

HAF Action Plan Summary – Burnaby, BC

Explanatory Notes:

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

Initiative 1: Laneway Housing and Suites in Semi-Detached Homes Program

Introducing a program to allow laneway homes and suites for semi-detached homes with laneway access (*implemented in 2023*).

- This zoning bylaw change allows density of up to 4 units (two semi-detached primary units, each with one suite per unit) per eligible lot as-of-right.

Initiative 2: Additional Units in Low Density Areas

Expanding missing middle housing to all low-density neighbourhoods as-of-right (*implementation through 2024*).

- Additional zoning bylaw changes will introduce 3 to 4 unit multiplexes on single detached lots, and expand permissions for laneway housing and suites in semi-detached homes to properties without lane access.

Initiative 3: Burnaby Housing Authority

Creating a new arms-length municipal housing corporation to play a direct role in facilitating new affordable housing (*implementation through 2024, and beyond*).

- The new Burnaby Housing Authority will form partnerships with other levels of government, non-profits and private housing developers to deliver new non-market rental and ownership housing, in addition to affordable market rentals.
- The City will provide access to lands, expedited approvals, and capital and operating funding through a partnering agreement with the new corporation.

Initiative 4: Development Approval Process Improvements

Reducing approval times by improving and simplifying the development review process (*implementation through 2024*).

- Burnaby has already completed an initial phase of process improvements.
- This initiative will accelerate and deliver additional improvements that were not implemented in the first phase with a focus on system-wide improvements for all permit types including faster processing of smaller and larger scale developments in Burnaby.

Initiative 5: Zoning Bylaw Update

Updating and modernizing planning rules to allow more housing variety (*implementation through 2025*).

- A comprehensive zoning bylaw update will simplify planning rules and reduce the time it takes to approve new housing.
- This initiative is aligned with the City's Official Community Plan (OCP) update, which will consider new housing opportunities such as multi-unit housing near rapid transit and multi-unit missing middle housing in transition areas between high-density and low-density neighbourhoods.

Initiative 6: Technology Solutions to Improve Building Permit Processing

Leveraging new technologies to improve digital permitting and reduce approval timelines (*implementation through 2025*).

- Burnaby will explore and implement new technology solutions such as zoning compliance software and artificial intelligence chatbots to improve customer service during the permitting process.

Initiative 7: Pre-Zoning Project

Pre-zoning a specific area of the city to allow more multi-family homes as-of-right (*implementation through 2025*).

- Burnaby will identify a specific area to proactively “pre-zone” for multi-unit housing. With this in place property owners will not need to go through site-specific rezoning approvals.
- The City will introduce development permits and design guidelines for this pre-zoned area to increase transparency and allow delegation of development approval to staff based on compliance with Council-approved guidelines.
- The pilot project may be expanded to additional areas of Burnaby in the future.