-year housing need.

In November 2023, Bill 44 amended the *Local Government Act*, and along with associated regulations and guidelines, has changed the requirements and timing for HNRs, established standardized methodology for their completion, outlined a time horizon of 20 years for the

reports, and specified the interim updates to be completed by January 1, 2024. The next comprehensive HNR update is required to be completed by January 1, 2028.

3.0 GENERAL INFORMATION

3.1 Required 2024 Interim Amendment

The required interim update is not a comprehensive update, but rather an addendum to the 2021 HNR. This will include updates to the following:

1. The estimated number of housing units needed over the next 5 and 20 years, calculated using the HNR Method as provided in the provincial Regulation;
2. A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and
3. A description of the actions taken by the local government, since receiving the most recent housing needs report, to reduce housing needs.

Attachment 1 satisfies the 2024 interim reporting requirements and will be added as an Appendix to the 2021 Burnaby HNR.

3.2 Estimated Housing Need

The HNR Method is a newly developed and standardized methodology from the Ministry of Housing that estimates housing needs on a 5- and 20-year time horizon. The Burnaby HNR estimates were completed by Metro Vancouver staff and are compliant with the prescribed provincial method. In addition, the method can be applied by using the HNR Calculator, an online tool developed by the University of British Columbia.

The HNR Method estimates the need for additional units in Burnaby as shown below in Table 1. By 2041, Burnaby is estimated to need an additional 74,051 housing units. Of that total estimated need, 22,724 housing units, including ownership and rental units, are estimated to be needed by 2026. These estimates as noted in Table 1 are significantly higher than the 2021 HNR estimates. The complete 2024 interim HNR estimates are outlined in Attachment 1.

Table 1: 2021 Burnaby HNR Estimates vs. New 2024 HNR Estimates

Housing Needs Estimates – Burnaby, BC	2021 HNR Estimates	2024 HNR Estimates
Total 5-Year Housing Need (2021 – 2026)	8,080	22,724
Total 10-Year Housing Need (2021 – 2031)	15,040	*36,540
Total 20-Year Housing Need (2041)	Not estimated.	74,051

**The ten-year estimate was not required for the 2024 HNR Method. However, the estimate was calculated by dividing the 20-year estimate in half for comparison purposes in this report.*

This new 2024 HNR Method has significantly higher housing estimates from Burnaby's previous estimates. The differences are due to variations in data sources, methodologies, and the timing of the estimates. Table 2 highlights the key variances between the 2021 HNR and the 2024 HNR Method.

Table 2: Summary of Key Differences between Housing Need Estimates

Housing Estimates	Existing 2021 Burnaby HNR Estimates	New 2024 HNR Estimates
Data Sources	<ul style="list-style-type: none"> ○ 2016 Census Data ○ 2020 BC Statistics 	<ul style="list-style-type: none"> ○ 2021 Census Data ○ July 2024 BC Statistics ○ BC’s Integrated Data project (IDP) ○ CMHC Housing Market Information portal ○ *Demand Factor – Calculated by the Provincial Ministry of Housing
Methodology	Methodology developed by City’s consultant, Urban Matters <ul style="list-style-type: none"> ● Method based on two components: <ul style="list-style-type: none"> ○ Anticipated household growth projections ○ Suppressed household formation 	Provincial standardized HNR Method <ul style="list-style-type: none"> ● Method based on six components: <ul style="list-style-type: none"> ○ Anticipated household growth projections ○ Suppressed household formation ○ Extreme core housing need ○ Persons experiencing homelessness ○ Rental vacancy rate adjustments ○ Additional demand
Timeline	5- and 10-year estimates	5- and 20-year estimates

**The demand factor is a new variable which adjusts housing estimates based on additional local demand. The demand factor is a multiplier based on the ratio of housing price to density. The demand factor for Burnaby is 0.79.*

3.3 Housing in Close Proximity to Transportation Infrastructure

The statement for housing in close proximity to transportation was developed by reviewing, consolidating and building off the key policies from the OCP’s residential framework that prioritizes transit-oriented development, the Connecting Burnaby Transportation Plan, Metro Vancouver’s 2050 Regional Growth Strategy and incorporating draft 2050 Burnaby OCP Policy directions.

Attachment 1 outlines Burnaby’s current approach to addressing the need for developing housing in close proximity to transportation infrastructure as well as Burnaby’s statement towards the need for housing in close proximity to transportation infrastructure.

3.4 A Progress Update on the Actions Taken to Reduce Housing Need

The actions taken to reduce housing need were developed in two parts. First a summary of all units completed and units under construction between January 1, 2021, and June 30, 2024, were calculated. Additionally, a summary of policy and program actions that were completed during this same time period are highlighted.

Between the submission of the current HNR in January 1, 2021 and June 30, 2024 Burnaby has undertaken significant action to reduce housing need including the following:

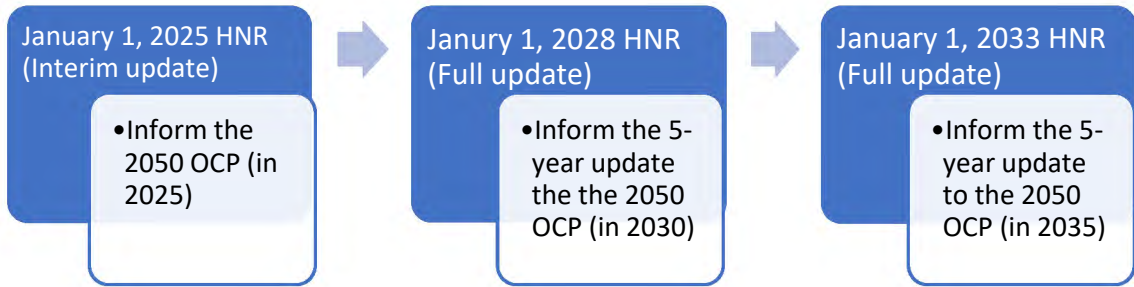
- 11,076 net new housing units were completed.
- 10,228 new housing units are currently under construction as of June 2024.
- Zoning Bylaw amendments were adopted to permit 3-6 units on single- and two-family lots as required by provincial legislation.
- Burnaby established the Burnaby Housing Authority which will help to facilitate the development of non-market housing units.
- Burnaby embarked on the Development Approvals Process Review, and introduced many process and technological changes to improve development and Building Permit process times.
- Burnaby applied for and received funding through the CMHC Housing Accelerator Fund, and are utilizing those funds for projects that speed up the delivery of housing.

Attachment 1 outlines the full list of actions taken by Burnaby to address housing need between January 1, 2021, and June 30, 2024.

4.0 NEXT STEPS

Once completed, the 2021 HNR and 2024 interim updates will inform the Burnaby OCP update currently underway. A full HNR update is required by January 1, 2028. Following this update, the HNR will be updated every five years and will be used to inform subsequent OCP updates that are required to occur every five years as well.

Figure 1: Process for upcoming and subsequent HNR and OCP updates



5.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

Attachment 1 will be attached to the 2021 HNR and shared on the City’s website.

6.0 FINANCIAL CONSIDERATIONS

Not Applicable.

Respectfully submitted,

E.W. Kozak, General Manager Planning and Development

ATTACHMENTS

Attachment 1 – 2024 Amendments to Burnaby’s Housing Needs Report.

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.