

**PLANNING AND DEVELOPMENT COMMITTEE**

TO: *MAYOR AND COUNCILLORS*

**SUBJECT: HOME: BURNABY'S HOUSING AND HOMELESSNESS STRATEGY  
IMPLEMENTATION PLAN**

**RECOMMENDATION:**

1. THAT Council approve the implementation plan outlined in Section 4.1, and attached as Appendix A of this report.

**REPORT**

The Planning and Development Committee, at its meeting held on February 8, 2023, received and adopted the attached report seeking Council approval of an implementation plan for the HOME Strategy and providing an update on work currently being undertaken.

Respectfully submitted,

Councillor P. Calendino  
Chair

Councillor J. Keithley  
Vice Chair

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**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT  
COMMITTEE

**DATE:** 2023 January 30

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**FILE:** 16000 20  
*Reference:* HOME Strategy

**SUBJECT:** HOME: BURNABY'S HOUSING AND HOMELESSNESS STRATEGY  
IMPLEMENTATION PLAN

**PURPOSE:** To outline an implementation plan for the HOME Strategy and provide an update on work currently being undertaken.

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#### RECOMMENDATION:

1. **THAT** the Committee recommend that Council approve the implementation plan outlined in *Section 4.1*, and **attached** as **Appendix A** of this report.

#### REPORT

##### 1.0 INTRODUCTION

*HOME: Burnaby's Housing and Homelessness Strategy* (The HOME Strategy) was adopted by Council on 2021 December 6. With that report, Council also authorized preparation of an implementation report detailing the actions to be undertaken in 2022 and the advancement of Phase 1 of the infill program, now called Housing Choices (Action 1.1a), including amendment of the Official Community Plan (OCP) and development of detailed guidelines and Zoning Bylaw regulations to permit laneway homes and suites in duplexes. Phase 1 of the Housing Choices program has been the focus of new housing policy work in 2022 and an update report on Housing Choices is elsewhere on the Committee's agenda. This report provides an update on other actions from the Strategy that are underway, as well as the revised phasing of actions in the HOME Strategy to reflect current staff resourcing, the Official Community Plan review process, and the volume of rental housing development projects in process.

##### 2.0 POLICY CONTEXT

The HOME Strategy aligns with the following Council-adopted policies: *Mayor's Task Force on Community Housing Final Report* (2019), *Social Sustainability Strategy* (2011), *Environmental Sustainability Strategy* (2016), *Climate Action Framework* (2020), and *Official Community Plan* (1998).

### 3.0 BACKGROUND

The HOME Strategy is the City's 10-year action plan on housing and homelessness. The Strategy responds to the work of the Mayor's Task Force on Community Housing, input received through community consultation, and the findings of Burnaby's Housing Needs Report. Its actions span the entire housing system with a focus on rental housing and is meant to guide the City's plans and resource allocations for housing and homelessness over the next decade. The Strategy is an integrated approach for working towards building the right supply of housing, as well as increasing environmental and social sustainability of housing.



Prior to the adoption of the HOME Strategy, the City had already made progress and demonstrated leadership on housing. Burnaby was the first municipality in B.C. to adopt regulations for residential rental tenure zoning after the Provincial government enacted enabling legislation. Soon after, the City adopted an implementation framework, the Rental Use Zoning Policy, together with a more robust Tenant Assistance Policy. Implementation of these policies has resulted in thousands of new non-market rental units being in the development pipeline with the first of these projects aiming for completion in 2023.

Fig. 1 – Burnaby's Housing System

At the same time, the City advanced actions on homelessness including securing funding for emergency shelter, supportive housing and community-based programs from BC Housing's Rapid Response to Homelessness, Canada Mortgage and Housing Corporation's (CMHC) Rapid Housing Initiative and Union of British Columbia Municipalities' (UBCM) Strengthening Community Services funding. Working with BC Housing, the City opened Burnaby's first 24/7 homeless shelter, 52 units of supportive housing, with an additional 43 units under construction, and the opening of a temporary Emergency Response Centre (ERC) in response to the COVID-19 pandemic. In partnership with CMHC and the Elizabeth Fry Society of Greater Vancouver, 49 units of housing for single women and women with children experiencing or at risk of homelessness will be ready for occupancy this month. The City also operated warming centres in the winter months for four of the last five winters (warming centres did not operate during the 2020-2021 winter season due to challenges arising from the COVID-19 pandemic).

The overall vision of the HOME strategy is "***Burnaby is a place where people can find a home, afford a home, and feel at home.***" The vision is supported by the Strategy's five goals, 15 strategies and 92 actions. The work necessary to gain momentum towards this vision requires a combination of developing new policies, guidelines and programs that reflect current best practices, along with the coordinated and planned implementation of these policies; research and data analysis of the housing system; reviewing current policies and regulations for assessing achievements and the need for adjustments; advocating to other levels of government on housing issues; improving administrative processes for rental housing development; and improving communication processes, among other tasks.



Below is a table of the Goals, Strategies and the number of actions under each.

**The HOME Strategy At-A-Glance**

Goal 1	Strategies 1-5	# of Actions
Inclusive and Livable Neighbourhoods	Increase housing choice	7
	Create more housing in mixed-use, transit-friendly areas	5
	Support housing for diverse needs	9
	Promote social connections and resilience	6
	Support climate-friendly and sustainable housing development	7
Goal 2	Strategies 6-7	# of Actions
Options for Secure Housing Tenure	Explore ways to make home ownership more attainable	3
	Support co-operatives, co-housing and other secure, collaborative housing options	6
Goal 3	Strategies 8-9	# of Actions
A Renter-Friendly Community	Protect and grow our rental housing stock	6
	Support tenants facing displacement and other challenges	5
Goal 4	Strategies 10-12	# of Actions
A Healthy Supply of Non-Market Housing	Pursue non-market housing partnerships with governments and housing providers	11
	Provide regulatory support for non-market housing	4
	Facilitate redevelopment of low-density sites for affordable housing	6
Goal 5	Strategies 13-15	# of Actions
A Place Where Homelessness is Rare, Brief and One Time	Prevent pathways into homelessness	5
	Support pathways out of homelessness	6
	Contribute to continued collaboration and coordination among homeless serving partners	6

**4.0 HOME IMPLEMENTATION**

The HOME Strategy sets clear direction and priorities regarding housing for the next decade. The Strategy's scope is broad and will require collaboration across departments and with external partners, including community service providers and other levels of government. To address this, implementation progress will be tracked and summarized on an annual basis, allowing for ongoing plan evaluation as well as the ability to move forward on any action, regardless of phase, to capitalize on opportunities as they arise. Accordingly, this report outlines progress on implementation since the Strategy's adoption, and presents revised phasing for the Strategy's actions based on current circumstances, staff resourcing and concurrent policy work being undertaken.

**4.1 Recent and Ongoing Initiatives Progress Update**

The HOME Strategy was developed in recognition of the housing-related initiatives that the City had underway or completed in advance of the Strategy. Many of these initiatives were included in the Strategy as ongoing actions and are related to actions identified in the OCP's residential framework, the three Sustainability Strategies (Environmental, Social and Economic), existing Community Plans, the updated Transportation Plan, the Mayor's Task Force on Community Housing, as well as ongoing partnerships with other orders of government and community partners. Policy and practices that arose from these Plans have been incorporated into the work of the Planning and Development Department. As these Plans are reviewed, staff will apply a housing



lens to reflect alignment with the HOME Strategy and to address housing needs identified in the Housing Needs Report.

The first year of implementation has focused on initiating new policy work, continued improvements to the implementation of existing policies and reviews of some recently adopted policies. The following table summarizes progress on Phase 1 and ongoing actions currently underway or completed.

**4.2 Action Phases**

The HOME Strategy allocated actions into three phases and identified those that are considered to be ongoing. The timeframe for each phase is as follows:

- Phase 1 (2021-2023)
- Phase 2 (2024-2026)
- Phase 3 (2027-2030)
- Ongoing actions (2021-2030)

Each of the strategy's actions was assigned to one of the phases, with the majority of actions assigned to Phases 1 and 2. In the HOME Strategy, the following number of actions were assigned to each phase: Phase 1 – 26 actions; Phase 2 – 32 actions; Phase 3 – 3 actions; and 26 Ongoing actions.

Staff suggest revising the phasing of the Strategy's actions as outlined in *Appendix A*. The revised phasing more evenly distributes the actions over the 10 year timeframe, accounts for complementary work that is to be undertaken as part of the Official Community Plan update and other policy work, and suggests moving some actions that are discrete projects out of the ongoing classification and into a specific phase to ensure that these actions are provided the attention and focus necessary to be completed.

<b>PHASE 1 ACTIONS (2021-2023) – UNDERWAY OR COMPLETED</b>		
<b>Action Number</b>	<b>Action</b>	<b>Status</b>
1.1a	Launch a multi-phase program to expand housing choice: Phase 1: Introduce laneway homes and secondary suites in duplexes in R District neighbourhoods.	<b>Underway:</b> Project was launched in 2022 and initial public consultation has been completed. Program recommendations and financial analysis are presented elsewhere on Committee's agenda.
1.2	Review regulatory requirements and consider ways to streamline the approval process for housing applications.	<b>Underway:</b> The Development Approvals Review Process (DARP) was launched in 2022 and is anticipated to be completed by Q3 2023. The recommendations from

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 From: General Manager Planning and Development  
 Re: HOME: Burnaby's Housing and Homelessness  
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<b>PHASE 1 ACTIONS (2021-2023) – UNDERWAY OR COMPLETED</b>		
<b>Action Number</b>	<b>Action</b>	<b>Status</b>
		this review will be implemented on an ongoing basis moving forward.
4.5	Support community partners in the creation and promotion of homesharing programs, such as homeshare programs for seniors and post-secondary students.	<b>Completed:</b> 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.
5.4	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.	<b>Underway:</b> The City established the Urban Resilient Futures: Zero-Emissions Building Retrofit Taskforce in 2022. The Task Force released its final report on 2022 November 21. The recommendations from this report will inform the development of a Zero-Emissions Building Retrofit Strategy, which staff anticipate reporting back to Council on later this year.
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.	<b>Underway:</b> One housing agreement template has been created for use with Rental Use Zoning Policy developments. Additional work is needed to create templates for non-profit led housing developments and lease templates for different funding programs for non-market housing on City-owned lands.
8.6	Explore the costs and benefits of a density transfer program, to allow greater flexibility in implementing the Rental Use Zoning Policy.	<b>Completed:</b> On 2021 May 31, Council adopted the Density Transfer Policy for Rental Use Zoning Policy projects.
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.	<b>Initiated:</b> Research is underway to explore the most efficient and effective approach to develop the program. This will investigate the benefits of establishing internal and/or external administrative bodies for this purpose.
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.	<b>Underway:</b> Staff initiated a review of the use of the Community Benefit Bonus Affordable Housing Reserve in 2021. This work is anticipated to be complete in Q3 2023.

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<b>PHASE 1 ACTIONS (2021-2023) – UNDERWAY OR COMPLETED</b>		
<b>Action Number</b>	<b>Action</b>	<b>Status</b>
15.2	Work with existing community-based groups to identify appropriate roles for each and avoid duplication between groups.	<b>Completed:</b> 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 PCN 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.
<b>PROGRESS ON ONGOING ACTIONS</b>		
<b>Action Number</b>	<b>Action</b>	<b>Status</b>
2.2	Review existing Urban Village community plans to identify more opportunities for housing, including a range of housing types.	Bainbridge and Lochdale community plans were recently updated. Both plans were amended to include more land designated for townhouses in formerly single family areas. A review of Edmonds, Royal Oak and Sunset community plans have been initiated.
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.	Thousands of new non-market and market rental housing units, as well as market strata housing, are under construction or in the development pipeline in the City's Town Centres, and in some of its Urban Villages.
8.1	Monitor and evaluate the success of the Rental Use Zoning Policy in achieving market, low-end-of-market, and non-market rental units.	A two-year review of the Rental Use Zoning Policy is underway and a report to Council on the findings of the review is anticipated to be delivered in Q3 2023.
8.2	Monitor and enforce compliance with the forthcoming short-term rental regulations through the business licence process.	Council adopted regulations to permit limited short term rentals at its meeting on 2022 May 30. The regulations took effect on 2022 August 1. Licence is undertaking



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<b>PHASE 1 ACTIONS (2021-2023) – UNDERWAY OR COMPLETED</b>		
<b>Action Number</b>	<b>Action</b>	<b>Status</b>
		enforcement with the help of a third party data monitoring firm.
9.1	Monitor and evaluate the Tenant Assistance Policy and Renters Office operations.	A two-year review of the Tenant Assistance Policy was completed in 2022 and the adopted amendments to the policy came into effect for new rezoning applications on 2023 January 1.
10.2	Develop priorities for new non-market housing partnerships based on the findings of the Housing Needs Report.	The Housing Needs Report identifies the greatest need for rental housing is for very low income households. These units continue to be the most difficult to achieve and need the greatest subsidies to operate. Priorities for new non-market housing are being incorporated into the review of the use of the Community Benefit Bonus Affordable Housing Reserve Fund.
10.3	Offer low cost, long-term leases of City-owned lands for non-market housing, through periodic Request for Proposals processes that align with federal and provincial funding timelines.	The City most recently leased land to Elizabeth Fry Society of Greater Vancouver for a modular development partially funded through CMHC's Rapid Housing Initiative. There are currently eight other projects in progress that will require leases on City lands.
13.1	Increase the supply of rental housing that is affordable to households receiving income or disability assistance, and households earning very low incomes, by pursuing funding opportunities from other levels of government, and leveraging opportunities presented through the implementation of Rental Use Zoning Policy and City Lands Program.	The City, in partnership with Elizabeth Fry Society and CMHC, will achieve 49 units of non-market housing at rent-geared-to-income and income assistance shelter rates for single women and women with children at risk of homelessness. Other project partnerships on City owned lands with deep subsidy units achieved with BC Housing subsidies that have received Final Adoption include SUCCESS, M'akola Housing Society and Progressive Housing Society.
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.

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### 4.3 Monitoring and Reporting

Staff will report to Committee and Council on an annual basis to provide a status update of work on actions in the Strategy. The annual progress updates will report on achievements from each year, including metrics to assess progress in meeting housing needs identified in the Housing Needs Report. Annual reporting will also provide an opportunity to assess timelines and resourcing for various projects. The first annual progress infographic for 2022 is *attached* as *Appendix B*.

As the Housing Needs Report is required to be updated every five years, with an update due in 2025, the HOME Strategy actions may be reprioritized to address emerging issues that could arise from the five year update.

### 5.0 CONCLUSION

Council's adoption of the HOME Strategy establishes 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.*" The actions in the Strategy aim to address housing needs across the housing system over the next decade.

Over the past year, staff have focused on improving processes and administration of recently adopted policies and coordinating new non-market housing developments. New policy development has focused on increasing housing choices, exploring energy efficiency retrofits for housing, and density transfers for Rental Use Zoning Policy projects. Staff have proposed new phasing for the actions in the HOME Strategy to account for complementary work underway and to better reflect staff resourcing capacities. The proposed new phasing would see the Strategy's actions more evenly spread across the 10-year timeframe and some ongoing actions moved into a phase to reflect these actions as discrete projects. Annual progress updates would summarize work undertaken each year and provide an opportunity to adjust priorities, if needed. New policy work will be advanced for Council consideration in separate reports as the work is initiated.

  
E.W. Kozak, General Manager  
PLANNING AND DEVELOPMENT

CS:sa  
Attachments

Copied to: Chief Administrative Officer  
Deputy Chief Administrative Officer & Chief Financial Officer  
General Manager Community Safety  
General Manager Engineering  
General Manager Corporate Services  
Deputy General Manager Finance  
City Solicitor  
Director Legislative Services

## Appendix A: HOME Strategy Implementation Plan

### *Phase 1 Actions (2021-2023)*

Action	Original Phase	Description
1.1a	1	Launch a multi-phase program to expand housing choices: Phase 1: <ul style="list-style-type: none"> <li>• Small scale infill</li> <li>• Introduce laneway homes and secondary suites in duplexes in R District neighbourhoods;</li> <li>• Permit flex suites in all multi-family developments;</li> <li>• Permit rowhomes in all R District neighbourhoods.</li> </ul>
1.2	Ongoing	Review regulatory requirements and consider ways to streamline the approval process for housing applications.
3.8	1	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.
4.5	Ongoing	Support community partners in the creation and promotion of homesharing programs, such as homeshare programs for seniors and post-secondary students.
5.4	1	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.
7.1	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.
7.2	1	Consider allowing non-profit co-operative housing in lieu of rental units, for projects subject to the Rental Use Zoning Policy’s inclusionary requirements.
7.3	2	Develop a co-operative housing policy to support renewal of existing co-ops and facilitate new co-op development.
8.4	1	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.
8.5	1	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.



Action	Original Phase	Description
9.2	1	Develop a city-wide communications plan to increase public, tenant, landlord, and developer awareness of the Tenant Assistance Policy and tenant resources.
10.1	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.
10.4	1	Review the Community Benefit Bonus Affordable Housing Reserve program to maximize the number of units supported and clarify eligibility and allocation policies and procedures.
11.4	1	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.
14.1	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
14.4	1	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.
14.5	1	Advocate to the provincial and federal governments for additional rent subsidies for Burnaby residents experiencing homelessness to facilitate more scattered site supported and independent housing.
15.2	Ongoing	Work with existing community-based groups to identify appropriate roles for each and avoid duplication between groups.

**Phase 2 Actions (2024-2026)**

Action	Original Phase	Description
1.6	2	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.
3.2	2	Work with community partners to develop inclusive design principles, such as for people with disabilities, mental illness and/or dementia, and guidelines for integrating these features into new housing.
3.3	1	Review adaptable design requirements and incentives to ensure that they are supporting current and anticipated needs for people with disabilities and for aging-in-place.
3.4	2	Develop and maintain an inventory of accessible and adaptable units
3.5	2	Encourage visitability in ground-oriented buildings, through regulatory and other means
3.6	2	Advocate to the Province to amend the BC Building Code to require higher standards of accessibility and to allow greater ease in converting homes to support residents with diverse needs (e.g. group homes)
4.3	1	Develop a policy to require universal access to children’s play areas in mixed-tenure, mixed-income developments.
4.4	1	Develop guidelines and regulations for family-friendly housing, including zoning requirements and/or incentives for bedroom diversity and guidelines for recommended amenities.
4.6	1	<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"> <li>• Develop formal design guidelines and a resource guide for new developments</li> <li>• 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</li> <li>• Explore opportunities to engage with local organizations that promote social well-being and engagement.</li> </ul>
5.1	2	Enhance policies, bylaws, and incentives to support environmentally-friendly housing construction (e.g., energy efficiency, permeable surfaces, tree retention).
5.3	1	Conduct an ecological assessment and inventory of City-owned lands that are candidate sites for housing development.

Action	Original Phase	Description
5.6	2	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.
7.4	Ongoing	Partner with co-operative housing associations to develop new non-profit co-operatives, including on City-owned land.
9.4	1	Consider enacting a standards of maintenance bylaw to ensure that purpose-built rental buildings are maintained.
10.11	1	Support the conversion of rental buildings to non-market rental housing by: <ul style="list-style-type: none"> <li>• Advocating for provincial and/or federal programs to purchase and convert rental buildings, in partnership with non-profit housing providers</li> <li>• Considering ways to support such partnerships, through supplementary funding, regulatory measures or other means.</li> </ul>
12.3	Ongoing	Seek a partnership with BC Housing and/or CMHC, and a non-profit housing operator, on a pilot program to co-locate nonmarket housing at a City facility.
13.3	2	Explore opportunities to lease some City-owned houses as affordable housing options for families.
13.4	1	Partner with academic researchers and community organizations to investigate and develop innovative strategies to address the root causes of homelessness.
14.2	1	Work with BC Housing, Fraser Health, and community partners to open a facility to replace the temporary Douglas Shelter
14.3	2	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.
14.6	1	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.



Action	Original Phase	Description
15.1	1	Provide a staff resource at the City to coordinate policy development and actions taken by the City to address homelessness, bridging City policy and operations; foster constructive partner and community relationships; and lead an interdepartmental team of staff working to address and problem solve issues around homelessness. This position would monitor emerging issues and trends and convene community discussions within established community initiatives as needed to develop collaborative solutions.
15.3	2	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.
15.4	2	Facilitate community discussions to identify community priorities and develop collaborative responses to homelessness in anticipation of <i>Reaching Home</i> or other federal funding calls for proposals.
15.5	2	Explore opportunities to engage researchers at post-secondary institutions in exploring innovations, best practices and cost analyses regarding prevention and responses to addressing homelessness.
15.6	2	Assess the feasibility and effectiveness of convening and facilitating a systems-approach planning process with community and government partners.

**Phase 3 Actions (2027-2030)**

<b>Action</b>	<b>Original Phase</b>	<b>Description</b>
1.3	3	Conduct post-occupancy surveys of new and innovative housing types in the City to develop best practice guidelines.
1.4	1	Conduct a survey and other outreach on multigenerational and cultural housing needs, and consider policy and regulatory changes to address those needs.
3.7	2	Review the Group Home Policy and zoning regulations to expand location and building form options for group homes.
5.7	Ongoing	Consider the total cost of housing (including energy efficiency, utility costs and the life-cycle costs of different low carbon heating and cooling systems) when analyzing the affordability of proposed affordable housing projects.
6.1	2	Develop criteria and guidelines for attainable homeownership programs, with City support based on length and depth of affordability.
7.5	2	Create information packages on alternative housing models, such as co-housing and co-living, including research on their potential benefits and barriers.
7.6	2	Encourage co-housing and other collaborative housing models that provide affordable homeownership, rental options and/or other community benefits.
9.3	3	Work with the non-profit housing sector to create a Tenant Assistance Policy for non-profit and co-operative housing developments.
9.5	2	Explore ways to support tenants displaced by redevelopment or renovation projects that do not require rezoning.
10.1	2	Develop criteria for renewal of existing land leases with non-market housing providers.
10.5	3	Commission a study on innovative techniques to increase funding for non-market housing.
12.2	2	Develop a strategy for redeveloping City properties for non-market housing.
12.6	1	Develop educational resources and events that showcase new opportunities for non-market housing on low density sites, and bring together land owners and non-profit housing operators.

***Ongoing Actions (2021-2030)***

<b>Action</b>	<b>Original Phase</b>	<b>Description</b>
1.5	Ongoing	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.
2.2	Ongoing	Review existing Urban Village community plans to identify more opportunities for housing, including a range of housing types.
2.3	Ongoing	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.
3.1	Ongoing	Work with community and government partners to <ul style="list-style-type: none"> <li>• Explore opportunities for more housing that meets the needs of specific populations identified in the Housing Needs Report</li> <li>• Remove barriers and encourage access for all community members to a wide range of housing options</li> </ul>
3.9	Ongoing	Support development of transitional housing for those affected by domestic violence.
5.5	Ongoing	Support education, incentive programs and partnerships to promote retrofitting existing housing with low carbon energy systems for space heating, cooling, and hot water.
8.1	Ongoing	Monitor and evaluate the success of the Rental Use Zoning Policy in achieving market, low-end-of-market, and non-market rental units.
8.2	Ongoing	Monitor and enforce compliance with the City’s forthcoming short-term rental regulations through the business licence process.
8.6	Ongoing	Explore the costs and benefits of a density transfer program, to allow greater flexibility in implementing the Rental Use Zoning Policy.
9.1	Ongoing	Monitor and evaluate the Tenant Assistance Policy and Renter’s Office operations.
10.2	1	Develop priorities for new non-market housing partnerships based on the findings of the Housing Needs Report.
10.3	Ongoing	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.

Action	Original Phase	Description
10.6	Ongoing	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.
10.7	Ongoing	<p>Through ongoing engagement and informational activities, strengthen relationships with housing providers and agencies, including:</p> <ul style="list-style-type: none"> <li>• Local non-profit housing providers</li> <li>• Indigenous housing providers</li> <li>• local First Nations</li> <li>• BC Housing</li> <li>• CMHC</li> <li>• Metro Vancouver Housing</li> </ul>
10.8	Ongoing	Engage with Metro Vancouver Housing, BC Housing, and CMHC to explore non-market housing development on regional, provincial, and federal properties.
10.9	Ongoing	Engage with local First Nations to develop a better understanding of each First Nation's housing priorities and explore opportunities for housing partnerships.
11.3	Ongoing	Review Community Plans to identify opportunities to include non-market housing.
12.5	Ongoing	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.
13.1	Ongoing	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.
13.2	Ongoing	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.
13.5	Ongoing	Support community organizations and agencies working on harm reduction and mental health initiatives.

*Actions to be Incorporated into OCP Update (2022-2025)*

Action	Original Phase	Description
1.1b	2	Phase 2 (in conjunction with OCP update) <ul style="list-style-type: none"> <li>• Medium scale infill - permit triplexes, fourplexes, townhouses, rowhouses, low-rise apartments and other missing middle housing forms in designated R District neighbourhoods; consider secondary suites in townhomes and rowhomes</li> <li>• 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</li> </ul>
2.1	2	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.
2.4	1	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.
2.5	1	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.
4.1	2	Encourage accessory non-profit social enterprises, community spaces, and child care centres in mixed use development areas.
4.2	2	Review the Official Community Plan to allow small-scale mixed commercial/multi-family residential uses in key locations in low density neighbourhoods.
5.2	Ongoing	Promote patterns of residential development that reduce automobile use.
6.2	1	Permit fee-simple rowhomes in all suitable R Residential Districts.
6.3	2	Explore options for smaller lot sizes in R District neighbourhoods.
8.3	2	In conjunction with the Official Community Plan (OCP) update, community plan reviews, and land use policies, designate sites for new rental housing, either as stand-alone or mixed tenure developments.
11.1	1	Review the Burnaby Zoning Bylaw to identify ways to further encourage and facilitate non-market housing development.



<b>Action</b>	<b>Original Phase</b>	<b>Description</b>
11.2	2	Review the Official Community Plan (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.
12.1	1	Create an inventory of institutional and other low-density sites that are suitable for co-locating affordable housing
12.4	2	In conjunction with the Official Community Plan (OCP) update, review the advisability of establishing new mixed-use rental housing designations.



# 2022 ANNUAL PROGRESS REPORT

## HOME: BURNABY'S HOUSING + HOMELESSNESS STRATEGY

### ACCOMPLISHMENTS

- » updated Tenant Assistance Policy
- » secured **\$873,000** from UBCM to support community partners in delivering services to people experiencing homelessness
- » launched the Development Approvals Review Process to streamline our processes and deliver homes more quickly
- » adopted a Density Transfer Policy
- » launched Housing Choices Program Phase 1 (laneway homes and suites in semi-detached homes)
- » completed the purchase of a co-op development
- » increased areas designated for townhouse development in Bainbridge and Lochdale community plans

### 2022 MARKET HOUSING



Units Built		Units Under Construction	
Single-family dwellings	167	Single-family dwellings	455
Two-family dwellings	38	Two-family dwellings	94
Multi-family dwellings (strata)	2,438	Multi-family dwellings (strata)	9,356

### AFFORDABLE HOUSING RESERVE FUND GRANTS

**\$3,935,732** granted

**88** non-market units supported

### TENANT ASSISTANCE POLICY

**165** renter households moved into interim housing

**77** lump sum payments received

### HOMELESSNESS

**20** warming centre spaces per night available for 2022-2023 during extreme weather events



### UPCOMING 2023 WORK PROGRAM

- » complete a review of the Rental Use Zoning Policy
- » develop a Building Retrofit Strategy
- » develop a Co-operative Housing Policy
- » complete a review of the use of the Community Benefit Bonus Affordable Housing Reserve
- » implement a communications strategy for the Tenant Assistance Policy
- » complete Phase 1 of Housing Choices Program
- » advance 11 non-market housing projects (1,150+ units) on City-owned lands
- » complete construction of 49 units of non-market housing for low income women and children in partnership with Elizabeth Fry Society

### RENTAL HOUSING SUMMARY

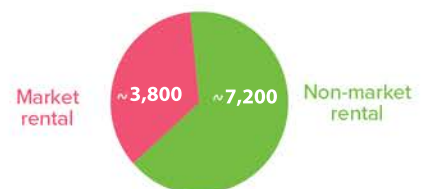
Units tenanted 2022



### RENTAL UNITS IN PROGRESS

As of October 30, 2022

Numbers rounded to the nearest 100  
Rezoning in progress, adopted and under construction.



For more info:  
[Burnaby.ca/Housing](https://burnaby.ca/Housing)

