

BC Housing Response to Consultation Results

February 12, 2025

City-Led Official Community Plan Amendment for 6005 Pandora Street (Stratford Gardens)

Comment themes	BCH Response
Concerns about increased population and impacts on traffic, parking, infrastructure, and facilities	Design team has considered vehicular movements in and out of the site. Considerations include use of the lane as well as alignment with existing intersection. Comprehensive traffic plans will ensure smooth traffic flows through Stratford Avenue. Project team will work with City of Burnaby to assess parking bylaw requirements and will develop a traffic mitigation strategy in coordination with traffic consultants as detailed design phase advances. City Parking Bylaw amendment adopted in fall 2024 has decreased requirements for parking. Further relaxations may be provided for deeply affordable units or seniors/PWDs focused housing. A traffic study will be initiated based on new parking requirements.
Concerns about crime and safety	BC Housing’s mandate is to provide safe, affordable, and quality housing for British Columbians. This project will provide much-needed affordable housing for families and seniors who are already part of the community, and for generations to come. Everyone deserves a safe and affordable home. To achieve this goal, design elements will be considered through the principles of Crime Prevention through Environmental Design (CPTED) which focuses on the design and management of the built environment to enhance safety. CPTED achieves safety through elements like: natural surveillance, natural access control, territorial reinforcement, and maintenance. By integrating these principles, CPTED reduces opportunities for criminal behaviour and enhances the overall quality of life in communities by promoting positive social interactions and a sense of security.
Concerns about proposed heights	Proposed massing is terraced with the natural slope of the site. Buildings are stepped back on the “low side”, which minimizes impact of views, and causes the buildings to appear as being only 5 storeys. Straight open courtyard “corridors” are designed to allow views through the site from streets and lanes. Please refer to section below “Concerns about losing views”
Requests for broader consultation and communication	BC Housing-led community and tenant engagement took place in 2021 and City-led consultation took place through mid-2024. Some feedback from the neighborhood revealed some opposition to additional height in this area beyond four storeys. Our team has reviewed these interests and is confident that we can address the interests of neighbours. We are open to hosting a public information and engagement session to ensure a transparent process. The timing of the Burnaby 2050 OCP review offers the community an opportunity to actualize long-term possibilities for future height and density throughout the city. This brings great potential to increase housing affordability and accommodate growth now, and into the future.
Concerns about affect on property values	BC Research Centre has undertaken studies showing that affordable housing does not impact property values. In fact, additional amenities made possible through social housing investments contribute to vibrant and thriving communities. Results from this study stated that “For every dollar invested in affordable rental housing through CPI, between two to three dollars in social and economic value is created.” This project intends to provide a mix of housing types ranging from subsidized housing, below market rental to market rental housing. Mixed housing communities have demonstrated their ability to add value to a community, not decrease it.

Concerns about impact on environment	Parking is underground, which maximizes usable open space and areas for landscaping. BCH's landscape architect is exploring ways to maximize tree plantings and add planters in the courtyard. At the low side of the site, a landscape berm is used to buffer the parkade wall, and a row of trees will be planted to secure the berm. Revised landscape drawings will be shared with the public through the detailed design process.
Concerns about losing views	<p>Within the larger policy context of Burnaby 2050 – density is increasing adjacent to 6005 Pandora with future opportunities for up to 4 storeys under the small-scale multi-unit housing designation and supported zoning.</p> <p>Proposed massing is terraced with the natural slope of the site. Buildings are stepped back on the “low side”, which minimizes impact of views, and causes the buildings to appear as being only 5 storeys. Straight open courtyard “corridors” are designed to allow views through the site from streets and lanes.</p>
Concerns about impact on neighbourhood character	See comment regarding “Concerns about proposed heights.” Revised massing and drawings to be shared with the public at a later date.
Concerns about privacy and security	See response under “Concerns about crime and safety.”
Accessibility concerns	<p>BC Housing has published an Accessibility Plan and strategic framework which aims to help BC Housing reduce barriers, both by setting out goals and by ensuring BC Housing are accountable for these commitments. The strength of BC Housing's accessibility work lies in the intentional and sustained centering of the experiences and voices of disabled people. British Columbians with lived experience, BC Housings People with Disabilities/Disabled People Employee Resource Group, and a cross-functional committee of BC Housing employees have been and will continue to be the guiding force of the strategic development of the Accessibility Plan.</p> <p>BC Housing follows all current accessibility guidelines as per BC Housing Design and Construction Guidelines. This is in addition to meeting accessibility and adaptability requirements outlined in the BC Building Code.</p>
Concerns about disruption to current residents, relocation, temporary accommodations	BCH will make every effort to minimize disruptions for current tenants and residents through regular and ongoing engagement (letters, webpage, meetings, etc.) Every effort will be made to allow tenants to stay in their homes during redevelopment. If relocation is required, BCH will cover all reasonable moving costs and support tenants at every step. BCH has robust tenant relocation commitments, which can be shared upon request. No tenant will be without a home because of redevelopment.
Questions about composition of new development, specifications of room sizes, etc.	BC Housing Design Guidelines and Construction Standards detail dwelling unit sizes and composition. The project proposed a healthy mix of unit types ranging from studio, 1BR, 2BR, 3BR and a blend of affordable rental options ranging from subsidized, below market and market.
Confusion around OCP designations and goal of the proposed amendment	See discussion in City staff report.
Request for development to remain senior's housing only	<p>BC Housing is committed to replacing all subsidized housing units at Stratford Gardens, including those lost to the fire in 2019.</p> <p>A total of 126 Rent Geared to Income (RGI) units will be replaced in the new development. These units will remain dedicated to providing affordable housing for seniors and persons with disabilities (PWDs).</p> <p>Other housing opportunities will be explored in partnership with non-profit housing providers, market rental operators, and the City of Burnaby based on community needs. BC Housing intends to provide a mix of housing options at this location. For this project to be financially viable, and meet the needs of a growing population, a six-storey built form is proposed.</p>

<p>Suggestions for building and unit design, amenities, services, maintenance/monitoring, etc.</p>	<p>BC Housing Design Guidelines and Construction Standards provide guidance on design and performance. This will influence the form, layout and specifications of buildings delivered under the various programs of BC Housing. The guidelines are intended to assist the Project Team to design and develop safe, affordable, and sustainable affordable housing options.</p>
<p>Questions about additional consultation</p>	<p>See comment under “Requests for broader consultation and communication.”</p>
<p>Concerns about maintenance issues</p>	<p>See comment above regarding “BC Housing Design Guidelines and Construction Standards.”</p> <p>An effective integrated design approach will incorporate the specific needs of the building operator/owner early in the design process. A number of maintenance processes are put in place to ensure regular system maintenance. This work is conducted by trained professionals. An integrated design approach is a BC Housing requirement for all new projects.</p>
<p>Request to keep OCP designation as-is, but not against redevelopment of the site</p>	<p>It is proposed that the land use designation for this site will be considered through adoption of the Burnaby 2050 OCP. Through that process, additional height is being requested to provide additional affordable housing options.</p>
<p>Question about development timeline</p>	<p>The development timeline will be clarified through discussion with Mayor and Council. The phase one building will contain the new RGI units, it could begin construction as early as 2027. The larger site will be built out over the following years.</p>
<p>Request for more transparency around intentions, how units will remain affordable and accessible to those who need it</p>	<p>See comment re: “BC Housing commitment to future engagement to ensure a transparent process with community, stakeholders and City.” The Provincial Redevelopment Program aims to:</p> <ol style="list-style-type: none"> 1. Preserve affordability of existing deeply affordable units by replacing them with new energy efficient homes on a one for one replacement basis and 2. Increase density and housing diversity on Provincially owned land by achieving highest and best use for a subject property and delivery of net-new units at a blend of rental rates which may near or reach market rents. <p>BC Housing will continue to own the land and will operate the deeply subsidized units. BC Housing will partner with non-profit providers in the future to manage the other buildings. This will likely be achieved through long-term lease agreements. It will ensure units remain affordable and accessible to those who qualify.</p>
<p>Welcomes families</p>	<p>See response re: “Unit count”</p>
<p>Petition summary (concerns not addressed above)</p>	<p>BC Housing’s Redevelopment and Tenant Engagement team will reach out to stakeholders, including petition organizers, to review concerns. BC Housing has committed to hosting a public information and engagement session to ensure transparency throughout this process.</p> <p>A comprehensive Preliminary Stakeholder and Engagement Program included a Community Open House was run by BC Housing throughout 2021. A summary of this work can be provided to staff to confirm the engagement work with the public, stakeholder, and tenants to-date.</p>