

Webinar

ULI British Columbia: City of Burnaby Rental Use Zoning Policy Review

Date: December 06, 2022

00:00:38 --> 00:00:41: All right, everyone, let's get started. I'd like to welcome
 00:00:42 --> 00:00:46: you to today's ULIBC professional development event where
 we are
 00:00:46 --> 00:00:50: covering having a presentation and discussion and panel
 group on
 00:00:50 --> 00:00:54: the city of Barnaby's rental use zoning policy review. Before
 00:00:54 --> 00:00:57: we get going with that, I do want to make
 00:00:57 --> 00:00:57: sure that we.
 00:00:58 --> 00:01:01: Acknowledge that the city of Vancouver, which is where I
 00:01:01 --> 00:01:04: am and I guess where ULIBC is technically located is
 00:01:05 --> 00:01:09: situated on the unseated traditional territories of the
 Musqueam, Squamish
 00:01:09 --> 00:01:13: and similar tooth nations. And that you may be calling
 00:01:13 --> 00:01:16: in or zooming in from another location. And that that
 00:01:16 --> 00:01:20: is may well be the traditional territory and unseated territory
 00:01:20 --> 00:01:23: of another nation here. And that we would like to
 00:01:23 --> 00:01:27: acknowledge that as well. We have a great presentation for
 00:01:27 --> 00:01:28: you today.
 00:01:28 --> 00:01:31: We go any further. My name is Stuart Somerville and
 00:01:31 --> 00:01:35: I'm the moderator. I'm a professor at the Sauder School
 00:01:35 --> 00:01:38: of Business. UBC have had a long association with ULIBC, I
 00:01:38 --> 00:01:42: was part of the original Advisory Board and it's thrilled
 00:01:42 --> 00:01:45: to be able to be engaging with this great organization
 00:01:45 --> 00:01:46: today.
 00:01:47 --> 00:01:50: We have three excellent, well informed people who are going
 00:01:50 --> 00:01:54: to be the panelists for today's presentation. We're coming
 from
 00:01:54 --> 00:01:58: three different perspectives, and I think that means that we'll
 00:01:58 --> 00:02:02: have a great discussion here because they're all engaged
 with

00:02:02 --> 00:02:07: the policy, but from a being essentially representing different stakeholders.

00:02:07 --> 00:02:09: We have Ahmed Omran, who is a planner with a

00:02:09 --> 00:02:13: success, and Ahmed will tell you about his background.

00:02:14 --> 00:02:15: Maybe now would be a good time.

00:02:15 --> 00:02:18: Sure. Thanks. So my name is Omar, and I'm the

00:02:18 --> 00:02:22: director of Community real estate and asset management for success,

00:02:22 --> 00:02:26: which is for nonprofits. So it's a multifaceted nonprofit that

00:02:26 --> 00:02:27: deals with.

00:02:29 --> 00:02:33: Social services and settlement services for you covers long term

00:02:33 --> 00:02:37: care for seniors and My Portfolio, which is the affordable

00:02:37 --> 00:02:40: housing. Before that I was with BC housing for seven

00:02:41 --> 00:02:45: years and that's how I first started the affordable housing

00:02:45 --> 00:02:45: career.

00:02:46 --> 00:02:50: Excellent. We have Andrew Brown, who's the director of development

00:02:50 --> 00:02:53: here in the Lower Mainland, I think more broadly for

00:02:53 --> 00:02:56: Starlight investments, so the private sector.

00:02:57 --> 00:03:00: Yeah, thank you. I'm Andrew Brown. I. So I'm a

00:03:00 --> 00:03:04: director of development with Starlight Developments, that development division of

00:03:04 --> 00:03:09: Starlight Investments. We're Canadian asset manager first and foremost and

00:03:09 --> 00:03:12: we have the the privilege of operating over 70,000 apartments

00:03:13 --> 00:03:15: across the US and Canada, 60,000 plus of those in

00:03:15 --> 00:03:19: Canada. So we're active, we're very active in British Columbia,

00:03:19 --> 00:03:23: companies based in Toronto and that's where also a large

00:03:23 --> 00:03:25: number of units are. We also have a lot of

00:03:25 --> 00:03:27: activity in really smaller markets.

00:03:28 --> 00:03:31: So a lot of northern markets in the territories as

00:03:31 --> 00:03:35: well and and smaller in remote communities. So we operate

00:03:35 --> 00:03:38: at really large metropolitan scale as well as very small

00:03:39 --> 00:03:41: or rural areas as well and we have a pretty

00:03:41 --> 00:03:42: good window on.

00:03:43 --> 00:03:46: On uh the the the joys and challenges of of

00:03:46 --> 00:03:47: rental housing across the country.

00:03:49 --> 00:03:52: Prior to this, I worked in municipal planning and consulting

00:03:52 --> 00:03:52: as well.

00:03:53 --> 00:03:56: Wonderful. And from the City of Burnaby Burnaby, we have

00:03:56 --> 00:03:57: Wendy Tay, Wendy.

00:03:59 --> 00:04:02: Hi everyone, I'm Wendy C, senior housing planner at the
00:04:02 --> 00:04:05: City of Burnaby. My housing team and I have helped
00:04:05 --> 00:04:08: to shape this policy and we implement it and now
00:04:08 --> 00:04:11: we're reviewing it after a 2 year time period. So
00:04:11 --> 00:04:13: I'm happy to be part of this discussion and hear
00:04:14 --> 00:04:16: from the the panelists as well as the the people
00:04:16 --> 00:04:19: who have joined and and really get your thoughts on
00:04:19 --> 00:04:22: how Burnaby is doing and what we can improve on.
00:04:24 --> 00:04:27: Let me remind all those participating that we definitely want
00:04:28 --> 00:04:30: to hear from you and we would like to know
00:04:30 --> 00:04:33: if you have any questions, but please do those in
00:04:33 --> 00:04:37: the chat function and then Katrina and Robin will have
00:04:37 --> 00:04:41: the responsibility of sorting those and figuring out which
00:04:41 --> 00:04:44: questions
00:04:44 --> 00:04:47: will then package at the end for the panelists if
00:04:47 --> 00:04:51: time allows us. So with I think that sort of
00:04:51 --> 00:04:54: covers that introduction. I think, Wendy, you were going to
00:04:54 --> 00:04:58: give everybody a refresher on the city of
00:05:02 --> 00:05:05: Barnaby's recent policy developments in the rental housing
00:05:05 --> 00:05:08: inspector sphere.
00:05:08 --> 00:05:12: Yes. So I just wanted to note that we are
00:05:12 --> 00:05:15: working on a policy review currently. So I'm going to
00:05:15 --> 00:05:18: be sharing the existing policy as well as the scope
00:05:18 --> 00:05:22: of work that the policy review is going to cover.
00:05:22 --> 00:05:25: We're not at the point yet that that we're, you
00:05:25 --> 00:05:28: know we're able to share what is coming forward, but
00:05:28 --> 00:05:31: as part of this discussion we are getting feedback and
00:05:31 --> 00:05:32: so I know there's a lot of a lot of
00:05:32 --> 00:05:35: opinions about it. So I'm excited to hear where this
00:05:35 --> 00:05:36: conversation.
00:05:38 --> 00:05:41: Those and to really incorporate that into the work that
00:05:41 --> 00:05:44: we're doing.
00:05:44 --> 00:05:48: So to provide some context, really the rent to zoning
00:05:48 --> 00:05:51: policy as well as some of the other major housing
00:05:51 --> 00:05:55: policies that came into play in Burnaby really happened in
00:05:55 --> 00:05:59: a very specific context. It was during a time in
00:05:59 --> 00:06:03: sort of the, you know right before the 2018 municipal
00:06:03 --> 00:06:07: election there was significant loss of purpose built rental units
00:06:07 --> 00:06:08: in the City of Burnaby, specifically in our Metro Town
00:06:08 --> 00:06:11: neighborhoods where we saw a lot of displacement of lower
00:06:11: income tenants.
Through that and through the election we did get a

00:06:11 --> 00:06:15: new mayor and and new members of Council that really
00:06:15 --> 00:06:18: became engaged on housing and wanting the the city to
00:06:18 --> 00:06:21: do more in terms of creating rental housing as well
00:06:21 --> 00:06:25: as protecting tenants. So the the mayor convened the
mayor's
00:06:25 --> 00:06:28: task force on Community Housing in conjunction there was a
00:06:28 --> 00:06:32: your voice your home public engagement process which was
the
00:06:32 --> 00:06:36: largest public engagement process the city has ever done on
00:06:36 --> 00:06:37: housing and through that.
00:06:38 --> 00:06:41: This was where a lot of the ideas came from.
00:06:41 --> 00:06:44: Firstly to do a more robust tenant assistance policy, which
00:06:44 --> 00:06:48: is made of, you know, possible through the rent to
00:06:48 --> 00:06:49: zoning policy.
00:06:49 --> 00:06:53: In addition to looking at ways to increase additional density
00:06:53 --> 00:06:57: for projects with below market rental units. So that is
00:06:57 --> 00:07:00: what the rental zoning policy does. So really it was
00:07:00 --> 00:07:03: it came out of a very specific place and we
00:07:03 --> 00:07:06: have really tailored our policy to meet those goals of
00:07:06 --> 00:07:08: Council and the Community.
00:07:09 --> 00:07:13: So the cities eventually zoning policy has four streams. The
00:07:13 --> 00:07:16: first stream which is replacement ties really closely with our
00:07:16 --> 00:07:20: tenant assistance policy. I'm not sure if everyone knows, but
00:07:20 --> 00:07:23: Burnaby has one of the most I guess supportive tenant
00:07:23 --> 00:07:27: assistance policies in all of Canada. Tenants are provided
rent
00:07:27 --> 00:07:30: top ups during sort of the interim period of when
00:07:30 --> 00:07:34: they're displaced when they can move into a replacement
unit,
00:07:34 --> 00:07:37: which is basically meant to be like a forever home
00:07:37 --> 00:07:40: for these tenants and that they can return to the
00:07:40 --> 00:07:40: same community.
00:07:41 --> 00:07:43: And be renting the unit at rent very similar to
00:07:43 --> 00:07:47: what they were paying when they were displaced. So under
00:07:47 --> 00:07:50: the rental zoning policy under the stream, any rental units
00:07:50 --> 00:07:53: lost to redevelopment must be replaced on a 1 to
00:07:53 --> 00:07:53: one basis.
00:07:54 --> 00:07:57: In addition to that, we have stream 2 which is
00:07:58 --> 00:08:02: inclusionary. So new multifamily developments must include
20% of their
00:08:02 --> 00:08:06: units as rental and these rental units must be rented
00:08:06 --> 00:08:09: at below market rates, which is specifically 20% below
CMHC

00:08:10 --> 00:08:11: market median in Burnaby.

00:08:12 --> 00:08:15: And then the third stream is really to take advantage

00:08:15 --> 00:08:18: of the unused density that we have in our commercial

00:08:19 --> 00:08:22: zones. And as long as the commercial density is utilized

00:08:22 --> 00:08:25: up to 51%, the remaining 49% of the commercial density

00:08:25 --> 00:08:29: could be used to construct market rental housing. So we

00:08:29 --> 00:08:32: are seeing take above that and then the 4th stream

00:08:32 --> 00:08:36: which is the protectionary stream that is something that city

00:08:36 --> 00:08:39: hasn't quite completed the work on. This is meant to

00:08:39 --> 00:08:42: look at ways of protecting existing rental buildings.

00:08:43 --> 00:08:46: But again, we've had so much interest in all the

00:08:46 --> 00:08:49: other streams that really we we've taken a step back

00:08:49 --> 00:08:52: from the protection area and we will explore that further

00:08:52 --> 00:08:55: as we kind of work through what the new iteration

00:08:55 --> 00:08:57: of the rental zoning policy will look like.

00:08:59 --> 00:09:02: So a lot of people ask how does Burnaby make

00:09:02 --> 00:09:06: this happen and it's really we provide density. Burnaby has

00:09:06 --> 00:09:10: a very I guess kind of unique development pattern will

00:09:10 --> 00:09:14: be we concentrate all of our growth primarily in our

00:09:14 --> 00:09:17: four town centers. So in these town centers we do

00:09:18 --> 00:09:21: see quite high densities and that's an example on on

00:09:21 --> 00:09:25: the slide that you're seeing for RM-5 zone. So in

00:09:25 --> 00:09:29: terms of you know we provide this density offset really

00:09:29 --> 00:09:30: to account.

00:09:30 --> 00:09:34: For the new affordability requirements that the city requires,

00:09:34 --> 00:09:36: another

00:09:37 --> 00:09:39: rent to zoning policy and you can see on the

00:09:39 --> 00:09:43: screen in front of you that really what the city

00:09:43 --> 00:09:47: has tried to do is create you know, different tranches

00:09:47 --> 00:09:50: of affordability within these communities. In Burnaby, we're

00:09:50 --> 00:09:53: looking at

00:09:53 --> 00:09:56: buildings that are you know, 5060 even 80 stories high.

00:09:56 --> 00:09:59: So we're we're seeing a lot of units and we

00:09:59 --> 00:10:00: do want to see a healthy mix of incomes within

00:10:01 --> 00:10:04: there. So the replacement units is mentioned are for tenants

00:10:04 --> 00:10:07: who were displaced.

00:10:07 --> 00:10:08: And are moving back in at rents similar to when

00:10:09 --> 00:10:12: they moved out. Our inclusionary is 20% below CMHC

00:10:12 --> 00:10:15: market

00:10:12 --> 00:10:15: median.

00:10:12 --> 00:10:15: We have an optional inclusionary stream which requires A1

00:10:12 --> 00:10:15: to

00:10:12 --> 00:10:15: one ratio of units at market rental and at CMHC

00:10:15 --> 00:10:19: market median. So that's if you have remaining RMR density
00:10:19 --> 00:10:22: that you didn't use to account for the replacement
inclusionary,
00:10:22 --> 00:10:25: you can take advantage of that. And then in terms
00:10:25 --> 00:10:29: of voluntary rental, that's the unused commercial density and
those
00:10:29 --> 00:10:31: can be rented at purely market rents.
00:10:33 --> 00:10:35: So in terms of progress to date, we've seen a
00:10:35 --> 00:10:39: lot of interest in our programs. We have over 12,000
00:10:39 --> 00:10:42: units that are in stream right now and of which
00:10:42 --> 00:10:45: if you look at it, there's a split between sort
00:10:45 --> 00:10:48: of market rental units and you can actually see that
00:10:48 --> 00:10:51: we're achieving more non market rental units and really of
00:10:52 --> 00:10:55: this you know 7600 or so non market rental units,
00:10:55 --> 00:10:58: 4895 have been achieved through our two zoning policy. So
00:10:58 --> 00:11:01: we're getting a lot of units being delivered to this
00:11:02 --> 00:11:02: program.
00:11:03 --> 00:11:07: That said, we we recognize that not everything is working
00:11:07 --> 00:11:10: perfectly and that is why we did tell Council we
00:11:10 --> 00:11:13: would review the policy with after two years of
implementation.
00:11:13 --> 00:11:16: I will note that two years is a really quick
00:11:16 --> 00:11:20: turnaround time that doesn't align with the development
cycle. So
00:11:20 --> 00:11:24: we haven't actually seen these buildings get to occupancy
yet,
00:11:24 --> 00:11:27: so we can't fully evaluate how it's been working. But
00:11:27 --> 00:11:29: one of the things you know that we do want
00:11:29 --> 00:11:33: to do is talk to the development community and nonprofit
00:11:33 --> 00:11:34: housing providers.
00:11:34 --> 00:11:37: As well as other levels of government to just get
00:11:37 --> 00:11:40: their experience to date and really help us shape this
00:11:40 --> 00:11:43: policy further. Also as part of this review we want
00:11:43 --> 00:11:46: to undertake financial analysis to evaluate whether or not the
00:11:46 --> 00:11:49: density provisions you know still are are feasible and and
00:11:49 --> 00:11:52: you know sort of achieving the goals of the rent
00:11:52 --> 00:11:53: to zoning policy.
00:11:54 --> 00:11:58: We've heard feedback from non market, non non profit
operators
00:11:58 --> 00:12:01: in terms of sort of the ownership and operational goals
00:12:01 --> 00:12:04: of these below market units. So we want further input
00:12:05 --> 00:12:08: on that. The City of Burnaby recently updated our tenant
00:12:08 --> 00:12:12: assistance policy, so we have to ensure that the policies

00:12:12 --> 00:12:15: are are continued to be aligned. And then we've heard
00:12:15 --> 00:12:18: feedback on a few other things. So some of the
00:12:18 --> 00:12:21: other things that we're exploring as part of this review
00:12:21 --> 00:12:24: is how to make 100% market rental projects.
00:12:24 --> 00:12:28: With inclusionary requirements feasible and Burnaby, it's
mainly a mix
00:12:28 --> 00:12:31: of strata and rental and you know we're not sure
00:12:31 --> 00:12:34: of the density offset works completely for market rental and
00:12:34 --> 00:12:38: then also exploring the minimum unit sizes for rentals as
00:12:38 --> 00:12:41: well as other livability considerations that have been brought
up
00:12:41 --> 00:12:42: by Council.
00:12:43 --> 00:12:46: So that's summarizes what City of Burnaby is doing and
00:12:46 --> 00:12:49: I look forward to the feedback as part of being
00:12:49 --> 00:12:50: on this panel.
00:12:51 --> 00:12:54: That's excellent. That's really, really exciting and the your
reward
00:12:54 --> 00:12:57: for doing that presentation is you get the first question.
00:12:58 --> 00:13:01: And so the first question and I think you touched
00:13:01 --> 00:13:04: a little bit on this in the presentation is what's
00:13:05 --> 00:13:08: the feedback that the city has received to date and
00:13:08 --> 00:13:11: I think you know across the spectrum of stakeholders, so
00:13:11 --> 00:13:15: would be interested there in you know market stakeholders,
developers,
00:13:16 --> 00:13:19: the non market providers, but also the citizens, you know
00:13:19 --> 00:13:23: the renters, people moving into the strata units. So the
00:13:23 --> 00:13:26: whole gamut of of people who would be interested in
00:13:26 --> 00:13:28: this and not just the sort of active.
00:13:28 --> 00:13:29: Market participants.
00:13:31 --> 00:13:33: Yeah, thanks Sir. So I would say in terms of
00:13:33 --> 00:13:36: I'll start with the renters because we know that really
00:13:36 --> 00:13:39: these policies like the rental zoning policy and the tenants
00:13:40 --> 00:13:43: distance policy really came out of Council's desire to you
00:13:43 --> 00:13:46: know, really meet the needs of tenants in especially in
00:13:46 --> 00:13:49: Metrotown, but in you know, across Burnaby. So in terms
00:13:49 --> 00:13:53: of the the provision of replacement rental units and
inclusionary
00:13:53 --> 00:13:56: rental units, that's very welcomed in Burnaby. We know
there's
00:13:56 --> 00:13:59: a great need for rental housing and even at the
00:13:59 --> 00:14:01: market level like we know that.
00:14:01 --> 00:14:05: There is housing need across all the different affordability
levels
00:14:05 --> 00:14:07: that are rent 2 zoning policy provides.

00:14:08 --> 00:14:12: In terms of non market, sorry nonprofit operators, that's one
00:14:12 --> 00:14:14: area that I think the city could have done a
00:14:14 --> 00:14:18: better job in in communicating what the rental zoning policy
00:14:18 --> 00:14:21: is. And really I think when we came up with
00:14:21 --> 00:14:24: the policy we really wanted it to be an organic
00:14:24 --> 00:14:27: kind of process where you know a developer may reach
00:14:27 --> 00:14:30: out to a nonprofit and they form you know sort
00:14:30 --> 00:14:33: of a a beautiful relationship and they come to the
00:14:33 --> 00:14:36: city and and say they want to work together and
00:14:36 --> 00:14:37: deliver these units.
00:14:38 --> 00:14:41: I think in reality it's been a bit more challenging
00:14:41 --> 00:14:44: because the city hasn't been explicitly clear about, you know,
00:14:44 --> 00:14:48: what does it mean? Like we're working through that right
00:14:48 --> 00:14:50: now with our housing agreements in terms of how do
00:14:50 --> 00:14:54: they actually operate this, especially when there are tenants who
00:14:54 --> 00:14:57: could come back and may not be income tested because
00:14:57 --> 00:15:00: they're returning tenant and that may not meet, say, a
00:15:00 --> 00:15:02: nonprofits mission and mandate.
00:15:03 --> 00:15:05: So we kind of recognize that, you know, we might
00:15:05 --> 00:15:07: have you know, not been as you know, sort of
00:15:07 --> 00:15:10: as great on our communications as we should have, which
00:15:10 --> 00:15:13: is what we're trying to do now. And I would
00:15:13 --> 00:15:15: say on the on sort of the developer side, we've
00:15:15 --> 00:15:18: noticed that you know, our policy hasn't completely missed the
00:15:18 --> 00:15:21: mark and that there's been no development that's come in.
00:15:21 --> 00:15:24: But we also recognize that a lot of them were
00:15:24 --> 00:15:27: already midstream. They were really kind of you know into
00:15:27 --> 00:15:29: the process and we want to make sure it works
00:15:29 --> 00:15:32: like that's why we're doing a financial analysis again on
00:15:32 --> 00:15:34: whether or not the density offset.
00:15:34 --> 00:15:37: It's enough to account for you know, sort of constructing
00:15:37 --> 00:15:41: these units and providing the units at the affordability levels
00:15:41 --> 00:15:44: the city requires. So overall the feedback I think has
00:15:44 --> 00:15:48: been mixed. We know that there are things that need
00:15:48 --> 00:15:50: to be improved upon, but overall I think we are
00:15:51 --> 00:15:54: meeting you know, really the goal of creating new rental
00:15:54 --> 00:15:55: housing in Burnaby.
00:15:56 --> 00:15:59: Excellent. So I I'm going to take advantage of my
00:15:59 --> 00:16:03: role here as moderator and before passing this on to
00:16:03 --> 00:16:07: Ahmed and Andrew for their stakeholder inputs on on on

00:16:07 --> 00:16:07: that.

00:16:08 --> 00:16:12: In terms of the sort of political dynamics, in terms

00:16:12 --> 00:16:15: of voters, how is that, you know, navigated? Because certainly

00:16:16 --> 00:16:19: when you looked at the the Broadway corridor plan in

00:16:19 --> 00:16:23: Vancouver, there were a lot of interesting views that existing

00:16:23 --> 00:16:26: residents have had put in. Have you gotten feedback, you

00:16:26 --> 00:16:30: know, from renters who are afraid of displacement, from the

00:16:30 --> 00:16:33: people who own units in those areas about how they

00:16:33 --> 00:16:34: feel about this?

00:16:36 --> 00:16:40: Yeah, I think because the tenant assistance policy came really

00:16:40 --> 00:16:43: like they were pretty much done at the same time

00:16:43 --> 00:16:46: there was assurance to to tenants you know that really

00:16:47 --> 00:16:50: they would be protected through this process. You know, they

00:16:50 --> 00:16:53: knew that they would be getting rent top ups, they

00:16:53 --> 00:16:57: would be getting a replacement unit which they could move

00:16:57 --> 00:16:59: back in if they choose to do so at rent

00:17:00 --> 00:17:02: similar to what they paid before. So in terms of

00:17:03 --> 00:17:06: I think that was how Council really kind of heard

00:17:06 --> 00:17:06: what the.

00:17:06 --> 00:17:09: You know, the renters in these areas were saying and

00:17:09 --> 00:17:12: they directed staff to do these policies to do that.

00:17:12 --> 00:17:15: I think in terms of the larger community, I think

00:17:15 --> 00:17:17: we're starting to hear some feedback in terms of you

00:17:18 --> 00:17:20: know how high is too high in Burnaby. You know,

00:17:20 --> 00:17:23: we do recognize what the density that there are some

00:17:23 --> 00:17:26: urban design and livability considerations that we have to take

00:17:26 --> 00:17:29: into account. So I think that's kind of the this

00:17:29 --> 00:17:32: time around as part of the policy review is you

00:17:32 --> 00:17:34: know, we we kind of know that we need density

00:17:34 --> 00:17:36: to make these projects happen.

00:17:37 --> 00:17:39: But whether or not there could be ways of sort

00:17:39 --> 00:17:42: of improving you know just the urban form whether you

00:17:42 --> 00:17:45: know because we're in some cases on these some of

00:17:45 --> 00:17:48: these larger sites what we get is a really tall

00:17:48 --> 00:17:51: strata building. But in terms of the non market housing

00:17:51 --> 00:17:55: it could actually be accommodated in a lower wood frame

00:17:55 --> 00:17:58: building and we know that you know there is economics

00:17:58 --> 00:18:01: to doing that. However in terms of you know sort

00:18:01 --> 00:18:04: of the urban form that we're creating having a six

00:18:04 --> 00:18:06: story next to A50 story building you know it's a
00:18:06 --> 00:18:07: pretty large.
00:18:07 --> 00:18:10: Gaps. So we're trying to figure out if there are
00:18:10 --> 00:18:13: ways to improve that in order to, you know, really
00:18:13 --> 00:18:16: create a, you know, a fully, you know, sort of
00:18:16 --> 00:18:20: sustainable and you know complete community within our
our town
00:18:20 --> 00:18:21: centers and beyond.
00:18:22 --> 00:18:25: Looks fantastic. So I'm going to want to encourage Ahmed
00:18:25 --> 00:18:28: and Andrew to jump in if they want to on
00:18:28 --> 00:18:31: anything that Wendy has to say. I mean ideally what
00:18:31 --> 00:18:35: we'd have here is a panel discussion rather than Q&A.
00:18:35 --> 00:18:38: I don't think that question, the first question sort of
00:18:38 --> 00:18:42: lends itself as much to discussion, but hopefully as we
00:18:42 --> 00:18:45: move forward. So Ahmed, the next question is for you
00:18:45 --> 00:18:48: and hopefully this, you know we can hear from Wendy
00:18:48 --> 00:18:51: and from Andrew and and and have that dialogue, how
00:18:51 --> 00:18:52: do you feel?
00:18:52 --> 00:18:56: But this type of policy is affecting the nonprofit sector
00:18:56 --> 00:19:00: in terms of the ability to deliver and operate affordable
00:19:00 --> 00:19:03: housing. These, you know, your ability to work in these
00:19:03 --> 00:19:07: properties that are mixed between strata and renter and how
00:19:07 --> 00:19:11: those dynamics work out, say compared to to buildings that
00:19:11 --> 00:19:13: are 100% rental or 100% affordable.
00:19:15 --> 00:19:19: Yeah. So at high level, any policy or initiative that
00:19:19 --> 00:19:23: would increase the number of affordable housings we are in
00:19:23 --> 00:19:25: favor of. And at a high level and you know,
00:19:26 --> 00:19:29: the more we can build the better and you know,
00:19:29 --> 00:19:32: we can tackle this housing crisis and the better we
00:19:32 --> 00:19:35: as a sector can, you know, can deliver on our
00:19:35 --> 00:19:36: mandate.
00:19:38 --> 00:19:39: There is a.
00:19:40 --> 00:19:44: An advantage of having the nonprofit work with the developer
00:19:44 --> 00:19:47: directly early on in the development to basically form a
00:19:47 --> 00:19:50: partnership and, and I think this is the intention of
00:19:50 --> 00:19:53: of Burnaby, is to leave it to the developer and
00:19:53 --> 00:19:56: the nonprofit to work together ahead of time.
00:19:56 --> 00:20:00: And meet each other's objectives and come up with the
00:20:00 --> 00:20:04: with the with the building that would work for both
00:20:04 --> 00:20:08: the the market rental the the condo side and the
00:20:08 --> 00:20:12: and and affordable housing and I think that that's great
00:20:12 --> 00:20:16: that's a really good approach there is you know.

00:20:17 --> 00:20:18: For for us.

00:20:19 --> 00:20:22: The most important part for for for a nonprofit is

00:20:22 --> 00:20:27: the financial sustainability and operational efficiency of that building after

00:20:27 --> 00:20:30: all. So whether it is an airspace parcel within a

00:20:30 --> 00:20:33: tower or a standalone building and not a huge difference

00:20:33 --> 00:20:37: between the two, there is a little bit more coordination

00:20:37 --> 00:20:39: that has happened if it is one big tower, but

00:20:39 --> 00:20:43: it's not, it's not so difficult that it would hinder

00:20:43 --> 00:20:46: because we understand that not every developer has a a

00:20:46 --> 00:20:49: large piece of land where they can have a standalone.

00:20:49 --> 00:20:52: Building and we would rather have an air space parcel

00:20:52 --> 00:20:55: within a tower than having nothing at all. So we

00:20:55 --> 00:20:58: understand the limitations of developers and we are, you know,

00:20:58 --> 00:21:01: more than happy to work with them within the building.

00:21:01 --> 00:21:04: With that said, if if we have a choice between

00:21:04 --> 00:21:07: scattered units within the tower or a block of units

00:21:07 --> 00:21:10: as an airspace parcel, you would rather have a block

00:21:10 --> 00:21:13: of units because what I mentioned about the operational efficiency

00:21:14 --> 00:21:16: to have all units beside each other and we have

00:21:16 --> 00:21:19: control over what happens in the corridors of that airspace.

00:21:20 --> 00:21:23: Parcel and most of the neighbors are under our management

00:21:23 --> 00:21:27: so we can deal with issues that arise much, much

00:21:27 --> 00:21:27: more.

00:21:27 --> 00:21:27: Efficient.

00:21:28 --> 00:21:30: Hope that answers the question.

00:21:30 --> 00:21:34: Next point, any comments on that from Andrew or Wendy?

00:21:36 --> 00:21:37: Yeah, I think the.

00:21:38 --> 00:21:41: The mechanics of how you combine rental or a market

00:21:41 --> 00:21:44: component, whether it's condo or rental and a non market

00:21:45 --> 00:21:49: component I think are often overlooked because they're quite complex.

00:21:49 --> 00:21:51: So when you have a large site like an Olympia

00:21:52 --> 00:21:54: tile size site which is one of the sites kind

00:21:54 --> 00:21:56: of in play in Burnaby.

00:21:56 --> 00:21:59: You build a bunch of condo towers, you portion off

00:21:59 --> 00:22:01: a piece of it for the affordable rental, the non

00:22:01 --> 00:22:04: market rental and it gets subdivided off and it's a

00:22:04 --> 00:22:06: six story wood frame and away you go. And so

00:22:06 --> 00:22:10: that's pretty straightforward. But like as you said Ahmed and

00:22:10 --> 00:22:12: as you alluded to Wendy on some of the smaller

00:22:12 --> 00:22:15: sites that can be a challenge. I think affordability you

00:22:15 --> 00:22:18: know anytime you have a mixed-use whether it's a cafe

00:22:18 --> 00:22:20: or or or or a rental component in otherwise strata

00:22:20 --> 00:22:23: building, there is going to be a long term insurance

00:22:23 --> 00:22:26: hit to that. It's going to impact operating expenses for

00:22:26 --> 00:22:27: both the rental operator.

00:22:28 --> 00:22:30: As well as the strata. So it's one of those

00:22:30 --> 00:22:33: things where, OK, we've combined them into one building, so

00:22:33 --> 00:22:36: we feel better about it urban design, but we've actually

00:22:37 --> 00:22:40: made 100% of those units less affordable to everybody

00:22:40 --> 00:22:43: because

00:22:43 --> 00:22:46: they're taking a bigger insurance hit, right. So some of

00:22:46 --> 00:22:49: these design objectives really need to be verified with on

00:22:49 --> 00:22:52: the ground realities of operating a building, be it a

00:22:52 --> 00:22:55: strata budget or or or a rental rental operator. And

00:22:55 --> 00:22:58: so, you know, like the 50 story versus 6 story

00:22:58 --> 00:23:00: thing, is that really what we should be focusing on?

00:23:00 --> 00:23:03: I, I, I you know I think the good news

00:23:03 --> 00:23:06: is there is hey we've got affordable housing built. It's

00:23:06 --> 00:23:09: not that well it should have been integrated in the.

00:23:09 --> 00:23:12: I think that's kind of nipping at the edges of

00:23:12 --> 00:23:15: what is otherwise a success story, right? So I do

00:23:15 --> 00:23:18: definitely feel, I think for the nonprofit operators where you,

00:23:18 --> 00:23:21: where you have a situation where you're.

00:23:21 --> 00:23:24: Our expenses are growing every month, every year, but your

00:23:24 --> 00:23:27: revenues are strictly capped, you know 100% from our

00:23:27 --> 00:23:30: building

00:23:30 --> 00:23:33: that can very quickly turn into, it doesn't take many

00:23:33 --> 00:23:36: changes in cap rates, interest rates, loan renewals,

00:23:36 --> 00:23:39: maintenance costs,

00:23:39 --> 00:23:42: utilities, insurance. Pretty soon you're underwater and you're

00:23:42 --> 00:23:45: having, you're

00:23:45 --> 00:23:48: dipping below your your your covenants to your lenders and

00:23:48 --> 00:23:51: then what do you do you got to make some

00:23:51 --> 00:23:54: phone calls and figure it out the buildings there people

00:23:54 --> 00:23:57: are in it.

00:23:57 --> 00:24:00: So someone's taking a bath. Right on on a mix.

00:24:00 --> 00:24:03: Circumstance where you have you know let's say 80%

00:24:03 --> 00:24:06: market

00:24:06 --> 00:24:09: whether it's.

00:24:09 --> 00:24:12: Well 80% market rental and 20% non market at least

00:24:12 --> 00:24:15: you could maybe hope the market rents help defray the

00:24:15 --> 00:24:18: losses on, on the on the on the growth and

00:24:04 --> 00:24:08: operating expense. But if you don't have that market component

00:24:08 --> 00:24:11: to kind of cross your fingers and hope it works

00:24:11 --> 00:24:13: out, I think it's it can be, it can get

00:24:13 --> 00:24:17: serious really quickly on balancing operating expenses and revenue.

00:24:19 --> 00:24:19: Excellent.

00:24:20 --> 00:24:22: What do you comment or we'll go on to the

00:24:22 --> 00:24:22: next question.

00:24:25 --> 00:24:28: I I just want to say this is feedback that

00:24:28 --> 00:24:31: we we've definitely heard. So we'll we'll definitely take it

00:24:31 --> 00:24:34: into account as we work on the policy review.

00:24:35 --> 00:24:38: It is. It is challenging and I think one of

00:24:38 --> 00:24:40: the things in terms of this policy review that we

00:24:40 --> 00:24:43: won't be able to answer because it's only been two

00:24:43 --> 00:24:46: years. It's kind of what Andrew alluded to like us,

00:24:46 --> 00:24:49: we see cost going up. It's just whether or not

00:24:49 --> 00:24:53: these projects have been approved, whether or not they'll actually

00:24:53 --> 00:24:54: move forward. So we're.

00:24:54 --> 00:24:56: Definitely difference between instream and built right?

00:24:56 --> 00:25:00: Yeah. So we're definitely keeping an eye on that, again

00:25:00 --> 00:25:04: because our policies are our tenant assistance policy and zoning

00:25:05 --> 00:25:05: policy.

00:25:05 --> 00:25:08: They're so linked together that has major impacts on you

00:25:08 --> 00:25:11: know tenants who are kind of you know living an

00:25:11 --> 00:25:14: interim housing as we call it before they can move

00:25:14 --> 00:25:16: in. But as well as as well as you know

00:25:16 --> 00:25:19: the rezoning applicants who have come forward and are paying

00:25:19 --> 00:25:22: the rent top ups that's a that's a large expense.

00:25:22 --> 00:25:24: So we recognize that you know our policies have you

00:25:25 --> 00:25:27: know sort of a real impact and as we're looking

00:25:27 --> 00:25:30: at interest rates go up in construction costs go up,

00:25:30 --> 00:25:32: it does make us a bit nervous as to what

00:25:32 --> 00:25:35: is going to happen with these buildings that are in

00:25:35 --> 00:25:35: stream.

00:25:36 --> 00:25:38: And whether or not they will actually get built quickly.

00:25:39 --> 00:25:41: I think the policy review is important. I think these

00:25:41 --> 00:25:43: things, you know, in my 20s I thought I knew

00:25:43 --> 00:25:46: everything. And now I know the more I know every

00:25:46 --> 00:25:48: day, the the more I know I know nothing, right?

00:25:48 --> 00:25:50: And so I kind of go through as I work
00:25:50 --> 00:25:52: on projects, like every day I'm more and more humble.
00:25:52 --> 00:25:55: But you know, you you learn very quickly that things
00:25:55 --> 00:25:58: take unanticipated turns and flexibility is very important.
Which isn't
00:25:58 --> 00:26:01: to say you don't have principles or goals, but you
00:26:01 --> 00:26:03: need to recognize when when things are not kind of
00:26:03 --> 00:26:06: slotting into the boxes you thought they were going to,
00:26:06 --> 00:26:08: right. And so I think, you know, it's obvious to
00:26:08 --> 00:26:09: me as a as a.
00:26:09 --> 00:26:12: As a as an individual you know that the whole
00:26:12 --> 00:26:14: process of of change in Metro channel is quite traumatic
00:26:14 --> 00:26:17: for a lot of people right and and it's just
00:26:17 --> 00:26:19: in hindsight and even at the time I mean it
00:26:19 --> 00:26:21: was just way too much change in in in rental
00:26:21 --> 00:26:24: stock that was affordable because it was existing. It's like
00:26:24 --> 00:26:27: an old used car it's it's it's affordable right. And
00:26:27 --> 00:26:30: you know now those units were not in great shape
00:26:30 --> 00:26:32: so so that would have had been dealt with eventually
00:26:32 --> 00:26:35: that was not that was some of that housing was
00:26:35 --> 00:26:38: really barely only technically habitable right. But it was still
00:26:38 --> 00:26:39: housing people.
00:26:40 --> 00:26:42: And so, you know, I think the policy's reaction to
00:26:43 --> 00:26:46: that is kind of natural and understandable. And to my
00:26:46 --> 00:26:48: mind, it has two purposes. One would be to help
00:26:48 --> 00:26:51: put an immediate stop to some of those issues that
00:26:51 --> 00:26:55: were accelerating pretty rapidly in terms of just loss of
00:26:55 --> 00:26:55: stock.
00:26:56 --> 00:26:58: And then secondly, I think.
00:26:59 --> 00:27:01: Which as a force would be to kind of reduce
00:27:01 --> 00:27:04: rate of change, right, and to make it more difficult.
00:27:04 --> 00:27:07: But then I think longer term, the the rest of
00:27:07 --> 00:27:10: the policy needs to really facilitate construction of new rental
00:27:10 --> 00:27:13: housing and new long-term. Otherwise we're never going to
get
00:27:14 --> 00:27:16: out of that shortage, right. If we make it so
00:27:16 --> 00:27:19: hard to build anything that you can't build anything, well,
00:27:19 --> 00:27:21: the policy may actually be a net.
00:27:22 --> 00:27:24: Negative you know in in, in in in terms of
00:27:24 --> 00:27:27: you know doing nothing might have delivered more housing
in
00:27:27 --> 00:27:29: a sense. Right. So and and that's that's a difficult
00:27:30 --> 00:27:32: balance to make and you know I certainly applaud the

00:27:32 --> 00:27:34: city's attempts to to get it right and I think
00:27:35 --> 00:27:37: you know they're close but the flexibility and the review
00:27:37 --> 00:27:40: and and I think just an open mindedness. You know
00:27:40 --> 00:27:43: if someone's coming in the door whether they're a nonprofit
00:27:43 --> 00:27:45: or or a market developer saying hey here's a here's
00:27:46 --> 00:27:49: a unique circumstance where the policy doesn't really work. I
00:27:49 --> 00:27:51: don't think the way really any of us thought it
00:27:51 --> 00:27:51: would.
00:27:52 --> 00:27:55: Um, I think it's important that those conversations, those
sites,
00:27:55 --> 00:27:58: be able to move forward and get tested at Council.
00:27:58 --> 00:28:01: And then ultimately it's a political decision that it is
00:28:01 --> 00:28:03: what it is. But, you know, like I said, every
00:28:03 --> 00:28:05: day I wake up, realize that I know less and
00:28:05 --> 00:28:08: less. And so there's a I think sometimes as planners
00:28:08 --> 00:28:11: we think we're too clever and it's just not how
00:28:11 --> 00:28:12: the world works.
00:28:13 --> 00:28:16: Great thing is you get to my age. You actually
00:28:16 --> 00:28:19: know nothing. So you know it's a process. So that
00:28:19 --> 00:28:23: your reward for that wonderful observation is you get the
00:28:23 --> 00:28:26: next question. And you know and I think this is
00:28:26 --> 00:28:29: really sort of focusing a little bit on what you
00:28:29 --> 00:28:32: talked about, which is how does it play out.
00:28:33 --> 00:28:38: For market developers, actual ability to deliver properties. So
when
00:28:38 --> 00:28:42: you have this type of mandated inclusionary policy on on
00:28:42 --> 00:28:47: rental where there's a mandatory inclusion of in whatever
framework
00:28:47 --> 00:28:51: it has for existing resident existing tenants or for other
00:28:51 --> 00:28:56: types of affordable units, how does that actually interact and
00:28:56 --> 00:29:00: play out and affect your ability to deliver units doesn't
00:29:00 --> 00:29:03: affect what type of buildings ones.
00:29:03 --> 00:29:06: Looking for, I realize it's Starlight is mainly in in
00:29:06 --> 00:29:08: the in the 100% rental space, but maybe if you
00:29:08 --> 00:29:11: could also comment on on how this affects the rental
00:29:11 --> 00:29:14: versus STRATA balance in terms of of the development
pipeline
00:29:14 --> 00:29:15: that'd be awesome.
00:29:16 --> 00:29:18: Yeah, I can speak to that. So I mean, jumping
00:29:18 --> 00:29:22: way backwards, I mean there's this whole development
should pay
00:29:22 --> 00:29:25: for growth kind of mindset, right, the cost of growth.
00:29:25 --> 00:29:27: And so that's what you see in the DC program,

00:29:27 --> 00:29:29: right. Hey, we need to extend a new trunk main.

00:29:30 --> 00:29:33: It costs \$4 million. We notionally predict how much development will occur in that sector. We divide it by the number of units. It's 4 grand a unit, whatever. And I think but in the industry, we all know that's not really how it works. Development pays for cost of growth and then some, right? That's CAC amenity. Charges development has been subsidizing existing residents for decades in terms of goodies, rec centers, all sorts of things that are underfunded services that existing residents don't pay for. And it's a tax on newcomers. It's a tax on new development. It increases the cost of new housing. Is that right? Is it wrong? I don't know. It's a philosophical kind of argument more than anything. Similarly with when you look at inclusionary housing. Is that something that's purely the cost of new development because it increases the cost of housing. If someone, you know that if 20% of your units have to be sold at a loss, 80% of the other units go up in price. It's just the way it is. You squeeze the balloon, it's got to go somewhere. So you know, the extent to which that's something that should be entirely borne by new development, I think is a question that we've not really talked about enough. We've just kind of assumed the answer. I'd like to see, as we did decades ago, more involvement from the provincial and federal governments. We've seen some of that in terms of preferential financing. So the feds have stepped up with programs like MSI select on the rental side. I'm not as knowledgeable in strata side about how they hide that off the piece that is non condo that becomes rental. What they don't do is there's there's really no capital injections. So even after the preferential financing is usually an equity gap that needs to be filled by somebody typically the developer and that increases again the cost of the other house in their building. Umm.

00:31:13 --> 00:31:17: But I think flexibility would be the key. So when
00:31:17 --> 00:31:20: you when you've got a large site, an old car
00:31:20 --> 00:31:24: dealership, Dairyland plant, whatever you you can build your
condo
00:31:25 --> 00:31:28: towers, you can draw a box around a piece of
00:31:28 --> 00:31:31: dirt for A6 story, wood frame rental, pivot off. It's
00:31:32 --> 00:31:35: neat and tidy and it costs money, but it all
00:31:35 --> 00:31:36: works out often.
00:31:37 --> 00:31:39: And then I think when you get into a pure
00:31:40 --> 00:31:42: rental model like ours, you know, we just don't have
00:31:42 --> 00:31:45: the same returns as a condo developer. So if if
00:31:45 --> 00:31:48: a 20% metric was determined through economic analysis to
work
00:31:48 --> 00:31:51: for the condo model it, it doesn't really work for
00:31:51 --> 00:31:54: a pure rental model. It's quite, quite costly. And especially
00:31:54 --> 00:31:56: where we have, you know, we have a large infill
00:31:57 --> 00:31:59: project in Burnaby where we're also on the hook for
00:31:59 --> 00:32:02: significant building upgrades like I think we need to spend
00:32:02 --> 00:32:04: about 40 million bucks before we.
00:32:05 --> 00:32:07: You don't do a single thing on any new unit
00:32:07 --> 00:32:11: in terms of enabling works, utilities and seismic upgrades and
00:32:11 --> 00:32:14: all manner of, you know, code, standpipes, all sorts of
00:32:14 --> 00:32:15: good stuff.
00:32:16 --> 00:32:19: Umm, so those are additional costs we have to absorb
00:32:19 --> 00:32:21: as well and still do the 20% that the condo
00:32:22 --> 00:32:25: developer have to. So that's where depending on your
different
00:32:25 --> 00:32:29: revenue model things can get unrealistic and you know the
00:32:29 --> 00:32:32: the, the policy was not modeled for that, it was
00:32:32 --> 00:32:34: modeled for you know you have a large site.
00:32:35 --> 00:32:38: You're building condos and to that extent it kind of
00:32:38 --> 00:32:41: works. I think there's implementation details which Wendy, I
know
00:32:41 --> 00:32:45: you've talked about and you guys are living or breathing
00:32:45 --> 00:32:47: every day about how you get, you know your your
00:32:47 --> 00:32:50: matchmaking service between a nonprofit operators and so
on.
00:32:52 --> 00:32:54: But you know there are challenges and I think as
00:32:54 --> 00:32:58: interest rates have risen and have construction costs have
grown,
00:32:58 --> 00:33:01: those challenges have are biting even harder. Before it was
00:33:01 --> 00:33:02: just kind of procedural.
00:33:03 --> 00:33:05: Challenges and I think now we have about you know
00:33:05 --> 00:33:06: how do we get through this maze and now I

00:33:07 --> 00:33:09: think it's turning into real execution challenges and.
00:33:10 --> 00:33:13: I I hope the most of those units in stream
00:33:13 --> 00:33:14: execute and.
00:33:15 --> 00:33:18: Do you extent people have already invested time and money
00:33:18 --> 00:33:20: and they may try and see it through but there
00:33:20 --> 00:33:22: might be some where at the end of the day
00:33:22 --> 00:33:25: if conditions have changed and people cannot get their
financing
00:33:25 --> 00:33:26: doesn't get built so.
00:33:29 --> 00:33:32: Wendy, maybe have you been sort of hearing different things
00:33:32 --> 00:33:36: from different parts of the development community on this
sort
00:33:36 --> 00:33:36: of?
00:33:37 --> 00:33:40: Strata versus pure rental, you know, you talked a little
00:33:40 --> 00:33:43: bit about rental zoning and you also talked a little
00:33:43 --> 00:33:45: bit about the challenges with.
00:33:47 --> 00:33:50: Making the rental only work and why it seems to
00:33:50 --> 00:33:51: be mixed with STRATA?
00:33:52 --> 00:33:54: Yeah, we do know the the, you know, the pure
00:33:54 --> 00:33:58: rental model doesn't quite work with our density offset and
00:33:58 --> 00:34:01: that is one of the things that we are reviewing
00:34:01 --> 00:34:03: as part of our, of our part of our policy
00:34:03 --> 00:34:06: review. You know, we haven't really seen a lot of
00:34:06 --> 00:34:09: these projects come forward and I think when we were
00:34:10 --> 00:34:13: initially devising the policy and the density offset, it really
00:34:13 --> 00:34:16: was you know sort of thinking of the strata model
00:34:16 --> 00:34:20: and then they would have to do inclusionary rental. However
00:34:20 --> 00:34:23: when it's 100% market rental and they have to do.
00:34:23 --> 00:34:27: Inclusionary rental, we recognize that the economics of that
are
00:34:27 --> 00:34:28: are really different.
00:34:29 --> 00:34:32: I should say that you know Burnaby has you know
00:34:32 --> 00:34:36: sort of recognized the the differences between STRATA and
rental
00:34:36 --> 00:34:39: and you know like recently you know before we would
00:34:39 --> 00:34:42: we we would get a density bonus payment that was
00:34:42 --> 00:34:46: I guess really at strata values whether it was strata
00:34:46 --> 00:34:49: or rental and you know we have recently changed that
00:34:49 --> 00:34:52: to account that you know really if it's a rental
00:34:52 --> 00:34:56: project we the density bonus payment can't be the same
00:34:56 --> 00:34:59: as a strata project it really it it just.
00:34:59 --> 00:35:01: Doesn't work that way. So we have you know we
00:35:02 --> 00:35:05: we are changing our ways and trying to make these

00:35:05 --> 00:35:08: projects more feasible. But as part of this policy review
00:35:08 --> 00:35:12: we will be kind of looking into the financial analysis
00:35:12 --> 00:35:15: of like what type of density offset is you know
00:35:15 --> 00:35:19: potentially needed to make inclusionary requirements work
and 100% market
00:35:19 --> 00:35:23: rental projects. And then we'll take it back to council
00:35:23 --> 00:35:26: and see whether or not that's something that you know
00:35:26 --> 00:35:28: that they that they want to support.
00:35:30 --> 00:35:32: And I think the backwards of just big picture but
00:35:32 --> 00:35:35: the issue of housing is you know going back to
00:35:35 --> 00:35:38: the loss of rental old admittedly old rental rental around
00:35:38 --> 00:35:41: Metrotown it's it's you know we and this isn't just
00:35:41 --> 00:35:43: a Burnaby issue wherever we've you know as a region
00:35:43 --> 00:35:46: lost rental housing we kind of get surprised but so
00:35:46 --> 00:35:49: much of other region you know we only allow apartments
00:35:49 --> 00:35:53: where apartments already exist so it's almost a foregone
conclusion
00:35:53 --> 00:35:55: we were going to lose apartments and none of us
00:35:55 --> 00:35:58: should be shocked about it and so you know I
00:35:58 --> 00:36:00: don't want to lose sight of the importance of.
00:36:00 --> 00:36:03: Of adjusting the land use classifications in the OCP. Because
00:36:03 --> 00:36:06: if this is if there's nowhere to build apartments except
00:36:06 --> 00:36:10: where apartments already exist, guess what? The bulldozers
are coming,
00:36:10 --> 00:36:12: right? So and and it can't just be.
00:36:13 --> 00:36:15: You know, in a, in a healthy housing market where
00:36:15 --> 00:36:18: we had enough units, you could have this, you know,
00:36:18 --> 00:36:20: like a like a life cycle evolution of a forest
00:36:20 --> 00:36:22: is succession of species goes through. You can have the
00:36:22 --> 00:36:25: oldest apartments fall off and the new ones come forward.
00:36:25 --> 00:36:27: But we have such a shortage, we can't do that.
00:36:27 --> 00:36:30: We really need to go into the single family neighborhoods
00:36:30 --> 00:36:32: for new land, for apartments.
00:36:32 --> 00:36:35: And I will thank Andrew for the plug because Burnaby,
00:36:35 --> 00:36:38: yeah, I should say rent 2 zoning policies really only
00:36:38 --> 00:36:40: one aspect of the work that we're doing on rental.
00:36:40 --> 00:36:43: We have our housing choices program which is underway.
00:36:43 --> 00:36:46: Which is, you know, looking at laneway housing, I know
00:36:46 --> 00:36:49: barnaby's a little bit late to the party on that,
00:36:49 --> 00:36:52: but rolling it into laneway housing, more of the other
00:36:52 --> 00:36:55: sort of missing middle housing forms as well as we
00:36:55 --> 00:36:58: are updating our official community plan. So that is all
00:36:58 --> 00:37:02: under consideration. So we're we're trying to make up for

00:37:02 --> 00:37:04: you know, the, I guess, yeah, we were really late
00:37:04 --> 00:37:07: to some of the things. So we're trying to make
00:37:07 --> 00:37:10: up time by doing sort of all this work now.
00:37:10 --> 00:37:12: So we will be coming out to engage all of
00:37:12 --> 00:37:13: you shortly.
00:37:13 --> 00:37:16: City of Burnaby is coming for you and I'm going
00:37:16 --> 00:37:19: to take this topic and and bring it back to
00:37:19 --> 00:37:21: you a little bit. And I know you mentioned a
00:37:21 --> 00:37:25: little bit the challenges with different types of buildings. Is
00:37:25 --> 00:37:29: there a difference between being the manager of affordable
units
00:37:29 --> 00:37:32: in a market rental building versus in a strata building?
00:37:32 --> 00:37:35: Like does that make a difference at your end whether
00:37:35 --> 00:37:38: or not you're dealing with renters or strata where where
00:37:39 --> 00:37:41: you're still in a in a mixed market, non market
00:37:41 --> 00:37:42: building?
00:37:43 --> 00:37:46: It, it does in a way that when when you're
00:37:46 --> 00:37:49: dealing with a strata there is the the strata bylaws
00:37:49 --> 00:37:51: which which in in a way it gives us an
00:37:51 --> 00:37:52: ability to actually.
00:37:54 --> 00:37:54: Problem.
00:37:55 --> 00:37:56: Come up or or.
00:37:56 --> 00:37:59: Work with us, try that to come up with bylaws,
00:37:59 --> 00:38:02: rules and regulations for our renters to follow and it's
00:38:02 --> 00:38:05: really easy for us to say, well you are in
00:38:05 --> 00:38:07: a in a strata building you have to abide by
00:38:07 --> 00:38:11: the strata bylaws as well as the Residential Tenancy act.
00:38:11 --> 00:38:14: In a in a purely rental building we only have
00:38:14 --> 00:38:17: the Residential Tenancy Act to go to go after. So
00:38:17 --> 00:38:19: I a simple example is you know you you drove
00:38:20 --> 00:38:23: off before the parking gate closes, Estrada would find you
00:38:23 --> 00:38:24: \$200.00 because.
00:38:24 --> 00:38:28: Somebody snuck in behind you where in a rental building,
00:38:28 --> 00:38:30: we don't have the ability to do that. So it's
00:38:30 --> 00:38:33: it actually makes it a little easier to manage in
00:38:33 --> 00:38:36: a strata building. But on the other side it makes
00:38:36 --> 00:38:39: it a little more complex where you have a strata
00:38:39 --> 00:38:42: Council you have to deal with. And a lot of
00:38:42 --> 00:38:45: times if you have a rental block or affordable rental
00:38:45 --> 00:38:49: block within the Strata Council, you don't actually get a
00:38:49 --> 00:38:51: vote. So you have to abide to to go with
00:38:51 --> 00:38:54: whatever strata decides if they want to.

00:38:54 --> 00:38:58: Paint the building gold and our special assessment out of
00:38:58 --> 00:39:01: that is \$1,000,000. We don't have a say whether we
00:39:01 --> 00:39:03: we want it or not. So you know it. It's
00:39:03 --> 00:39:06: a double edged sword for sure. Going into a building
00:39:06 --> 00:39:09: we have to look at all of those things to
00:39:09 --> 00:39:12: make sure that how is that going to impact us.
00:39:12 --> 00:39:14: What's the, you know a lot of it.
00:39:14 --> 00:39:18: What is the operational you know impact and the financial
00:39:18 --> 00:39:22: impact that have that that the financial impact is a
00:39:22 --> 00:39:26: lot, a lot to deal with because we're the ones
00:39:26 --> 00:39:29: who are going to be operating those units for the
00:39:29 --> 00:39:33: next 60 years or so. And like Andrew alluded to,
00:39:33 --> 00:39:36: we have a cap on our revenue stream, our rent,
00:39:36 --> 00:39:40: our our fixed even if with tenant turnover we this
00:39:40 --> 00:39:42: is our as as much money as we can make
00:39:43 --> 00:39:44: with the increase in costs.
00:39:45 --> 00:39:47: And you know, shocks to the system that we can
00:39:48 --> 00:39:52: see, you know the financial sustainability is, is really, really
00:39:52 --> 00:39:55: key here. So having control over our expenses and not
00:39:55 --> 00:39:58: having a strata council that may decide to.
00:39:59 --> 00:40:01: Do a capital upgrades for whatever reason and you know
00:40:02 --> 00:40:05: give us a special assessment would actually be beneficial to
00:40:05 --> 00:40:06: us to have more control over that.
00:40:07 --> 00:40:10: Like here's here's a great direct example and this isn't
00:40:10 --> 00:40:13: a mixed strata rental, but you know, we've all heard
00:40:13 --> 00:40:16: headlines over the past two, two years maybe slightly more
00:40:16 --> 00:40:20: about a growth in strata insurance premiums and then the
00:40:20 --> 00:40:23: stratas then emptying the reserve funds to pay for it
00:40:23 --> 00:40:26: initially and then like adding \$200.00 a unit per month
00:40:26 --> 00:40:29: in fees or or whatever the number might be.
00:40:29 --> 00:40:32: OK. Well those insurance costs are also now occurring in
00:40:32 --> 00:40:34: the the cost growth is down also occurring in rental.
00:40:34 --> 00:40:37: There was a slight lag but it but it's happening
00:40:37 --> 00:40:39: now. So what does Ahmed do he can't increase his
00:40:39 --> 00:40:40: rents 200 a month at door?
00:40:41 --> 00:40:43: He now has a \$200.00 per month per unit hole
00:40:44 --> 00:40:47: in the budget. He's legally prohibited from raising rents. What
00:40:47 --> 00:40:50: does he cut? They're already pretty lean operations. And so,
00:40:50 --> 00:40:52: I mean, this is where, like, we really need to
00:40:52 --> 00:40:55: grapple with this because this is not going to work
00:40:55 --> 00:40:56: long term, you know?
00:40:56 --> 00:41:01: Even further Andrew, so with that insurance our our

deductible

00:41:01 --> 00:41:04: for for our insurance when from \$5000 to 30,000.

00:41:04 --> 00:41:07: Dollars. That's a load inducible. Still.

00:41:07 --> 00:41:10: Relatively low compared to STRATA, but, but.

00:41:11 --> 00:41:15: So imagine. Imagine somebody left the bathtub running and they

00:41:15 --> 00:41:18: flooded their unit. And five units below that. It happens

00:41:18 --> 00:41:21: on a on an average, two or three times a

00:41:21 --> 00:41:24: year. It used to cost us 15,000. Now it costs

00:41:24 --> 00:41:24: us 90,000.

00:41:25 --> 00:41:29: And our our tenants are low income people if we

00:41:29 --> 00:41:33: give them that bill for \$30,000 for a deductible because

00:41:33 --> 00:41:38: they caused them the the flood they're bankrupt. So that

00:41:38 --> 00:41:42: ensure goes way beyond what what what just the the

00:41:42 --> 00:41:44: you know the regular cost is.

00:41:45 --> 00:41:48: Painting ourselves into a corner here where it feels good

00:41:48 --> 00:41:52: because we're providing affordable housing, but the the administrative balance

00:41:52 --> 00:41:55: between operating cost and revenue is going to break.

00:41:55 --> 00:41:58: And it's going to happen in about 10 years or

00:41:58 --> 00:42:01: sooner. And then are we creating slums for the next

00:42:01 --> 00:42:01: 30 years like?

00:42:03 --> 00:42:06: There needs to be something to you know, if if

00:42:06 --> 00:42:09: Ahmed has a building that's suddenly losing.

00:42:10 --> 00:42:13: In absolute terms, losing money every month. I mean just

00:42:13 --> 00:42:15: it just can't go on forever. The building is going

00:42:15 --> 00:42:18: to be liquidated and then, you know, the courts will

00:42:18 --> 00:42:19: have to sort it out, right?

00:42:20 --> 00:42:23: So I want to go back to one word that.

00:42:24 --> 00:42:27: Flexibility. So from a from a city perspective and a

00:42:27 --> 00:42:31: policy perspective, we want to see flexibility. So 1015 years

00:42:31 --> 00:42:34: down the road, if things don't pan out the way

00:42:34 --> 00:42:37: we imagine that they would and they probably won't, there

00:42:37 --> 00:42:40: is some flexibility to go back to the drawing board

00:42:40 --> 00:42:43: to adjust the housing agreement to adjust the revenue model

00:42:43 --> 00:42:46: or the OR the expense model, whatever the case may

00:42:46 --> 00:42:49: be. Nobody has a crystal ball. This agreement is supposed

00:42:49 --> 00:42:51: to be in perpetuity but.

00:42:52 --> 00:42:54: The reality is that we're going to need to visit

00:42:54 --> 00:42:58: that housing agreement that's registered on title sometime in the

00:42:58 --> 00:43:01: future that, you know, just to make it, you know,

00:43:01 --> 00:43:03: sustainable in the long term.

00:43:04 --> 00:43:07: So I'm going to be a little attentive to time
00:43:07 --> 00:43:10: here and because I want to make sure we both
00:43:10 --> 00:43:13: Andrew and Ahmed get in a quick chance to make
00:43:13 --> 00:43:16: a plug to the City of Burnaby for best practices
00:43:16 --> 00:43:20: or changes that they should make. So Amanda, Andrew
really
00:43:20 --> 00:43:24: quickly and succinctly, you know, one to three best practices
00:43:24 --> 00:43:28: or changes that you think would would be most helpful
00:43:28 --> 00:43:31: in aligning the objectives that the city has with the
00:43:31 --> 00:43:33: reality on the ground.
00:43:35 --> 00:43:39: Have 111 really important one and and I'm going to
00:43:39 --> 00:43:42: leave it at that, so that the income threshold and
00:43:42 --> 00:43:46: the, you know the qualifications for people going into those
00:43:46 --> 00:43:48: affordable housing units.
00:43:50 --> 00:43:54: Noting that the the gap between the high end of
00:43:54 --> 00:43:57: that you know 80% of the median rents to the
00:43:57 --> 00:44:01: full market rents is huge. If if 80% like 4-4
00:44:01 --> 00:44:05: one bedroom is 80% of Mr is around \$1200 and
00:44:05 --> 00:44:08: a one bedroom in a in in the market rentals
00:44:08 --> 00:44:12: renting for 80 to \$2000. That gap is is very
00:44:12 --> 00:44:17: large for somebody that their income just surpassed the
threshold
00:44:17 --> 00:44:20: and now they have to find the market.
00:44:21 --> 00:44:25: Unit, there are probably that that difference between the two
00:44:25 --> 00:44:29: will probably eat up any increase that they had in
00:44:29 --> 00:44:34: their in their income. So recognizing that there seems to
00:44:34 --> 00:44:39: be a slight more flexibility required before somebody has to
00:44:39 --> 00:44:43: vacate their you know affordable unit good to go into
00:44:43 --> 00:44:47: market or there seems to be a need for another
00:44:47 --> 00:44:51: type of affordable units between what is currently.
00:44:51 --> 00:44:53: Being proposed and the full market.
00:44:54 --> 00:44:55: OK, Andrew.
00:44:57 --> 00:44:59: Yeah, I mean that that's a great point. Like we've
00:44:59 --> 00:45:02: learned, you know that provincial and federal scales that
benefit
00:45:02 --> 00:45:03: shouldn't end when you are in 1 penny past the
00:45:03 --> 00:45:06: point, right. It's just not a productive way to run.
00:45:06 --> 00:45:08: You know, it creates weird incentives around income and
stuff.
00:45:08 --> 00:45:09: So that's I think a great one.
00:45:11 --> 00:45:13: I think I think staff are doing a great job.
00:45:13 --> 00:45:16: I know you're all trying very hard to to navigate
00:45:16 --> 00:45:19: the complex environment and and then the political decision

making

00:45:19 --> 00:45:22: is a whole other process that of course you can't

00:45:22 --> 00:45:24: control. So I think I think it's a difficult environment

00:45:24 --> 00:45:27: to operate in and I I think you're doing a

00:45:27 --> 00:45:29: good job given all of that I would just encourage

00:45:29 --> 00:45:32: you to keep considering and it sounds like this review

00:45:32 --> 00:45:34: will wrap up some of that the flexibility just think

00:45:34 --> 00:45:37: of of situations where because we can never think of

00:45:37 --> 00:45:40: anything or everything rather and and different sites always

00:45:40 --> 00:45:41: have

00:45:40 --> 00:45:41: unique.

00:45:41 --> 00:45:44: Instances which you know may be able to comply with

00:45:44 --> 00:45:46: the policy and spirit if not letter or or an

00:45:46 --> 00:45:50: alternate means of compliance and we'll still achieving you

00:45:50 --> 00:45:54: know

00:45:50 --> 00:45:54: overall objectives and thinking again at different scale. So

00:45:54 --> 00:45:57: you

00:45:54 --> 00:45:57: know how does the policy impact a large master plan

00:45:57 --> 00:46:00: site where you're landing 9 towers versus a single piece

00:46:00 --> 00:46:03: of dirt where you have one tower, right. I think

00:46:03 --> 00:46:06: I don't think it's the case that you can necessarily

00:46:06 --> 00:46:09: achieve the same quantum of percentage of whatever in both

00:46:09 --> 00:46:11: of those, they just have a different.

00:46:12 --> 00:46:14: Ability even though like I don't think it'll be a

00:46:14 --> 00:46:17: straight ratio necessarily and and the same thing with with

00:46:17 --> 00:46:18: tenure strata versus.

00:46:20 --> 00:46:23: OK, excellent. Thank you very much. When did you want

00:46:23 --> 00:46:26: to quickly respond to those before we try to fit

00:46:26 --> 00:46:28: in some questions from the floor?

00:46:29 --> 00:46:32: Just that I've I've noted them down and it's definitely

00:46:32 --> 00:46:36: something, yeah we'll definitely have to think through I think

00:46:36 --> 00:46:39: especially on the income testing bit as we're working on

00:46:39 --> 00:46:42: housing agreements it's it's really come to light that it

00:46:43 --> 00:46:46: it is challenging. So it's definitely something that we'll have

00:46:46 --> 00:46:49: to we'll you know we'll get feedback from nonprofits as

00:46:49 --> 00:46:53: we do that engagement but it's something that we'll have

00:46:53 --> 00:46:56: to think about further in terms of what we're really

00:46:56 --> 00:46:59: trying to achieve is it you know people who can

00:46:59 --> 00:47:00: remain in these.

00:47:00 --> 00:47:02: And it's, you know, for as long as they want

00:47:02 --> 00:47:04: no matter what their income is or is it really

00:47:04 --> 00:47:07: geared for people at a certain income. And if you're

00:47:07 --> 00:47:10: slightly over you may have to leave. So that's definitely

00:47:10 --> 00:47:13: something we'll have to, we'll have to think about in
00:47:13 --> 00:47:15: terms of what our, you know, our core values are
00:47:15 --> 00:47:17: in terms of these policies.
00:47:18 --> 00:47:21: Right. I'm, I'm going to take some of the questions
00:47:21 --> 00:47:24: that have come in from the audience. So the first
00:47:24 --> 00:47:27: question I had to do with a bullet point in
00:47:27 --> 00:47:30: one of your slides, Wendy, which was on the minimum
00:47:30 --> 00:47:33: unit size and whether or not the city is looking
00:47:33 --> 00:47:37: to increase the minimum unit size or decrease the minimum
00:47:37 --> 00:47:39: unit size. And let me throw in on that whether
00:47:39 --> 00:47:42: or not you're thinking about a full sort of menu
00:47:42 --> 00:47:46: of percentages of given bedroom size, number of bedrooms
and
00:47:46 --> 00:47:48: sizes and sort of the whole like.
00:47:48 --> 00:47:52: Planning out the the internal dynamics and architecture.
00:47:54 --> 00:47:57: I think what we've heard from from mayor and Council
00:47:57 --> 00:48:00: so far has been looking at increasing minimum unit sizes
00:48:00 --> 00:48:03: for rental. So as part of the Rent 2 zoning
00:48:03 --> 00:48:06: policy, the city did decrease the minimum unit size for
00:48:06 --> 00:48:10: rentals. You know, again sort of recognizing the economics
of
00:48:10 --> 00:48:14: rental development wanting to make sure that they're
feasible. However,
00:48:14 --> 00:48:16: I think as Council is trying to see some of
00:48:16 --> 00:48:20: these, you know these smaller units, you know 300
something
00:48:20 --> 00:48:22: square feet and you know in terms of studios I
00:48:22 --> 00:48:26: think they're starting to get concerned about livability.
00:48:26 --> 00:48:29: So they've directed staff to to take a look really
00:48:29 --> 00:48:32: at, you know, how do we compare it to other
00:48:32 --> 00:48:34: places in the region.
00:48:35 --> 00:48:39: Should we be looking at livability requirements and maybe
not
00:48:39 --> 00:48:42: just a minimum unit size, but maybe there's certain criteria
00:48:42 --> 00:48:45: that should go in there, maybe there's design guidelines. So
00:48:45 --> 00:48:48: it is the whole gamut of of things that you
00:48:48 --> 00:48:50: know that we're going to be looking at. But also
00:48:50 --> 00:48:53: we are having some financial analysis done on that as
00:48:53 --> 00:48:55: well in terms of if we were to require a
00:48:56 --> 00:48:59: larger unit minimum unit size for rental, what does that
00:48:59 --> 00:49:02: actually mean in terms of the density offset that we're
00:49:02 --> 00:49:04: providing? Because when we did it, it was based on
00:49:04 --> 00:49:07: rental units being smaller than strategy.

00:49:08 --> 00:49:10: So we will be looking at at all of it
00:49:10 --> 00:49:12: including potentially.
00:49:12 --> 00:49:15: You know, sort of how you would lay out one
00:49:15 --> 00:49:18: of these units and if there's any livability considerations that
00:49:18 --> 00:49:21: you know, could become best practices or guidelines in
terms
00:49:21 --> 00:49:24: of, you know, sort of moving forward on what these
00:49:24 --> 00:49:25: units would look like?
00:49:26 --> 00:49:29: I didn't see the discussion at Council, but I saw
00:49:29 --> 00:49:32: some quotes and meeting. It sounded to me like the
00:49:32 --> 00:49:36: concern was really just with the studios, because I think
00:49:36 --> 00:49:39: the minimum for A2 bed is 700. Is that what
00:49:39 --> 00:49:41: it is? Which is fine. I mean, I was in
00:49:41 --> 00:49:42: A2 bed, 2 bath.
00:49:42 --> 00:49:45: Condo for of 640 square feet for years. And it
00:49:45 --> 00:49:49: was, you know, not palatial, but it was livable enough.
00:49:49 --> 00:49:52: So it seemed that the discomfort was really at the
00:49:52 --> 00:49:53: low end.
00:49:53 --> 00:49:54: And.
00:49:54 --> 00:49:57: I mean, I think there's kind of a just, it's
00:49:57 --> 00:49:59: tough. I mean are you going to have a family
00:49:59 --> 00:50:01: of four in there? I hope not, right? But it's,
00:50:01 --> 00:50:04: it's, it's a house, it's a home, it gets built,
00:50:04 --> 00:50:04: it gets lived in.
00:50:07 --> 00:50:10: You know you don't need to store your lawn mower
00:50:10 --> 00:50:12: in there, right? Like it's there's there might be a
00:50:12 --> 00:50:15: disconnect, maybe a generational disconnect between the
needs of people
00:50:15 --> 00:50:17: who need the housing and and decision makers there a
00:50:17 --> 00:50:18: little bit. But it's.
00:50:19 --> 00:50:21: Yeah and I think it does come back like this
00:50:21 --> 00:50:24: come from feedback from tenants as well. You know they're
00:50:24 --> 00:50:27: they're used to some of the older rental buildings which
00:50:27 --> 00:50:30: were you know much larger units and even though you
00:50:30 --> 00:50:31: know they are going.
00:50:31 --> 00:50:33: To be a shock in a rental replacement scenario, I
00:50:33 --> 00:50:34: understand.
00:50:34 --> 00:50:36: Yeah. So I think that's part of where you know,
00:50:36 --> 00:50:37: this has come up as well as.
00:50:37 --> 00:50:40: Just I think the expectations of you know what they
00:50:40 --> 00:50:43: can expect from going from you know their previous unit
00:50:43 --> 00:50:46: to their new unit and just the size differential. So

00:50:46 --> 00:50:48: again part of it is you know sort of tempering
 00:50:48 --> 00:50:51: expectations but we'll you know we'll do the research and
 00:50:51 --> 00:50:53: and figure out sort of how we're going to be
 00:50:54 --> 00:50:56: aligns. You know we may not be that you know
 00:50:56 --> 00:50:59: sort of different from other municipalities in the Lower
 mainland
 00:50:59 --> 00:51:02: in terms of what we require, I don't think we
 00:51:02 --> 00:51:04: would be but but we'll go do the research and
 00:51:04 --> 00:51:07: we'll report back to Council and and let them know
 00:51:07 --> 00:51:08: our recommendations.
 00:51:08 --> 00:51:11: After we do all the financial analysis that comes along
 00:51:11 --> 00:51:12: with that.
 00:51:13 --> 00:51:16: Right. The next question is about whether or not the
 00:51:16 --> 00:51:20: developer can transfer affordable rental density from one site
 to
 00:51:20 --> 00:51:24: another, so you essentially have, you know, affordable
 TDR's.
 00:51:25 --> 00:51:27: I'll give you the development community's answer, and then
 Wendy
 00:51:27 --> 00:51:27: will give you the.
 00:51:29 --> 00:51:32: Why don't we let Wendy go first? Because. I asked.
 00:51:32 --> 00:51:33: Her.
 00:51:34 --> 00:51:36: Felt for a minute I missed the question.
 00:51:36 --> 00:51:40: Transferable development, affordable transferable
 development rights. So can they. Can
 00:51:40 --> 00:51:42: you transfer affordable rental density from one side to the
 00:51:42 --> 00:51:45: other? And then Andrew will tell you what it actually.
 00:51:45 --> 00:51:45: Happens.
 00:51:47 --> 00:51:50: The answer is yes, uh, you can, but I think
 00:51:50 --> 00:51:54: in the past we have required that they be built
 00:51:54 --> 00:51:55: first.
 00:51:56 --> 00:51:58: So again, you would have to, you can do it,
 00:51:58 --> 00:52:01: but we would want the affordable housing you know sort
 00:52:01 --> 00:52:04: of provided to provided you know I guess provided to
 00:52:04 --> 00:52:07: the city first or not, I shouldn't say provided to
 00:52:07 --> 00:52:10: say because you actually have to provide the city, you
 00:52:10 --> 00:52:13: have to build it first and there's no occupancy on
 00:52:13 --> 00:52:16: your strata or your market rental component until the
 affordable
 00:52:16 --> 00:52:18: housing component is completed.
 00:52:19 --> 00:52:20: Andrew.
 00:52:22 --> 00:52:24: It's been complications around.
 00:52:25 --> 00:52:28: Neighborhoods as well. So there's there's there's limits on
 where

00:52:28 --> 00:52:31: it can be which so pretty much, unless it's going
00:52:31 --> 00:52:35: across the street effectively, no you can't transfer it in.
00:52:35 --> 00:52:37: In the city of Burnaby it's people have tried and
00:52:37 --> 00:52:41: it's very occasionally worked out, but generally speaking it's
not
00:52:41 --> 00:52:42: possible.
00:52:42 --> 00:52:44: So it sounds like your your destination there's not a
00:52:44 --> 00:52:46: broad enough set of destination zones.
00:52:47 --> 00:52:50: Yeah. Well, it's it's more than that. It's I believe
00:52:50 --> 00:52:53: it's Council's view that building this that let's say as
00:52:53 --> 00:52:55: an example the condo component and.
00:52:55 --> 00:52:59: The neighborhood and moving the affordable rental
component to another
00:52:59 --> 00:53:02: neighborhood where you have to have a piece of land
00:53:02 --> 00:53:03: runs counter to their.
00:53:05 --> 00:53:08: Sense of housing goals. So more often than not, it's
00:53:08 --> 00:53:10: not a viable path. The transfer.
00:53:11 --> 00:53:13: We do want to see the housing sort of especially
00:53:13 --> 00:53:16: if there are people coming back, if there are tenants
00:53:16 --> 00:53:18: who are coming back. You know, one of the, one
00:53:18 --> 00:53:20: of the things that, you know, we prioritize is that
00:53:20 --> 00:53:23: they move back into the same neighborhood. So Andrew is
00:53:23 --> 00:53:26: correct. We do kind of, you know, really want it
00:53:26 --> 00:53:27: to be as close to the site as possible.
00:53:29 --> 00:53:34: Alright, let's wrap up with each of our wonderful participants
00:53:34 --> 00:53:37: getting a a brief one line.
00:53:38 --> 00:53:42: You know, point that you want to make. There's one
00:53:42 --> 00:53:45: thing to communicate to each other and to the ULI
00:53:45 --> 00:53:48: audience in this sphere. What would it be? And we
00:53:48 --> 00:53:49: will start with Amit.
00:53:50 --> 00:53:53: I'm sorry, Sir, I you cut out a little bit.
00:53:53 --> 00:53:54: I'm sorry I didn't.
00:53:54 --> 00:53:56: Hear, I'm sorry about that.
00:53:57 --> 00:54:00: I with my end what I'm giving you each a
00:54:00 --> 00:54:03: chance to do a quick little book one, but one
00:54:03 --> 00:54:07: final bullet point that you'd like to communicate to each
00:54:07 --> 00:54:10: other and to the UI audience as it relates to
00:54:10 --> 00:54:14: inclusionary zoning type policies as we see in Burnaby.
00:54:17 --> 00:54:20: Yeah, sure. SO1 bullet point and I think it, it
00:54:20 --> 00:54:25: got mentioned already, but recognizing that Metro Vancouver
or the
00:54:25 --> 00:54:28: Lower Mainland is kind of 1 Big city yet, each
00:54:29 --> 00:54:33: municipality is taking their own approach on how they can

00:54:33 --> 00:54:38: tackle the affordable housing after many declared it a provincial
00:54:38 --> 00:54:40: issue or a federal issue, so.
00:54:42 --> 00:54:45: Keep keep in mind what's going on in the other
00:54:45 --> 00:54:49: municipalities if if local governments can actually.
00:54:49 --> 00:54:53: Put their heads together and come up with a sweeping
00:54:53 --> 00:54:57: policy across the region. It would make lives easier for,
00:54:57 --> 00:55:01: I think, developers. I'm speaking on their behalf for nonprofits
00:55:01 --> 00:55:05: and maybe even for end users of of the housing.
00:55:05 --> 00:55:08: I know it's a it's a far fetched thought, but,
00:55:08 --> 00:55:09: you know, just.
00:55:10 --> 00:55:13: That that's why I'm what I'm going to leave with
00:55:13 --> 00:55:17: otherwise the faster we can build it the the better.
00:55:17 --> 00:55:21: You know the the the biggest hurdle of developing housing
00:55:21 --> 00:55:24: is how long it takes and the the longer it
00:55:24 --> 00:55:28: takes the more expensive it becomes. And while everybody's
waiting
00:55:29 --> 00:55:32: for the housing the housing crisis to be solved so.
00:55:33 --> 00:55:35: Drew one minute, Max.
00:55:36 --> 00:55:38: Yeah. Well, as I said, I think as planners we,
00:55:38 --> 00:55:41: we think we're all very clever and I think more
00:55:41 --> 00:55:44: often than that we're not. So you know the answer
00:55:44 --> 00:55:44: to.
00:55:44 --> 00:55:49: Operating in an increasingly complex regulatory and
development environment isn't
00:55:49 --> 00:55:52: ever ratcheting up complexity. You know instead of rules
getting
00:55:52 --> 00:55:55: ever more specific every six months I I I think
00:55:55 --> 00:55:58: it's inevitable path to failure and we're seeing that starting
00:55:58 --> 00:56:01: to bite now and and break down kind of socially
00:56:01 --> 00:56:03: a bit right. I think the answer is flexibility. I
00:56:04 --> 00:56:06: think we need to ratchet down complexity. We need to
00:56:06 --> 00:56:09: run away from complexity and simplify and and and make
00:56:09 --> 00:56:12: regulation more flexible and and really take a kind of
00:56:12 --> 00:56:15: common sense approach to you know does project.
00:56:15 --> 00:56:18: Next, meet generally, meet our objectives. You know, never
mind,
00:56:19 --> 00:56:19: you know.
00:56:20 --> 00:56:22: Is the number off by 1% or 2%? And I
00:56:22 --> 00:56:26: I think chasing increasing levels of complexity is is not
00:56:26 --> 00:56:29: is not working and will continue to not work.
00:56:30 --> 00:56:31: Excellent, Wendy.
00:56:33 --> 00:56:36: I would say policy making is hard, it's never perfect,

00:56:36 --> 00:56:39: but we're trying and part of this policy review is
00:56:39 --> 00:56:42: we will be, we will be getting feedback from all
00:56:42 --> 00:56:45: the different stakeholders. So we are trying to make it,
00:56:45 --> 00:56:49: you know, more streamlined, more efficient and just reduce
the
00:56:49 --> 00:56:52: complexity to, you know, a staff we have to implement
00:56:52 --> 00:56:54: it as well. So we hear it first hand and
00:56:54 --> 00:56:57: we know we wanted to be easy as well. So
00:56:57 --> 00:57:00: I think we're we are working towards common goals here.
00:57:00 --> 00:57:03: So we're hoping that this next iteration.
00:57:03 --> 00:57:05: So we'll kind of get us closer towards that.
00:57:06 --> 00:57:09: Excellent. Thank you very much. I'm going to turn it
00:57:09 --> 00:57:12: back over to Shannon and USLI central along with Katrina
00:57:12 --> 00:57:15: and Robin to just sort of wrap up here.
00:57:16 --> 00:57:18: Great. Thank you, Sir. I'll. I'll.
00:57:18 --> 00:57:20: Pass it over to Robin and Katrina because they were
00:57:20 --> 00:57:23: the organizers of this event. But thank you all for
00:57:23 --> 00:57:24: for your time today.
00:57:26 --> 00:57:29: Thanks everyone. I think we just want to first and
00:57:29 --> 00:57:32: foremost thank our our moderator and panelists and for your
00:57:32 --> 00:57:35: participation and really excellent discussion as well as our
audience
00:57:35 --> 00:57:38: for logging on with us today and asking some wonderful
00:57:38 --> 00:57:38: questions.
00:57:39 --> 00:57:43: So thanks everyone for supporting you Li in this event
00:57:43 --> 00:57:45: and we hope you have a wonderful rest of your
00:57:45 --> 00:57:46: afternoon.
00:57:47 --> 00:57:49: And thank you, Burnaby, for doing a policy review. We
00:57:49 --> 00:57:50: really appreciate that.
00:57:52 --> 00:57:53: Thank you everyone.
00:57:53 --> 00:57:54: Thanks everyone.
00:57:56 --> 00:57:56: Aye.

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