



PLANNING AND DEVELOPMENT COMMITTEE MINUTES

Tuesday, 2016 October 25

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, 2016 October 25 at 5:00 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
Ms. L. Garnett, Assistant Director, Long Range Planning
Ms. L. Ford, Long Range Planner
Ms. E. Prior, Administrative Officer

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

2. MINUTES

A) Minutes of the Planning and Development Committee Open Meeting held on 2016 June 28

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT the minutes of the Open meeting of the Planning and Development Committee held on 2016 June 28 be adopted.

CARRIED UNANIMOUSLY

3. DELEGATIONS

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT the delegations be heard.

CARRIED UNANIMOUSLY

A) R.D. Main
Re: Secondary Suite Program and Laneway Houses
Speaker: Mr. Main

R.D. Main, 4315 Atlee Avenue appeared before the Committee regarding the Secondary Suites Program and requested that the City investigate the feasibility of introducing laneway homes to Burnaby.

The speaker advised that the process to have his address removed from the Secondary Suites Program has been time consuming and frustrating. Mr. Main has been in conversation with the BC Assessment Authority and the City. The speaker suggested that the City request property owners sign an affidavit to declare whether or not they have secondary suites.

Mr. Main also requested that the City further investigate the feasibility of laneway homes.

Staff advised that Mr. Main's home was inspected on 2016 October 21 and will be removed from the Secondary Suite inventory.

B) Wolf Isachsen
Re: Laneway Houses
Speaker: Mr. Isachsen

Wolf Isachsen, 4136 Southwood Street, appeared before the Committee requesting that the City introduce laneway homes to Burnaby.

Mr. Isachsen provided an overview of Lower Mainland municipalities that permit laneway homes/coach houses. The speaker advised that despite average lot sizes being smaller in Vancouver than Burnaby, Vancouver is permitting the development of laneway homes.

In conclusion, Mr. Isachsen advised that permitting laneway homes in Burnaby would assist in mitigating the lack of affordable rentals by offering additional units for rent, making lanes safer and utilizing empty space on large lots.

The Committee requested that staff forward a copy of the '*Burnaby Housing Profile – 2016*' to Mr. Isachsen.

Staff undertook to provide the information.

C) Roger and Marcelle Moussalli
Re: Secondary Suite Program
Speakers: Mr. and Mrs. Moussalli

Roger and Marcelle Moussalli, 5692 Neville Street did not appear before the Committee as staff resolved their concerns prior to the meeting.

4. **CORRESPONDENCE**

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT the correspondence be received.

CARRIED UNANIMOUSLY

A) Memorandum from Metro Vancouver
Re: Regional Affordable Housing Strategy

Correspondence was received from Greg Moore, Chair, Metro Vancouver Board providing a copy of the *Regional Affordable Housing Strategy*. The Metro Vancouver Board requested that Council endorse the *Regional Affordable Housing Strategy* as a collaborative approach to addressing regional housing needs.

This item of correspondence was received for information.

B) Correspondence from Metro Vancouver
Re: Proposed Federal Government Actions –
Metro Vancouver Regional Affordable Housing Strategy

Copies of correspondence sent from Greg Moore, Chair, Metro Vancouver Board to Minister of Families, Children and Social Development and Minister responsible for the Canada Mortgage and Housing Corporation, Minister of Natural Gas Development and Minister Responsible for Housing and Deputy Premier, Vancouver Coastal Health, Fraser Health and TransLink, were received.

The correspondence urges the Federal and Provincial governments, health authorities and TransLink to assist in alleviating the critical affordable housing situation through the goals of the *Regional Affordable Housing Strategy* as presented by Metro Vancouver.

This item was received for information.

C) Memorandum from City Clerk
Re: Airbnb and Local Tourism Based Businesses

A memorandum was received from the City Clerk, advising that Council at its meeting held on 2016 July 11, referred the matter of Airbnb to the Planning and Development Committee.

Staff advised that these matters are under investigation.

**D) Correspondence from Mayor Malcolm D. Brodie,
City of Richmond
Re: Copy of Correspondence set to BC Minister of
Agriculture, Provincial Agricultural Land Commission
and Metro Vancouver, Regarding 'Request to Limit
Large Homes in the Agricultural Land Reserve'**

Copies of correspondence sent to BC Minister of Agriculture and the Provincial Agricultural Land Commission, by Mayor Malcolm D. Brodie, City of Richmond were received.

The correspondence requests that Provincial regulations be introduced to control the maximum house size and house location on properties within the ALR.

This item was received for information.

**E) Correspondence from Tonia Jurbin
Re: Demovictions Around Metrotown**

Correspondence was received from Tonia Jurbin, regarding the demovictions in the Metrotown neighbourhood.

Ms. Jurbin is concerned that infrastructure is not keeping pace with development. The writer also expressed concern regarding the loss of a socioeconomically diverse neighbourhoods.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT staff respond to the author and provide a copy of the 'Burnaby Housing Profile – 2016' document.

CARRIED UNANIMOUSLY

5. REPORTS

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT the reports be received.

CARRIED UNANIMOUSLY

**A) Report from Director Planning and Building
Re: Metro Vancouver Regional Affordable
Housing Strategy Endorsement**

A report was received from the Director Planning and Building seeking Council endorsement of the updated Metro Vancouver Regional Affordable Housing Strategy.

The Director Planning and Building recommended:

1. THAT the Committee recommend Council endorse the Metro Vancouver Regional Affordable Housing Strategy.
2. THAT a copy of this report be forwarded to the Social Planning Committee for information.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

**B) Report from Director Planning and Building
Re: R12 District Area Rezoning Public Consultation
Results for 3570, 3650, 3670, 3690 Douglas and
5628 Hardwick Street**

A report was received from the Director Planning and Building reviewing the results of the consultation process regarding an area rezoning from the R5 to the R12 District and to recommend that the subject area be advanced through the rezoning process.

The Director Planning and Building recommended:

1. THAT the Planning and Development Committee recommend that Council authorize the preparation of a Rezoning Bylaw to rezone the subject properties at 3570, 3650, 3670, 3690 Douglas Road and 5628 Hardwick Street, as referenced in Schedule A **(attached)**, from the R5 Residential District to the R12 Residential District, and that the bylaw be advanced to First Reading on 2016 November 07 and to Public Hearing on 2016 November 22 at 7:00 p.m.
2. THAT a copy of this report be sent to the property owners and residents in the petition and consultation areas.
3. That the submission of a covenant specifying the future subdivision pattern for the properties at 3670 and 3690 Douglas Road be established as a prerequisite to the completion of the rezoning.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

6. NEW BUSINESS

There was no new business brought before the Committee at this time.

7. INQUIRIES

There were no inquiries brought before the Committee at this time.

8. ADJOURNMENT

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The Committee meeting adjourned at 6:10 p.m.

Eva Prior
ADMINISTRATIVE OFFICER

Councillor Colleen Jordan
CHAIR