



PLANNING AND DEVELOPMENT COMMITTEE

NOTICE OF OPEN MEETING

DATE: TUESDAY, 2015 NOVEMBER 24
TIME: 4:30 PM
PLACE: Council Committee Room, Burnaby City Hall

A G E N D A

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1. <u>CALL TO ORDER</u>	
2. <u>MINUTES</u>	
A) Minutes of the Planning and Development Committee Open Meeting held on 2015 October 27	1
3. <u>DELEGATIONS</u>	
A) Chris Kopar Re: Metrotown-Regional Town Centre Community Plan <u>Speaker:</u> Mr. Kopar	4
4. <u>CORRESPONDENCE</u>	
A) Correspondence from Jana and Ken Abramson Re: Concern Regarding Loss of Affordable Housing in Metrotown Area	5
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PLANNING AND DEVELOPMENT COMMITTEE MINUTES

Tuesday, 2015 October 27

An 'Open' meeting of the Planning and Development Committee was held in the Council Committee Room, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2015 October 27 at 5:00 p.m.

1. CALL TO ORDER

PRESENT: Councillor C. Jordan, Chair
Councillor S. Dhaliwal, Member

ABSENT: Councillor D. Johnston, Vice Chair

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

The Chair called the Open meeting to order at 5:00 p.m.

2. MINUTES

A) Minutes of the Planning and Development Committee Open Meeting held on 2015 June 23

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JORDAN

THAT the minutes of the Planning and Development Committee 'Open' meeting held on 2015 September 29 be adopted.

CARRIED UNANIMOUSLY

3. REPORT

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JORDAN

THAT the report be received.

CARRIED UNANIMOUSLY

**A) Report from Director Planning and Building
Re: Gilmore Station Conceptual Master Plan
Brentwood Town Centre**

A report was received from the Director Planning and Building seeking endorsement of the preliminary concepts and vision for the Gilmore Station area in the Brentwood Town Centre, as a basis for receiving community input.

The Director Planning and Building recommended:

1. THAT the Committee request Council endorse the preliminary concepts and vision for the Gilmore Station area in the Brentwood Town Centre, as a basis for receiving community input, as outlined in this report.
2. THAT the Committee and Council authorize staff to undertake a public consultation process to receive public input on the preliminary concepts and vision for the Gilmore Station area in the Brentwood Town Centre, as outlined in this report.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Director Planning and Building be adopted.

CARRIED UNANIMOUSLY

4. NEW BUSINESS

No items of new business were brought before the Committee at this time.

5. INQUIRIES

Councillor Jordan

Councillor Jordan requested an update on the Secondary Suite Program.

Staff are continuing to work with residents regarding this program.

6. ADJOURNMENT

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JORDAN

THAT the Open Committee meeting do now recess.

CARRIED UNANIMOUSLY

The Open Committee meeting recessed at 5:20 p.m.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JORDAN

THAT the Open Committee meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Committee meeting reconvened at 5:28 p.m.

7. **ADJOURNMENT**

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JORDAN

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 5:28 p.m.

Eva Prior
ADMINISTRATIVE OFFICER

Councillor Colleen Jordan
CHAIR

Chris Kopar
205 - 6677 Sussex Ave
Burnaby, B.C. V5H3C5
October 1, 2015

Ms. Eva Prior
Administrative Officer
Office of the City Clerk, City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

Dear Ms. Eva Prior:

I would like to request the opportunity to appear as a delegation in front of the **Planning and Development Committee's** next meeting.

I would like to discuss with the committee the consequence of the Metrotown - Regional Town Centre Community Plan's age (38 years) and suitability for future land use matters in the area. Specifically, I would like to present the idea that the tensions in the neighborhood stemming from high rise development are rooted in the lack of clarity in the area's land use.

Please email me back at: kopar.chris@gmail.com to acknowledge my request and please confirm the date, time, and location for the planning and development committee's meeting.

Thanks and have a great day,



Chris Kopar

From: Jana Abramson [mailto:janaa649@gmail.com]
Sent: October-27-15 8:16 PM
To: Clerks
Subject: Affordable Housing in Burnaby

SECTION 2 COUNCIL CORRESPONDENCE City Manager Deputy City Managers (2) Dir. Planning & Building Planning & Development Committee
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October 27, 2015

Dear Mayor Corrigan and Council,

Before the Federal election, Mayor Corrigan left a message on our answering machine encouraging us to vote for Kennedy Stewart. We did so and are satisfied that he will continue as our MP.

Now we have a request of you, Mayor Corrigan.

We are long time residents of south Burnaby and enjoy living here. However, not far from us on McKay, Silver, Telford and Sussex Avenues there are many low-rise apartment buildings which are slated for demolition or have already been demolished.

Over the years we have witnessed waves of new immigrants with families who have been able to rent in these buildings because they are affordable and close to public transport. Once these immigrants 'get on their feet' they tend to move to another area of Metro Vancouver. Some residents have made this part of Burnaby their permanent home for the above reasons.

There is a small Maywood Park in the middle of this area on McKay Avenue. Again, over the years we have witnessed families from all corners of the world watching their children play in the park and connecting with their neighbours.

According to the new Burnaby City plan these buildings are to be demolished and sold to developers for unaffordable condo towers. Gone will be the friendly multicultural immigrant neighbourhood. Instead there will only be car traffic (there already is) coming and going in and out of the glass towers' parking lots.

We heard the complaint that the low rise apartments are now old and no longer suited for living. We live in a bungalow the same age as those buildings - it is still very comfortable because it is cared for. The same applies to these rental buildings.

We are very disappointed with you and your council because you appear to have lost your way. Where is the NDP compassion for people without means? Burnaby has become a very rich city but its soul is fast disappearing. Your position of not building a shelter for the homeless in Burnaby also seems callous. (We just got rid of Stephen Harper who displayed similar characteristics.) Please reconsider demolition of these buildings and encourage and help their landlords to keep them up.

It is preferable to us and countless others to create affordable housing to a larger Art Gallery or an Event Centre. Please stop the demolitions until a plan for more affordable housing in our city is in place.

Sincerely,

Jana and Ken Abramson
 6950 Willingdon Avenue
 Burnaby, BC V5J 3R2

NOTE: Staff will provide the correspondent with information on City plans and programs on affordable housing. A copy of <i>Burnaby Housing Profile - 2015</i> will also be provided.

November 5, 2015

The Chair & Members of the Planning and Development Committee
City of Burnaby
4949 Canada Way
Burnaby B.C. V5G 1M2

SUBJECT: DERBY MANOR

Dear Sirs,

Your foresight and understanding of affordable housing needs in Burnaby is applauded.

For a number of years the George Derby Care Society has strived to get more housing for seniors at the George Derby lands bordered by Cumberland Street the west-side and 16th Avenue on the south-side.

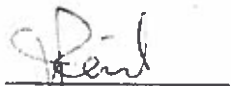
It has taken an incredible amount of effort on the part of many persons to reach the achievement of obtaining a permit. We are fully aware and appreciate the role you all played in helping this initiative getting to this stage of development.

We thank you immensely, not just on behalf of ourselves but the community of Burnaby as well, this will prove to be an invaluable asset. The Society and our staff, as well as consultants, have been supported by several City of Burnaby staff, and this has not gone unnoticed. As you know it takes a team of interested and vested parties to collaborate in order to make these types of initiatives come to fruition. Several staff have really gone the extra mile to assist us with getting this project positioned for construction while still protecting the interests of the City of Burnaby. The Society members are enthused about completing this housing proposal. We are proud of this achievement which strives to provide reasonably priced rental housing for seniors allowing them to stay in their own community.

Construction will commence next week. With the support of the City we hope to have this project ready for occupancy by early 2017. At regular intervals we will provide you with updates on the progress of construction. These and other details will also be on our website: <https://www.derbymanor.ca/>. This website will be launched in the very near future.

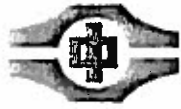
Again, thank you for your efforts in adding important seniors housing in Burnaby.

Sincerely



Joanne Reid
President

George Derby Care Society



S.U.C.C.E.S.S.

Head Office: 28 West Pender St, Vancouver, B.C. V6B 1R6 Tel: 604 684 1628 Fax: 604 403 7236

Honorary Patron

The Honourable Judith Guillon, OBC

Lieutenant Governor of British Columbia

Patron: Daniel T.F. Chan, B.Sc. and Maggie Ip, M.Ed., LL.D. (hon.)

October 28, 2015

Mayor Derek Corrigan and Councillors for the City of Burnaby
City of Burnaby
4949 Canada Way,
Burnaby, B.C. V5G 1M2

SECTION 2
COUNCIL CORRESPONDENCE
City Manager
Deputy City Managers (2)
Dir Parks, Recreation & Cultural Serv
Dir Finance
Planning & Development Committee

Dear Mayor Corrigan and Councillors:

Re: REQUEST FOR AMENITY SPACE FOR IMMIGRANT SERVICES IN THE CITY OF BURNABY

At the recent S.U.C.C.E.S.S. Burnaby Volunteer Appreciation event on Thursday October 22, 2015, Acting Mayor Sav Dhaliwal and Councillor James Wang have experienced first hand our current space is both inadequate and undesirable to meet clients' needs. Subsequently they have informed us on the process required to obtain amenity space from the City of Burnaby. Hence this letter requests consideration to obtain amenity space from the City of Burnaby for our Immigrant Services.

S.U.C.C.E.S.S. has provided Settlement and Employment services in Burnaby for over 20 years. According to the 2011 National Household Survey from Statistics Canada Burnaby's immigrant population has increased by 18% since 2001. Also according to the same survey the top languages spoken in Burnaby other than English or French was Chinese (Mandarin and Cantonese), Tagalog, Korean and Farsi. This also represents the newcomers' country of origin. Hence our immigrant services in Burnaby is very much needed for your support.

Our request would be for space to provide Immigrant Services that is composed of Settlement, Language classes and Employment services to all newcomers residing in Burnaby. The Employment services would also meet the needs of the Burnaby business community.

Our request would comprise the following:

- A total of 6,000 sq. feet of space to accommodate settlement services, English language classes, and employment services. Space that can be used for training, computer lab, classroom and workshop for specific community events and/or orientation sessions to Burnaby and Canada
- Desirably, located in Burnaby Central around the Metro Town area that is accessible by public transit including Sky Train and appropriately zoned for our services
- Ability to enter and exit during and after office hours including the weekends
- Wheelchair accessible and ease of parking nearby.

For other service locations, please visit: www.successbc.ca
Email: info@successbc.ca

If you reply to:

☐ _____

☐ Head Office




S.U.C.C.E.S.S.

Head Office: 28 West Pender St, Vancouver, B.C. V6B 1R6 Tel: 604.684.1628 Fax: 604.684.2236

Honorary Patron

The Honourable Judith Guichon, OBC

Lieutenant Governor of British Columbia

Patron: Daniel T.F. Chan, B.Sc. and Maggie Ip, M.Ed., LL.D. (hon)

Thank you very much for considering this request. We hope that you will be able to give every consideration to this request. I will be pleased to have a meeting with you to discuss further in this regard.

Yours sincerely,

Queenie Choo
CEO

cc. Acting Mayor Sav Dhaliwal
Councillor James Wang

For other service locations, please visit: www.success.bc.ca
Email: info@success.bc.ca

Please reply to:

☐ _____

☐ Head Office

 AUTHORIZED
AGENT (SAC)

 MEMBER
SINCE 1976



Meeting 2015 November 24

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE

DATE: 2015 November 19

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 42000 20
Reference: Bylaw Text Amendment

**SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENT -
PERMITTED USES IN FARMERS MARKETS**

PURPOSE: To propose text amendments to the Burnaby Zoning Bylaw to permit the limited sale of liquor and other accessory uses at farmers markets.

RECOMMENDATIONS:

1. **THAT** Council be requested to authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 3.0 of this report, for advancement to First Reading on 2015 December 14 and to Public Hearing on 2016 January 26 at 7:00 pm.
2. **THAT** a copy of this report be sent to Artisan Farmers Market Society, Box 74589, Kitsilano P.O., Vancouver, BC V6K 4P4.

REPORT**1.0 INTRODUCTION**

As part of the ongoing review of the Burnaby Zoning Bylaw, which usually takes place in the context of development enquiries and discussions regarding the intent of the bylaw and the general need to update it, text amendments are brought forward from time to time. These text amendment reports are submitted in order to provide clarification and improvements to the wording of the bylaw, and to respond to changes in related legislation and forms of development, land uses and social trends.

In this case, the proposed text amendments respond to new Provincial legislation that allows manufacturers to sell and offer samples of liquor at farmers markets, and seek to clarify that the full range of activities customary to farmers markets are permitted on an accessory basis. As detailed below, this report recommends that the uses permitted in the P2g Public Assembly and Administration District be amended to permit limited liquor sales and other accessory uses, such as wellness services and community activities, in association with farmers markets.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Burnaby Zoning Bylaw Text Amendment – Farmers Markets
 2015 November 19..... Page 2

2.0 BACKGROUND INFORMATION

- 2.1 On 2008 January 14, Council gave Final Adoption to an amendment to the Burnaby Zoning Bylaw that established the P2g Administration and Assembly District, with “farmers markets for the retail sale of agricultural products, prepared foods and crafts” as a permitted use. The intent of the amendment was to enable the establishment of a seasonal farmers market in the north parking lot at City Hall.
- 2.2 Since 2008, Artisan Farmers Market Society has operated the Burnaby Farmers Market on Saturdays, from May to October, at this location (with the exception of the 2011 season, when the market was held at Burnaby Village Museum). The terms of operation for the market are governed by a Licensing Agreement with the City, which is renewed annually.
- 2.3 On 2014 June 21, the Province amended the *Liquor Control and Licensing Act* to permit the sale of BC manufactured liquor at farmers markets. Under the *Act*, licensed manufacturers may sell and offer samples of beer, wine, cider and spirits at farmers markets, subject to approval from market management and compliance with local bylaws. All vendors must have Farmers Market Authorization from the Liquor Control and Licensing Branch (LCLB). A full outline of LCLB requirements is provided in Section 3.2 below.

3.0 PROPOSED ZONING BYLAW AMENDMENTS

3.1 Accessory Uses

Farmers markets function not only as retail sales venues but as community gathering places. As such, activities that promote community involvement and a festival atmosphere are commonly found at farmers markets. These activities, which are typically accessory to the principal retail use, include the following:

- live music and entertainment
- non-profit community group information booths
- book exchanges
- children’s activities
- wellness services

These accessory activities are offered at the Burnaby Farmers Market and have helped the market become an established and well attended community event, as evidenced by Artisan Farmers Market Society observations of yearly growth in attendance and interest from vendors. These activities are consistent with the original vision for the market, which, as stated in the 2007 October 18 report, was to help create a “sense of community and vitality for the City through a wholesome community event” that could serve as a community gathering place.

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 From: Director Planning and Building
 Re: Burnaby Zoning Bylaw Text Amendment – Farmers Markets
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In order to ensure that these activities are formally recognized in conjunction with the principal use of marketing agricultural products, prepared foods, and crafts, it is recommended that the bylaw be amended to permit these uses on an accessory basis.

3.2 Liquor Sales

In 2014 June 21, the Province amended the *Liquor Control and Licensing Act* to permit sale of BC manufactured liquor at farmers markets. Under the *Act*, licensed manufacturers may sell and offer samples of beer, wine, cider and spirits at farmers markets, subject to approval from market management and compliance with local bylaws. Licensing is obtained by the manufacturer, who must already possess an on-site store endorsement in order to obtain the necessary Farmers Market Authorization. Sales can only occur at a farmers market managed by a registered Society and comprised of at least six vendors.

Markets have no obligation to host liquor vendors, and need no authorization from the LCLB should they choose to do so. Markets can limit the number of vendors and the type of liquor sold. As with any vendor, markets must provide the invited liquor vendors with a defined sales area, within which all sales and sampling will occur. Patrons may not remove samples from the sales area.

Other LCLB regulations include the following:

- Sales may occur only between the hours of 9:00 a.m. and 11:00 p.m.
- Licensees may sell only the products registered to the licence and permitted in the manufacturer's on-site store. All market sales must be reported as usual through the on-site store endorsement.
- Staff at the market stall must have Serving it Right certification and must not be minors.
- Licensees may not charge for samples and sample sizes are restricted as follows (per person per day):
 - Wine: 20 ml for a single product and 30 ml for multiple products
 - Spirits: 10 ml for a single product and 20 ml for multiple products
 - Beer/Cider/Coolers: 30 ml for a single product and 45 ml for multiple products

Currently, the Burnaby Zoning Bylaw permits private liquor sales only in "licensee retail stores" (LRS), which is defined in Section 3 as

a store licensed under the provisions of the Liquor Control and Licensing Act to sell liquor for off-premises consumption and includes an agency store established under the provisions of the Liquor Distribution Act.

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 From: Director Planning and Building
 Re: Burnaby Zoning Bylaw Text Amendment – Farmers Markets
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LRS are permitted only in the C2a Community Commercial District and the C3a General Commercial District. In addition, LRS are subject to the Council-adopted Liquor Store Location Framework, which seeks an appropriate balance between Liquor Distribution Branch (LDB) locations and private Liquor Retail Stores (LRS), and to additional locational guidelines that require consideration of surrounding uses.

The scale of liquor sales at farmers markets is considerably less than found in LRS, due to the relatively small size of vendor booths and available stock on hand, and limitations on the number of liquor vendors. At the Burnaby Farmers Market, the maximum booth size is 18.6 m² (200 ft²) and it is recommended that the number of liquor vendors be limited. For these reasons, it is anticipated that the addition of liquor sales as a permitted use in the P2g District, on an accessory basis, would have little impact on liquor sales in Burnaby as a whole and should therefore be exempt from the Liquor Store Location Framework. In order to ensure that liquor sales are maintained at an accessory level, it is recommended that the bylaw permit a maximum of three liquor vendors per market. This number represents 7.5% of the approximately 40 vendors present each week at the market.

Regarding sampling, the permitted sampling amounts per customer are small (less than 100 ml in total) and are not expected to contribute to nuisance behaviour. Moreover, the only existing P2g District property is the site of the Burnaby Farmers Market at City Hall, which is subject to a Licence Agreement with the City that can be reviewed should any concerns arise.

Overall, it is anticipated that the addition of a limited number of liquor vendors would enhance the experience of marketgoers by providing a wider product selection and the opportunity to sample locally produced liquor products in a community-oriented setting.

3.3 Recommended Bylaw Amendment

In order to implement the recommendations discussed above, the following amendment to the Burnaby Zoning Bylaw is proposed:

1. **THAT** Section 502.1B (Uses Permitted in a P2g Zoning District) be amended to permit liquor sales and other accessory uses in conjunction with farmers markets, consistent with the following:

...(2) Farmers markets for the retail sale of agricultural products, prepared foods and crafts, and the following accessory uses: non-amplified entertainment, personal services including massage and similar wellness services, community information booths, book exchange programs, children's recreational activities, and, for each market, a maximum of three licensed liquor manufacturers authorized to sell at farmers markets under the BC Liquor Control and Licensing Act.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Burnaby Zoning Bylaw Text Amendment – Farmers Markets
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4.0 CONCLUSION

The above amendment is proposed in order to expand the uses permitted in the P2g Assembly and Public Administration District to include a range of accessory uses customarily found at farmers markets, as well as limited sales and sampling of BC produced liquor. It is recommended that Council approve the proposed text amendment outlined in Section 3.0 of this report for advancement to First Reading on 2015 December 14 and Public Hearing on 2016 January 26 at 7:00 p.m.



Lou Pelletier, Director
 PLANNING AND BUILDING

LF/MS:tn

cc: City Manager
 Director Engineering
 Chief Licence Inspector
 City Solicitor
 City Clerk

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