

**PLANNING AND DEVELOPMENT COMMITTEE**

**MINUTES**

An Open meeting of the Planning and Development Committee was held in the Council Committee Room, City Hall, 4949 Canada Way, Burnaby, BC on Tuesday, **2015 March 31** at **4:00 p.m.**

**1. CALL TO ORDER**

PRESENT: Councillor C. Jordan, Chair  
Councillor D. Johnston, Vice Chair  
Councillor S. Dhaliwal, Member

STAFF: Mr. L. Pelletier, Director Planning and Building  
Mr. E. Kozak, Assistant Director, Current Planning  
Ms. L. Garnet, Assistant Director, Long Range Planning  
Ms. P. Eng, Property Negotiator  
Ms. E. Prior, Administrative Officer

The Chair called the 'Open' meeting to order at 4:00 p.m.

**2. MINUTES**

**(a) Minutes of the Planning and Development Committee  
Open Meeting held on 2015 February 24**

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

"THAT the minutes of the Planning and Development Committee Open meeting held on 2015 February 24 be now adopted."

CARRIED UNANIMOUSLY

**3. DELEGATIONS**

The following wrote requesting an audience with the Planning and Development Committee:

**(a) Mr. Ian Guan, Architect, Gradual Architecture Inc.  
Re: Proposed Rezoning for 9789 Cameron Street  
Speakers: Mr. Guan**

- (b) **Ms. My Nguyen**  
**Re: Hoa Nghuem Farm, 8709 Royal Oak Avenue**  
**Speaker: Ms. Nguyen**

MOVED BY COUNCILLOR DHALIWAL:  
SECONDED BY COUNCILLOR JOHNSTON:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

- (a) **Mr. Ian Guan and Mr. Steven Porchetta** appeared before the Committee requesting consideration of a development project at 9789 Cameron Street. As the delegation was unsuccessful in acquiring the neighbouring property for inclusion in the desired two-lot assembly, they have proposed developing the subject site on its own.

Mr. Guan and Mr. Porchetta submitted an application for development of a five-unit infill townhouse project. The delegation requested that the Section 219 Covenant registered on title be amended or discharged to allow for development on the subject site.

Arising from discussion, the Committee introduced the following motion:

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

"THAT the comments of the delegation be **REFERRED** to staff for review."

CARRIED UNANIMOUSLY

- (b) **Master Thuan Le, Mr. Gerry Blonski and Mr. Chris Mathisen** appeared before the Committee requesting consideration of subdivision and rezoning of a portion of their property at 8709 Royal Oak Avenue.

The property is zoned and designated for agricultural use in both the Official Community Plan and the Big Bend Development Plan, the property is also located within the Agricultural Land Reserve. The delegation requested a rezoning to allow for the retention of an assembly hall and outbuildings which are non-conforming with the zoning and building code.

Arising from discussion, the Committee introduced the following motion:

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

"THAT the comments of the delegation be **REFERRED** to staff for review."

CARRIED UNANIMOUSLY

**4. CORRESPONDENCE**

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT the correspondence be received.”

CARRIED UNANIMOUSLY

**(a) Correspondence from Brenda Bedford, Pine Ridge Housing Co-op  
Re: You Hold the Key – Fix the Co-op Housing Crunch**

Correspondence was received from Ms. Brenda Bedford, Pine Ridge Housing Co-op regarding the *You Hold the Key – Fix the Co-Op Housing Crunch* campaign.

The author advised that federal rent assistance for low-income co-op members is ending in the next ten years affecting 1,500 co-op households by 2017, and by 2020, almost 3,000 households will lose their assistance.

In conclusion, it was requested that local governments continue to advocate to the provincial and federal governments to implement a rent assistance program for low income co-op members.

Staff advised that Council on 2014 February 3 adopted a resolution on this matter from the Federation of Canadian Municipalities titled ‘Development of a New Long-Term Federal Plan to Fix Canada’s Housing Crunch’. In addition, Council co-sponsored a further resolution that was endorsed at the 2014 UBCM Convention.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT staff respond to the correspondent and advise of the efforts undertaken by Council to date.”

CARRIED UNANIMOUSLY

**(b) Correspondence from Darin Froese, Co-Chair  
And Carolyn Oraziotti, Co-Chair,  
Burnaby Task Force on Homelessness  
Re: Affordable Housing Strategy**

Correspondence was received from Darin Froese and Carolyn Oraziotti, Co-Chairs Burnaby Task Force in Homelessness requesting that the City of Burnaby support Motion 547.

Motion 547 was written by MP Kennedy Stewart to federally establish, develop, and implement an affordable housing strategy..

Arising from discussion, the Committee introduced the following motion:

MOVED BY COUNCILLOR DHALIWAL:  
SECONDED BY COUNCILLOR JOHNSTON:

“THAT the Committee request that Council support Motion 547 to federally establish, develop, and implement an affordable housing strategy.”

CARRIED UNANIMOUSLY

**(c) Correspondence from City Clerk**  
**Re: Rezoning #15-09, 9789 Cameron Street**

Correspondence was received from the City Clerk advising that Burnaby City Council, at the Open Council meeting held on 2015 March 30, received a report entitled Rezoning Applications and referred Item 6, Rezoning #15-09, 9789 Cameron Street to the Planning and Development Committee for review.

Arising from discussion, the Committee introduced the following motion:

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

"THAT the report be REFERRED back to staff for further review."

CARRIED UNANIMOUSLY

**5. REPORT**

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT the report be now received.”

CARRIED UNANIMOUSLY

**(a) Report from Director Planning and Building**  
**Re: Request for Community Benefit Bonus Housing Funds**  
**Burnaby Seniors Village (Sunset, Kincaid, Godwin)**  
**Central Administrative Area Plan**  
**Rezoning Reference #12-23**

A report was received from the Director Planning and Building to seek Committee and Council’s consideration of an application for Community Benefit Bonus Housing Funds to support the Burnaby Seniors Village Non-Profit seniors’ housing project.

The Director Planning and Building recommended:

1. THAT the Committee give consideration to a recommendation to Council for an allocation of funds in support of the Burnaby Village non-profit seniors’ housing project.

Arising from discussion, the Committee introduced the following motion:

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

"THAT the report be REFERRED back to staff for further review."

CARRIED UNANIMOUSLY

**6. NEW BUSINESS**

**Councillor Dhaliwal**

Councillor Dhaliwal requested staff investigate the feasibility of allowing multi-family strata units on single or two family zoned lots.

Staff undertook to provide a memo regarding the background and implications on multi-family strata units.

Councillor Dhaliwal requested that staff provide a priority work list to the Committee regarding outstanding policy and bylaw amendments.

Staff undertook to provide the Committee with the information requested.

**7. INQUIRIES**

No inquiries were brought before the Committee at this time.

**8. CLOSED**

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

"THAT the Open Committee meeting do now recess."

CARRIED UNANIMOUSLY

The Open Committee meeting recessed at 5:50 p.m.

MOVED BY COUNCILLOR DHALIWAL:  
SECONDED BY COUNCILLOR JOHNSTON:

"THAT the Open Committee meeting do now reconvene."

CARRIED UNANIMOUSLY

The Open Committee meeting reconvened at 6:55 p.m.

**9. ADJOURNMENT**

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this meeting do now adjourn.”

CARRIED UNANIMOUSLY

The meeting adjourned at 6:55 p.m.

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Ms. Eva Prior  
ADMINISTRATIVE OFFICER

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Councillor Colleen Jordan  
CHAIR