

THE CORPORATION OF THE DISTRICT OF BURNABY

HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND ALDERMEN

REVIEW OF BURNABY'S HOUSING AND
RESIDENTIAL GROWTH MANAGEMENT
STRATEGY

RECOMMENDATION:

1. THAT Council endorse the first phase process for the review of Burnaby's Housing and Residential Growth Management Strategy as outlined in Section 4.1 of this report.

R E P O R T

1.0 BACKGROUND

At its meeting of 1992 February 3, Municipal Council approved a process for reviewing Burnaby's housing and residential growth management policies. Council also approved the submission of an application to the Ministry of Municipal Affairs, Recreation and Housing for a 1992 Planning Grant to be used towards offsetting some of the costs associated with completing the review.

Subsequent to the Council meeting, the Housing Committee has detailed the first phase of the review. This first phase program was discussed with Council members at a meeting hosted by the Housing Committee on 1992 April 13.

The purpose of this report is to elaborate on the proposed study and to seek Council approval to undertake the first phase. Attached to this report as APPENDIX 1 is a diagram summarizing the review process.

2.0 THE PURPOSE OF THE REVIEW

Under existing residential growth management framework policies contained in the Official Community Plan, Burnaby will reach about 89 percent of its dwelling unit capacity by 2001. Given this realization that we are approaching the limits of Burnaby's capacity to accept further housing development under existing policy, the time that has elapsed since the last review and the need to consider Burnaby's emerging role in the Region, we have reached a point where future choices need to be examined.

The purpose of the review of housing and residential growth management policies is to provide a more relevant and contemporary framework for future residential development in the Municipality. The revised framework will clearly define future residential development opportunities in the Municipality, and provide a key policy component of an updated Official Community Plan. Finally, the review will provide a process to fully consult the community and others having a stake in the future residential development of the community.

INTERNAL DISTRIBUTION:

:AGENDA - 1992 MAY 04
:COPY - ACTING MUNICIPAL MANAGER
- DIRECTOR PLANNING & BUILDING

3.0 UNDERLYING PRINCIPLES OF THE REVIEW

From the outset, it is important to identify a set of underlying principles which act as a point of departure and a guide for the review of the residential growth management framework. The philosophy behind these principles recognizes that while Burnaby, due to its location in the Region, will experience continual pressures for more housing and higher densities, any residential growth must respect larger growth management policies.

The principles are:

- * to preserve and protect designated parks, open spaces and conservation areas for parks and public use purposes.
- * to protect and strengthen as appropriate, single and two family neighbourhoods that will continue to form the largest land use category in terms of area.
- * to balance overall residential growth in proper relationship with other land uses.
- * to continue to provide higher density residential growth opportunities in relation to the core area hierarchy established for the Municipality.
- * to protect agricultural lands for agricultural and related uses.

4.0 THE REVIEW PROCESS

A three stage process is proposed to review the housing and residential growth management framework strategies. The process is outlined in the diagram attached to this report.

4.1 The First Phase Process: Gathering Information and Listening

The first phase of the study involves the identification of issues relating to residential growth management and housing in the community. Initially, information about land supply, residential land capacity and population projections will be consolidated and gaps in knowledge identified. This will provide the baseline data that will outline the situation in terms of existing policy.

4.1.1 The Community Workshops

The first phase would also involve identification of contemporary issues relating to housing and residential growth management in the community. Issues will be identified through the above and through a series of community workshops. Potential participants in the workshops are:

- Burnaby Ratepayers Groups
- Senior Citizens groups
- Greater Vancouver Homebuilders Association
- Urban Development Institute
- Co-operative Housing Resource Groups
- Non-Profit Housing Resource Groups
- Coalition of the Disabled
- Burnaby Multicultural Society
- Tenants Rights Coalition
- Greater Vancouver Apartment Owners Association
- Burnaby Family Life
- Burnaby United Way
- Greater Vancouver Regional District/Housing Corporation Staff
- Burnaby School Board
- any other individual having an interest in housing and residential growth matters.

Potential participants for the workshops will be solicited through direct invitation and through advertisements in the local press and Information Burnaby. It is intended that people and groups representing a wide range of interests and values be included in the discussion. It is anticipated that about four workshop meetings will be held, with more added if warranted by the number of interested participants.

It is proposed that the format used for the workshops be similar to the format used for the State of the Environment, Social Planning in Metrotown and Transportation Plan Renewal processes. In essence these processes involved introductions and a short presentation by staff describing the purpose of the study and giving background information about the subject. Then, participants are invited to identify and prioritize issues that are important to them. At this point, possible solutions are not specifically solicited, but are noted when mentioned by participants.

The product of this phase would be a report to the Housing Committee documenting the results of the community workshops to provide a basis for the next phase. The results of this phase would also be communicated to the wider public through an article in Information Burnaby.

4.1.2 Schedule for First Phase

During 1991 and 1992, Members of Council, its Committees and the community have been and continue to be involved in a number of major policy initiatives. These include the Environment and Waste Management Committee and the State of the Environment Report; the Traffic and Transportation Committee and the Transportation Plan Renewal process; the Community Issues and Social Planning Committee with the Metrotown Social Planning consultation, the Healthy Communities project and the Municipal Child Care Policy and Action Plan. In addition, Members of Council and the community are also involved in the GVRD Creating Our Future process.

The proposed Phase I program will require a significant commitment of time from people in the community and members of Council. Because of the many public consultations currently underway, it is recommended that the Phase I program be initiated in 1992 October. The initiation of the process in October will help ensure that an unacceptable burden will not be placed on potential participants and thus jeopardize a meaningful process.

If Council concurs with the process for the first phase outlined in this report, the first community workshops could be scheduled for October with the results of Phase I being considered by the Housing Committee early in 1993.

4.1.3 Potential Issues

The following outlines potential issues that have been raised by various individuals and groups recently, and could likely be raised in the first phase. While not exhaustive, the list indicates the range of often conflicting issues that the revised housing and residential growth management framework will have to respond to.

Growth management issues:

- * management of growth versus no growth
- * expansion/reduction of apartment areas
- * intensification and protection of existing housing areas
- * relationship and effects of Skytrain on land use
- * livability, sense of community and quality of life in higher density areas
- * innovative housing forms
- * impact of growth on traffic, environment, social fabric, facilities needs
- * consideration of Regional growth management issues

Single and two family areas:

- * secondary suites
- * protection of single family areas
- * review of two family dwelling regulations

Specific housing needs:

- * seniors, families, singles, empty nesters
- * housing affordability
- * use of municipal lands for housing
- * rental housing stock/needs of tenants
- * co-ordination with Senior Government housing policies

4.2 The Second Phase: The "Goals and Objectives"

As described in the initial report on the review, the next phase would involve the preparation of a working paper analyzing how the existing goals, policies and framework are addressing the issues raised in the first phase. The paper would also present goals and objectives for the renewed residential growth management strategy.

This phase would also involve a second follow-up workshop to ensure that the proposed goals and objectives and choices accurately reflect the values and issues raised in the first phase. This phase would also involve a workshop meeting with Council hosted by the Housing Committee to obtain Council concurrence with the direction of the study.

A detailed account of the second phase process will be forwarded to the Housing Committee near the end of the first phase.

4.3 The Third Phase: The "Framework"

The final phase of the project would involve preparation of a draft paper outlining policy choices that would form the recommended new housing and residential strategy. It is anticipated that this strategy would identify, among other things, areas that may be appropriate for a subsequent community consultative area planning process.

After public review and consideration by the Housing Committee, a revised housing and residential growth management strategy would be prepared for consideration by the Housing Committee and Council prior to the more formal adoption process.

5.0 CONCLUSION

It is recommended that Council endorse the first phase process for the renewed housing and residential growth management strategy as outlined in this report.

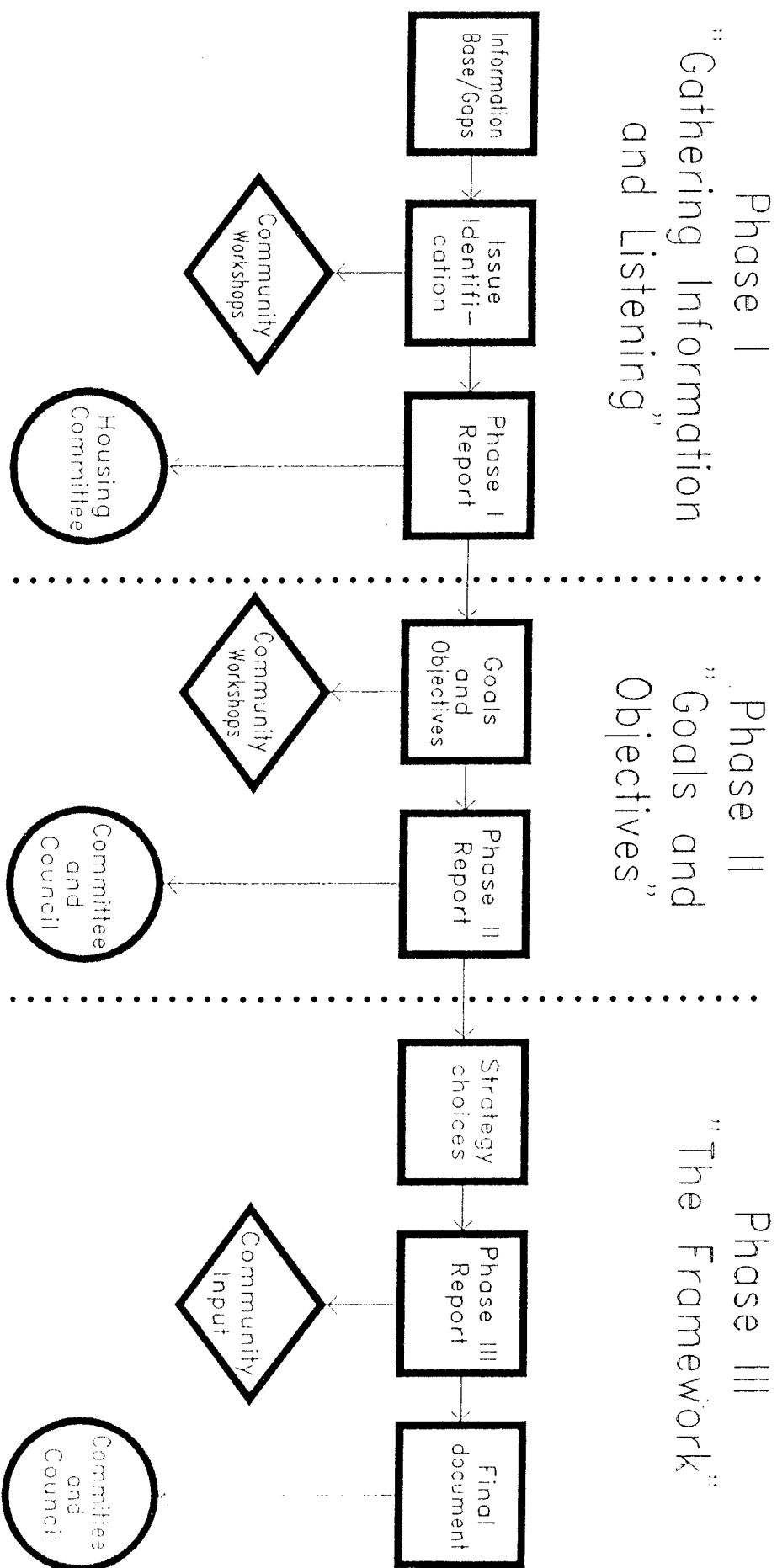
Respectfully submitted,

Alderman L.A. Rankin
Chairman

Alderman D.R. Corrigan
Member

Alderman C. Redman
Member

Review of Housing and Residential Growth Management Strategy



Fall 1992 Winter 1992 Spring 1993 Winter 1993 Spring 1994 Fall 1994