

TO: PLANNING AND DEVELOPMENT COMMITTEE (PDC)
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **2024 ANNUAL PROGRESS REPORT – HOME STRATEGY**

PURPOSE: To provide an update on the progress of implementing Phase 1 & 2 actions of HOME: Burnaby’s Housing and Homelessness Strategy.

RECOMMENDATION

THAT the report titled “2024 Annual Progress Report – HOME Strategy” dated March 12, 2025, be received for information.

1.0 POLICY SECTION

HOME: Burnaby’s Housing and Homelessness Strategy was adopted by Council at its meeting on December 6, 2021. Adoption of the HOME Strategy included a requirement for annual progress reporting.

2.0 BACKGROUND

Council adopted the implementation plan for the HOME Strategy at its meeting on February 27, 2023. The Strategy is the City’s 10-year action plan on housing and homelessness. Its actions span the entire housing system and are assigned across five categories: Phases 1-3, ongoing actions, and actions to be considered through the Official Community Plan (OCP) update. This report provides an update on the conclusion of Phase 1 and the start of Phase 2, as well as ongoing and OCP actions from the Strategy.

3.0 GENERAL INFORMATION

The HOME Strategy sets clear direction and priorities regarding housing to 2030. Phase 2 of the Strategy started this year. The 14 Phase 1 (2021-2023) actions that were still underway last year have been rolled over into Phase 2 (2024-2026) for a total of 44 actions to be completed by the end of 2026.

With legislative changes related to increasing housing supply enacted by the Provincial government in 2023 and 2024, staff resources were redirected towards responding to these new requirements, such as:

- planning for provincially designated transit-oriented areas;
- permitting Small Scale Multi-Unit Housing (SSMUH);
- revising inclusionary housing requirements; and
- completing an interim update to the Housing Needs Report.

In addition, other work included:

- completing a two-year review of the Tenant Assistance Policy (TAP);
- continued advancement of five non-market housing developments towards construction on City-owned land;
- implementing actions to increase housing supply in alignment with funding received through the federal Housing Accelerator Fund (over \$43 million to accelerate housing delivery); and
- implementing ongoing housing policies and programs, including the TAP.

These concurrent activities have impacted staff’s ability to advance several Phase 1 actions and initiate Phase 2 actions in the HOME Strategy.

Four key accomplishments in 2024 from Phases 1 and 2 of the HOME Strategy include:

- adoption of the R1 zoning district to permit Small Scale Multi-Unit Housing throughout low density residential areas of the City, which marked the completion of phase 1b of the Housing Choices (action 1.1b);
- a second review of the Tenant Assistance Policy (TAP) (action 9.1);
- continued implementation of the recommendations from the development approvals review (Phase 3), including introduction of a new building permit process for single and two-family permits (action 1.2); and
- Creation of the Burnaby Housing Authority and formation of the Board of Directors (action 10.1).

Several actions in HOME were identified as actions to explore through the OCP update process and were assigned to a separate OCP Phase in the implementation plan adopted by Council in February 2023. The OCP update is well underway and has incorporated many of these actions into the review process.

Updates on Phase 1 and 2, OCP and ongoing actions are provided in Attachment 1.

Table 1 below summarizes recent non-market and market rental units recently completed or in process in Burnaby to December 31, 2024. There are over 20,000 rental units at all stages of the development process, with approximately 1,000 more market rental units than non-market units.

Table 1: Rental Housing Summary to December 31, 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	294	54	25	-	681	1,080	1,761
	Under Construction	684	155	406	70	41	1,356	556	1,912
	Final Adoption	400	222	710	1,491	109	2,932	3,336	6,268
	Rezoning in Process	673	232	847	2,709	473	4,934	5,922	10,856
	Units Total	2,065	903	2,017	4,295	623	9,903	10,894	20,797

Council’s adoption of HOME: Burnaby’s Housing and Homelessness Strategy established a foundation for working towards the vision of “**Burnaby is a place where people can find a**

home, afford a home, and feel at home,” and continued advancement of the Phase 2 and OCP actions will work towards addressing housing needs across the housing system. The next year will be focused on completing the necessary work to accommodate the new provincial legislation, including new inclusionary zoning requirements, development of a Tenant Protection Bylaw, completion of the Official Community Plan, as well as continued work on non-market housing developments, while continuing to advance the HOME Strategy’s Phase 2 actions.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

The attached infographic (Attachment 2) will be posted on the City’s website.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this report.

Respectfully submitted,

Lee-Ann Garnett, Deputy General Manager Planning and Development, on behalf of
E.W. Kozak, General Manager Planning and Development

ATTACHMENTS

- Attachment 1 – Progress on HOME Strategy Actions
- Attachment 2 – Infographic

REPORT CONTRIBUTORS

This report was prepared by Carla Schuk, Planner 3, and reviewed by Johannes Schumann, Director Community Planning.