

Public Involvement Summary

Stratford Gardens

6005 Pandora Street

For: BC Housing

Provincial Redevelopment, Development and Asset Strategies

10 May 2025

By

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Summary

Liveable City Planning (LCP) was engaged to assist BC Housing in the preparation and delivery of a **Public Open House** on 16 April 2025 to share information and interests on a new 6-storey development concept for Stratford Gardens. This open house follows a presentation BC Housing made to Burnaby's Planning & Development Committee in February 2025¹ where BC Housing committed to follow up with the community in advance of a revised submission.

Almost 300 invitations were delivered to homes within a 200m radius of the Stratford Gardens property. The event was also listed on BC Housing's "Let's Talk Housing" web page (Appendix B)². BC Housing ran a **Tenant Open House** earlier in February to keep Stratford Gardens residents informed of the evolution of plans for their housing (Appendix C). A week before the Public Open House, representatives from BC Housing and LCP also completed a door-to-door canvass of homeowners living on Fell Avenue and Warwick Avenue (whose homes share a rear lane with Stratford Gardens) to ensure they knew about the event and also to offer an informal option for conversation on the proposal.

At the open house, representatives for BC Housing were joined by the design team from AMA Architects, a transportation engineer from Creative Transportation Solutions Ltd and planners with Liveable City Planning. In addition, two representatives from the City of Burnaby Planning Department also attended the Open House and shared information explaining the draft Burnaby 2050 Plan particularly with respect to the multiplex evolution of the Capitol Hill neighbourhood now enabled under new City and Provincial planning regulations.



Approximately two dozen local residents attend the event at Lochdale Community School between 5:30pm and 8:30 pm on April 16th. BC Housing's display boards presented at the open house are shown in **Appendix A**. Attendees had the option of sharing written feedback at the open house or later through BC Housing's "Let's Talk Housing" website for the Stratford Gardens Project (Appendix B) and a designated email channel at communityrelations@bchousing.org. Three attendees shared feedback forms at the event and BC Housing received letters from local residents. The interests and views shared are summarized in this report.

¹ https://pub-burnaby.escribemeetings.com/Meeting.aspx?id=ced5f849-6c84-48c9-9cf2-6e3b06fa9afc&Agenda=Agenda&lang=English&Item=17&Tab=attachments&utm_source=burnabybeacon.com&utm_medium=referral&utm_campaign=affordable-housing-project-may-get-an-extra-230-units

² <https://letstalkhousingbc.ca/burnaby-stratford-gardens>

Project Background

BC Housing is proposing to replace the existing homes that are rented at rates based on income, and to add more affordable rental homes. The City of Burnaby's draft Burnaby 2050 Plan anticipates more intensive use of land and considers non-market rental housing development of up to 6 storeys on the subject site for sites designated as "Low-Rise Apartment 1" which are operated by a non-profit organization or BC Housing.³



Phased development of four, six-storey buildings on the site can allow BC Housing to:

- Replace 126 Rent-Geared to Income homes with new one-bedroom units all in one phase (minimizing tenant disruption & relocation);
- add new rental homes at a range of rents from below market to market to serve a wider mix of seniors, couples, and working families in Burnaby;
- deliver approximately 360 additional rental homes, through opportunities provided by Burnaby 2050;
- add a new childcare facility accessible to all; and
- add an internal amenity courtyard for residents.

The new concept also includes improvements to landscaping, street trees, and safer public spaces. Parking, recycling and waste management will be removed from the street level, improving the view for neighbours. BC Housing will follow best practices with a construction management program to reduce impacts on surrounding properties.

³ [Burnaby 2050 DRAFT Plan, pg. 56](#)

Public Notification

On April 1, 2025, almost 300 notices advertising the April 16th Public Open House were hand delivered to dwellings within 200m of Stratford Gardens. In the week following, representatives from BC Housing and LCP canvassed residents of Fell Avenue and Warwick Avenue to ensure they knew about the Open House and to give them an informal opportunity to share interests and ask questions.



April 1, 2025

Dear Neighbour:

**Re: Public Open House - Stratford Gardens Redevelopment Concepts (Pre-Application)
6005 Pandora Street Burnaby**

BC Housing is hosting a public open house to talk about about new plans for Stratford Gardens at 6005 Pandora Street. We want to share our ideas before we submit a revised Rezoning application to the City of Burnaby. Planners from the City of Burnaby will also attend to provide information on the **Burnaby 2050 Plan**.

Public Open House Details

Date: Wednesday 16 April 2025
Format: Drop In
Time: 5:30PM to 8:30PM
Location: Lochdale Community School
 6990 Aubrey Street, Burnaby, BC.

Architectural Concept



Background & Timeline

BC Housing is proposing to replace the existing homes that are rented at rates based on income and to add more affordable rental housing. We will do this by making better use of the land, in line with the City of Burnaby's evolving Burnaby 2050 Plan. We plan to build four six-story buildings that will:

- Replace the existing homes on site with 126 **new** 1Bedroom Rent-Geared-to-Income homes in one phase (minimizing disruption & relocation)
- Add new rental homes at a range of rents from below market to market to serve a wider mix of seniors, couples, and working families in Burnaby
- Deliver approximately 360 additional rental homes, through opportunities provided by Burnaby 2050
- Add a new Child Care facility accessible to all
- Add an internal amenity courtyard for residents

The new concept also includes improvements to landscaping, street trees, and public spaces. Parking, recycling and waste management will be removed from the street level, improving the view for neighbours. We will also develop a construction management program to reduce impacts.

Spring – Summer 2025	2025 > 2027	2027 > 2029	2029 >
Public Involvement, Design Revisions, Applications	Planning Decisions	Construction Phase 1	Occupancy Phase 1

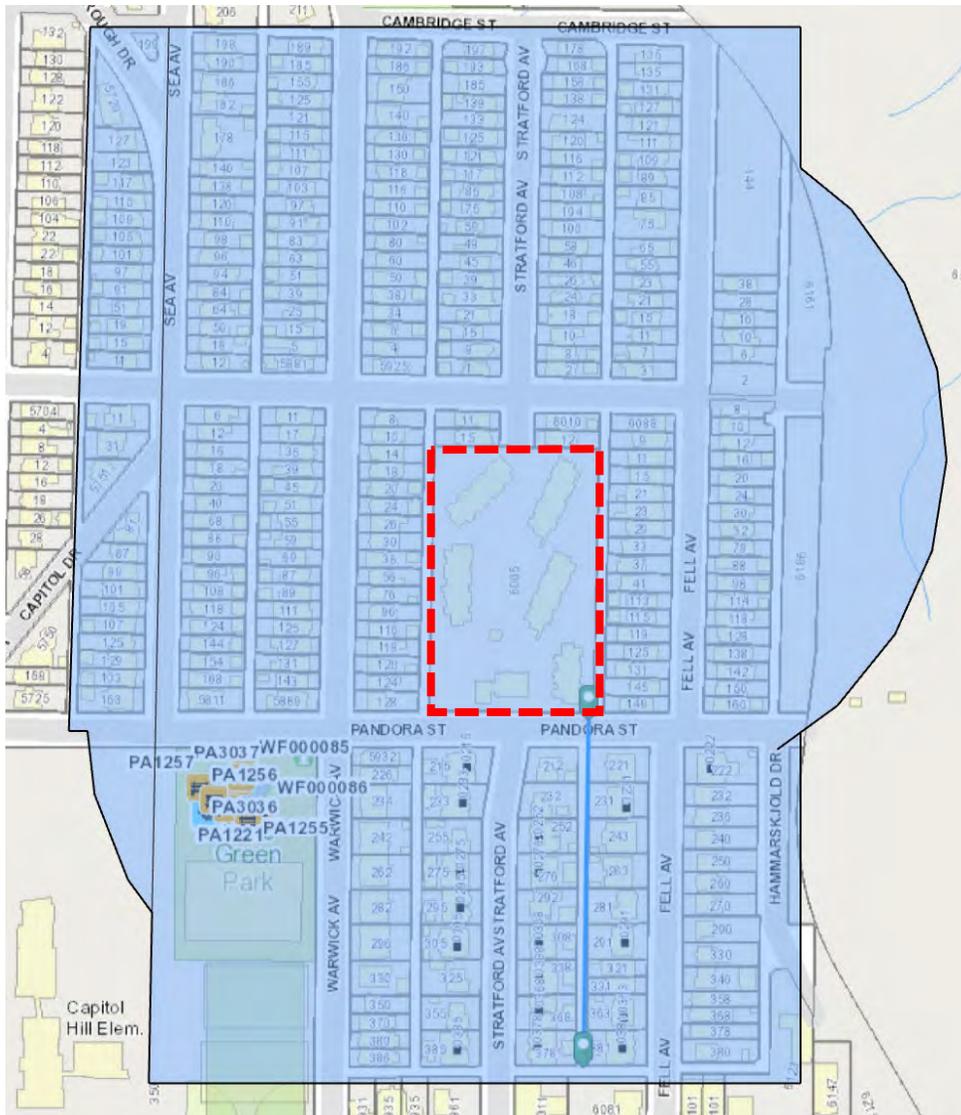
We welcome your questions or feedback via: communityrelations@bchousing.org
 Background information can also be found at: <https://letstalkhousingbc.ca/burnaby-stratford-gardens>
 More information on Burnaby 2050 can be found at: [Burnaby's Official Community Plan Project | City of Burnaby](#)

Sincerely,

Nicholas Hardy, Development Manager - BC Housing

200m Notification Area

Notification letters were hand-delivered to the addresses shown in the shaded area below, including to existing residents of Stratford Gardens.



Public Interests

A summary of key interests shared in the open house and subsequent written feedback is presented below along with discussion of each interest.

Affordable Housing & Childcare

Most open house feedback indicated support for affordable housing and the need for more affordable housing options in Burnaby as well as publicly accessible childcare.

BC Housing is proposing to make better use of the Stratford Gardens site and to create more affordable housing for a broader cross-section of seniors, couples, individuals, students and families who want to live, work and study in Burnaby. As noted in the open house material, the new proposal is to replace 126 aging Rent-Geared-to-Income Studio homes with new one-bedroom units and to deliver community benefits as identified in the DRAFT OCP. Another approximately 365 new affordable rental homes are proposed at a range of rents (below market to market) to serve a broad mix of individuals and working families in Burnaby. In addition, BC Housing remains committed to providing a publicly accessible childcare in an early phase of the development.

Public Involvement

Residents in Stratford Gardens and the surrounding community want to stay involved in the public planning process as the project moves forward to application, and the planning steps that follow.

The purpose of this open house was to update tenants and neighbours on the new concept that responds to the Burnaby 2050 Plan. Plans at this stage are general in nature so BC Housing will continue to involve tenants and neighbours as more detailed designs are prepared and submitted for the Rezoning of the Stratford Gardens property. BC Housing is committed to ongoing tenant updates throughout the proposed redevelopment process.

Neighbourhood Form and Character

Some people shared interests with respect to the transition in height and density from surrounding blocks to the new Stratford Gardens site. Some people supported the six-storey proposal, while others felt the height of new development at Stratford Gardens should be lower, based on the height of the existing surrounding development.

Historical Planning: In planning the site, BC Housing is guided by the evolving planning framework for the neighbourhood. The old planning rules from the 1960s generated a surrounding neighbourhood of two-storey detached homes all of which have primary views oriented away from Stratford Gardens (front doors and primary living areas oriented to streets opposite). As shown in the images below, the rear portions of properties that have immediate interface with Stratford Gardens (along the west and east lanes) are generally paved and used for parking access, garages, and waste management.



New Land Use Plans: The Provincial Transit Oriented Area Planning Regulations and Burnaby’s planning framework today allows for multiplex housing with heights up to 4 storeys at four to six units per lot for the Capitol Hill neighbourhood that surrounds Stratford Gardens. The Burnaby 2050 Plan under Council’s review allows for a minimum of four storeys at Stratford Gardens with the possibility of 6 storeys if the affordable housing is owned by BC Housing or a non-profit operator. This is the case for Stratford Gardens: BC Housing will continue to own Stratford Gardens and will operate the first phase of development. Other phases may be leased to nonprofit housing operators.

Evolving Context: Given new planning rules, neighbourhood character will evolve over time and change with more modern multiplex buildings. The highest and best use for older properties around Stratford Gardens will likely be three to four storey multiplex forms of housing, so the transition in heights across the lane will be gentle even if all of Stratford Gardens is built to six storeys. This is further mitigated by the fact that the slope of the Stratford Gardens site will result in a five-storey elevation for some portions of the lot. Mid-rise, middle-density apartments will be highly compatible with these new investments in the Capitol Hill neighbourhood and the investment in new buildings, new landscaping, upgraded lanes and sidewalks will contribute to a positive neighbourhood identity and cohesion for the immediate neighbourhood.

Privacy & Overlook

Residents in adjacent properties shared interests with respect to retaining privacy and reducing overlook onto their lots.

Privacy and overlook are important considerations for existing residents in adjacent properties and for future residents in the new buildings. As noted, buildings adjacent to Stratford Gardens are today oriented to their street frontages with primary views in the opposite direction to the BC Housing property. The rear portions of adjacent properties (across the lane that separates them from Stratford Gardens) are mostly paved for vehicle parking. Some homes have free-standing garages off the lane. Windows on most rear elevations are smaller and most back porches have deep awnings or covered areas which today provide privacy and screening.

Design Measures: For Stratford Gardens, BC Housing is proposing new trees and new landscaping around the perimeter of the property and along the laneway property line. The design for Stratford will include careful consideration of the height and placement of windows and balconies in the four proposed buildings to address privacy and overlook for neighbours (as well as for tenants who will live in the buildings). The lanes on both sides of the Stratford Gardens will be improved with the new development. BC Housing will share more detailed architectural and landscape architecture plans as a more detailed design is completed, highlighting design responses to address these interests.

Adequacy of Local Schools and Local Amenity

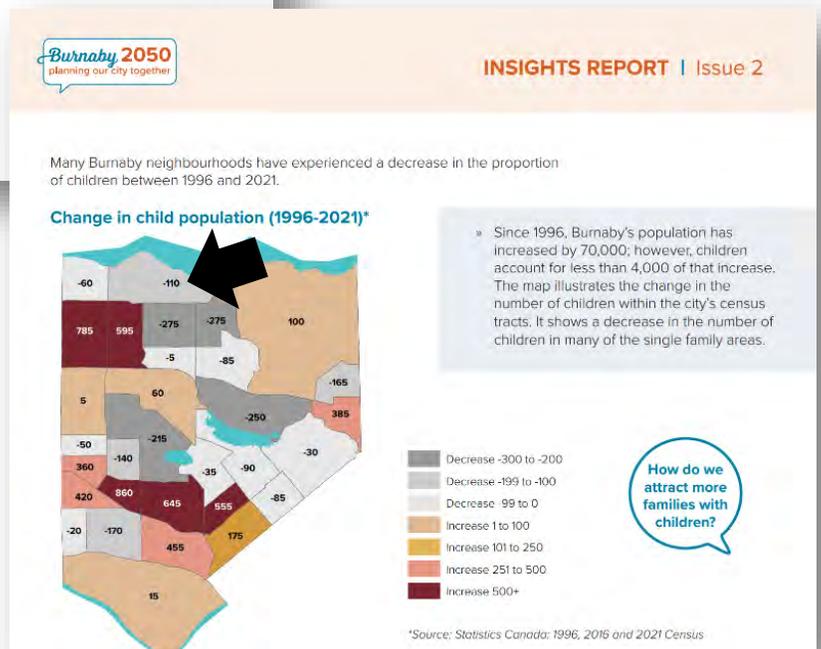
Attendees were interested in ensuring that there would be sufficient capacity in local schools and local amenities with the addition of new homes at Stratford Gardens.

The amenity proposed for Stratford Gardens is **affordable rental housing** along with a new **purpose-built childcare facility** open to everyone in the neighbourhood. Each new building at Stratford Gardens will provide on-site amenities for tenants. Development of Stratford Gardens will be phased and the first building will only replace the affordable units on-site today (unit for unit). Additional homes in future phases would be available for a wider range of families living and working in Burnaby.

With respect to children and school capacity, the City of Burnaby’s Burnaby 2050 Plan shows a decrease in the number of children in the Capitol Hill area in the last census period. The addition of new homes and families to the neighbourhood will be gradual, allow the School Board to address new demand (along with that generated by any other local development).



Source: City of Burnaby 2050 Plan



Infrastructure and Road Capacity

Public feedback notes interests in the adequacy of local water, storm and sanitary systems and in the capacity and functioning of local roads.

Any new development must be serviced with local water, storm and sanitary systems. Local capacity and any necessary upgrades will be confirmed through professional engineering studies shared with and reviewed by the City of Burnaby. New development also generates Development Cost Charge revenue for the City that is used to fund new upgrades.

With respect to road capacity, transportation engineers working on the BC Housing application will review the addition of the units proposed at Stratford Gardens and will confirm that traffic generated by new residents will not negatively impact the proper function of roads, off-site parking and public transit. Tenants of Stratford Gardens have a higher propensity to use transit, ride bicycles and walk relative to the existing neighbourhood demographic.

BC Housing will provide on-site underground parking so there will be no spillover of resident or visitor parking to the surrounding neighborhood. Primary parking access will be direct from Stratford Avenue, minimizing vehicular traffic through the adjacent lanes. Waste management will also be accommodated in the underground parkade. As the design evolves, a full Transportation Engineering study will be shared with the City of Burnaby confirming the warranted demand for on-site resident and visitor parking and childcare parking.

Property Values

Residents adjacent shared interests in the impact of new social housing on their property values.

Objective, third-party research commissioned by BC Housing⁴ indicates that property values in the immediate areas surrounding Social Housing case study sites typically mirrored or surpassed similar housing in the surrounding municipality. This suggests the introduction of non-market housing, such as supportive or affordable rental housing, does not affect residential property values.

BC Housing has been operating affordable housing at the Stratford Gardens since 1971 so social housing has defined the character of the immediate neighbourhood for some time. Surrounding single detached homes today are valued at \$1.7M to \$2.7M, values that support the conclusions of the studies referenced above. Notably, recent planning legislation enables 4 to 6-plex housing and brings new value and utility to the properties that surround Stratford Gardens today.

⁴ <https://www.bchousing.org/publications/Property-Values-Case-Study-Overview-Report.pdf>

Managing Construction Impacts

Residents adjacent to the property were interested in how BC Housing would manage and minimize construction impacts on adjacent properties.

BC Housing will phase development to replace all existing units in the first new building. This limits displacement of current residents and it gives BC Housing the balance of the large 3.5 acre site for accommodating construction of future phases. This limits spillover impacts for neighbouring properties. BC Housing will employ 'considerate contractor' management requirements to ensure construction impacts are minimized for those who live nearby.

Unit Design

Some attendees shared suggestions for the design of units, inclusion of storage space.

BC Housing has worked with existing tenants to gather ideas for the design of buildings and suites and will continue to involve them in planning as the project moves forward.

Housing Management & Public Safety

Neighbours shared feedback on the management and maintenance of Stratford Gardens and interests in maintaining a neighbourhood that is safe and accessible for all.

BC Housing's mandate is to provide safe, affordable, and quality housing for British Columbians. This project will provide much-needed affordable housing for families and seniors who are already part of the community, and for generations to come. All residents want a neighbourhood that is safe and accessible.

BC Housing's Development and Operations Teams are committed to working with tenants and neighbours to address any concerns with the operation and maintenance of Stratford Gardens (or any BC Housing Project). For concerns, the public can email Indirectlymanaged@bchousing.org and we will do our best to address them. It's important to note the BC Housing respects and is bound by the Residential Tenancy Act. Like any landlord, we need to respect the privacy and dignity of our tenants, while working with them to ensure a positive safe environment for all.

In designing the new homes, we will follow Crime Prevention through Environmental Design (CPTED) principles that focus on the design and management of the built environment to enhance safety. CPTED promotes safety by designing for natural surveillance, natural access control, territorial reinforcement, and maintenance. By integrating these principles, CPTED enhances the overall quality of life in communities by promoting positive social interactions and a sense of security.

Appendix A: Open House Boards

WELCOME

Stratford Gardens Open House
(6005 Pandora St)

STRATFORD GARDENS: PROVINCIAL REDEVELOPMENT PROGRAM



BC Housing's **Provincial Redevelopment Program (PRP)** replaces aging or underused provincial assets, and creates more net new homes by making better use of land.

Diversify mix of affordable homes by partnering with non-profit and for-profit sectors.

Minimum 1:1 replacement of any existing directly managed rent-geared-to-income (RGI) and non-profit operated rental units on these sites with **no loss of affordability**.

STRATFORD GARDENS: OVERVIEW

PRINCIPLES

BC Housing is strengthening and protecting affordable housing by redeveloping provincially-owned properties with aging buildings on underused land. The updated concept comprises four six-storey buildings with wood frame construction.



- Replace **126 aging Rent-Geared-to-Income** homes
- Create approximately ~365 new **affordable rental homes** to serve a broad mix of individuals and working families in Burnaby at a range of rents (below market to market).
- Build a **Childcare Facility** accessible to everyone in community (2 options **CC2**)
- **Improve public realm** with street trees and landscaping around the development
- **Relocate all parking, recycling and waste management** from the street level, improving overlook for our neighbours.
- Create **internal amenity courtyards** for residents

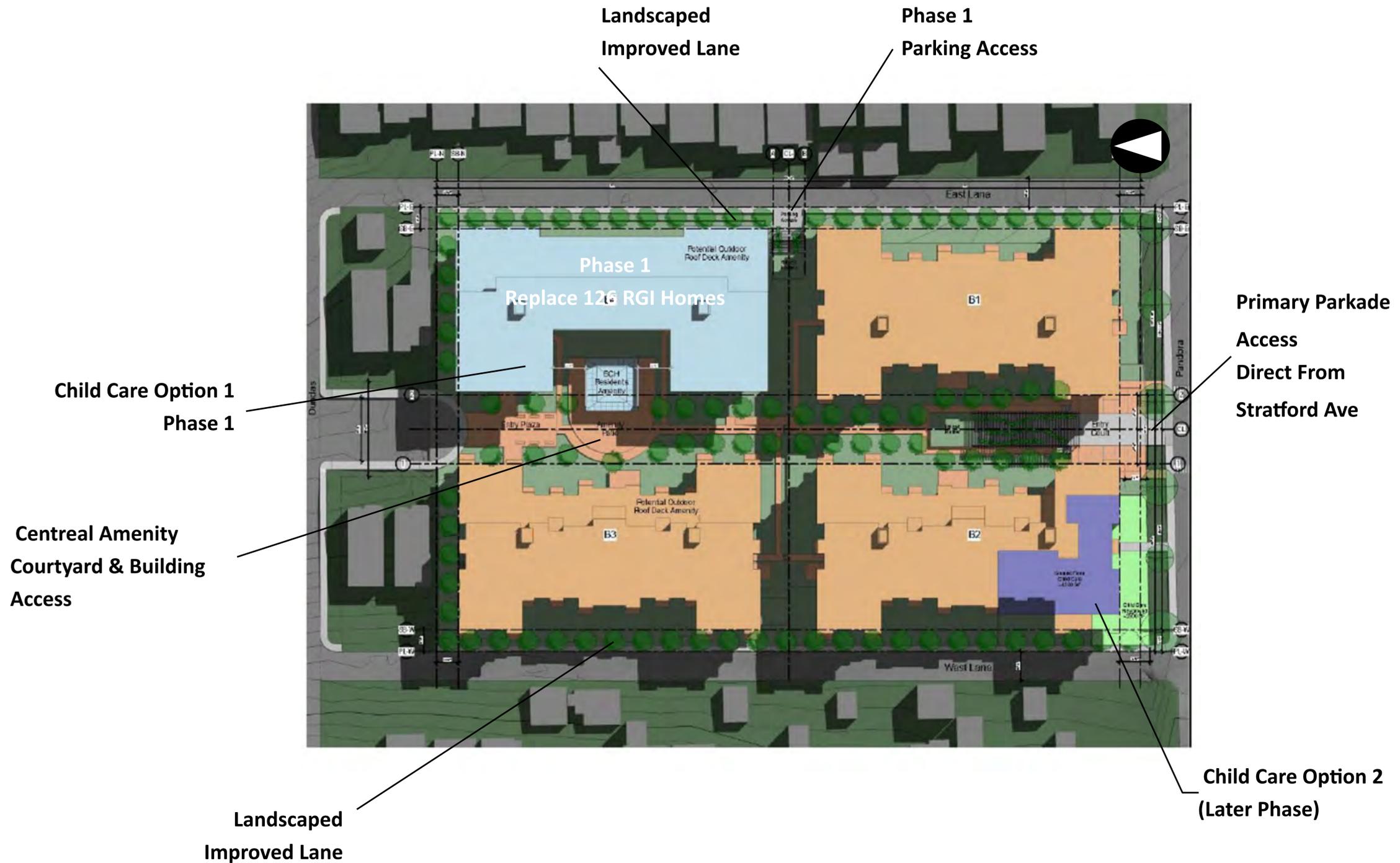
EXISTING PROPERTY

3.5 acre property with 126 (historical) Rent-Geared-to-Income Homes

Built in 1971 (54 years ago)



STRATFORD GARDENS: OVERVIEW



STRATFORD GARDENS: CONTEXT

WEST

New Land Use Rights: 3-4 storey Six-Plex (4-plex beyond 400m of Hastings St Bus Stop)

Current Land Use: 17 x Two-Storey homes on 33 ft lots. Primary orientation: West (away from Stratford Gardens). All homes access parking from the lane. Most back yards are paved for vehicle storage / garages and waste management. Stratford Gardens has a 175 ft long parkade at the south corner, a waste management area in the middle of the block and parking at the north end.



EAST

New Land Use Rights: 3 to 4-storey Six-Plex (4-plex beyond 400m of Hastings St Bus Stop)

Current Land Use: 17 x Two-Storey homes on 33 ft lots. Primary orientation: East (away from Stratford Gardens). All homes access parking from the lane. Most rear yards are paved for vehicle storage/garages and waste management. Stratford Gardens has two parking entrances off the lane that are also used for waste management.



STRATFORD GARDENS: CONTEXT

NORTH

New Land Use Rights: 3 to 4-storey Four-Plex MultiFamily

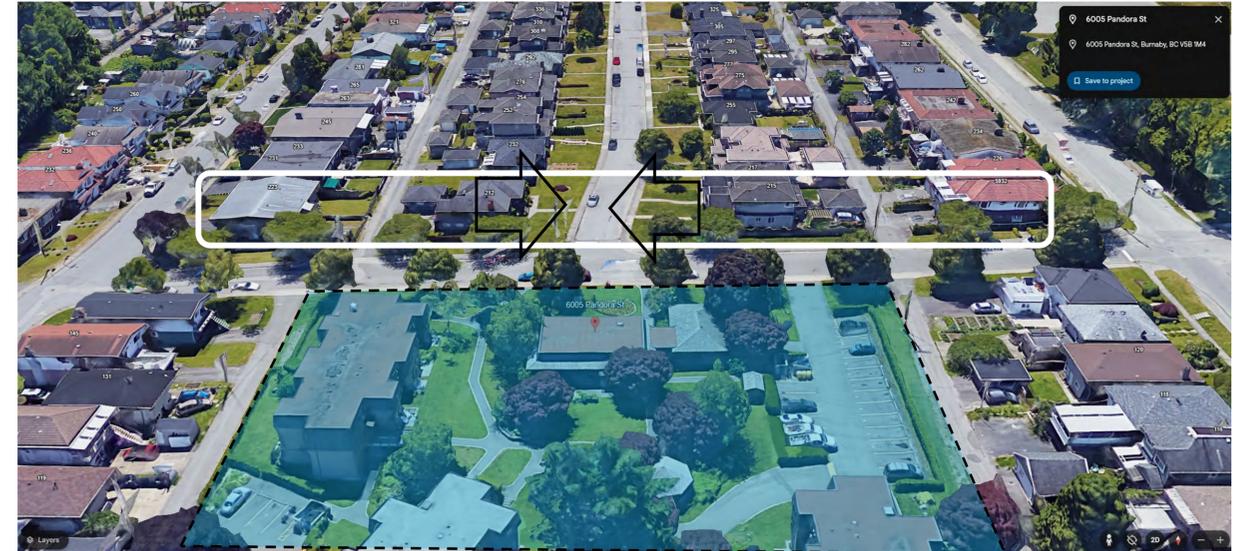
Current Land Use: Two-Storey homes on 33 ft lots. Primary orientations: East and West . All on-site parking access from lanes. Limited windows on flanking walls.



SOUTH

New Land Use Rights: 3-4 storey Six-Plex

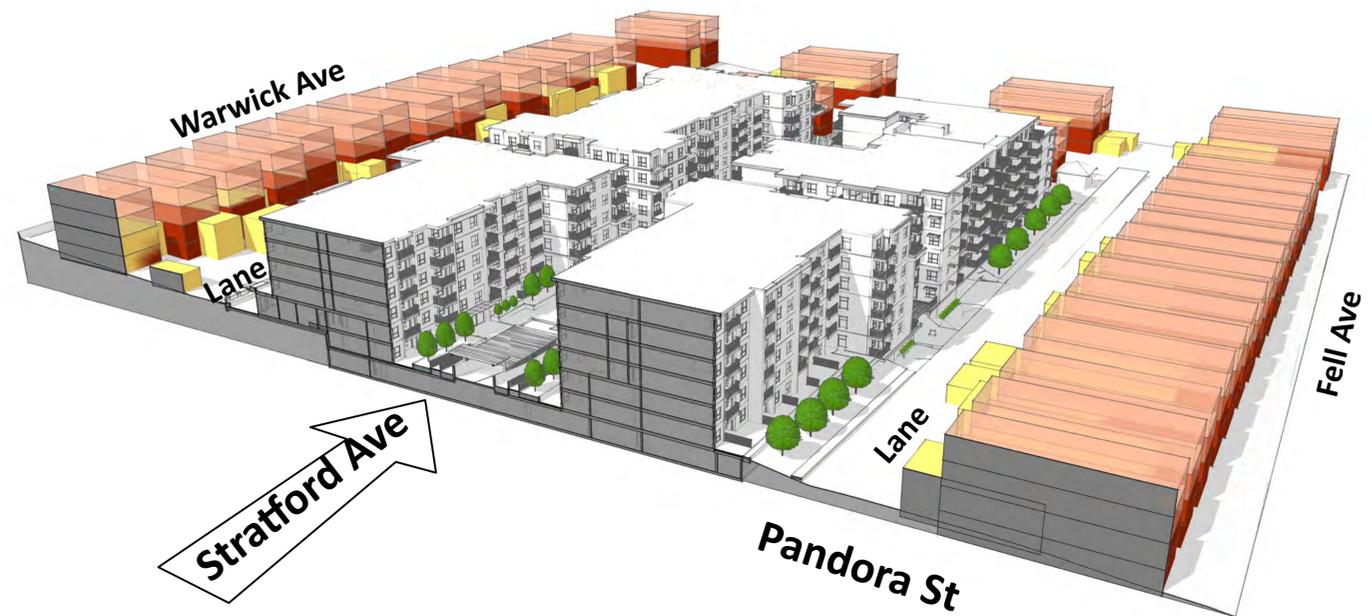
Current Land Use: Two-Storey homes on 33 ft x 121 ft lots. Primary orientations: East and West. All on-site parking access from lanes. Limited windows on flanking walls.



STRATFORD GARDENS: TRANSITION TO MULTIPLEX

CONTEXT & DESIGN RESPONSE

- . **Current & Future Context:** Anticipate transition from existing two-storey residential to future four-storey forms of multiplex development around Stratford Gardens.
- . **Adjacent Buildings:** All of the homes west and east of Stratford gardens back onto the lane and access off-street parking from the lane. Most properties have extensive paving or concrete and locations for waste management/ bins. Some properties have garages.
- . **Height Considerations:** Much of the perimeter-facing building facades for Stratford Gardens appear as 5 storeys due to the sloping nature of the site.
- . **Massing:** The separation between the four buildings at Stratford Gardens allows for breaks and views through the block with 70 ft to 90 ft separation between neighbouring buildings.
- . **Improved Lanes:** Landscaping along the lanes will improve the appearance of the property and add privacy for all residents.
- . **Materials & Finish:** Durable and visually pleasing building finishes will improve neighbourhood appeal.



STRATFORD GARDENS: CIRCULATION & MOVEMENT

MOVEMENT

Phase 1 access is from the East Lane. Primary vehicle access is shown from Stratford Avenue to the south.



Creative Transportation Solutions Ltd (CTS) are assessing movement and circulation needs for the proposed buildings in compliance with Engineering best practices and the City of Burnaby's parking bylaw.

Transit Orientation

- The site is approximately 300 m from Hastings Street which has excellent transit service and is part of the Frequent Transit Network.
- The site is less than 800 metres from the R5 (Fast and Frequent) stop at Kensington Avenue at Hastings Street

Pedestrian Improvements

- Upgraded sidewalks, improved lane treatments and a central courtyard design promote walkability.

Parking Supply

- The quantity of parking will be right-sized based on best transportation planning practices to ensure sufficient parking and prevent spillover into neighbourhood.
- Parking for residents, visitors and childcare users is underground, removed from surface / street, improving the aesthetics and overlook for neighbouring properties.
- Designs will include accommodations for ride share and pick-up as well as secure underground bicycle storage.

Parking Access

- Phase 1 parking (c. 126 apartments) is planned from the east lane which today has two surface parking and waste management areas. Parking for the balance of the development will be from Stratford Ave. which minimizes impacts on neighboring properties.

Recycling & Waste Management

- Recycling & waste management are also removed from surface / street to create more attractive conditions for residents and neighbours.

STRATFORD GARDENS: PLANNING CONTEXT

PLANNING CONTEXT

- Burnaby 2050 Planning direction considers 4 to 6-storey forms of development for affordable housing proposals.
- Expanded housing options for surrounding properties include row and multiplex housing up to 4-storeys.
- **Non-market rental projects: “On sites designated as Townhouse or Low-Rise Apartment 1, a building height of up to 6 storeys may be considered for projects that are operated by the Burnaby Housing Authority, a non-profit organization, BC Housing and/or another government agency, and include non-market rental housing as a primary use.”**



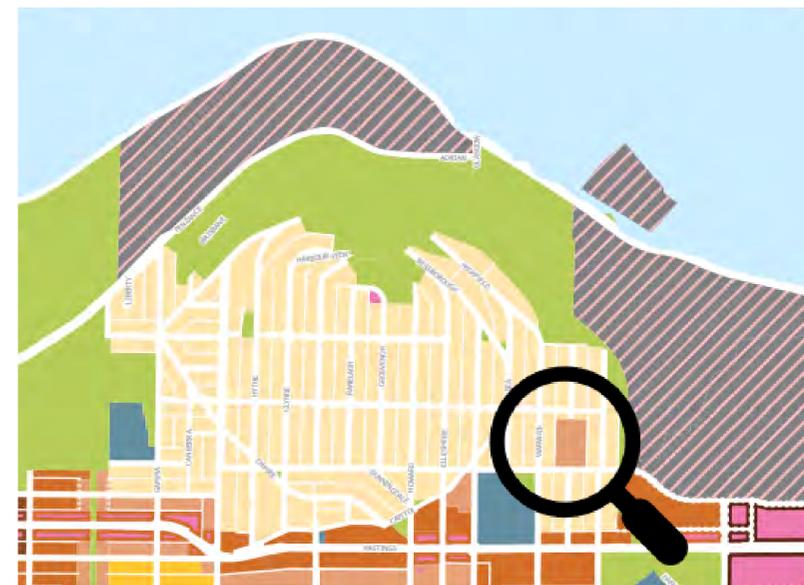
Neighbourhood Centres: These areas include ground-oriented forms of development with minimal change to existing densities. Housing forms include a mix of rowhomes, townhomes, sixplexes, fourplexes, triplexes, duplexes, single-family homes and laneway homes. Neighbourhood “hubs” function as local-serving

village centres, with opportunities for small mixed-use buildings with ground floor shops and services below residential apartments.

Neighbourhood centres are found in lower density residential areas throughout the city.



Neighbourhood Centre



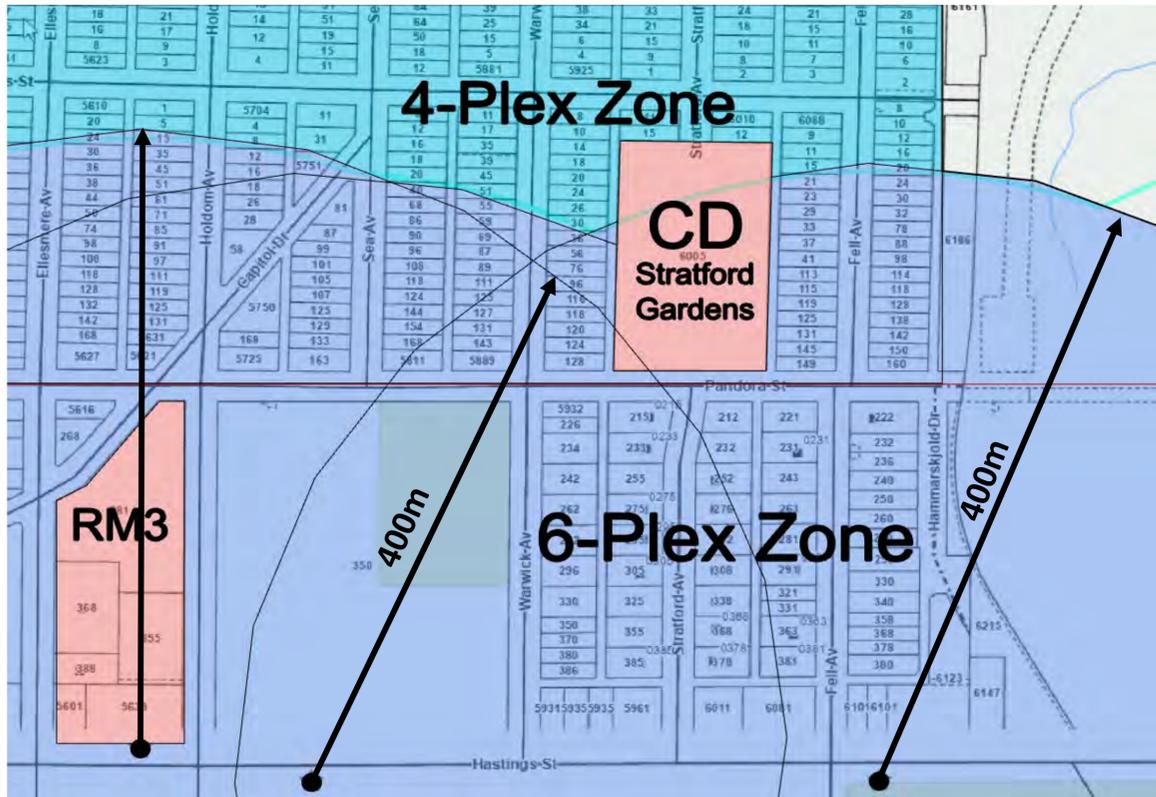
Small-scale multi-unit housing		} Residential land use designations
Townhouse		
Low-rise apartment 1		
Low-rise apartment 2		

Type	Land use colour	Height	Land use designation	Intent
Low-rise residential		4	Low-rise apartment 1	To support low-rise residential apartment forms of up to 4 storeys, with opportunities for ground-oriented residential and limited neighbourhood-serving commercial uses.
		6-8	Low-rise apartment 2	To support low-rise residential apartment forms of up to 6 storeys, or up to 8 storeys if located within a Transit Oriented Area (TOA), with opportunities for ground-oriented residential and limited commercial uses.

NEW MULTIFAMILY CONTEXT FOR CAPITOL HILL

MULTIFAMILY ZONING MINIMUMS FOR CAPITOL HILL

- Property within 400m of a prescribed bus stop must be granted minimum development rights for **6-plex forms of multi-family housing** in residential areas.
- Property north of Stratford Gardens eligible for **4-plex forms of multi-family**



Minimum of four units	<p>Unless an exemption applies, a minimum of 4 units must be permitted on each parcel of land greater than 280 square metres in a <i>Restricted Zone</i> that is:</p> <ol style="list-style-type: none"> wholly or partly within an urban containment boundary established by a regional growth strategy, or if (a) does not apply, wholly or partly within an urban containment boundary established by an official community plan within a municipality with a population greater than 5,000, or if neither (a) or (b) apply, on each parcel of land in a municipality with a population greater than 5,000.
Minimum of six units	<p>Unless an exemption applies, a minimum of 6 units must be permitted on each parcel of land in a <i>Restricted Zone</i> that meets all of these conditions:</p> <ol style="list-style-type: none"> is wholly or partly within 400 metres of a prescribed bus stop as such term is defined in the Local Government Zoning Bylaw Regulation or the Vancouver Zoning Bylaw Regulation (see Appendix B for a list of communities and routes that may have prescribed bus stops and Appendix C for information on identifying impacted lots using geospatial data); and is greater in area than 281 square metres; and is wholly or partly within an urban containment boundary established by a regional growth strategy, or if (c) does not apply, is wholly or partly within an urban containment boundary established by an official community plan within a municipality with a population greater than 5,000, or if neither (c) or (d) apply, is a parcel of land within a municipality or regional district with a minimum population of 5,000 people.

https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/local-governments-and-housing/ssmuh_provincial_policy_manual.pdf

BRITISH COLUMBIA

Provincial Policy Manual & Site Standards

Supporting local government with legislative requirements under the Local Government Act and Vancouver Charter for small-scale, multi-unit housing

Small-Scale, Multi-Unit Housing

Standardized Housing Designs Catalogue

September 2024

Quadplex 01

Standardized Housing Designs Catalogue

Building on Canada's neighbourhoods

A head start for those looking to build

British Columbia Corporate Strategy

Unit Summary

Number of units	9	Building Footprint (Total)	202 sq. m. (2,282 sq. ft.)
Number of residential floors	3	Building Footprint (Per Floor)	68 sq. m. (733 sq. ft.)
Number of parking spaces	3	Building Footprint (Per Space)	68 sq. m. (733 sq. ft.)

STRATFORD GARDENS: NEW HOUSING MIX & AFFORDABILITY

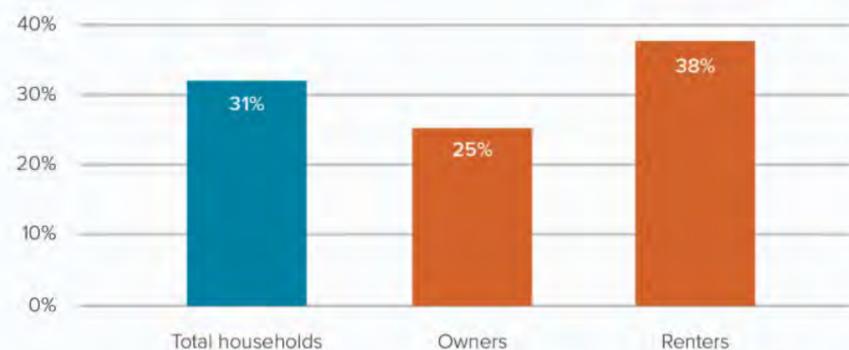
CITY OF BURNABY HOUSING NEEDS

Under BC Housing's Provincial Redevelopment program, reinvestment in Stratford Gardens can generate new rental homes accessible to a wider range of families.

Overview

As Burnaby's population grows, it's becoming more challenging for community members to find available and affordable housing. Home ownership and rental housing is becoming increasingly unaffordable, and it's likely that the percentage of people renting homes in the city will increase.

Burnaby needs more rental housing, especially affordable rental housing, to meet the community's needs. In 2021, 38% of renters were spending more than 30% of their income on shelter, the benchmark for whether a household can afford suitable and adequate housing in the community. Some community groups face greater challenges with finding and affording housing, including lone-parent households (especially women who are the only parent in their household), seniors, non-permanent residents, recent immigrants and Indigenous people living in Burnaby.



Source: City of Burnaby

BC HOUSING: RENT GEARED TO INCOME (RGI)



At Stratford Gardens 126 RGI homes meet the needs of people living with very low income including seniors and people living with disabilities.

BC HOUSING: HOUSING INCOME LIMITS (HILS) RGI



Housing Income Limit RGI homes are oriented to households with moderate incomes (see table). Rents are 30% of household income.

Home	Rent	Household \$
One Bed	\$1,450	\$58,000
Two Bed	\$1,800	\$72,000
Three Bed	\$2,150	\$86,000

2023 Housing Income Limits (HILs)¹
 Housing Income Limits (HILs) represent the maximum gross household income for eligibility in many affordable housing programs. The HILs are based on figures established by CMHC, and are intended to reflect the minimum income required to afford appropriate accommodation in the private market.

Planning Area	1 Bdrm or Less	2 Bdrm	3 Bdrm	4+ Bdrm
Abbotsford	\$44,500	\$55,000	\$78,000	\$91,500
Chilliwack	\$39,500	\$54,000	\$61,500	\$67,000
Hope	\$30,000	\$38,000	\$42,000	\$55,500
Powell River	\$37,000	\$38,500	\$42,000	\$54,000
Squamish	\$52,500	\$62,500	\$72,500	\$92,000
Sussex Coast	\$44,000	\$49,500	\$67,500	\$67,000
Vancouver CMA	\$58,000	\$72,000	\$86,000	\$107,500
Non-Market Areas	\$77,000	\$89,500	\$98,000	\$108,000

BC HOUSING: NEAR MARKET HOMES



The inclusion of near-market to market homes meets the rental demands of working Burnaby families and widens the spectrum of housing at Stratford Gardens.

Apartment Average Rents (\$), by Year of Construction and Bedroom Type - Vancouver CMA

Year of Construction	Bachelor		1 Bed		2 Bed		3+ Bed	
	Oct-23	Oct-24	Oct-23	Oct-24	Oct-23	Oct-24	Oct-23	Oct-24
Burnaby 2015+	**	**	**	2,534 a	**	3,082 b	**	**
Vancouver CMA 2015+	1,935 a	1,944 a	2,185 a	2,285 a	2,872 a	3,001 a	3,543 a	3,926 a

Source: CMHC Annual Rental Market Survey

STRATFORD GARDENS: INTERNAL AMENITY COURTYARD



STRATFORD GARDENS: SOUTH (PARKADE ENTRANCE)



Pandora St



STRATFORD GARDENS: WEST LANE



STRATFORD GARDENS: WEST LANE



Stepped Design:
Reads as 5 to 6 floors

4 Storey
Development
Envelope
Adjacent

Landscape Buffer
for Privacy
Defines Private &
Public Space

Improved Lane Design



STRATFORD GARDENS: PROCESS

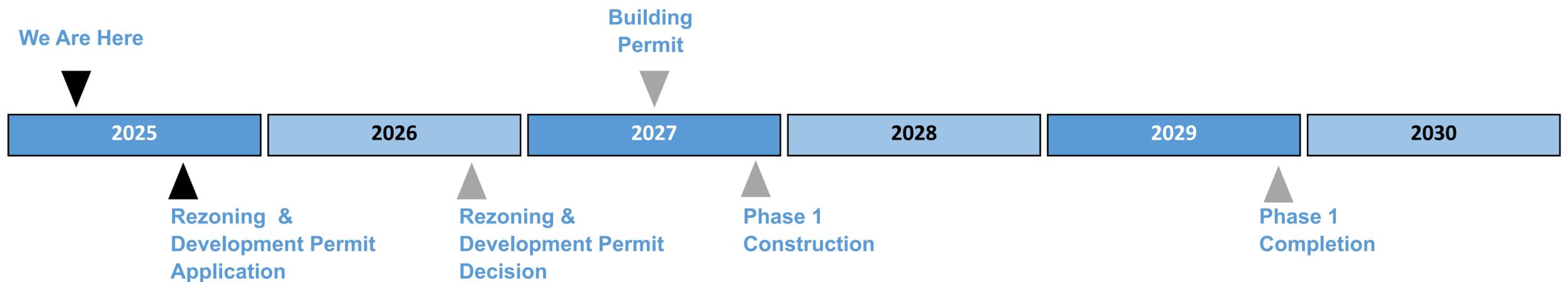
PROCESS

BC Housing will update applications for Rezoning and Development permits in 2025, building on feedback gained from tenant and public involvement. City review and Council decisions generally take a year (or more).

If approved, the first phase of construction would commence approximately in late 2027. It is expected the project would require two years to complete. Phases 2 to 4 can be completed after existing tenants have been relocated to the new Phase 1 Building.

CONSIDERATE CONTRACTOR

BC Housing will prepare a Construction Management Plan to minimize disturbance for neighbouring properties.



STRATFORD GARDENS: WHAT WE'VE HEARD

AFFORDABLE HOUSING	
Maintaining affordable housing at this site.	We will replace all of the existing Rent Geared to Income homes in Phase 1 (minimizing impacts on existing tenants).
Diversity in the neighbourhood, and overall renewal of the site.	We are proposing a wide range of below market to near market rental homes to accommodate a range of household types. In addition to replacing the existing 126 Rent Geared to Income apartments, BC Housing plans to create more homes for working families with moderate incomes and those that can afford housing at near-market rents (see "Housing Mix & Affordability" board).
Well being of existing tenants.	We will relocate as few tenants as necessary to construct the Phase 1 replacement building. Once it's complete, all tenants will be offered homes in the new building.

LOCAL AMENITIES	
Support for childcare accessible to community.	We are committed to delivering a childcare accessible to the community.
Ensure that additional population is served by City amenities.	New residential development usually generates funds that contribute to new community amenities and pays annual property taxes. Each new building will also include amenity areas for residents.
Environmental impacts.	New buildings will be energy efficient. BC Housing will endeavor to retain existing trees and plant new trees and landscaping on site for climate resilience, storm water management and public enjoyment.

MOVEMENT	
Adequate parking for residents and visitors.	<p>All parking for Stratford Gardens will be located in underground parking. This frees up space at grade for more attractive landscape and amenity. Phase 1 parking is designed to be accessed from the East Lane. The remainder of the development will be served by an entrance and exit directly from Stratford Avenue—a location that presents the least impact to surrounding properties.</p> <p>Based on best practices, the quantity of on-site underground parking will be right-sized to ensure there will be a sufficient number of parking stalls and to prevent parking spillover onto neighbourhood streets. Getting this balance right mitigates impacts and helps with housing affordability.</p>

WASTE MANAGEMENT	
Tidy waste management.	Recycling and waste management will be moved from the lanes to underground storage rooms. This will improve the appearance of the property, freeing up space for more attractive landscaping.

DESIGN	
Building heights and shared views.	<p>Burnaby's Official Community Plan and Provincial Legislation now permit more height and density for the entire neighbourhood. The OCP contemplates 4 to 6-storey development for affordable housing operated by BC Housing or Non-Profits and 3 to 4-storey four-plex to six-plex housing for adjacent residential properties.</p> <p>Redevelopment of Stratford Gardens does not impact primary views of surrounding homes. Building massing creates openings and shared views through the site.</p>
Privacy and overlook.	<p>Buildings are designed to balance the privacy interests of residents and neighbours. Properties surrounding Stratford Gardens have primary orientations that face the street rather than the back lane.</p> <p>Thoughtful use of landscaping, trees, balcony enclosures and window treatments in the new building design can help address privacy and overlook interests.</p>
Venting design and mechanical systems.	New buildings will have efficient mechanical systems that meet all code and bylaw requirements for placement and sound.

PROPERTY VALUES	
Impacts on value of surrounding property.	<p>Research* commissioned by BC Housing indicates that property values in the immediate areas surrounding Social Housing case study sites typically mirrored or surpassed similar housing in the surrounding municipality. This suggests the introduction of non-market housing, such as supportive or affordable rental housing, does not affect residential property values.</p> <p>Notably, recent planning legislation enables 4 to 6-plex housing and brings new value and utility to the properties that surround Stratford Gardens today.</p> <p><small>https://www.bchousing.org/publications/Property-Values-Case-Study-Overview-Report.pdf</small></p>

MANAGEMENT	
Safety and security.	<p>All residents and neighbours have the right to security and safety.</p> <p>Design of buildings and grounds will follow established CPTED standards (Crime Prevention Through Environmental Design) that uses design principles to make spaces less attractive for criminal activity and more safe and welcoming for residents.</p>
Management and maintenance.	BC Housing will own and operate the Phase 1 Building that provides modern, new homes to current residents of Stratford Gardens. We will partner with experienced operators to run the other residential buildings.

PUBLIC INVOLVEMENT	
Public involvement.	<p>We are committed to a transparent public involvement process. All updates will be shared via our <i>Let's Talk</i> web page. More opportunities for engagement will be shared as the project progresses.</p> <p>https://letstalkhousingbc.ca/burnaby-stratford-gardens</p>

CONSTRUCTION	
Mitigation of construction impacts.	BC Housing will phase development and manage construction in a way that minimizes community impact and that is in accordance with all city by-laws.
Construction timelines.	We will maintain communication with neighbours on the construction schedule through letters and on our <i>Let's Talk</i> web page.

STRATFORD GARDENS: LAND ACKNOWLEDGEMENT

RECONCILIATION

BC Housing is committed to a distinction-based approach that respects and acknowledges the unique cultures, histories, rights, laws, and governments of First Nations, Métis, and Inuit peoples. To this end, we will work in a manner that acknowledges the specific rights, interests, priorities and concerns of Indigenous groups.

Our Reconciliation Strategy focuses on addressing oppressive legacies of colonialism and its present-day impacts on Indigenous Peoples. Meaningful relationships will be at the centre of our work and include a commitment to nurturing Indigenous cultures, diversity, protocols, needs and experiences as we move forward together. Reconciliation needs us all. Our shared strength and humanity can help us cultivate a path forward.

"BC Housing would like to gratefully acknowledge that we are on the ancestral homelands of hundreds of Indigenous Peoples and Nations across British Columbia, each with their own unique traditions and history. At this location we are on the ancestral and unceded homelands of the x̱m̱əθḵəy̱əm (Musqueam), Skwxwú7mesh (Squamish), and səliilíwətaʔṯ (Tsleil-Waututh) Nations who have been the caretakers of these lands for thousands of years. We offer our respect to their peoples, past and present."

Appendix B: BC Housing “Let’s Talk Housing” Webpage



Home / Burnaby - Pandora Street - Stratford Gardens

Burnaby - Pandora Street - Stratford Gardens



Overview

The redevelopment of Stratford Gardens at 6005 Pandora Street in Burnaby is moving forward. BC Housing aims to replace 126 aging homes with high-quality modern rental homes for seniors, adults and those living with disabilities.

This project will add new efficiently designed rental apartments that will fit well within the surrounding neighbourhood. To serve a broader mix of working families and residents in Burnaby, we are adding new rental homes at market and near-market rents. We also plan to welcome an on-site childcare facility in partnership with the Ministry of Education and Child Care (MECC).

The construction is planned in phases to minimize the number of existing residents who will need to temporarily move to allow new construction on-site. Four new buildings are proposed for this site. Through the City of Burnaby 2050 Official Community Plan review, there is an opportunity for the community to consider an increase in permitted height of up to 6 storeys across the site. Additional height will support the delivery of added secured rental housing and other community benefits that will serve the community for generations to come.

Redevelopment Updates

The planning and approval process will take time as we work closely with the City of Burnaby. BC Housing will work with each resident to make sure their housing needs are secured throughout this process.

Plans for the redevelopment include:

- Replacement of 126 Rent-Geared-to-Income homes
- Additional purpose-built affordable rental homes to serve a broad mix of seniors, couples, individuals, and families in Burnaby which will be provided at market and near-market rents
- Improved landscaping, street trees, and public realm around the development
- Parking, recycling and waste management removed from the street level, improving overlook for our neighbours
- Amenity courtyard
- Childcare facility accessible to everyone in the community

Guiding Principles for Housing Transitions for Residents

BC Housing is committed to protecting residents from the impacts of redevelopment in the following ways:

- Safe and secure housing for the current Stratford Gardens residents will continue to be of high-priority for BC Housing
- We will work with each tenant to make sure they have access to secure housing and that their individual needs are met throughout planning and redevelopment
- A tenant support worker will be available to provide support before and during the moving process for those tenants who will be required to temporarily relocate
- Tenants who are required to temporarily relocate will be supported financially with their moving costs by BC Housing

Community Engagement

Residents of Stratford Gardens are our priority, and BC Housing has been actively engaging with this community about our redevelopment plans since the start of the project. We are committed to regular and ongoing communications with those who live on-site. Regular drop-in sessions and informational meetings are held to keep Stratford Gardens residents informed.

In 2021, a survey was conducted to gather feedback from neighbours. Neighbours were also invited to learn more and share their thoughts at a virtual neighbourhood open house.

In Spring 2025, BC Housing is responding to the proposed Burnaby 2050 Official Community Plan update with a revised concept for redevelopment at Stratford Gardens. The Burnaby 2050 plan provides an opportunity to deliver more community benefits for future residents and the surrounding community. More information can be found at: [Burnaby's Official Community Plan Project | City of Burnaby](#)

A public open house will be hosted on **April 16th** (details under Upcoming Community Engagement). This will be a chance for BC Housing to share the range of long-term community benefits this redeveloped site will offer. The community will have an opportunity to provide feedback on the new Development Concept. More information will be shared on this page as details are confirmed.

What is the Provincial Redevelopment Program?

The B.C. government's housing strategy is designed to help those in greatest need obtain safe and affordable housing.

A key part of the strategy includes redeveloping provincially owned properties with aging buildings on underutilized land. This strengthens and protects affordable housing and allows us to:

- Replace old homes with new ones
- Integrate more affordable housing into communities
- Address gaps in housing options for a variety of income levels
- Provide environmentally sustainable housing

BC Housing works with local governments and community organizations on these projects.

Questions?

Please reach out to Community Relations: communityrelations@bchousing.org

Appendix C: Tenant Letter re: Open House



April 3, 2025

Dear Stratford Gardens Resident:

**Re: Public Open House - Stratford Gardens Redevelopment Concepts (Pre-Application)
6005 Pandora Street Burnaby**

BC Housing is hosting a **public** Open House to talk about new plans for Stratford Gardens at 6005 Pandora Street. We want to share our ideas before we submit a revised Rezoning application to the City of Burnaby. Planners from the City of Burnaby will also attend to provide information on the **Burnaby 2050 Plan**.

The information we will share with community members at the Open House will be the same as what we shared with you at the Tenant Info-Session on February 25, 2025

Public Open House Details

Date: Wednesday 16 April 2025
Format: Drop In
Time: 5:30PM to 8:30PM
Location: Lochdale Community School
 6990 Aubrey Street, Burnaby, BC.

Architectural Concept



Background & Timeline

As we shared with you on February 25th, BC Housing is proposing to replace the existing homes, and to add more affordable rental housing. We plan to build four six-story buildings that will:

- Replace the existing homes on site with 126 **new 1Bedroom Rent-Geared-to-Income** homes in one phase (minimizing disruption & relocation)
- Add new rental homes at a range of rents from below market to market to serve a wider mix of seniors, couples, and working families in Burnaby
- Deliver approximately 360 additional rental homes, through opportunities provided by Burnaby 2050
- Add a new Child Care facility accessible to all
- Add an internal amenity courtyard for residents

The new concept also includes improvements to landscaping, street trees, and public spaces. Parking, recycling and waste management will be removed from the street level, improving the view for neighbours. We will also develop a construction management program to reduce impacts.

Spring – Summer 2025	2025 > 2027	2027 > 2029	2029 >
Public Involvement, Design Revisions, Applications	Planning Decisions	Construction Phase 1	Occupancy Phase 1

We welcome your questions or feedback via: communityrelations@bchousing.org

Background information can also be found at: <https://letstalkhousingbc.ca/burnaby-stratford-gardens>

More information on Burnaby 2050 can be found at: [Burnaby's Official Community Plan Project | City of Burnaby](#)

Sincerely,

Nicholas Hardy, Development Manager - BC Housing