



RENTAL HOUSING SUMMARY

Updated to 2018 May 18

This summary provides an update on key data for three categories of rental housing: non-market housing developments, purpose-built market rental developments, and secondary rental units. A list of projects and a statistical table are included for each category.

1. Purpose-built Non-Market Rental Housing

Purpose-built non-market rental housing is owned and operated by non-profit or government housing providers for the sole purpose of providing rental housing. Units are generally rented at below market rates.

Table 1 below lists the number of projects and housing units according to development status –rezoning, construction, or completion.¹ The name, location, and number of units² for each project are also provided.

Projects include:

- **Cedar Place** – This redevelopment project, with 90 units of non-market family housing and 91 units of non-market seniors housing, is a partnership between the City, BC Housing and the developer, Ledingham McAllister. The City contribution includes approximately \$8.5 million through the density bonus program and approximately \$28.5 million in indirect funding through the value created by the rezoning. The 90-unit family housing component is **under construction**; the 91-unit seniors housing component was given **Third Reading on 2017 March 20** and is proceeding through the rezoning process.
- **Beresford and Sussex** – This new proposal for a 14-storey non-market rental housing building, as part of the redevelopment of 6525, 6559, and 6585 Sussex Avenue, received **Second Reading on 2018 January 22** and is proceeding through the rezoning process. The proposal includes 125 non-market housing units and involves a partnership between the City, BC Housing, the New Vista Society, and the developer, Thind Properties. The City contribution includes a \$7 million Community Benefit Bonus Housing Fund (“Housing Fund”) contribution to offset permit and servicing fees, as well as costs associated with creation of a fee simple parcel for the non-market development.

¹ In Tables 1 - 3, “Rezoning Application” means an application that has been submitted but has not yet received Final Adoption; “Pending Construction” means the rezoning bylaw has received Final Adoption (if applicable), site preparation may be underway, and a building permit is pending; “Under Construction” means a building permit has been issued. In Table 3, the latter two categories have been combined.

² In Tables 1 – 2, the number of units indicates net new units, unless otherwise indicated. In Table 3, due to the volume of projects, unit loss has not been calculated.

- **Fair Haven** – This seniors housing redevelopment project is **under construction**. The proposal will replace 16 seniors housing units with 145 new units. This project has received BC Housing funding through a Provincial Investment Affordable Housing (PIAH) Fund equity grant.
- **New Vista Campus** – This proposal, for redevelopment of a non-market seniors care facility at 7210 Mary Avenue, received **Third Reading on 2018 March 05**. The proposal also includes the consolidation and re-subdivision of the site in order to permit future development of a new, approximately 15-storey non-market seniors apartment building on the New Vista campus.
- **UniverCity Passivhaus** – This new proposal for a 90-unit, below-market rental building, featuring the rigorous energy efficiency standards of the *Passivhaus* model, received **Second Reading on 2018 April 09** and is proceeding through the rezoning process. Upon review of an **initial report on 2017 July 24**, Council authorized staff to work further with the applicants on a plan of development.
- **BACI** – This organization, which serves people with developmental disabilities, has submitted a rezoning application to add 15 new non-market housing units at its site at 3755 Banff Avenue. Upon review of an **initial report on 2017 May 29**, Council authorized staff to work further with the applicant on a plan of development. City support for this proposal includes renewal of the existing lease and provision of a \$1.6 million Housing Fund grant to offset land and servicing costs.
- **L'Arche** – This organization, which also serves people with developmental disabilities, has submitted a rezoning application for redevelopment of its site at 7401 Sussex Avenue. The proposal includes a new three-storey building containing group living facilities for 22 residents, 10 units for semi-independent living, and 29 non-market rental apartments. Upon review of an **initial report on 2017 December 11**, Council authorized staff to work further with the applicant on a plan of development.
- **Anthem/Willingdon** – This proposal includes approximately 30 non-market rental apartments as part of the redevelopment of 6444 Willingdon Avenue/4241 Maywood Street. Upon review of an **initial report on 2018 April 11**, Council authorized staff to work further with the applicant on a plan of development.
- **Anthem/Wilson** – This proposal includes approximately 33 non-market rental apartments as part of the redevelopment of 6075 Wilson Avenue. Upon review of an **initial report on 2018 April 11**, Council authorized staff to work further with the applicant on a plan of development.
- **Derby Manor** – This new supportive housing development in Cariboo Heights was **completed in April 2017**. This development includes 122 new non-market housing units for seniors adjacent to an existing residential care facility also operated by the George Derby Care Society. The land is owned by the Province and leased to the Society at a nominal rate. BC Housing has also assisted with construction and mortgage financing. The City provided a Housing Fund grant of \$1 million to offset development costs.

Table 1: Purpose-built Non-Market Rental Housing, 2018 May 18

Status	# of projects	#of units	Project List		
			Name	Location	# of units
Rezoning Applications	8	423+	Cedar Place	7121 Fourteenth Avenue	91
			Beresford & Sussex	6500 blk Sussex Avenue	125
			New Vista Campus	7210 Mary Avenue	TBD
			UniverCity Passivhaus	8650 University Crescent	90
			BACI	3755 Banff Avenue	15
			L'Arche	7401 Sussex Avenue	39+
			Anthem/Willingdon	6444 Willingdon Avenue	~30
			Anthem/Wilson	6075 Wilson Avenue	~33
Under Construction/ Pending	2	235	Cedar Place	7201 Eleventh Avenue	90**
			Fair Haven Seniors Housing	Rumble Street & Sussex Avenue	145*
Completed in 2017	1	122	Derby Manor	7550 Cumberland Street	122
TOTAL	9	780+	* 16 of the 145 new units are replacement units. ** All 90 new units are replacement units.		

Anticipated Projects

The City anticipates receiving rezoning applications for the following non-market rental housing projects:

- **3460 Kalyk Avenue** – Jubilee Multi-Generational Housing Society/Finnish Manor has received funding under the BC Investment in Housing Innovation (IHI) fund to construct 48 units of seniors housing.
- **3802 Hastings Street** – On 2017 March 06, Council approved preliminary selection of a proposal from SUCCESS to construct up to 190 non-market housing units on this City-owned property,

through the City Lands Program for Non-Market Housing Projects (“City Lands Program”). This project recently received Project Development Funding from BC Housing, to assist the applicants in preparing a more detailed development proposal.

- **7898 Eighteenth Avenue** – Also on 2017 March 06, Council approved preliminary selection of a proposal from New Vista Society to construct up to 26 non-market housing units on this City Lands Program site. This project has also recently received Project Development Funding from BC Housing, for assistance in preparing a more detailed development proposal.
- **3986 Norland Avenue** – BC Housing has proposed construction of 52 units of supportive housing at this City-owned site, under its Rapid Response to Homelessness Initiative. This proposal is currently undergoing public consultation. If advanced, the City would provide a nominal lease of its land for five years, with the option to renew subject to Council approval.

2. Purpose-built Market Rental Housing

Purpose-built market rental housing is privately owned housing that is constructed for the purpose of renting. Units are rented at market rates and are typically provided in multi-family buildings under single ownership. In most purpose-built rental developments, individual units are not strata titled and cannot be sold individually; however, some strata titled properties under single ownership provide secured rental for the lifetime of the building or for a specified duration. Purpose-built rental housing is usually secured by covenant.

Table 2 below lists the number of projects and total number of units in each category. The name, location, and number of units for each of the projects are also provided.

Projects include:

- **Lougheed Village** – This infill proposal adds 645 new rental apartment units to an existing high-rise rental apartment complex in the Lougheed Town Centre. Following Council review of an **initial report on 2016 November 21**, this proposal is proceeding through the rezoning process.
- **Lougheed Core Area – Phase 1, Tower 4** – Part of the redevelopment of the Lougheed Mall site, this proposal adds 237 rental apartment units in a high-rise residential tower, for a guaranteed minimum of five years. This proposal received **Third Reading on 2018 February 26** and is proceeding through the rezoning process.
- **Brentwood – Tower 1** – The first residential tower to be constructed as part of the redevelopment of the Brentwood Mall site, this project includes 300 rental apartment units. The tower is currently **under construction**.
- **Carleton Gardens** – This market-rate seniors housing development by Chartwell includes 105 supportive and assisted living rental apartment units in the Broadview neighbourhood. It is currently **under construction**.

- **Parkview Towers/Sussex** – This infill proposal adds a third high-rise rental apartment building, with 238 new rental units, on a site with two existing rental apartment towers. The project is **under construction**.
- **Comor** – A new mixed-use project on Hastings Street, this proposal includes 21 rental apartment units above ground floor commercial storefronts. This project is **under construction**.
- **Hastings & Madison** – This proposal for two rental units above ground-floor commercial space is the subject of active **Preliminary Plan Approval (PPA) and building permit applications**.

Table 2: Purpose-built Market Rental Housing, 2018 May 18

Status	# of projects	#of units	Project List		
			Name	Location	# of units
Rezoning Application	3	982	Lougheed Village	9500 Erickson Drive	645
			Lougheed Core Area – Phase 1 – Tower 4	9855 Austin Road	237
Under Construction/ Pending	5	666	Brentwood – Tower 1	4567 Lougheed Hwy	300
			Carleton Gardens (seniors housing)	4110 Norfolk Street	105
			Parkview Towers/Sussex	6050 Sussex Avenue	238
			Comor	3700 Hastings Street	21
			Hastings & Madison	4270 Hastings Street	2
TOTAL	9	1,548			

Related Projects

- **Montage** – This strata mixed-use commercial/residential building, located at Hastings Street and Gamma Avenue, was sold to CIBT Education Group, who intends to rent the 30 residential units. The project is currently **under construction**.

3. Secondary Rental Housing

Secondary rental housing is market housing that is individually owned but rented to others. This category can apply to detached houses (single or two-family homes) or strata titled townhouse or apartment units. It can also apply to accessory rental units such as secondary suites and flex-suites.

Table 3 lists the number of units in each of the following categories: secondary suites; single family homes or duplex units; and multi-family residential units. The number of units in the latter two categories is estimated, based on regional averages, at 25% of the total new multi-family residential units and 10% of the total new single and two family dwelling units.

Based on the above, additions to Burnaby's secondary rental housing inventory include:

- 557 secondary suites that are under construction or have building permits pending and 57 new suites that have been completed this year.
- An estimated 3,125 rental units from the approximately 12,501 multi-family residential units currently in the rezoning process.
- An estimated 3,236 rental units from the 12,944 multi-family residential units currently under construction or with permits pending.
- An estimated 78 rented single family homes or duplex units from the 778 single or two family homes currently under construction or with permits pending.
- An estimated 10 rented single family homes or duplex units from the 102 single or two family homes that have been completed so far this year.

Table 3: Secondary Rental Housing, 2018 April 22

Status	Estimated rental units	Units by Housing Type			
		Secondary Suite or Flex-Suite	Single or Two-Family ³	Multi-family residential ⁴	
				Estimated rental units	# projects
Rezoning Application	3,125	N/A	N/A	3,125 (12,501 x 25%)	71
Under Construction/ Pending	3,871	557	78 (778 x 10%)	3,236 (12,944 x 25%)	58
Completed in 2018	79	57	10 (103 x 10%)	12 (49 x 25%)	2
TOTAL	7,075				

In addition, 20 major multi-family residential projects are in the early stages of the rezoning process, with no proposed unit counts yet available. These projects are expected to contribute at least 3,500 additional units, with approximately 350 of those as secondary rental housing.

Additional projects of similar scope are anticipated under the adopted Master Plans for Lougheed Mall, Brentwood Mall, Woodlands, and Southgate. Proposed Master Plans for Gilmore Station, the Willingdon Lands, Sears Metrotown, Lougheed/Springer, and the Olympia Tile site in Brentwood Town Centre are currently proceeding through the rezoning process. Combined, these projects have the potential to add thousands of new rental units to the current inventory.

³ 10% of total new single or two-family dwellings

⁴ 25% of total new multi-family residential units