

Description of Burnaby’s 10 HAF Projects

The following summary provides high-level descriptions of each of the 10 projects that are part of the Burnaby’s approved Housing Accelerator Fund (HAF) Program.

The first seven projects are HAF Action Plan initiatives and these project descriptions (first column) are based on the Burnaby HAF Action Plan Summary published on the CMHC website¹. The additional detail on department(s) (second column) and notes (third column) were provided by the City of Burnaby.

The last three projects are other approved spending areas and these descriptions were also provided by the City of Burnaby.

Seven HAF Action Plan Initiatives

Descriptions	Department(s)	Use of Funds
Initiative 1: Laneway Housing and Suites in Semi-Detached Homes Program		
Introducing a program to allow laneway homes and suites for semi-detached homes with laneway access (implemented in 2023).		
This zoning bylaw change allows density of up to 4 units (two semi-detached primary units, each with one suite per unit) per eligible lot as-of-right.	Planning & Development	New staff positions to handle plan reviews for laneway homes and suites in semi-detached homes. To enable the review of more complex applications, including small-scale multi-unit housing developments resulting from new provincial legislation, plan reviewer positions at the Building Technician level are required.

¹ On March 2, 2024 the City consented to the disclosure of Burnaby’s Action Plan as approved by the CMHC. By providing this consent, the City provided CMHC with the authority to share it with the public.

Descriptions	Department(s)	Use of Funds
Initiative 2: Additional Units in Low Density Areas		
Expanding missing middle housing to all low-density neighbourhoods as-of-right (implementation through 2024).		
Additional zoning bylaw changes will introduce 3 to 4 unit multiplexes on single detached lots, and expand permissions for laneway housing and suites in semi-detached homes to properties without lane access.	Planning & Development	New staff position to handle plan reviews for small-scale multi-unit housing developments (now up to 6 units) resulting from new provincial legislation, and new staff position to intake applications and increase service delivery to applicants.
	Engineering	New staff positions to ensure adequate infrastructure reviews for new small-scale multi-unit housing developments, including laneway upgrades, transportation reviews and coordination with third party utilities.
Initiative 3: Burnaby Housing Authority		
Creating a new arms-length municipal housing corporation to play a direct role in facilitating new affordable housing (implementation through 2024, and beyond).		
<p>The new Burnaby Housing Authority will form partnerships with other levels of government, non-profits and private housing developers to deliver new non- market rental and ownership housing, in addition to affordable market rentals.</p> <p>The City will provide access to lands, expedited approvals, and capital and operating funding through a partnering agreement with the new corporation.</p>	Corporate Services	New staff position to handle legal agreements primarily related to non-market housing projects, including legal agreements between the City and the BHA, to expedite overall application processing times.
	Lands & Facilities	New staff positions related to strategic portfolio management of City lands, including lands potentially acquired by the BHA.

Descriptions	Department(s)	Use of Funds
Initiative 4: Development Approval Process Improvements		
Reducing approval times by improving and simplifying the development review process (implementation through 2024).		
<p>Burnaby has already completed an initial phase of process improvements.</p> <p>This initiative will accelerate and deliver additional improvements that were not implemented in the first phase with a focus on system-wide improvements for all permit types, including faster processing of smaller and larger scale developments in Burnaby.</p>	Planning & Development	New staff positions and consultant support to deliver greater efficiency in development approvals, including internal coordination, administrative functions required to achieve successful change management, and staff to expedite processing of applications.
	People & Culture	New staff position and consultant support to recruit and hire positions outlined in the HAF Expenditure Plan on an expedited basis.
	Engineering	New staff positions to manage infrastructure and other off-site works projects, expedite reviews for Engineering, and perform project coordination and administrative tasks to enhance service delivery.
	Lands & Facilities	New staff positions to undertake work related to land acquisitions, dispositions and valuations that are required for development applications.
Initiative 5: Zoning Bylaw Update		
Updating and modernizing planning rules to allow more housing variety (implementation through 2025).		
<p>A comprehensive zoning bylaw update will simplify planning rules and reduce the time it takes to approve new housing.</p> <p>This initiative is aligned with the City's Official Community Plan (OCP) update, which will consider new housing opportunities such as multi-unit housing near rapid transit and multi-unit missing middle housing in transition areas between high-density and low-density neighbourhoods.</p>	Planning & Development	Consultant and consultation support for comprehensive Zoning Bylaw update brought about by Official Community Plan update and new provincial legislation.

Descriptions	Department(s)	Use of Funds
Initiative 6: Technology Solutions to Improve Building Permit Processing		
Leveraging new technologies to improve digital permitting and reduce approval timelines (implementation through 2025).		
Burnaby will explore and implement new technology solutions such as zoning compliance software and artificial intelligence chatbots to improve customer service during the permitting process.	Information Technology	New technology solutions and new features and enhancements to existing systems to improve application processing times and provide greater ease of use for applicants and the public.
Initiative 7: Pre-Zoning Project		
Pre-zoning a specific area of the city to allow more multi-family homes as-of-right (implementation through 2025).		
<p>Burnaby will identify a specific area to proactively "pre-zone" for multi-unit housing. With this in place property owners will not need to go through site-specific rezoning approvals.</p> <p>The City will introduce development permits and design guidelines for this pre-zoned area to increase transparency and allow delegation of development approval to staff based on compliance with Council-approved guidelines.</p> <p>The pilot project may be expanded to additional areas of Burnaby in the future.</p>	Planning & Development	Consultant and consultation support to introduce Development Permit Areas and Guidelines to the City to eliminate the prevalence of site-specific rezoning applications.

Three Additional Spending Areas

Descriptions	Department(s)	Notes
Project 8: Affordable Housing		
	Lands & Facilities	New staff positions to support lease negotiations for non-market housing projects, in addition to property management support for City-owned properties, including units rented at below market rates.
Project 9: Housing-Related Infrastructure		
	Engineering	Capital expenditures for infrastructure upgrades related to new housing development, including laneway upgrades and other offsite infrastructure required to support new growth.
Project 10: Community-Related Infrastructure		
	Parks, Recreation & Culture	New Park Blitz Program to support rapid deployment of temporary and permanent park improvements as well as recreation and play activations to improve access and quality of park amenities in high growth areas.