

BURNABY'S HOUSING POLICIES

<p>ADAPTABLE HOUSING POLICY</p>	<p>An adaptable housing unit has features that can be easily modified to improve accessibility if and when needed. Under this policy, new multi-family residential developments approved through the CD rezoning process must have adaptable design in:</p> <ul style="list-style-type: none"> ■ at least 20% of the single-level units; or ■ 100% of the units if it is purpose-built seniors housing. <p>A 1.85 m² (approximately 20 sf) floor area exemption is provided for every adaptable housing unit.</p>
<p>AFFORDABLE UNITS POLICY</p>	<p>This policy sets an inclusionary target for newly developing communities on publicly-owned land, specifying that 20% of the new units should be non-market rental housing. To date, the program has resulted in the development of 390 non-market housing units at Oaklands, George Derby, Cariboo Heights, and the former Burnaby South Secondary School site in the Edmonds Town Centre.</p>
<p>DEFERRAL OF DEVELOPMENT COST CHARGES AND PERMIT FEES</p>	<p>This policy allows for the deferral of applicable City development cost charges and permit fees for non-market housing projects for a period of up to 24 months commencing from the time of final development approval. This policy helps defer costs early in the development schedule, during the difficult period prior to the generation of cash flow.</p>
<p>FAST TRACK APPROVALS POLICY</p>	<p>This policy ensures that priority is given to processing applications for non-market housing development.</p>
<p>FLEX-SUITES POLICY</p>	<p>This policy supports zoning for flex-suites in apartment and townhouse units in the P11 District (UniverCity). Sometimes known as “lock-off units,” these suites provide affordable housing for both university students and others wishing to live near the SFU campus.</p>
<p>GROUP HOME POLICY</p>	<p>This policy supports community-based residential opportunities for citizens with special needs while ensuring that group homes are developed in a planned, balanced manner with adequate support systems.</p>
<p>RENTAL CONVERSION CONTROL POLICY</p>	<p>This policy prohibits strata conversion of purpose-built multiple-family rental housing. Established in 1974, this policy has helped to preserve much of the purpose built rental housing stock that was built with federal subsidies between the 1950s and 1980s.</p>
<p>TENANT ASSISTANCE POLICY</p>	<p>This policy requires submittal of a Tenant Assistance Plan for redevelopment or renovation proposals for buildings with six or more units. Plan guidelines include a minimum of four months’ notice; monetary compensation equal to a minimum of three months’ rent; and assistance to tenants in seeking alternative accommodation. Tenant Assistance Plans are a prerequisite to rezoning approval for all qualifying proposals.</p>