

## **Innovation - Housing Types**

This category encompasses built form (e.g., townhouse, secondary suite), household characteristics (e.g., income, family size, support needs), and tenure (e.g., rental, strata, co-op).

Two examples of innovation in housing type are:

### **Rental housing in C Districts**

Commercial districts (C Districts) are the third category down on the Burnaby Zoning Map (dark orange zones).

Burnaby's new rental zoning regulations permit rental apartment or townhouse units as part of a C District commercial development. Under the bylaw, developers of commercial properties can build up to 49% of their floor area as multiple family rental units. For instance, the developer of an office building on a 30,000 sf lot in the C3 District could develop 78,000 sf (2.6 FAR) of office floor area and approximately 72,000 (2.4 FAR) of rental housing, or about 80 units.

On a smaller scale, C2 District lots currently used for single storey retail or restaurant uses are now eligible to add up to 0.64 FAR of rental apartment use above one or two storeys of retail/office use.

This innovation recognizes that many commercial office or retail developments build less than the maximum floor area due to insufficient demand for office or retail space. Under the new bylaw, excess FAR can be used both to meet a housing need and to increase revenue.

Previously, mixed use residential and commercial developments have been permitted on sites designated for multiple family residential use or mixed use. In those developments, the commercial use has generally been the smallest component. This regulation extends the potential for mixed use to areas that are designated for commercial use, with the residential component slightly smaller. This innovation will help to revitalize a range of community plan areas, from the smaller mixed use and urban village plan areas to Town Centres.

### **RMr Districts/Additive Zoning**

Multiple Family Residential is the second category down on the Burnaby Zoning Map (light orange zones).

Burnaby's new rental zoning regulations are constructed around the new "r" subdistrict, which can be added to any RM Multiple Family Residential District to create a rental zone. The RMr rental zone is subject to the same provisions as its companion RM zone; for instance, the density, height, and setbacks

of an RM3 zone and an RM3r zone are identical. The only difference is that the units in an RMr zone must have rental tenure.

An RMr zone can exist on its own; however, it can also be used a “building block” in a Comprehensive Development (CD) zone, along with other zone districts. This allows development of mixed strata/rental buildings where the density for each component is independent and additive.

## **Innovation - Finance**

This category encompasses a range of finance topics including government and non-profit funding programs; housing partnerships; contribution types (land, grants, density); tax legislation; and development costs.

Examples of innovation in finance are:

### **Community Benefit Bonus Policy/Housing Fund**

The Community Benefit Bonus Policy is a density bonus program that generates funding for community amenities and affordable and/or special needs housing through on-site construction and/or cash-in-lieu funds. Contributions to the program are equivalent to the market value of the additional density achieved. At least 20% of all cash-in-lieu funds are contributed to the Community Benefit Bonus Housing Fund (“Housing Fund”). This program has secured over \$123 million for non-market housing projects, with over \$10 million allocated so far. The program has also contributed 19 in-kind non-market housing units.

### **City Lands Program for Non-Market Housing Projects**

Burnaby leases land that it owns to non-profit societies and housing corporations seeking to build non-market housing. The City offsets lease costs with contributions from the Community Benefit Bonus Housing Fund. Current leases support 493 non-market housing units and 26 group facility spaces on 14 properties.

The City Lands Program for Non-Market Housing, adopted in 2015, identifies City-owned properties that are suitable for non-market housing, and offers these sites to non-profit societies or government agencies through a Request for Expressions of Interest (RFEOI) process. Lease costs, servicing fees, and permit fees are all eligible for offsets from the Housing Fund. City Lands Program Projects include:

- 3802 Hastings Street: a partnership with SUCCESS and BC Housing, this proposal includes approximately 130 non-market housing units with ground level commercial and service uses. It is currently in the pre-application phase.
- 7898 Eighteenth Avenue: a partnership with New Vista Society and BC Housing, this proposal includes approximately 26 non-market housing units, including family-friendly units. A rezoning application was recently submitted for this project.

## **Innovation – Approvals**

This category includes zoning, policy, approvals, process, approval times, and other agency approvals. Examples of innovation in this category include:

### **Fast Track Approvals Policy**

Under this policy, applications for non-market housing development are prioritized and expedited. The assigned planner liaisons with other departments (Building, Engineering, Legal) to ensure that their reviews are expedited, and works proactively with the applicant and external partners (e.g., BC Housing) to meet submittal timelines.

### **Flexible Development Standards under Comprehensive Development (CD) Zoning**

Nearly all multiple family residential projects undergo rezoning to the Comprehensive Development District. This plan-specific zone permits exceptions to parking, height, setbacks and other regulations. Among other benefits, these exceptions can contribute to affordability in a number of ways; for instance, by facilitating construction of bonus density and allowing reduced parking for rental housing.

### **Concurrent Preliminary Plan Approval**

Burnaby does not require development permits (DPs) or development variance permits (DVPs) for any type of project. Instead, it issues Preliminary Plan Approval (PPA) which verifies that the proposed development meets all applicable Zoning Bylaw and/or Sign Bylaw regulations. For Comprehensive Development (CD) rezonings, which nearly all multiple-family residential development utilize, the approved plan set defines the zoning regulations for the site. As such, the issuance of PPA requires just a quick review by the rezoning planner to verify that the plan set is the same. This allows PPA to be issued generally within two weeks of rezoning approval.

## **Innovation - Complete Communities**

This category includes efforts that contribute to inclusive housing, community integration, and support for the social and health needs of a diverse community. Other considerations for complete communities include walkable neighbourhoods, transit connections, and community connections.

Examples of innovations in these areas include:

### **Adaptable Housing Policy**

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 Comprehensive Development (CD) rezoning process must have adaptable design in:

- at least 20% of the single-level units; or
- 100% of the units if it is purpose-built seniors housing.

A 1.85 m<sup>2</sup> (approximately 20 sf) floor area exemption is provided for every adaptable housing unit.

### **Flex-Suites Policy**

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.

### **Affordable Units Policy**

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.