



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the [Housing Supply Act](#) (Act). The information provided will be evaluated to determine whether targets have been met or satisfactory progress has been made toward meeting targets.

REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

ASSESSMENT

The Housing Targets Branch evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at Housing.Targets@gov.bc.ca as soon as practicable after Council resolution.

Do not submit the form directly to the Minister's Office.



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

Section 1: MUNICIPAL INFORMATION	
Municipality	City of Burnaby
Housing Target Order Date	September 1 st , 2025
Reporting Period	September 1 st , 2025 – February 28 th , 2026
Date Received by Council Resolution	April 14 th , 2026
Date Submitted to Ministry	
Municipal Website of Published Report	
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Sarah Crawford, Senior Housing Planner Sarah.Crawford@burnaby.ca +1-604-297-4986
Contractor Contact Info	<input checked="" type="checkbox"/> N/A (<i>name, position/title, email, phone</i>)

Section 2: NUMBER OF NET NEW UNITS				
Record the number of net new housing units delivered during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. <u>Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.</u>				
Section 8 must be completed if a housing target has not been met for the reporting period.				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	1,097	187	910	910

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)				
Record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since Effective HTO Date)
Units by Size				
Studio	117			Net figures cannot be provided as unit sizes are not tracked with building demolitions. The City is working towards improving data collection for future reports.
One Bedroom	325			
Two Bedroom	331			
Three Bedroom	84			

Four or More Bedroom ¹	*Included in Three Bedroom row above			
Units by Tenure				
Rental Units ² – Total	341	77	264	264
Rental – Purpose Built	248	77	171	171
Rental – Secondary Suite	93	-	-	-
Rental – Accessory Dwelling	-	*See Section 7 Methodology Notes		
Rental – Co-op	0	0	0	0
Owned Units	756	110	646	646
Units by Rental Affordability				
Market	161	Net figures cannot be provided as unit affordability is not tracked with building demolitions. The City is working towards improving data collection for future reports.		
Below Market ³ - Total	56			
Below Market - Rental Units with On-Site Supports ⁴	0			

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe applicable actions taken in the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO. Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

Planning work completed in the last 12 months:

- **OCP 2050:** The [Burnaby 2050 OCP](#) was adopted in December 2025. This sets out the priorities, goals and policies to address over the short, medium and long term - including housing needs and affordability. The OCP land use framework designates additional land for low-rise apartments, townhomes and multiplexes to meet Burnaby's diverse housing needs. Higher

densities have been allocated near Skytrain and bus stations to align with Bill 47 (Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023) and to allow more homes to be built near transit.

- **Zoning Bylaw updates - Inclusionary Zoning:** The City of Burnaby updated the Zoning Bylaw in August 2025 to include regulations for inclusionary units to support the implementation of the new Height-Based Development Framework.
- **Zoning Bylaw updates - Small-Scale Multi-Unit Housing:** Multiplex zoning was adopted in June 2024, and later amended in December 2025, to align with the provincial mandate through Bill 44 (Housing Statutes (Residential Development) Amendment Act, 2023). This new regulation permits up to 6 units on single and two-family zones across the City.
- **Zoning Bylaw updates – Community Benefit Bonus (CBB):** This bylaw was adopted in October 2025 and enables the City to approve additional height in residential developments in exchange for the provision of CBB amenities, CBB housing and/or cash-in-lieu.
- **City lands projects:** The City of Burnaby has leased City-owned land to 9 sites to date for the provision of non-market rental housing, in partnership with senior levels of government and non-profit housing providers. In 2025, approximately 390 units of non-market rental units were completed on City-owned lands, across three projects. One project, offering 56 Rent-geared-to-income (RGI) units received occupancy in November 2025, and is included in the unit summary for this interim report.
- **Height-Based Development Framework:** In June 2025, Burnaby City Council approved amendments to the Burnaby Zoning Bylaw, to implement the new Height Based Development Framework. This framework is intended to simplify and modernize Burnaby's development processes while ensuring alignment with recent Provincial legislation, including the mandated designation of transit-oriented areas.

Planning work - ongoing

- **Development Approvals Process (DAP):** The City of Burnaby is modernizing its development approvals process to improve efficiency, predictability, and processing times. Through the Development Approvals Process (DAP) program, the City is implementing streamlined workflows, automation, and digital tools to support faster permit and development approvals. On the permitting side, the City launched My Permit Portal, providing 24/7 online access for applicants and the construction industry, along with automated zoning compliance checks for residential building permits. On the development approvals side, this includes transition of the Preliminary Plan Approval (PPA) process with a new Development Permit system. Three permit categories are anticipated to be implemented in July 2026: (1) Form and Character, (2) Streamside, and (3) Tenant Protection. Collectively, these changes support a development approvals system that is faster, simpler, and more effective in supporting housing delivery.
- **Burnaby Housing Authority (BHA):** The City of Burnaby has created a new municipal housing authority to support the provision of diverse housing types across the city, with a focus on non-

market and market rental housing, and non-market home ownership. The BHA is currently building capacity and securing capital and resources and has taken a leading role in the "Big Bevan" city lands site, which will offer 181 family sized rental townhomes, some of which will be below market rents. The BHA has also advanced a project with two 6 storey apartment buildings and a total of 204 units, which is anticipating final adoption of the rezoning bylaw on February 24, 2026. Both projects are undertaking site preparation activities to be ready for construction in 2026.

- **Zoning Bylaw updates - Replacement Rental Unit:** The City of Burnaby will be updating the Zoning Bylaw to include regulations for replacement rental units when redevelopments of purpose-built rental buildings have existing tenants. This work corresponds with the City's transition from the existing Tenant Assistance Policy to the anticipated Tenant Protection Bylaw in 2026.
- **Tenant Protection Bylaw: Tenant Protection Bylaw:** The City of Burnaby is developing a Tenant Protection Bylaw and associated Development Permit Area to replace the Tenant Assistance Policy. The Tenant Protection Bylaw will establish a formal enforcement framework and expand tenant protections to developments that do not require rezonings. This bylaw is expected to be presented to Council's consideration in 2026.

B) Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

- **Kwasən Village Master Plan (Willingdon Lands):** In October 2024, Burnaby City Council approved the Indigenous-owned phased Kwasən Village Master Plan on the Willingdon Lands. This site is jointly owned by Musqueam Indian Band, Tsleil-Waututh Nation, and Aquilini Development, and will include more than 5,000 housing units in addition to parks, commercial, and retail space. Phase 1, Phase 2, and Phase 3-7 were initiated as site-specific rezonings; they are included in this Interim Progress report as they have all received Final Adoption and have Building Permits either under review or issued.

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Report the number of approved applications issued by type since the effective date of the HTO. Each project should only be recorded once for the **most current** application type. Provide the estimated number of new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning	Development Permit	Building Permit	Total
Applications	38		181	219
New Units	24,287	-	11,674	35,961

Unit Breakdown



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

Units by Size				
Studio	3,268	-	1,680	4,948
One Bedroom	11,275		4,234	15,509
Two Bedroom	7,843		4,192	12,035
Three Bedroom	1,901		1,198	3,099
Four or More Bedroom ¹	*Included in Three Bedroom row above		*Included in Three Bedroom row above	-
Units by Tenure				
Rental Units ² – Total ²	7,004	-	3,838	10,842
Rental – Purpose Built	6,886		3,734	10,620
Rental – Secondary Suite	-		104	104
Rental – Accessory Dwelling	-		*See Section 7 Methodology Notes	-
Rental – Co-op	118		-	118
Owned Units	17,283		7,836	25,119
Units by Rental Affordability				
Market	3,765	-	2,189	5,954
Below Market ³ - Total	181		191	372
Below Market - Rental Units with On-Site Supports ⁴	73		111	184
<p>Note: The City of Burnaby does not currently require Development Permits as part of the development application process. The City is in the process of creating three new Development Permit categories: (1) Form and Character, (2) Streamside, and (3) Tenant Protection. These Development Permits are anticipated to be implemented in July 2026, and data related to Development Permits will be included in future reports.</p>				

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS		
<p>A) Indicate the number of applications and the estimated number of proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.</p>		
	Applications Withdrawn	Applications Not Approved



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

Applications	0	0
Proposed Units	0	0

B) Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

N/A

Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to the municipality’s effort and progress toward achieving the housing target.

Methodological notes:

- “Below Market Units,” as defined by the province, are interpreted in this report to be rent geared to income units, and the dataset has been organized accordingly throughout the analysis.
- Secondary suites are currently tracked through Building Permits; however, there is no mechanism to confirm that legally authorized suites are being rented for residential purposes. This report includes all legal secondary suites that have been completed or are currently under construction for this reporting period, with the assumption that they are being rented.
- In Section 5, units recorded under “Rezoning” have received Final Adoption and have either not yet initiated a Building Permit application or have a Building Permit under review at the time of this Interim Report.
- Unit breakdowns in Sections 3 and 5 do not align precisely with the unit totals. This is because the granular data entered in the City’s tracking system may change as projects progress to the Building Permit stage. As a result, the unit totals, derived directly from permit data, represent the more accurate figures.
- Only projects that have undergone a rezoning process are included in the unit breakdowns presented in Sections 3 and 5. Projects that proceed directly to the Building Permit stage, which include Small-scale Multi-unit Housing, are excluded from these breakdowns, as the City does not currently track granular unit data through permits.
- Under the City of Burnaby Tenant Assistance Policy and Inclusionary Zoning regulation, some non-market rental units, provided as replacement rental units, will revert to market rental at turnover; the City is working toward improving data collection to track these changes to ensure accurate data collection over time.
- For Master Plans currently underway across the City, only unit data related to site-specific rezonings that are in-stream have been included in this Interim Report. Many units in the City’s Master Plans are part of future phases that are either currently advancing through the rezoning process or have not yet been initiated.
- In June 2024, the City of Burnaby amended the Zoning Bylaw to permit Small scale Multi Unit Housing (SSMUH) within single and two-family Zoning Districts. Projects that applied for a

Building Permit after the adoption of the City's SSMUH regulation through the R1 zoning district will classify accessory dwelling units as primary dwelling units. Accessory dwelling units in single or multi-family projects that were issued a Building Permit prior to June 2024 are also now classified as primary dwelling units in the City's data tracking systems.

- The City of Burnaby's Inclusionary Zoning requirements and Tenant Assistance Policy mandate the provision of affordable rental housing in eligible new developments. The City's inventory of existing and in-stream inclusionary and nonmarket units is broader in scope than the reporting requirements for Below Market units in this Housing Target Order form. Work is currently underway to enhance tracking systems to better capture the full range of affordability levels within Burnaby's purpose built rental housing stock.
- **Transition from FAR-based to Height-based development framework:** Since the adoption of the Height-Based Development Framework in June 2025, many in-stream projects that were previously progressing under the former FAR -based development framework have opted to re-submit their rezoning applications under the new height -based approach. As a result, a significant number of these units are still advancing through their rezoning and have not yet received Final Adoption. Due to this, these units are not reflected in this Interim Report.

Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

If the housing target has not been met for the reporting period, please provide a summary of planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- dates of completion or other major project milestones;
- links to any publicly available information; and
- the number of units anticipated by completing the action.

NOTE: THIS SECTION IS NOT APPLICABLE FOR INITIAL SIX-MONTH REPORTING.

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:
Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:
<i>*Copy/Paste above description tables as needed</i>	

¹ If needed due to data gaps, it is acceptable to report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.

² **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.

³ **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.

⁴ **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.