

Mayor's Task Force on Community Housing

Responses to Questions from Meeting #1

(emailed to Task Force members March 11, 2019, with copies available at the March 14, 2019 meeting)

This document contains responses to questions raised by members at the February 27, 2019 Task Force meeting. The questions are listed verbatim and are grouped into seven subject areas:

- Land Use and Zoning
- Rental Housing
- Non-Market/Seniors Housing
- Home Ownership
- Community Benefit Bonus Housing Fund
- City-owned Land
- Other Municipalities
- Task Force Logistics

Statistics provided in the responses are from city records, unless otherwise noted.

Land Use & Zoning

“Can we get a zoning map?”

Yes, a full-size zoning map is being provided at the March 14 meeting. This map is updated to January 2019. Zoning information changes frequently; up-to-date zoning and other property information can be found online at <https://www.burnaby.ca/City-Services/Maps-Open-Data.html>.

“What percentage of Burnaby land is zoned for single detached/very low density?”

Approximately 5,095 acres, or 72% of Burnaby's residential land base, is designated for its single and two family neighbourhoods.

“What percentage of residents lives on that land?”

Single and two family neighbourhoods have an estimated population of 133,793, which represents 57% of Burnaby's population. [Source: Statistics Canada, 2016 Census of Canada; Burnaby GIS]

“Why does Burnaby have so little town homes?”

Burnaby has designated a significant portion of its Community Plan Areas (including Town Centres, Urban Villages and Suburban Multi-Family areas) for townhouse development. The predominant designation within Urban Village and Suburban Multi-Family plan areas is for RM2 and RM3 zoning, which accommodates both low-rise apartment and townhouse forms. In Town Centres, a portion of all high-rise multiple family residential projects must be designed and constructed as townhomes and low-rise apartments.

The Task Force will be exploring the opportunities and constraints for townhouse and other housing forms in upcoming meetings.

“What’s the minimum size requirement for a studio, 1 bedroom, 2 bedroom etc.?”

Burnaby’s Zoning Bylaw (Section 6.10) sets the following minimums:

- Single family, two family or row house dwelling: 56 m² (603 sf)
- Apartment or townhouse unit (strata):
 - Studio unit -- 37 m² (398.28 sf)
 - 1 bedroom suite -- 56 m² (603 sf)
 - 2 bedroom suite -- 70 m² (754 sf)
 - 3 bedroom suite -- 84 m² (904 sf)
- Rental apartment or townhouse unit, or any unit in P11e District:
 - Studio unit – 30 m² (323 sf)
 - 1 bedroom suite – 50 m² (538 sf)
 - 1 bedroom + den suite – 56 m² (603 sf)
 - 2 bedroom suite – 65 m² (700 sf)
 - 2 bedroom + den suite – 70 m² (754 sf)
 - 3 bedroom suite – 80 m² (861 sf)

“Why are flex suites only at SFU?”

The SFU Community Plan’s public consultation process identified the need for these units to house students and they were introduced as part of a special zone district, the P11e SFU Neighbourhood District. However, flex units, including live/work units, may be proposed as part of a Comprehensive Development (CD) rezoning in any Town Centre or other Community Plan Area.

“Why are there no area plans along transit routes of neighbourhood plans?”

The City has a number of Community Plan Areas adjacent to neighbourhood transit routes as well as those along Skytrain lines and Translink’s Frequent Transit Network. Examples of plan areas along local transit routes include Montecito, Cariboo Heights, Forest Grove, Broadview,

and several others. Most land along the Skytrain lines and frequent transit (e.g., 95 B-Line) is also located in Community Plan Areas.

Rental Housing

“How many people rent?”

There are 34,985 renter households in Burnaby. This represents 38% of total households and approximately 77,730 residents. [Source: Statistics Canada, 2016 Census of Canada]

“What percentage of rental units have more than 2 bedrooms and rent for under \$1,146/month? Or for under \$1,675/month?”

Approximately 3.3% of purpose-built rental units (388 units) have 3 or more bedrooms. The median rent for these units is \$1,600, so at least 50% of these units have rents less than \$1,675. We do not know how many 3+ bedroom units have rents under \$1,146, which is the affordable housing cost for median income households in Burnaby. We have added that question to our list of data queries to be pursued. We do know that 16% of all purpose-built rental units have rents less than \$940, and 64% have rents between \$940 and \$1,500. [Source: Metro Vancouver Housing Data Book 2019]

In addition, non-market housing provides an additional stock of 3+ bedroom units. At least 30 of Burnaby's non-market housing developments provide 3+ bedroom units, including most of the 26 housing co-ops in the city. A survey of housing costs in these developments is another data project that could be undertaken. [Source: BC Housing]

“How many rental units/homes are in Burnaby's development approval process?”

There are two market rental projects currently in the rezoning process. One of the projects, Lougheed Village, includes 645 new market rental units. The other project, at 4475 Grange Street, includes a mix of market strata and rental units, with unit counts to be determined. In addition, six other projects with a total of 903 units are currently under construction.

There are 241+ non-market housing units in the rezoning process, with another 461 units in the pre-application phase. (The “+” indicates projects where the number of units have not yet been determined.) In addition, 503 units have recently received rezoning approval and are currently either obtaining building permits or under construction. An additional 68 units have received BC Housing funding and are anticipated to submit rezoning applications in the near future. All in all, 1,395+ non-market housing units are either in process, anticipated, or recently completed.

“How many purpose built rentals are presently in the Metrotown area?”

In the Metrotown plan area, there are 6,101 purpose built rental units. Of these, seven are non-market rental developments with a total of 538 units, and 178 are market rental developments with a total of 5,563 units.

“How many of the high-rises built since 2011 are purpose-built rental?”

No high-rise purpose-built rental buildings have been completed since 2011. However, three purpose-built rental towers (with a total of 775 units) are currently under construction. In addition, a proposal for 645 high-rise rental units at Lougheed Village is currently in the rezoning process.

“What are the statistics related to secondary market rental units?”

Burnaby has an estimated 20,360 secondary rental market units. This includes 10,253 multi-family strata units (apartments and townhouses), 3,286 single and two-family homes and 6,821 secondary suites.

“Secondary rental market for strata and housing estimates of private rental units – how is that determined?”

These estimates assume that 10% of privately owned single and two-family dwellings, and 25% of multi-family dwellings, are rented out by owners. These standards are based roughly on two data sources: the Metro Vancouver Housing Data Book and the annual CMHC data for secondary rental units in the Vancouver Census Metropolitan Area (CMA).

The Metro Vancouver Housing Data Book provides an inventory of rental households, based on the 2016 Census. It also provides inventories of purpose-built and social housing rental units. These data indicate that, in 2016, approximately 12% of single and two family dwellings and 21% of multi-family dwellings were secondary rental units. CMHC conducts its own secondary rental surveys for major metropolitan centres. In October 2018, the average secondary rental rate for condominiums in the Vancouver CMA was 24.5%, down from 25.8% the previous year. The rental rate for buildings with at least 100 units (which make up much of Burnaby's strata rental stock) was 29%.

The estimate for the number of unauthorized secondary suites is based on a list provided by BC Assessment in 2016, which the City then adjusted through a notification and verification process. The BC Assessment inventory is compiled using a variety of methods which include field surveys, building inspections, and monitoring of real estate and rental listings.

“What is the number of entire units used for short-term rentals?”

The City is undertaking a review of short term rentals but does not have an up-to-date count of short-term rental units.

“Are the 51 new housing projects listed in the City’s housing brochures already approved?”

The non-market and market rental projects listed in the City’s fact sheets (distributed at Meeting #1) are all new or in progress.

The non-market projects labeled in blue are **anticipated**. For 4 out of the 5 anticipated projects, this means that they’ve received BC Housing support but do not yet have a submitted rezoning application. The fifth project, New Vista Campus, is anticipated because the prerequisite subdivision was approved under a recent rezoning application.

The projects labeled in purple are in the **rezoning** process. They have not yet received rezoning approval.

The projects labeled in gold have been **approved** and most are under construction. Derby Manor, on the non-market housing list, was completed in 2017, and the first phase of Cedar Place is nearly complete.

Non-Market/Seniors Housing

“What is the definition of ‘non-market’ housing?”

Non-market housing refers to housing that has ongoing government subsidy (e.g., land, operating expenses) or generates sufficient revenue through rents, grants and donations that it is able to operate on a not-for-profit basis. It provides an alternative to market rental housing that is more affordable and/or provides needed services and supports for populations with special housing needs. Rents are generally below market rates.

“Are there any designated areas for seniors’ projects or zoning?”

“Senior citizens housing projects,” are permitted outright in the P5 Community Institutional zone district. However, most senior housing projects undergo rezoning to a Comprehensive Development (CD) District based on the P5 District, and/or on the appropriate RM Multiple Family District. This approach allows more flexibility and greater community input into design considerations. As part of a CD rezoning, senior housing can be considered on any site designated in a community plan for multiple-family (or mixed use) residential use.

Supportive housing facilities for seniors are also permitted in single and two-family neighbourhoods. These facilities provide assisted living and/or additional levels of care.

“How many seniors’ projects has Burnaby approved?”

There are currently 54 developments that include seniors housing in Burnaby. These provide 3,531 units and 1,439 beds. These numbers include independent living, assisted living, supportive housing and long-term care homes, and include for-profit, non-profit and public housing developments. An additional eight seniors housing projects are in the development process. Of these, three projects (341 units), are currently under construction.

“What will be the effects of modular housing on homelessness numbers and other housing need projections?”

The 2017 Homeless Count identified 69 homeless individuals in Burnaby. BC Housing is constructing a 52 unit modular supportive housing facility on City-owned land at 3986 Norland Avenue. This will be a significant contribution to meeting the housing needs of those experiencing or at risk of homelessness, including individuals with complex health needs. However, more housing is needed to serve those who are homeless, at risk of homelessness, and/or in core housing need. The City will continue to monitor the number of individuals who are homeless or at risk to better evaluate housing needs.

Home Ownership

“According to BC Assessment, what percentage of Burnaby homes cost less than half a million dollars and provide more than 2 bedrooms?”

We do not have that data but may be able to obtain it through a formal request to BC Assessment. A basic MLS search shows that 30 units meeting those criteria are currently listed.

“How much housing wealth have home owners accumulated over the last 3 years? Last 10, 20, 30 years?”

There are no datasets available that could accurately respond to this question. Housing wealth is a relationship between housing debt and market assessment value. While we cannot speak to household debt in Burnaby, assessed values have increased significantly. From 2013 to 2018, housing prices in Burnaby increased at the following percentage rates:

- Single detached homes – 74%
- Semi-detached homes and row houses (townhouses) – 94%
- Apartments – 94%

[Source: Metro Vancouver Housing Data Book 2019/Real Estate Board of Greater Vancouver]

“What is the number of empty units/homes?”

The City currently does not collect this data, nor are any reliable datasets available. However, it is noted that the Province of BC in 2019 is pursuing reporting through the BC Speculation and Vacancy Tax. Burnaby's property owners are required to report on the occupancy status of all residences. It is unknown at this time when and whether or not this dataset will be made available to municipalities.

Community Benefit Bonus Housing Fund

“How much has been collected in Community Amenity contributions over the last 10 years?”

Burnaby does not have CACs, but instead generates funding for community amenities through its density bonus program, the Community Benefit Bonus Policy. The Community Benefit Bonus Policy has generated \$660 million in contributions (including on-site construction value and cash-in-lieu) for community amenities and affordable housing since it was established in 1997. The majority of contributions have been collected in the past 10 years.

“What portion of Burnaby's Community Amenity Contributions (CACs) are set aside for housing needs?”

Burnaby does not have CACs, but 20% of all funds generated through our density bonus program (the Community Benefit Bonus Policy) are allocated to the Community Benefit Bonus Housing Fund (“Housing Fund”).

“How much Community Amenity contribution funding has been set aside or was collected for housing?” “How much funding is in the City's reserves for housing through CACs?”

The Community Benefit Bonus Fund has generated \$123 million for housing since 2008, when the Housing Fund was established. In addition, 19 non-market housing units in three multi-family developments have been constructed as in-kind contributions. Currently, there is \$126 million in the Housing Fund, including annual interest.

“How much CAC for housing has been spent?”

\$11.5 million of the Housing Fund has been allocated or expended.

City-owned Land

“How much land does the City of Burnaby own?”

The City owns a significant amount of land including public buildings and services, roads, public parks, conservation areas, land assembly programs and some lands held for public housing. Staff is currently compiling data on our land holdings for the use of Council and the Task Force.

“What public land (to keep in trust) exists in Burnaby available for new housing?”

The City leases lands to non-profit and government housing providers for extended terms. While not a formal land trust, the 10 properties currently leased for non-market housing represent a similar commitment to preserving land for non-profit housing. In addition, the City Lands Program for Non-market Housing, adopted in 2015, actively identifies land available for non-market development. Through this program, the City is currently working with two non-profit societies to develop housing on City-owned properties at 3802 Hastings Street and 7898 Eighteenth Avenue.

Other Municipalities

“Of all the different municipal affordable housing approaches, what works well and what doesn’t?”

Each municipality has a collection of housing policies and programs that are intended to meet their community’s housing needs. Metro Vancouver acts as a clearinghouse for municipal housing programs in our region and, as part of this role, seeks to identify which municipal measures are in place and which are the most effective. Documents that may be of interest include:

- “What Works: Municipal Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing,” <http://www.metrovancouver.org/services/regional-planning/PlanningPublications/RAHS-WhatWorksReport.PDF>
- 2018 Municipal Measures for Housing Affordability and Diversity <http://www.metrovancouver.org/services/regional-planning/PlanningPublications/2018MunicipalHousingMeasuresMatrix.pdf>

Through the work of the Task Force, we will be further exploring what works best in other municipalities.

Task Force Logistics

“Can we get presentation material before the meeting?”

Yes, staff will endeavor to do this whenever possible.

“Can the pages be numbered?”

Yes.