

Phase 1 Actions (2021-2023)		
Action	Description	Comments
1.1a	<p>Launch a multi-phase program to expand housing choices:</p> <p>Phase 1a:</p> <ul style="list-style-type: none"> • Small scale infill • Introduce laneway homes and secondary suites in duplexes in R District neighbourhoods; <p>Phase 1b:</p> <ul style="list-style-type: none"> • Permit flex suites in all multi-family developments; • Permit rowhomes in all R District neighbourhoods. 	<p>Completed (2023): Phase 1a of the Housing Choices Program was adopted by Council in June 2023, to allow laneway homes and suites in duplexes.</p> <p>Underway: Phase 1b of Housing Choices. Flex suites will be considered through the Zoning Bylaw Rewrite project advancing in 2025 and rowhomes have been permitted in R Districts through the adoption of Small-Scale Multi-Unit Housing regulations.</p>
1.2	<p>Review regulatory requirements and consider ways to streamline the approval process for housing applications.</p>	<p>Completed (2023): Phase 2 completed and introduced new building permit process for single and two-family dwelling building permits reducing permit wait times by up to 85%, streamlined approvals for multi-family and other complex projects with 29 “quick wins” that provide greater clarity on processes, procedures, roles, and responsibilities.</p> <p>Underway: DAP/DAPSM 2024 program focused on the delivery of key objectives of better customer experience, transparency and efficiency, including provision of a customer-focused development approvals system and increasing operational efficiencies to reduce approval times.</p>
3.8	<p>Advocate to the province to implement the recommendations of the BC Senior’s Advocate in the 2020 report, A Billion Reasons to Care, to improve patient care in long-term care homes.</p>	<p>Completed (2024): A resolution was considered at 2024 UBCM Convention and no recommendation was made.</p>
4.5	<p>Support community partners in the creation and promotion of homesharing programs, such as homeshare programs for seniors and post-secondary students.</p>	<p>Completed (2022): The City supported SFU in its establishment of a homesharing program in 2021 for matching seniors with an extra bedroom to rent with post-secondary students looking for a room to rent.</p>
5.4	<p>Promote and consider incentives for retention and retrofitting of older residential buildings to reduce carbon emissions and energy costs, in conjunction with the Clean BC program and other initiatives.</p>	<p>Underway: Council adopted the Burnaby Zero Emissions Building Retrofit Strategy in October 2023. A key objective of this strategy is to leverage existing incentives and introduce new incentives over the next two years.</p>

7.1	Amend the Burnaby Zoning Bylaw to add a definition of “co-operative housing” and to include co-operative housing as a permitted use in both RM and RMr multi-family zoning districts.	Underway: Co-operative housing has been added as a permitted use in the rental tenure "r" sub-districts in the Zoning Bylaw and is proposed to be included in new multi-family zoning districts as part of the Zoning Bylaw amendments forthcoming later in 2025.
7.2	Consider allowing non-profit co-operative housing in lieu of rental units, for projects subject to the Rental Use Zoning Policy’s inclusionary requirements.	Underway: To be considered as part of a larger project exploring co-operative housing anticipated to advance in 2025.
7.3	Develop a co-operative housing policy to support renewal of existing co-ops and facilitate new co-op development.	Underway: To be considered as part of a larger project exploring co-operative housing anticipated to advance in 2025.
8.4	Create housing agreement templates to standardize expectations for management and operation of new non-market rental units, while preserving some flexibility to address unique circumstances.	Underway: Housing Agreement templates for RUZP projects are complete. Ground Lease templates are underway. A new template will be developed for any new inclusionary zoning requirements that may be adopted in 2025.
8.5	Explore programs for utility, energy, and other upgrades for rental buildings, such as offered by BC Hydro, Fortis BC, and Landlord BC, and consider ways to promote and incentivize participation in these programs.	Underway: Council adopted the Burnaby Zero Emissions Building Retrofit Strategy in October 2023. A key objective of this strategy is to leverage existing incentives and introduce new incentives over the next two years.
8.6	Explore the costs and benefits of a density transfer program, to allow greater flexibility in implementing the Rental Use Zoning Policy.	Completed (2021): On May 31, 2021, Council adopted the Density Transfer Policy for Rental Use Zoning Policy projects.
9.2	Develop a city-wide communications plan to increase public, tenant, landlord, and developer awareness of the Tenant Assistance Policy and tenant resources.	Completed (2023): A TAP communications plan was developed and implemented.
10.1	Develop a coordinated program for non-market housing partnerships, with dedicated staff resources, to provide an efficient, consistent, and streamlined process for the development of partnership projects.	Completed (2024): In June 2024, Council selected 10 directors to lead the Burnaby Housing Authority. The Board has since held its first meeting and are proceeding with recruitment of a CEO.
10.2	Develop priorities for new non-market housing partnerships based on the findings of the Housing Needs Report.	Complete (2024): The legislatively required interim update to the Burnaby Housing Needs Report was adopted by Council on November 4, 2024. The Interim update indicates that there is an unmet housing need for low and very low income households.

10.4	Review the Community Benefit Bonus Affordable Housing Reserve program to maximize the number of units supported and clarify eligibility and allocation policies and procedures.	Underway: A review of the housing grant program for the use of the Affordable Housing Reserve is anticipated to be brought forward to Council in early 2025.
11.4	As a condition of rezoning, encourage projects with non-market housing to install communications infrastructure and equipment that will allow residents to access City of Burnaby WiFi, thus improving affordability.	Underway: Initial exploration of this action is underway, considering infrastructure needs, costs, and process. A future report to Council is anticipated in 2025.
14.1	Develop a plan that identifies potential sites for supportive housing for people experiencing homelessness, and outlines on-site supports, in partnership with community organization, BC Housing and Fraser Health.	Underway: In June 2024 Council endorsed the Final Report of the Mayor’s Task Force on Unsheltered Community Members which outlines 13 proposed recommendations to address homelessness. Further work on supportive housing is anticipated to be brought forward in 2025.
14.4	Advocate to Fraser Health for an Intensive Case Management Team to provide clinical mental health and substance use supports within shelter and supportive housing environments, as well as through outreach in the community.	Complete (2024): In June 2024 Council endorsed the Final Report of the Mayor’s Task Force on Unsheltered Community Members which outlines 13 proposed recommendations to address homelessness and improve partnerships across service providers.
15.2	Work with existing community-based groups to identify appropriate roles for each and avoid duplication between groups.	Completed (2022): In April 2022, staff participated in the Task Force to End Homelessness in Burnaby’s strategic planning session for 2022-2023. The outcome of the session provided a roadmap with specific goals and objectives for the Task Force. Staff also regularly participate in the Primary Care Network COVID-19 Homelessness Working Group, Burnaby Extreme Heat Response Planning Committee, Burnaby Extreme Cold Response Planning Committee and the Community Action Team on the Overdose Crisis, each of which have identified specific roles towards addressing homelessness.

Phase 2 Actions (2024-2026)		
Action	Description	Comments
1.1b	<p>Phase 2 Housing Choices (in conjunction with the Official Community Plan (OCP) update):</p> <ul style="list-style-type: none"> • Medium scale infill -- Permit triplexes, fourplexes, townhouses, rowhomes, low-rise apartments and other missing middle; housing forms in designated R District neighbourhoods; consider secondary suites in townhomes and rowhomes; and • Transition areas -- Designate transition zones between lower density areas and Community Plan areas, to feature a range of missing middle housing forms, from fourplexes to low-rise and smaller mid-rise apartments. 	<p>Completed (2024): Phase 2 of Housing Choices Program was adopted on June 10, 2024 as part of the Small Scale Multi-Unit Housing bylaw amendments.</p>
1.6	<p>In conjunction with the development of heritage strategy, implement measures to retain neighbourhood character and explore tools for retention and designation of heritage buildings in infill developments.</p>	<p>Underway: Policy directions to support retention of heritage resources and neighbourhood character were included in draft policies presented to the community and to Council in 2024 and will now undergo further review in the next phase of OCP engagement. Additionally, the new R1 Small-Scale Multi-Unit Housing District includes provisions available to properties with a heritage resource listed on the Community Heritage Register to enable infill development.</p>
4.3	<p>Develop a policy to require universal access to children’s play areas in mixed-tenure, mixed-income developments.</p>	<p>Underway: This action is part of a larger project exploring family friendly and social connectedness policies and regulations that are anticipated to be incorporated within the OCP review, Zoning Bylaw rewrite project and the development of Form and Character Development Permit Guidelines.</p>
4.4	<p>Develop guidelines and regulations for family-friendly housing, including zoning requirements and/or incentives for bedroom diversity and guidelines for recommended amenities.</p>	<p>Underway: This action is part of a larger project exploring family friendly and social connectedness policies and regulations that are anticipated to be incorporated within the OCP review, Zoning Bylaw rewrite project and the development of Form and Character Development Permit Guidelines.</p>
4.6	<p>Build on the City’s current efforts to increase social connections and interactions amongst neighbours in multi-family residences:</p> <ul style="list-style-type: none"> • Develop formal design guidelines and a resource guide for new developments. 	<p>Underway: This action is part of a larger project exploring family friendly and social connectedness policies and regulations that are anticipated to be incorporated within the OCP review, Zoning Bylaw rewrite project and the development of Form and Character Development Permit Guidelines.</p>

	<ul style="list-style-type: none"> As part of their communications strategy, encourage new developments to offer an information session to orient new owners and/or tenants on features that enhance social connections. Explore opportunities to engage with local organizations that promote social well-being and engagement. 	
5.1	Enhance policies, bylaws, and incentives to support environmentally-friendly housing construction (e.g., energy efficiency, permeable surfaces, tree retention).	Underway: This action is being addressed in multiple ways, including the development of the Urban Forest Management Strategy, maintenance of the Energy Step Code, and exploring improvements to stormwater management requirements.
5.3	Conduct an ecological assessment and inventory of City-owned lands that are candidate sites for housing development.	Underway: To date, five ecological assessments (EA) have been completed on potential non-market housing sites after they have been selected. In future, the aim is to have EAs completed prior to site selection.
5.6	Encourage all new housing to use low carbon energy systems for space heating, cooling, and hot water in alignment with the City's Green Building policies and bylaws.	Underway: Beginning in 2024, Zero Carbon Step Code changes apply to both small and large new construction, with residential home construction on an incremental schedule. To support the implementation of the ZCSC, the City has engaged with the building community, co-hosted a Builder Breakfast with New Westminster, undertook surveys and developed additional informational guides for the industry.
7.4	Partner with co-operative housing associations to develop new non-profit co-operatives, including on City-owned land.	Underway: The City is currently negotiating a ground lease agreement with the Community Land Trust to develop a 119 unit non-profit co-operative housing building on a City-owned property.
10.11	Support the conversion of rental buildings to non-market rental housing by: <ul style="list-style-type: none"> advocating for provincial and/or federal programs to purchase and convert rental buildings, in partnership with non-profit housing providers considering ways to support such partnerships, through supplementary funding, regulatory measures or other means. 	Underway: The provincial government created the Rental Protection Fund to provide supportive funding to non-profits seeking to purchase existing purpose-built market rental buildings and bring them under non-profit operation.
11.1	Review the Burnaby Zoning Bylaw to identify ways to further encourage and facilitate non-market housing development.	Underway: This action will be reviewed as part of the Zoning Bylaw Rewrite project currently underway.

14.2	Work with BC Housing, Fraser Health, and community partners to open a facility to replace the temporary Douglas Shelter.	Underway: On June 24, 2024, Council endorsed the Mayor's Task Force on Unsheltered Community Members Final Report. This action is anticipated to be addressed through the future development of a Shelter Strategy for Burnaby.
14.3	Work with community and government partners to explore solutions for discharging people without homes from Burnaby institutions (e.g. hospital, substance use treatment, etc.). This might include the development of transitional housing sites or units with supports that could serve as temporary housing until permanent housing is secured.	Underway: On June 24, 2024, Council endorsed the Mayor's Task Force on Unsheltered Community Members Final Report. This action is anticipated to be addressed through the development of a Shelter and Supportive Housing Strategy for Burnaby.
14.6	Work with BC Housing and Fraser health to explore opening "complex care housing" for people experiencing homelessness who also have complex health issues, severe mental illness and addictions.	Underway: This action will be part of the implementation of the Mayor's Task Force on Unhoused Community Members and development of a Shelter and Supportive Housing Strategy.
15.3	Review the use of the Community Benefit Bonus Affordable Housing Reserve and the Operating Housing Reserve to explore opportunities to expand the allocation of grants to include operating/program grants to organizations providing services to prevent homelessness and provide pathways out of homelessness.	Completed (2024): The City's community grant program already provides opportunities for any community organization, including those serving people experiencing homelessness, to apply for operational funding. The use of the Community Benefit Bonus Funds would duplicate this established program.
15.6	Assess the feasibility and effectiveness of convening and facilitating a systems-approach planning process with community and government partners.	Underway: This action was explored as part of the Mayor's Task Force on Unsheltered Community Members and work is ongoing.

Official Community Plan (OCP) Phase Actions		
Action	Description	Comments
2.1	As part of the OCP update, identify new transit-friendly areas that are suitable for a range of multi-family housing, including missing middle housing, in a mixed-use setting with shops and services.	Underway: OCP update will be supporting compact mixed used development and diverse range of housing choices around transportation nodes across the city.
2.4	In conjunction with the Transportation Plan Update, explore zoning amendments to reduce the number of required off-street parking spaces for rental housing in transit-friendly locations.	Completed (2024): On January 10, 2024, Council adopted reductions to parking requirements for purpose built rental projects within 800m of a SkyTrain station and 400m of a bus exchange. In alignment with provincial amendments to the Local Government Act, all off-street parking requirements were removed for residential uses within transit-oriented development areas.
2.5	Through Transportation Demand Management (TDM) programs and/or other means, encourage affordable transportation options for market and non-market rental housing, in lieu of parking requirements.	Completed (2024): On November 4, 2024, Council adopted new Transportation Demand Policy Guidelines.
4.1	Encourage accessory non-profit social enterprises, community spaces, and child care centres in mixed use development areas.	Underway: This action is under review by the Burnaby 2050 Policy Review and is being considered as part of the policy development for the OCP.
4.2	Review the OCP to allow small-scale mixed commercial/multi-family residential uses in key locations in low density neighbourhoods.	Underway: This has been integrated into the draft OCP land use map and is anticipated to be included in the final draft OCP to be presented to Council later in 2025.
5.2	Promote patterns of residential development that reduce automobile use.	Underway: This action has been considered through the development of the draft OCP land use map with higher density residential uses focused around transit areas.
6.2	Permit fee-simple rowhomes in all suitable R Residential Districts.	Completed (2024): Rowhouses are now permitted use in all single and two-family zoning district lots.
6.3	Explore options for smaller lot sizes in R District neighbourhoods.	Complete (2024): New provincial legislation permitting small scale multi-unit developments in R Districts allows more units on these sites and there are now three lot sizes from which to chose.

8.3	In conjunction with the OCP update, community plan reviews, and land use policies, designate sites for new rental housing, either as stand-alone or mixed tenure developments.	Underway: The Draft Edmonds Community Plan includes rental only zones on some City and Provincially owned lands within the plan area and designates sites as rental where non-profit housing currently exists.
11.2	Review the OCP and community plans to identify ways to support renewal and redevelopment of non-market housing, such as by providing higher-density land use designations, where appropriate.	Underway: The Draft Edmonds Community Plan has increased the density of existing City and Provincially owned sites with non-market housing within the plan area.
12.1	Create an inventory of institutional and other low-density sites that are suitable for co-locating affordable housing	Complete(2021): Amended Official Community Plan to permit housing on institutionally designated sites in 2021.
12.4	In conjunction with the OCP update, review the advisability of establishing new mixed-use rental housing designations.	Underway: This action is under review by the Burnaby 2050 Policy Review and Draft Edmonds Community Plan. The Draft Edmonds Community Plan has increased the density of existing City and Provincially owned sites with non-market housing within the plan area.

Ongoing Actions		
Action	Description	Comments
1.5	Promote awareness of new housing forms, by producing a series of information guides, developing self-guided housing tours, hosting and/or participating in public events, and encouraging Metro Vancouver to develop a regional public education campaign.	Burnaby's Housing Design Library was published in January 2025 to showcase different housing designs, such as those for laneway homes, duplexes, triplexes, four plexes, six plexes and row-homes.
2.3	Achieve a mix of market, below-market and non-market rental housing in transit-friendly locations, through tools such as the Rental Use Zoning policy (RUZP).	Since its adoption, RUZP has resulted in 1159 completed market and non-market units. An additional 602 non-market units have also been completed on City-owned and other lands in Burnaby.
3.9	Support development of transitional housing for those affected by domestic violence.	The City leased land to YWCA to construct housing for women and women with children fleeing violence. A lease with Dixon Transition Society is also being negotiated for additional Second Stage Housing for women and children to be built on City-owned land.
5.5	Support education, incentive programs and partnerships to promote retrofitting existing housing with low carbon energy systems for space heating, cooling, and hot water.	On October 30, 2023, Council adopted the Zero-Emissions Building Retrofit Strategy, which outlines existing retrofit policies and incentives and includes actions for advancing education and outreach, new incentives, policies and advocacy.

8.1	Monitor and evaluate the success of the RUZP in achieving market, low-end-of-market, and non-market rental units.	Implementation of RUZP is resulting in thousands of new rental units at various affordability levels being proposed or under construction. Fifty-nine RUZP units were completed in 2024.
8.2	Monitor and enforce compliance with the City's forthcoming short-term rental regulations through the business licence process.	There are currently 129 approved short term rental licences with 63 of those issued in 2024.
9.1	Monitor and evaluate the Tenant Assistance Policy and Renter's Office operations.	A two-year review of TAP was completed in 2024.
10.3	Offer low-cost, long-term leases of City-owned lands for non-market housing, through periodic Request for Proposals (RFP) processes that align with federal and provincial funding timelines.	The City most recently leased land to Metro Vancouver Housing for a 122-unit non-market rental housing development funded through capital contributions from BC Housing's Community Housing Fund and the City's Affordable Housing Reserve. Ten leases have been completed in recent years. Leases are being negotiated for an additional four projects. With the establishment of the Burnaby Housing Authority, this action will transition into working with the Housing Authority to advance residential development projects on City-owned lands.
10.6	Keep an up-to-date inventory of City lands and City facilities that are available for non-market housing partnerships, and strategically acquire additional properties.	The City is currently in negotiation with the Burnaby Housing Authority to develop identified City-owned sites for non-market housing.
10.8	Engage with Metro Vancouver Housing, BC Housing, and CMHC to explore non-market housing development on regional, provincial, and federal properties.	The City is facilitating a development led by Metro Vancouver Housing (MVH) on its property at 7730 Sixth Street.
10.9	Engage with local First Nations to develop a better understanding of each First Nation's housing priorities and explore opportunities for housing partnerships.	This action is being considered through the Burnaby 2050 OCP review.
12.5	Support public agencies, non-profit societies, and major employers who are seeking to create below-market or non-market workforce housing, through regulatory incentives and other means.	A BC General Employees' Union (BCGEU) development received Final Adoption to construct a residential building with market and non-market rental workforce housing.

13.1	Increase the supply of rental housing that is affordable to households receiving income or disability assistance, and households earning very low incomes (e.g., earning minimum wage), by pursuing funding opportunities from other levels of government, and leveraging opportunities presented through the implementation of Rental Use Zoning and the City Land Program.	Several recently completed and proposed non-market housing developments include deep subsidy units that would be affordable to very low income households, including new supportive housing on Ledger Avenue, a RUZP partnership between Polygon and Tikva Housing Society, the City's two Rapid Housing Initiative projects, two Metro Vancouver Housing projects, and four projects on City land being developed by Community Land Trust, M'akola Housing Society, More than a Roof Society and BC Indigenous Society.
13.2	Work with Fraser Health, BC Housing and community partners to achieve the range and delivery models of mental health and substance use supports needed to help formerly homeless individuals maintain their newly acquired housing long term.	The Mayor's Task Force on Unsheltered Community Members released its Final Report in 2024 with 13 recommendations. Staff are now working on implementation.
13.5	Support community organizations and agencies working on harm reduction and mental health initiatives.	The City participates on the Community Action Team on the Overdose Crisis on an ongoing basis.