



PLANNING AND DEVELOPMENT COMMITTEE

NOTICE OF OPEN MEETING

DATE: TUESDAY, 2016 OCTOBER 25

TIME: 5:00 PM

PLACE: Council Committee Room, Burnaby City Hall

A G E N D A

- | | <u>PAGE</u> |
|--|-----------------------|
| 1. <u>CALL TO ORDER</u> | |
| 2. <u>MINUTES</u> | |
| A) Minutes of the Planning and Development Committee Open Meeting held on 2016 June 28 | 1 |
| 3. <u>DELEGATIONS</u> | |
| A) R.D. Main
Re: Secondary Suite Program and Laneway Houses
Speaker: R.D. Main | 7 |
| B) Wolf Isachsen
Re: Laneway Houses
Speaker: Wolf Isachsen | 8 |
| C) Roger and Marcelle Moussalli
Re: Secondary Suites
Speakers: Roger and Marcelle Moussalli | 9 |
| 4. <u>CORRESPONDENCE</u> | |
| A) Correspondence from Metro Vancouver
Re: Regional Affordable Housing Strategy
<i>Previously distributed under 2016 July 07 Purple Package Item E</i> | 10
(See Item 5(A)) |

-
- | | | |
|----|---|-----------------------|
| B) | Correspondence from Metro Vancouver
Re: Proposed Federal Government Actions –
Metro Vancouver Regional Affordable Housing Strategy | 12
(See Item 5(A)) |
| C) | Memorandum from City Clerk
Re: AIRBNB and Local Tourism Based Businesses | 26 |
| D) | Correspondence from Mayor Malcolm D. Brodie, City of Richmond
Re: Copy of Correspondence sent to BC Minister of Agriculture,
Provincial Agricultural Land Commission and Metro Vancouver,
Regarding 'Request to Limit Large Homes in the Agricultural
Land Reserve' | 27 |
| E) | Correspondence from Ms. Tonia Jurdin
Re: Demovictions Around Metrotown | 37 |
5. **REPORTS**
- | | | |
|----|---|----|
| A) | Report from Director Planning and Building
Re: Metro Vancouver Regional
Affordable Housing Strategy Endorsement | 38 |
| B) | Report from Director Planning and Building
Re: R12 District Area Rezoning Public Consultation
Results for 3570, 3650, 3670. 3690 Douglas Road and
5628 Hardwick Street | 44 |
6. **NEW BUSINESS**
7. **INQUIRIES**
8. **ADJOURNMENT**



PLANNING AND DEVELOPMENT COMMITTEE MINUTES

Tuesday, 2016 June 28

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 June 28 at 5:00 PM.

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. Garnett, Assistant Director, Long Range Planning
Ms. L. Scott, Planner 1
Ms. E. Prior, Administrative Officer

The Chair called the meeting to order at 5:05 p.m.

2. MINUTES

**A) Minutes of the Planning and Development Committee Open
Meeting held on 2016 April 26**

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT the minutes of the Open meeting of the Planning and Development Committee held on 2016 April 26 be adopted.

CARRIED UNANIMOUSLY

3. DELEGATION

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT the delegation be heard.

CARRIED UNANIMOUSLY

A) Vincenzo Raffeale
Re: Subdivision of Property at 3849 Lister Street
Speaker: Vincenzo Raffeale

Mr. Vincenzo Raffeale, a Burnaby resident, appeared before the Committee regarding the subdivision of 3849 Lister Street.

Staff advised that his property does not meet the criteria for subdivision. It was recommended that Mr. Raffeale meet with Planning staff to obtain information regarding the consultation process of an area rezoning to R12 or R12S.

4. CORRESPONDENCE

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT the correspondence be received.

CARRIED UNANIMOUSLY

A) Memorandum from Deputy City Clerk
Re: Correspondence from A. Liu in Reference to Affordable Housing

A memorandum was received from the City Clerk advising that Council, at the Open Council meeting held on 2016 June 20 under the New Business portion, referred the above noted item of correspondence to the Committee for response.

The correspondence was received from Ms. Annie Liu, a Burnaby student, outlining her concerns and proposed solutions regarding affordable housing in Burnaby. The writer advised that housing costs are a constant topic of discussion in her home. Ms. Liu, through a school project, learned that a person earning \$20.00 per hour would need to save for 100 years to afford an apartment in the Lower Mainland.

The writer suggested that a tax be instituted on homes purchased for investment purposes and the funds used for community benefits and environmental initiatives.

In conclusion, the writer requested that government continue to welcome foreign investment but still ensure affordable housing for Canadian citizens.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT staff respond to Ms. Liu and forward a copy of her letter to Burnaby's MPs, MLAs, Minister Rich Coleman, Minister Fassbender and Mr. David Eby, NDP MLA and Official Opposition spokesperson.

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: Request for Area Rezoning to the R12s District - 4036 to
4098 Kincaid Street (South Side)

The Director Planning and Building submitted a report seeking Council's concurrence to initiate a consultation process to explore the desirability of an area rezoning of the subject properties to the R12S Residential District.

The Director Planning and Building recommended:

1. THAT Council be requested to authorize initiation of a consultation process to explore the desirability of an R12S area rezoning of 4036 to 4098 Kincaid Street (south side).
2. THAT a copy of this report be sent to Mr. Nitin and Mrs. Neeta Datar, the petition organizers, at 4080 Kincaid Street, Burnaby, BC, V5G 1V8.

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: Request for Area Rezoning to the R12 District 7335 to
7359 14th Avenue (North Side)

The Director Planning and Building submitted a report seeking the Committee's concurrence to recommend Council initiate a consultation process to explore the desirability of an area rezoning of the subject properties to the R12 Residential District.

The Director Planning and Building recommended:

1. THAT the Planning and Development Committee recommend that Council authorize initiation of a consultation process to explore the desirability of an R12 area rezoning of 7335 to 7359 14th Avenue (north side).
2. THAT a copy of this report be sent to Mr. Gurbir Puri, the petition organizer, at 4683 Kingsway, Burnaby, BC, V5H 2B3.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

C) Report from Director Planning and Building
Re: R12S District Area Rezoning Public Consultation Results
- North Side of 5100 Block McKee Street

The Director Planning and Building submitted a report to review the results of the consultation process regarding a request for an area rezoning from the R4 to the R12S 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 a Rezoning Bylaw for the north side of the 5100 block of McKee Street, as referenced in Schedule A (*attached*), be prepared and advanced to First Reading on 2016 July 11 and to Public Hearing on 2016 July 26 at 7:00 p.m. to rezone the subject properties from the R4 Residential District to the R12S Residential District.
2. THAT a copy of this report be sent to the property owners and residents in the petition and consultation areas.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

D) Report from Director Planning and Building
Re: Request for Area Rezoning to the R12S District - Area
Bounded by Bryant Street, St. Charles Place, Hambry Street,
and Waltham Avenue

The Director Planning and Building submitted a report seeking the Committee's concurrence to recommend Council initiate a consultation process to explore the desirability of an area rezoning of the subject properties to the R12S Residential District.

The Director Planning and Building recommended:

1. THAT the Planning and Development Committee recommend that Council authorize initiation of a consultation process to explore the desirability of an R12S area rezoning of the area bounded by Bryant Street, St. Charles Place, Hambry Street, and Waltham Avenue.
2. THAT a copy of this report be sent to Mr. Jose and Mrs. Rosa Aguiar, the petition organizers, at 6257 Bryant Street, Burnaby, BC, V5H 1X8.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

6. NEW BUSINESS

Councillor Jordan

Councillor Jordan introduced an item of correspondence received from the City of New Westminster. The City of New Westminster is seeking municipal support for a UBCM resolution regarding the practice of 'renovictions' and requesting that the Provincial Government amend the Residential Tenancy Act to allow renters the right of first refusal to return to their units.

The Committee received the correspondence for information.

7. INQUIRIES**Councillor Dhaliwal**

Councillor Dhaliwal inquired as to the status of information regarding crawl spaces.

Staff are continuing work regarding this request.

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 6:00 p.m.

Eva Prior
ADMINISTRATIVE OFFICER

Councillor Colleen Jordan
CHAIR

R. D. Main
4315 Ulster Ave.
Burnaby BC
V5G 0 3R7
604 299 7865.

This is a request to address Burnaby City council on Oct 3, 2016, regarding negative billing and secondary suites, of which we do not have.

I resent having to go through this procedure, having lived in Burnaby in this same house that I built and have never rented any part of it in the thirty years of occupancy.

R. D. Main

Prior, Eva

From: Wolf Isachsen <wolfisachsen@hotmail.com>
Sent: Friday, September 23, 2016 2:27 PM
To: Prior, Eva
Subject: To Planning & Development to appear for presentation regarding Laneway Homes

Dear Eva:

I am sending this request to meet with the board and discuss with the City of Burnaby the idea of approving Lane Way Homes now more than ever with the removal of all the rental units located behind Metrotown.

I have lived in Burnaby all my life, sold Real Estate in Burnaby for over 30 years, I made the presentation for C9 zoning and was approved years back. I am currently the VP of Canadian Motion Picture Park Film Studio located in Burnaby as well a Certified Appraiser with the Appraisal Institute of Canada .

It is my opinion that Burnaby should as most other cities in Metro Vancouver approve Lane Way Homes , this should be a priority .

At this time I am not sure if a Power Point Presentation is required, If approved to speak I will update.

Best Regards,

Wolf Isachsen, CRA
Cell 604-728-9653

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I wish to appear in front of Council on
October 18, 2016 *October 24, 2016*

Dear Council member,

My issue is in regard of the City want to charge me for having an in-law-suite.

I was honest when I built our house in 1978-88 by submitted my plan showing an in-law-suite in anticipation for parents moving in, that never happened.

I have paid licence fees for over fifteen years for having an in-law suite which was never occupied.

Having been advised by a friend that I could cancel the permit by letting the City inspect the suite, which I did and was approved.

Now, I do not understand, why this year, city again saying we have to pay for a suite never occupied.

We're only 3 people in the house, some weeks we do not even generate garbage to put outside.

I know several houses in my neighborhood they build suites after they build their homes, the city still is not aware because they did not receive any notice for suite inspection.

I suggest the city to use Canada Census as a guide line to check how many people live in houses, suites, condos.

Regards,

Roger & Marcelle Moussalli



5692 Neville Street
Burnaby, BC V5J 2H9
Tel : 604-437-3012

SECTION 2
 COUNCIL CORRESPONDENCE
 City Manager
 Deputy City Manager
 Dir. Planning & Building
 Dir. Engineering
 Dir. Finance
 Dir. Parks, Rec & Cultural Svcs
 Planning & Development Committee (Sept. 20)

JUN 29 2016

Mayor Corrigan and Council
 City of Burnaby
 4949 Canada Way
 Burnaby, BC V5G 1M2

Dear Mayor Corrigan and Council:

Re: *Regional Affordable Housing Strategy*

At its May 27, 2016 regular meeting, the Board of Directors of the Greater Vancouver Regional District ('Metro Vancouver') adopted the following resolution:

That the GVRD Board:

- a) Adopt the Regional Affordable Housing Strategy attached to the report dated May 13, 2016, titled "Regional Affordable Housing Strategy"; and*
- b) Convey the Regional Affordable Housing Strategy to member municipalities with a request to endorse the Strategy as a collaborative approach through which stakeholders can advance its vision, within their authority;*
- c) Transmit the Regional Affordable Housing Strategy to the BC Minister Responsible for Housing, The Honourable Rich Coleman; The Minister of Families, Children, and Social Development, and the Minister responsible for Housing and Canada Mortgage and Housing Corporation, The Honourable Jean Yves Duclos, and other stakeholders with an interest in regional housing affordability; and*
- d) Direct staff to develop an implementation plan for Metro Vancouver actions.*

We are pleased to provide a copy of the *Regional Affordable Housing Strategy** for your reference.

The high cost of housing in Metro Vancouver is a major concern for residents and local governments. First adopted in 2007, the new *Regional Affordable Housing Strategy* (2016) aims to provide leadership and a collaborative approach for meeting the region's pressing housing issues. Our vision is to have a diverse and affordable housing supply so Metro Vancouver region can remain livable and prosperous.

In November 2015, the GVRD Board conveyed to Municipal Councils the Draft *Regional Affordable Housing Strategy* for review and comment. Some Councils endorsed the Draft Strategy at that time, or provided support in principle and offered suggestions for improvement. Others received it for information only. The final *Regional Affordable Housing Strategy* (RAHS) that was adopted by the GVRD Board took these comments into consideration.

* Report Available in Clerks Office

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The GVRD Board requests that your Council endorse the *Regional Affordable Housing Strategy* as a collaborative approach to addressing regional housing needs.

We request that you inform the GVRD Board of your Council's decision by November 30, 2016.

The next step will be for the GVRD Board to write to the federal and provincial governments and other key stakeholders, such as Health Authorities, urging that they take the recommended actions in the Strategy.

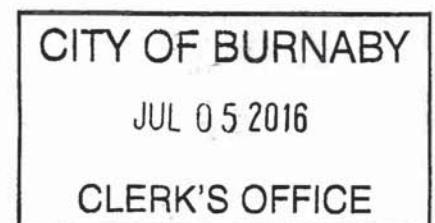
Yours truly,



Greg Moore
Chair, Metro Vancouver Board

GM/DL/me

Encl: *Regional Affordable Housing Strategy* dated June 20, 2016 (Doc #18636406)




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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

SECTION 2
 COUNCIL CORRESPONDENCE (2016 SEPT 29)
 City Manager
 Deputy City Manager
 Dir. Planning & Building
 Dir. Engineering
 Dir. Finance
 Dir. Parks, Rec & Cultural Svcs
 Plng & Development Committee (Oct. 25)

SEP 16 2016

The Honourable Jean Yves Duclos
 Minister of Families, Children and Social Development and Minister responsible for the Canada
 Mortgage and Housing Corporation
 House of Commons
 Ottawa, Ontario K1A 0A6

Dear Minister Duclos:

Re: Proposed Federal Government Actions – Metro Vancouver Regional Affordable Housing Strategy

On May 27, 2016, the Board of Directors of the Greater Vancouver Regional District ('Metro Vancouver') adopted the Regional Affordable Housing Strategy and on June 29, 2016, forwarded that Strategy to the Government of Canada.

We applaud the federal government's renewed commitment to affordable housing, specifically the \$2.3 billion investment in housing over two years nationally, as well as the promise to develop a National Housing Strategy. The Metro Vancouver region faces unprecedented challenges affecting the non-market housing supply as well as the rental and ownership housing markets that require further federal action.

The Metro Vancouver *Regional Affordable Housing Strategy* demonstrates that between 2011 and 2014, demand for units affordable to renters with household incomes under \$50,000 per year exceeded supply by almost 6,800 units throughout the region. Looking ahead over the next 10 years, the annual housing demand in the region will be approximately 18,000 new units per year. Of this amount, rental housing demand is estimated at 5,500 new units, 3,500 units of which will be needed for households making less than \$50,000 annually. According to the 2011 National Household Survey, 106,000 working renter households in the region made less than \$50,000, which represents 50% of working renter households.

To help alleviate this critical situation, the Metro Vancouver Board urges the federal government to take the actions articulated in the five broad goals of the *Regional Affordable Housing Strategy*, as listed below. (See enclosed for more details).

Goal 1 - Expand the Supply and Diversity of Housing to Meet a Variety of Needs

- 1e. Collect and report reliable data about the sources and nature of regional housing demand.
 - i. If warranted, request measures to counteract adverse impacts of external demand, vacant units and/or speculation.

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* Report Available in Clerks Office

- ii. If appropriate, identify ways that foreign investment could be directed to enhance housing supply and affordability in Metro Vancouver, for example through investment in purpose-built rental housing, or by directing additional fees or taxes towards affordable housing.

Goal 2 - Expand the Rental Supply and Balance Preservation of Existing Stock with Redevelopment while Supporting Existing Tenants

- 2p. Reinstate federal tax incentives to stimulate new purpose-built market rental supply.
- 2q. Institute a new direct lending program with affordable rates for new purpose-built rental housing as advocated by the Federation of Canadian Municipalities (FCM).
- 2r. Offer an Eco-energy Tax Credit to encourage small apartment building owners to invest in retrofits as advocated by Federation of Canadian Municipalities (FCM).

Goal 3 - Meet Housing Demand Estimates For Very Low and Low Income Earners

- 3a. Renew expiring non-profit and cooperative housing operating agreements, including ongoing subsidy for low-income households.
- 3f. Address funding gaps for very low and low income housing (i.e. capital funding or subsidies for new non-profit and cooperative housing, rent supplements for single persons, and tax incentives for sale of purpose built rental housing to non-profit housing organizations).
- 3y. Provide rent supplements or ongoing subsidies for low-income tenants in existing cooperative and non-profit housing projects with expiring operating agreements.
- 3z. Institute a rental housing protection tax credit to preserve existing purpose built rental units through their sale to non-profit housing organizations as advocated by the Federation of Canadian Municipalities.

Goal 4 - Increase the Rental Housing Supply along the Frequent Transit Network

- 4f. Expand the Frequent Transit Network as a means of improving affordable access and overall household affordability in the region.
- 4i. Review opportunities to leverage surplus or underutilized public properties in frequent transit locations for rental housing for very low to moderate income households.
- 4n. Ensure that future investments in affordable housing give priority to locations that are proximate to the Frequent Transit Network.

Goal 5 - End Homelessness in the Region

- 5b. Provide 6,200 additional housing units with support (as needed) for people who are homeless through a combination of purpose-built, dedicated subsidized buildings and scattered site units with rent supplements in the private market, over the next 10 years.
- 5c. Provide capital/and or operating funding for transitional and supportive housing, including low-barrier housing and shelters for the homeless and those at risk of homelessness.
- 5d. Increase funding for housing outreach, referral and advocacy programs, which enable residents to maintain their existing housing, locate new housing in crisis situations and address issues which may contribute to homelessness.
- 5e. Broaden eligibility for Homelessness Partnering Strategy Housing First funds to include populations who do not meet all the criteria for chronic and episodic homelessness, but who otherwise meet the criteria, such as youth, women with children and families.

We ask that you and your federal counterparts consider and implement the foregoing proposed actions to help address serious and longstanding housing issues in the Metro Vancouver region.

Thank you for your attention.

Yours truly,



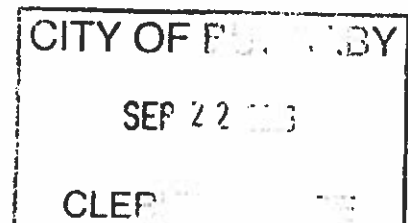
Greg Moore
 Chair, Metro Vancouver Board

GM/DL/me

cc. Clark Somerville, President, Federation of Canadian Municipalities (FCM)
 Stéphan Corriveau, President, Canadian Housing and Renewal Association
 BC Rental Housing Coalition, c/o Kishone Roy, BC Non Profit Housing Association
 Metro Vancouver Housing Committee
 Metro Vancouver Mayor and Councils

Encl: Metro Vancouver Regional Affordable Housing Strategy 2016 (Doc #18636406)

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Office of the Chair
Tel. 604 432-6215 Fax 604 451-6614

SEP 16 2016

File: CR-12-01

The Honourable Richard Coleman
Minister of Natural Gas Development and Minister Responsible for Housing and Deputy Premier
Room 128, Parliament Buildings
Victoria, BC V8V 1X4

Dear Minister Coleman:

Re: Proposed Provincial Government Actions – Metro Vancouver Regional Affordable Housing Strategy

On May 27, 2016 the Board of Directors of the Greater Vancouver Regional District ('Metro Vancouver') adopted the *Regional Affordable Housing Strategy* and on June 29, 2016, forwarded that Strategy to the Province of British Columbia.

The provincial government's recent investment in affordable housing through the Provincial Investment in Affordable Housing program is welcomed. However, as you know, Metro Vancouver is experiencing high and rising home prices and very low rental vacancy rates that are threatening the future livability and prosperity of the region.

The Metro Vancouver *Regional Affordable Housing Strategy* demonstrated that between 2011 and 2014 in Metro Vancouver, rental demand affordable to those with household incomes under \$50,000 per year exceeded supply by almost 6,800 units. Looking ahead over the next 10 years, the annual housing demand in the region will be approximately 18,000 new units per year. Of this amount, rental housing demand is estimated at 5,500 new units, 3,500 units of which will be needed each year for households making less than \$50,000 annually. According to the 2011 National Household Survey, 106,000 households in the region made less than \$50,000, which represents 50% of renter households.

To help alleviate this critical situation, the Metro Vancouver Board urges the Province to take the actions articulated under the five broad goals of the *Regional Affordable Housing Strategy*, as below (See enclosed for more details).

Goal 1 - Expand the Supply and Diversity of Housing to Meet a Variety of Needs

- 1e. Collect and report reliable data about the sources and nature of regional housing demand.
 - i. If warranted, request measures to counteract adverse impacts of external demand, vacant units and/or speculation.
 - ii. If appropriate, identify ways that foreign investment could be directed to enhance housing supply and affordability in Metro Vancouver, for example through

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investment in purpose-built rental housing, or by directing additional fees or taxes towards affordable housing.

- 1p. Provide a cost effective and timely process for considering changes to the *Building Code* that would promote innovation in affordable housing.

Goal 2 - Expand the Rental Supply and Balance Preservation of Existing Stock with Redevelopment while Supporting Existing Tenants

- 2n. Review all provincial taxes and assessment practices, including property transfer tax, to ensure they do not impede the delivery of rental housing.
- 2o. Review *Residential Tenancy Act* provisions for relocating tenants in a redevelopment situation with a view to enhancing provisions (i.e. moving expenses, notification, reduced rent, free month's rent) to mitigate the impact of relocation and to enable tenants to find suitable alternative accommodation.

Goal 3 - Meet Housing Demand Estimates For Very Low and Low Income Earners

- 3a. Renew expiring non-profit and cooperative housing operating agreements, including ongoing subsidy for low-income households.
- 3t. Work with residential development industry stakeholders to improve the administration of air space parcels.
- 3u. Expand the eligibility of provincial rent supplements to other populations, including single persons.
- 3v. Increase Rental Assistance Program (RAP) and Shelter Aid for Elderly Renters (SAFER) rent and/ or income threshold levels in Metro Vancouver, to account for rising rent levels.
- 3w. Create new capital funding options to increase the supply of non-profit and cooperative housing, particularly in transit-oriented locations.
- 3x. Provide support for non-profit housing societies wishing to build their capacity to develop new non-profit housing.

Goal 4 - Increase the Rental Housing Supply along the Frequent Transit Network

- 4f. Expand the Frequent Transit Network as a means of improving affordable access and overall household affordability in the region.

- 4i. Review opportunities to leverage surplus or underutilized public properties in frequent transit locations for rental housing for very low to moderate income households, where appropriate, to achieve long-term housing, transit and financial objectives.
- 4n. Ensure that future investments in affordable housing give priority to locations that are proximate to the Frequent Transit Network.

Goal 5 End Homelessness in the Region

- 5b. Provide 6,200 additional housing units with support (as needed) for people who are homeless through a combination of purpose-built, dedicated subsidized buildings and scattered site units with rent supplements in the private market, over the next 10 years.
- 5l. Increase the shelter component of income assistance on a regular basis to reflect the cost of living in Metro Vancouver.
- 5m. Provide a provincially funded rent bank, which can provide short-term financing to families and individuals at risk of eviction and homelessness.
- 5n. Provide funding to local homeless planning tables, to enable them to coordinate a response to local area service needs, conduct outreach and promote public awareness.
- 5o. Provide capital/and or operating funding for transitional and supportive housing, including low-barrier housing and shelters for the homeless and those at risk of homelessness.
- 5p. Increase funding for housing outreach, referral and advocacy programs, which enable residents to maintain their existing housing, locate new housing in crisis situations and address issues which may contribute to homelessness.

We ask that you consider and implement the foregoing proposed actions to address serious and longstanding housing affordability issues in Metro Vancouver.

Thank you for your attention.

Yours truly,



Greg Moore
Chair, Metro Vancouver Board

CM/DL/me

The Honourable Richard Coleman, Minister of Natural Gas Development and Minister Responsible for Housing and Deputy
Premier
Proposed Provincial Government Actions – Regional Affordable Housing Strategy
Page 4 of 4

cc: Honourable Michael de Jong, BC Minister of Finance
Honourable Todd Stone, BC Minister of Transportation and Infrastructure
Metro Vancouver Housing Committee
~~Metro Vancouver Mayor and Councils~~
BC Rental Housing Coalition, c/o Kishone Roy, BC Non Profit Housing Association
Al Richmond, President, Union of British Columbia Municipalities (UBCM)

Encl: Metro Vancouver Regional Affordable Housing Strategy 2016 (Doc #18636406)

19152371



Office of the Chair
Tel. 604 432-6215 Fax 604 451-6614

SEP 16 2016

File: CR-12-01

Kip Woodward, Chair, Board of Directors
Vancouver Coastal Health
11th Floor, 601 West Broadway
Vancouver, BC V5Z 4C2

Dear Mr. Woodward:

Re: Proposed Vancouver Coastal Health Authority Actions – Metro Vancouver Regional Affordable Housing Strategy

On May 27, 2016, the Board of Directors of the Greater Vancouver Regional District ('Metro Vancouver') adopted the *Regional Affordable Housing Strategy* (enclosed).

The Metro Vancouver region faces unprecedented housing affordability and homelessness issues, including continued growth of the number of people homeless, a lack of new non-market housing supply, low rental vacancy rates, and rising rents. Mental health and addiction issues make finding adequate housing with suitable supports critical for addressing the needs of the homeless. Ensuring well-functioning preventive mental health and addiction services is key to preventing future homelessness from occurring. The Health Authority plays a key role in providing mental health and addiction services, as well as providing operating funding for support services in supportive housing for the homeless.

To help alleviate this situation, the Metro Vancouver Board urges Vancouver Coastal Health to take the actions laid out in the *Metro Vancouver Regional Affordable Housing Strategy*, specifically under Goal 5 as listed below.

Goal 5 - End Homelessness in the Region

Proposed Health Authority Actions:

- 5b. Provide 6,200 additional housing units with support (as needed) for people who are homeless through a combination of purpose-built, dedicated subsidized buildings and scattered site units with rent supplements in the private market, over the next 10 years.
- 5c. Provide housing and support throughout the region that meets the needs of specific priority populations, such as housing specific to homeless youth, seniors, women, families, Aboriginal Peoples, people with mental health, addictions and/or other health issues, people with disabilities, francophones, the LGBT2Q population, newcomers and refugees.

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- Sr. Provide operating funding for transitional and supportive housing for persons who are homeless and at risk of homelessness.
- Ss. Develop and implement mental health and addictions services with a goal of preventing homelessness.
- St. Develop an integrated pest management strategy to deal with bed bugs and other infestations which can compromise livability and, in severe situations, result in homelessness.
- Su. Enhance coordination related to hospital discharge for patients that do not have access to adequate housing and develop temporary housing and support options to enable them to stabilize their health and regain their independence.
- 5v. Ensure that the Assertive Community Treatment (ACT) Teams work closely with municipalities to address the needs of people with severe and persistent mental illness and addictions and that they target the needs of and work with the street entrenched homeless population.
- Sw. Fund municipal Hoarding Action Response Teams, which can intervene in situations of severe hoarding and support individuals to manage their hoard and maintain their existing housing.

We are asking that you consider and implement the foregoing proposed actions to help address serious and longstanding homelessness issues in the Metro Vancouver region.

Thank you for your attention.

Yours truly,



Greg Moore
 Chair, Metro Vancouver Board

GM/DL/me

cc. Metro Vancouver Housing Committee
~~Metro Vancouver Mayor and Councils~~
 Chair of the Board, Fraser Health Authority
 BC Rental Housing Coalition c/o Kishone Roy, BC Non Profit Housing Association

Encl: Metro Vancouver Regional Affordable Housing Strategy 2016 (Doc #18636406)

19283464



Office of the Chair
Tel. 604 432-6215 Fax 604 451-6614

SEP 16 2016

File: CR-12-01

Karen Matty, Chair, Board of Directors
Fraser Health
Suite 400, Central City Tower
13450 – 102nd Avenue
Surrey, BC V3T 0H1

Dear Ms. Matty:

Re: Proposed Fraser Health Authority Actions – Metro Vancouver Regional Affordable Housing Strategy

On May 27, 2016, the Board of Directors of the Greater Vancouver Regional District ('Metro Vancouver') adopted the *Regional Affordable Housing Strategy* (enclosed).

The Metro Vancouver region faces unprecedented housing affordability and homelessness issues, including continued growth of the number of people homeless, a lack of new non-market housing supply, low rental vacancy rates, and rising rents. Mental health and addiction issues make finding adequate housing with suitable supports critical for addressing the needs of the homeless. The Health Authority plays a key role in providing mental health and addiction services, as well as providing operating funding for support services in supportive housing for the homeless. Ensuring well-functioning preventive mental health and addiction services is key to preventing future homelessness from occurring.

To help alleviate this critical situation, the Metro Vancouver Board urges Fraser Health to take the actions laid out in the *Metro Vancouver Regional Affordable Housing Strategy*, specifically under Goal 5 as listed below.

Goal 5 - End Homelessness in the Region

Proposed Health Authority Actions:

- 5b. Provide 6,200 additional housing units with support (as needed) for people who are homeless through a combination of purpose-built, dedicated subsidized buildings and scattered site units with rent supplements in the private market, over the next 10 years.**
- 5c. Provide housing and support throughout the region that meets the needs of specific priority populations, such as housing specific to homeless youth, seniors, women, families, Aboriginal Peoples, people with mental health, addictions and/or other health issues, people with disabilities, francophones, the LGBT2Q population, newcomers and refugees.**

19304438

4330 Kingsway, Burnaby, BC, Canada V5H 4G8 • 604-432-6200 • www.metrovancouver.org

Greater Vancouver Regional District • Greater Vancouver Water District • Greater Vancouver Sewerage and Drainage District • Metro Vancouver Housing Corporation

- Sr. Provide operating funding for transitional and supportive housing for persons who are homeless and at risk of homelessness.
- Ss. Develop and implement mental health and addictions services with a goal of preventing homelessness.
- St. Develop an integrated pest management strategy to deal with bed bugs and other infestations which can compromise livability and, in severe situations, result in homelessness.
- Su. Enhance coordination related to hospital discharge for patients that do not have access to adequate housing and develop temporary housing and support options to enable them to stabilize their health and regain their independence.
- Sv. Ensure that the Assertive Community Treatment (ACT) Teams work closely with municipalities to address the needs of people with severe and persistent mental illness and addictions and that they target the needs of and work with the street entrenched homeless population.
- Sw. Fund municipal Hoarding Action Response Teams, which can intervene in situations of severe hoarding and support individuals to manage their hoard and maintain their existing housing.

We are asking that you consider and implement the foregoing proposed actions to help address serious and longstanding homelessness issues in the Metro Vancouver region.

Thank you for your attention.

Yours truly,



Greg Moore
Chair, Metro Vancouver Board

GM/DL/me

cc: Metro Vancouver Housing Committee
~~Metro Vancouver Mayor and Councils~~
Chair of the Board, Vancouver Coastal Health Authority
BC Rental Housing Coalition c/o Kishone Roy, BC Non Profit Housing Association

Encl: Metro Vancouver Regional Affordable Housing Strategy 2016 (Doc #18636406)

19304438

Office of the Chair
 Tel. 604 432-6215 Fax 604 451-6614

SEP 16 2016

File: CR-12-01

Don Rose, Chair, Board of Directors
 TransLink
 1600 – 4720 Kingsway
 Burnaby, BC V5H 4N2

Dear Mr. Rose:

Re: Proposed TransLink Actions – Metro Vancouver Regional Affordable Housing Strategy

On May 27, 2016 the Board of Directors of the Greater Vancouver Regional District ('Metro Vancouver') adopted the *Regional Affordable Housing Strategy* (Attachment 1).

During consultation, TransLink staff made substantial contributions to the preparation of the *Metro Vancouver Regional Affordable Housing Strategy*. As the region's transportation authority, TransLink is uniquely positioned to be a leader in the integration of housing and transit. The *Metro Vancouver Housing and Transportation Cost Burden Study* (Attachment 2) showed that tackling housing and transportation costs concurrently is a strategic approach for addressing the region's affordability challenges. A stable workforce that can afford to live and travel regionally is critical to the economic prosperity of the region, the province, and the country.

Metro Vancouver is experiencing high and rising home prices and low rental vacancy rates that are threatening the future livability and prosperity of the region. The *Metro Vancouver Regional Affordable Housing Strategy* demonstrates that it has not been possible to achieve needed new affordable rental supply in recent years due to lack of senior government funding. Between 2011 and 2014 in Metro Vancouver, demand for rental units affordable to households with incomes under \$50,000 per year exceeded supply by almost 6,800 units. Looking ahead over the next 10 years, the annual housing demand in the region will be approximately 18,000 new units per year. Of this amount, the rental housing demand is estimated at 5,500 new units, of which 3,500 additional units will be needed each year for households making less than \$50,000 annually. According to the 2011 National Household Survey, 1 in 2 working renter households in the region made less than \$50,000 (106,000 households).

To help alleviate this critical situation, the Metro Vancouver Board urges TransLink to take the actions laid out in the *Regional Affordable Housing Strategy*, as listed below.

Goal 4 – Increase the Rental Housing Supply along the Frequent Transit Network

Proposed TransLink Actions:

19307699

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Greater Vancouver Regional District • Greater Vancouver Water District • Greater Vancouver Sewerage and Drainage District • Metro Vancouver Housing Corporation

- 4f. Expand the Frequent Transit Network as a means of improving affordable access and overall household affordability in the region.
- 4i. Review opportunities to leverage surplus or underutilized public properties in frequent transit locations for rental housing for very low to moderate income households, where appropriate, to achieve long-term housing, transit and financial objectives.
- 4j. Collaborate with key stakeholders including municipalities, the private sector, Metro Vancouver, BC Housing, the provincial and federal government and others, to identify opportunities to create rental housing for low and moderate income households near existing and future FTN nodes and corridors, such as during the preparation of Area Transport Plans or other local area planning initiatives.
- 4k. Acknowledge the potential destabilizing effects on the existing more affordable purpose built rental housing stock and displacement of tenants when planning for new rapid transit corridors, and where unavoidable, consider working with project partners to support tenant relocation options, replacement policies and incentives for new purpose built market rental development.
- 4l. Seek opportunities with partners to reduce household transportation expenditures in new developments in good transit locations through transportation demand management measures such as reducing parking requirements and the provision of cycling infrastructure /storage, walking paths, vehicle and ride sharing options, and transit fare incentives.
- 4m. Develop, implement and monitor a regional transit fare policy, and future regional mobility pricing policy that considers household incomes and financial burden, and seeks to provide appropriate relief in particular for transit customers with the least financial means and mobility options.

We are asking that TransLink consider and implement the foregoing proposed actions to address serious and longstanding affordability issues in Metro Vancouver.

Thank you for your attention.

Yours truly,



Greg Moore
 Chair, Metro Vancouver Board

GM/DL/me

cc. Metro Vancouver Housing Committee
~~Metro Vancouver Mayor and Councils~~
Mayors' Council on Regional Transportation
BC Rental Housing Coalition c/o BC Non Profit Housing Association

Attachments:

1. Metro Vancouver Regional Affordable Housing Strategy 2016 (Doc #18636406)
2. Metro Vancouver Housing and Transportation Cost Burden Study 2015 (Doc #11298747)

19307699



City of
Burnaby

Office of the City Clerk

D. Back, City Clerk
K. O'Connell, Deputy City Clerk

INTER-OFFICE MEMORANDUM

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2016 JULY 13

FROM: CITY CLERK

FILE: 02410-20

SUBJECT: AIRBNB AND LOCAL TOURISM BASED BUSINESSES
NEW BUSINESS, COUNCIL 2016 JULY 11

Burnaby City Council, at the Open Council meeting held on 2016 July 11, adopted the following motion:

1. **THAT** the issue of Airbnb be be **REFERRED** to the Planning and Development Committee.

Dennis Back
City Clerk

DB: lc

Copied to: Director Planning and Building
Director Finance



City of
Richmond

Malcolm D. Brodie
Mayor

6911 No. 3 Road
Richmond, BC V6Y 2C1

Telephone: 604-276-4123

Fax No: 604-276-4332

www.richmond.ca

July 27, 2016

Honourable Norm Letnick
BC Minister of Agriculture
PO Box 9043, Stn Prov Govt
Victoria, BC, V8W 9E2

Dear Honourable Norm Letnick,

SECTION 2
COUNCIL CORRESPONDENCE
City Manager
Deputy City Manager
Dir. Planning & Building
Planning & Development Committee (Sept. 20)

Re: Request to Limit Large Homes in the Agricultural Land Reserve (ALR)

This is to advise that Richmond City Council, at its Regular meeting held on Monday, July 11, 2016, considered the above matter and adopted the following resolution:

That a letter be sent to the Agricultural Land Commission and the Ministry of Agriculture, with copies to neighbouring municipalities, requesting that they introduce Provincial regulations to control the maximum house size and house location on properties within the ALR.

Since its inception, the Richmond Council has been committed to supporting the Province in protecting and enhancing the viability of the Agricultural Land Reserve (ALR), and avoiding uses which jeopardize farming.

In recent years, Council has become concerned about a disturbing trend - that house sizes in the ALR have been increasing to the point where they are becoming too large and do not support agricultural viability. For example, in Richmond, in 2010, the average built ALR house size was 678 m² (7,300 ft²), in 2015, it was an average of 1,114 m² (12,000 ft²) and lately some have been in excess of 2,230m² (24,000 ft²). Recently, Richmond staff turned down a Building Permit application for a house in the ALR which proposed 41,000 sq. ft. (0.94 acres), as it did not have the characteristics of an ALR single-family house, but rather of a hotel or a multi-family building. Attachments 1, 2 and 3 provide examples. These types of mega houses / buildings were never envisioned in the ALR, as they do not support agricultural viability and detract from achieving it. Richmond Council in discussions with other municipalities has noticed that they too are facing similar unacceptable large house size proposals in the ALR.

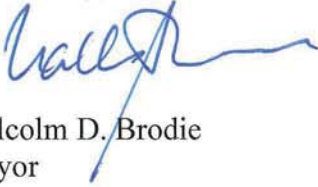
The Ministry's 2015 'Guide for Bylaw Development in Farming Areas' was a good step in the right direction; however, as this issue is province-wide, to better protect the ALR, the Richmond Council requests that the BC Ministry of Agriculture work with the Agricultural Land Commission (ALC), to establish uniform ALR regulations to limit the maximum house size and

house location (e.g., floorplate). This next step would better achieve the provincial ALR vision and agricultural viability.

Your consideration of this matter is appreciated. A similar letter has been sent to Frank Leonard, ALC Chair (attached).

If you have any questions or require additional information, please do not hesitate to contact Terry Crowe, Manager, Policy Planning at 604-276-4139.

Yours truly,



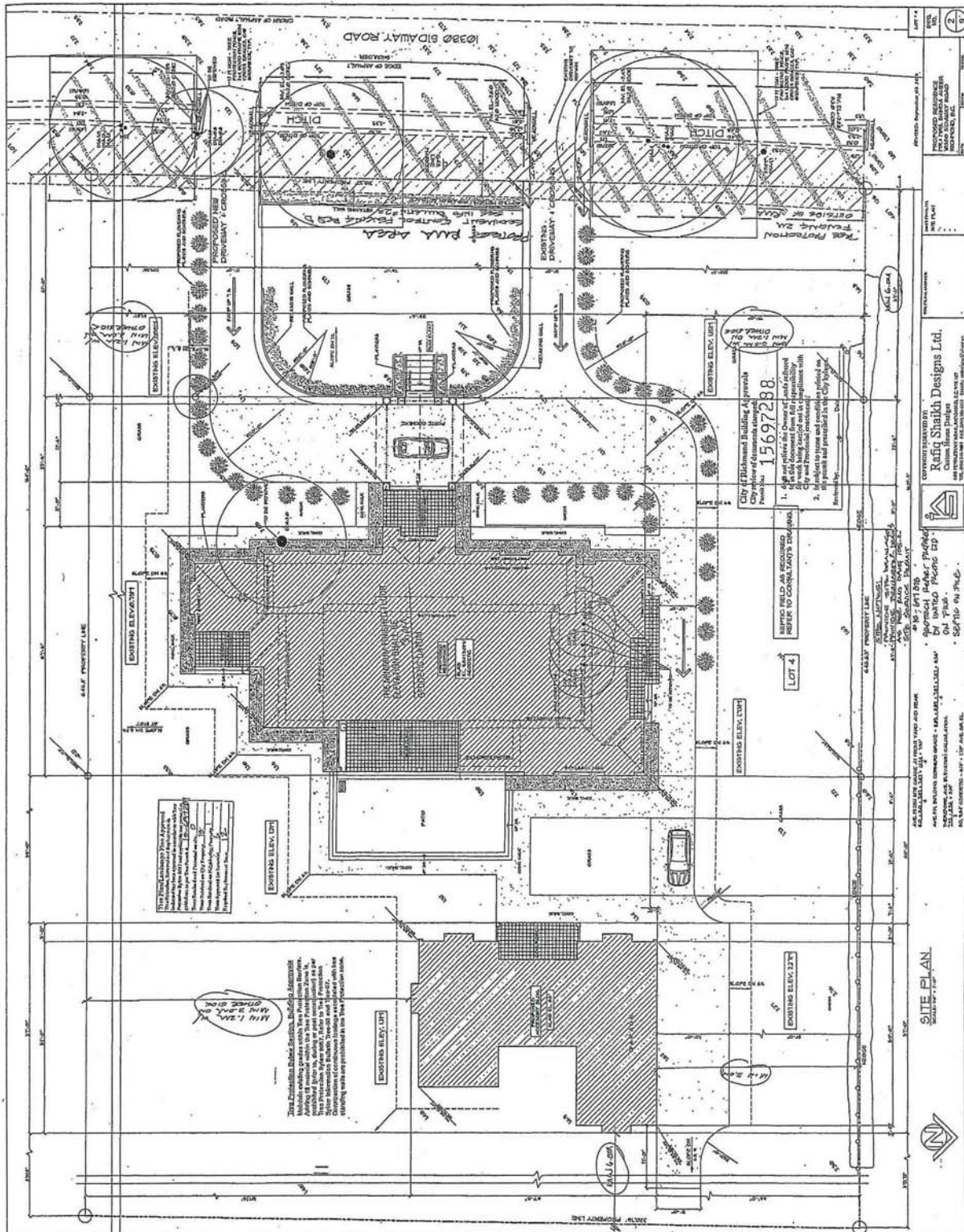
Malcolm D. Brodie
Mayor

Att 4

cc:

- Frank Leonard, Chair, Provincial Agricultural Land Commission
- Kim Grout, CAO, Provincial Agricultural Land Commission
- Metro Vancouver Board and municipalities

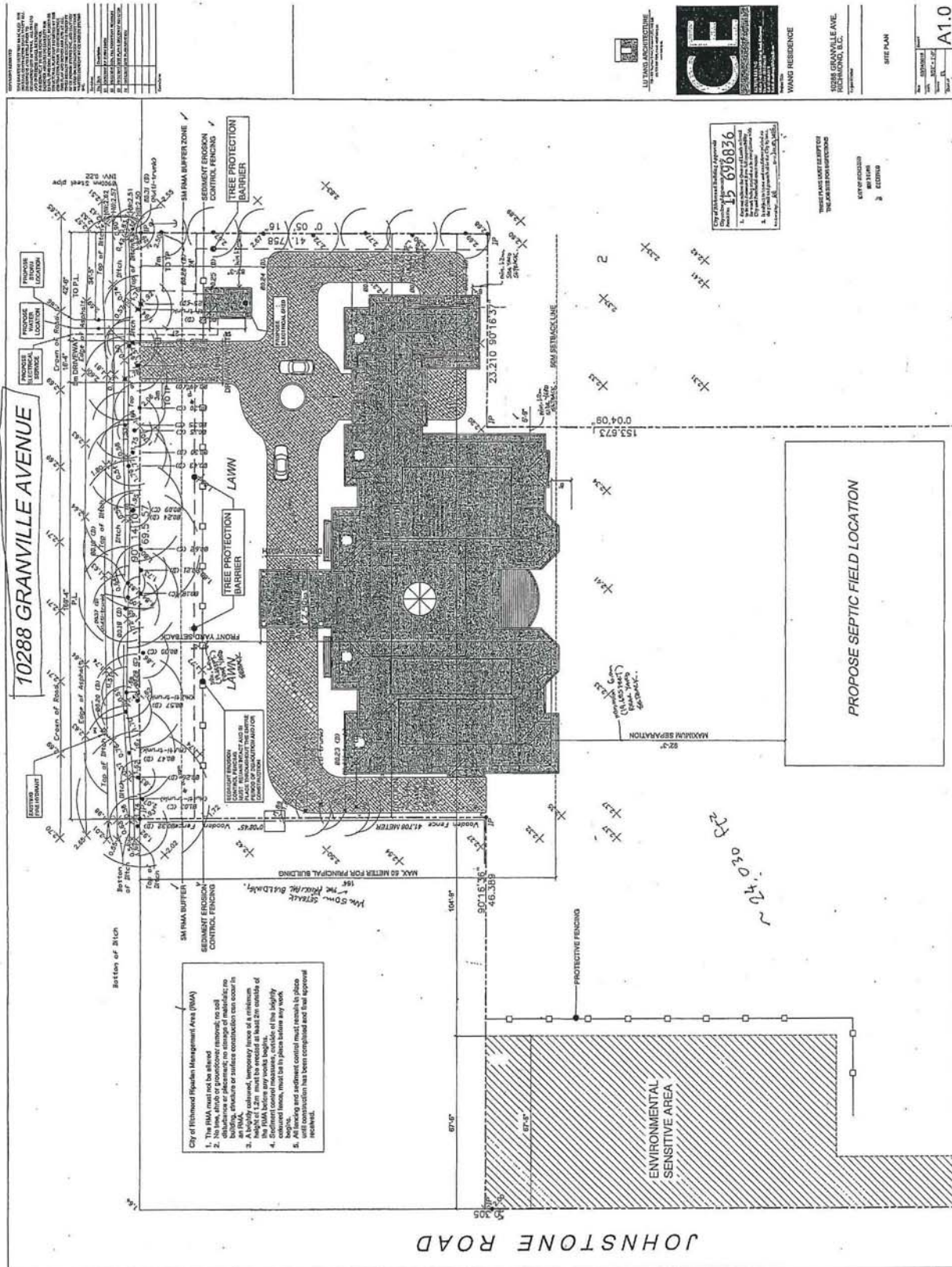
ATTACHMENT 1
2015 BUILT SINGLE-FAMILY HOUSE
12,800 FT²



10/05/2012
sidaway
pd



ATTACHMENT 2
2015 BUILT SINGLE-FAMILY HOUSE
24,000 FT²



1. PROJECT NAME	2. PROJECT ADDRESS
3. PROJECT CITY	4. PROJECT STATE
5. PROJECT ZIP	6. PROJECT PHONE
7. PROJECT FAX	8. PROJECT E-MAIL
9. PROJECT WEBSITE	10. PROJECT URL
11. PROJECT DESCRIPTION	12. PROJECT NOTES
13. PROJECT DATE	14. PROJECT SCALE
15. PROJECT SHEET	16. PROJECT TOTAL
17. PROJECT DRAWN	18. PROJECT CHECKED
19. PROJECT DESIGNED	20. PROJECT APPROVED
21. PROJECT REVIEWED	22. PROJECT SIGNED
23. PROJECT STAMP	24. PROJECT SEAL
25. PROJECT LICENSE	26. PROJECT EXPIRATION
27. PROJECT FEE	28. PROJECT FEE TYPE
29. PROJECT FEE AMT	30. PROJECT FEE DATE
31. PROJECT FEE REF	32. PROJECT FEE REMARKS
33. PROJECT FEE TOTAL	34. PROJECT FEE TOTAL DATE
35. PROJECT FEE TOTAL REMARKS	36. PROJECT FEE TOTAL SIGNED
37. PROJECT FEE TOTAL SEAL	38. PROJECT FEE TOTAL EXPIRATION
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LU TANA ARCHITECTURE
10208 GRANVILLE AVE.
RICHMOND, B.C.
V6V 1K5
Tel: 604-271-1111
Fax: 604-271-1112
www.lutana.com

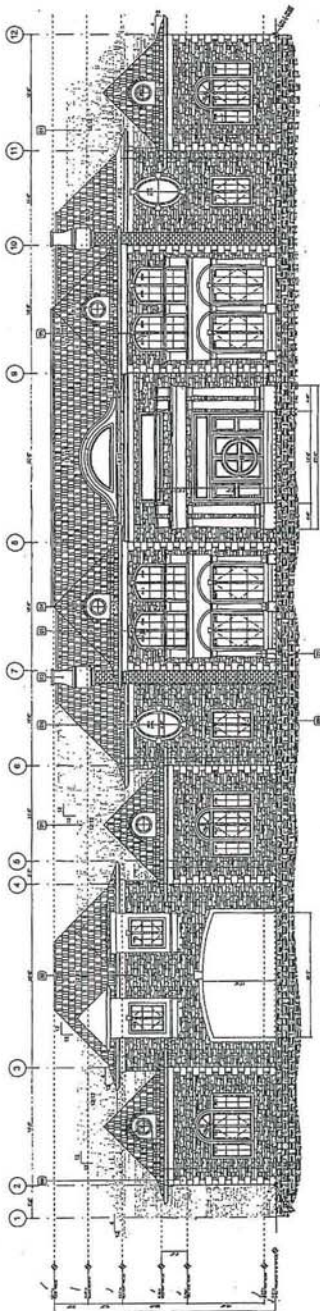


WIND RESISTANCE

10208 GRANVILLE AVE.
RICHMOND, B.C.
V6V 1K5
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Fax: 604-271-1112
www.lutana.com

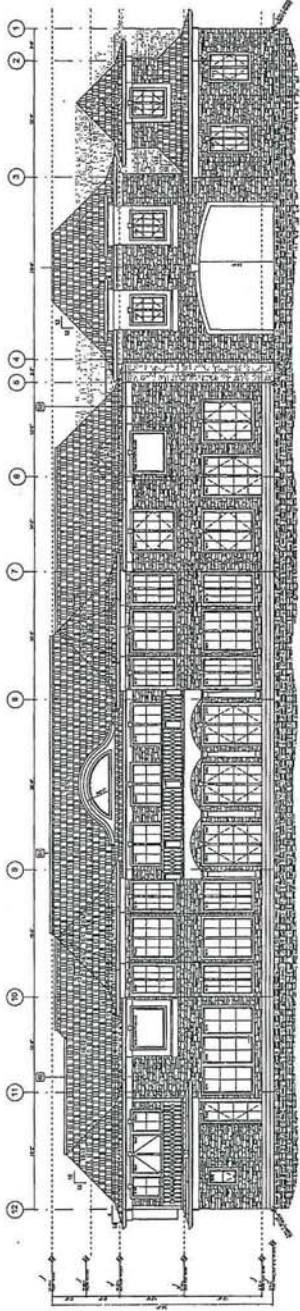
FRONT ELEVATION

56.9838
3257-1/132
A7.0



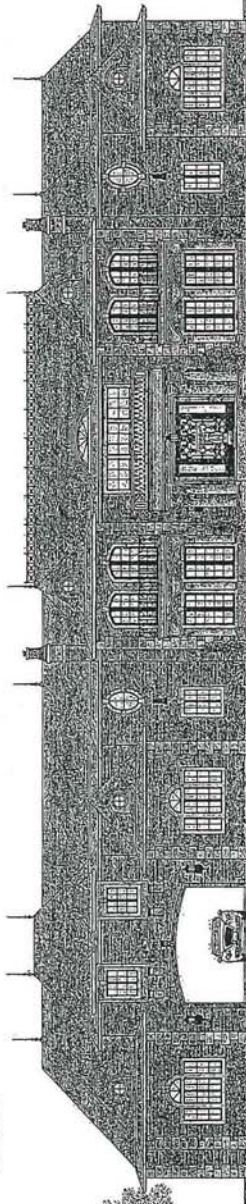
NORTH ELEVATION
SCALE 3/8" = 1'-0"

- 1. FINISHES
- 2. MATERIALS
- 3. NOTES
- 4. DETAILS
- 5. ROOF
- 6. FLOOR
- 7. WALL
- 8. WINDOW
- 9. DOOR
- 10. PORCH
- 11. STAIR
- 12. BALCONY
- 13. TERRACE
- 14. DRIVEWAY
- 15. GARAGE
- 16. PORCH
- 17. STAIR
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- 19. TERRACE
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- 76. PORCH
- 77. STAIR
- 78. BALCONY
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- 82. PORCH
- 83. STAIR
- 84. BALCONY
- 85. TERRACE
- 86. DRIVEWAY
- 87. GARAGE
- 88. PORCH
- 89. STAIR
- 90. BALCONY
- 91. TERRACE
- 92. DRIVEWAY
- 93. GARAGE
- 94. PORCH
- 95. STAIR
- 96. BALCONY
- 97. TERRACE
- 98. DRIVEWAY
- 99. GARAGE
- 100. PORCH



SOUTH ELEVATION
SCALE 3/8" = 1'-0"

SECTION 1:100



56.9838
3257-1/132
A7.0



MATTHEW CHENG
ARCHITECT INC.

1540 20th • 6703 EVANS AVENUE
WANDOVIER, BC V1A 3A5
Tel: (604) 331-3013 / Fax: (604) 331-3908
Cell: (604) 649-9089 / Email: marcel@lmsol.ca

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. CONTRACTOR SHALL PLAN AND DESIGN AHEAD AND AT ALL TIMES MAINTAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT. CONTACT THE ARCHITECT IMMEDIATELY FOR ANY CHANGES. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

No	Date	Revision
01	2014/09/24	BP SUMUSION

Conclusions

ATTACHMENT 3
2016 REJECTED SINGLE-FAMILY HOUSE
41,000 FT²

Sheet No.
SITE PL

Drawn:
RS

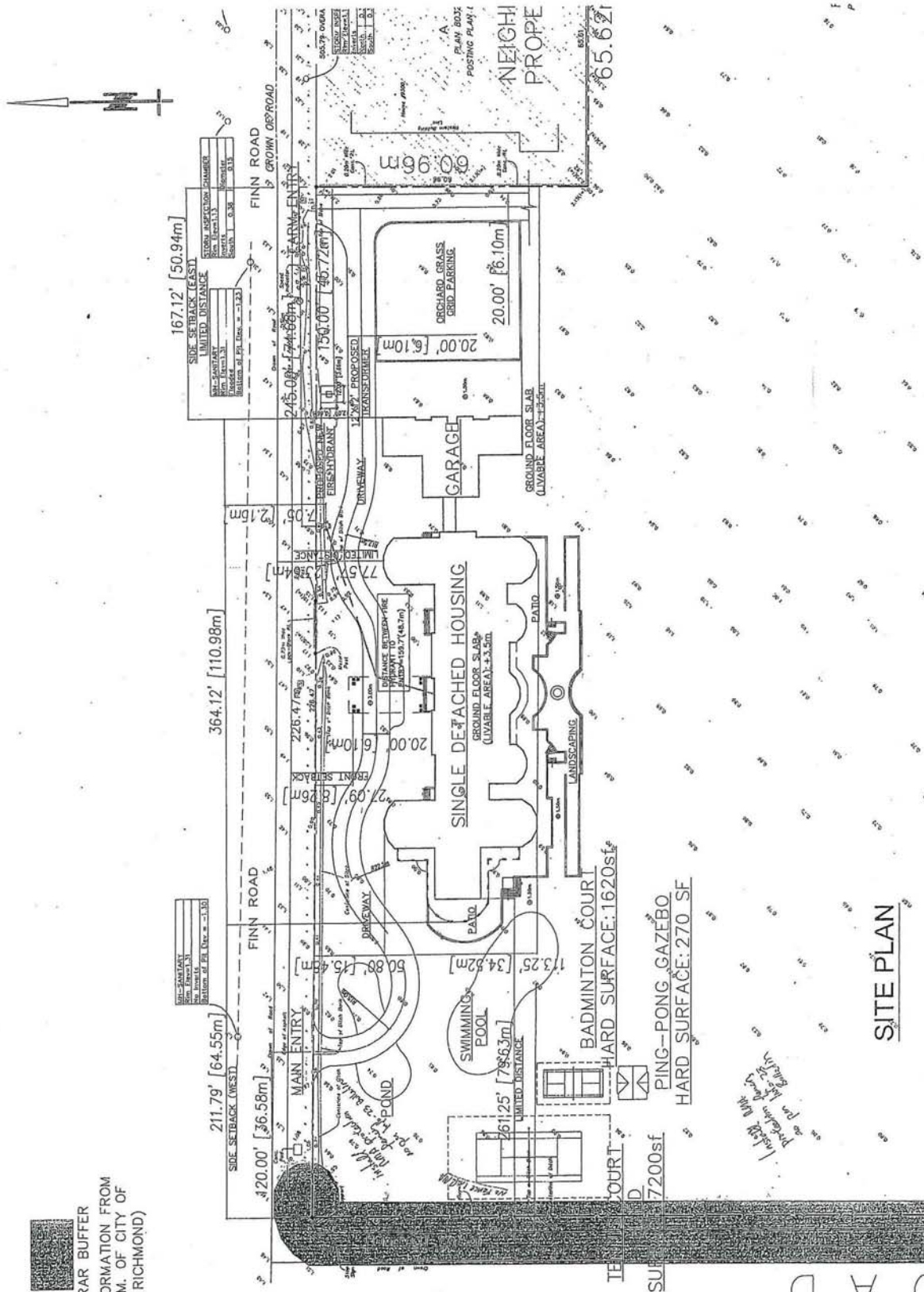
Checked:
MC

Scaled:
1/32" = 1'

Project Number

Revision Date
2014/11/22

Print Date



RAR BUFFER
 (INFORMATION FROM
 R.I.M. OF CITY OF
 RICHMOND)



City of
Richmond

Malcolm D. Brodie
Mayor

6911 No. 3 Road
Richmond, BC V6Y 2C1

Telephone: 604-276-4123

Fax No: 604-276-4332

www.richmond.ca

July 27, 2016

Frank Leonard, Chair,
Provincial Agricultural Land Commission
133-4940 Canada Way
Burnaby, BC, Canada
V5G 4K6

Dear Frank Leonard,

Re: Request to Limit Large Homes in the Agricultural Land Reserve (ALR)

This is to advise that Richmond City Council, at its Regular meeting held on Monday, July 11, 2016, considered the above matter and adopted the following resolution:

That a letter be sent to the Agricultural Land Commission and the Ministry of Agriculture, with copies to neighbouring municipalities, requesting that they introduce Provincial regulations to control the maximum house size and house location on properties within the ALR.

Since its inception, the Richmond Council has been committed to supporting the Province in protecting and enhancing the viability of the Agricultural Land Reserve (ALR), and avoiding uses which jeopardize farming.

In recent years, Council has become concerned about a disturbing trend - that house sizes in the ALR have been increasing to the point where they are becoming too large and do not support agricultural viability. For example, in Richmond, in 2010, the average built ALR house size was 678 m² (7,300 ft²), in 2015, it was an average of 1,114 m² (12,000 ft²) and lately some have been in excess of 2,230m² (24,000 ft²). Recently, Richmond staff turned down a Building Permit application for a house in the ALR which proposed 41,000 sq. ft. (0.94 acres), as it did not have the characteristics of an ALR single-family house, but rather of a hotel or a multi-family building. Attachments 1, 2 and 3 provide examples. These types of mega houses / buildings were never envisioned in the ALR, as they do not support agricultural viability and detract from achieving it. Richmond Council in discussions with other municipalities has noticed that they too are facing similar unacceptable large house size proposals in the ALR.

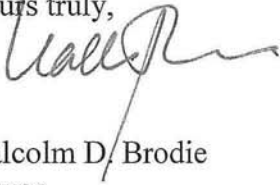
The Ministry's 2015 'Guide for Bylaw Development in Farming Areas' was a good step in the right direction; however, as this issue is province-wide, to better protect the ALR, the Richmond Council requests that the Agricultural Land Commission (ALC) work with the BC Ministry of Agriculture, to establish uniform ALR regulations to limit the maximum house size and house

location (e.g., floorplate). This next step would better achieve the provincial ALR vision and agricultural viability.

Your consideration of this matter is appreciated. A similar letter has been sent to the Honourable Norm Letnick, Minister of Agriculture (attached).

If you have any questions or require additional information, please do not hesitate to contact Terry Crowe, Manager, Policy Planning, at 604-276-4139.

Yours truly,



Malcolm D. Brodie
Mayor

Att 4

cc:

Honourable Norm Letnick, BC Minister of Agriculture,
Kim Grout, CAO, Provincial Agricultural Land Commission
Metro Vancouver Board and municipalities

Tonia Jurbin
#29 – 7488 Sallsbury Ave
Burnaby, BC
V5E 3A3

SECTION 2
COUNCIL CORRESPONDENCE
City Manager
Deputy City Manager
Dir. Planning & Building
Planning & Development Committee (Sept. 20)

July 22, 2016

Councillor Pietro Calendino
Councillor Anne Kang
Councillor Dan Johnson
Councillor Nick Volkow
Mayor Derek Corrigan

Councillor Colleen Jordan
Councillor Sav Dhaliwal
Councillor Johannes Schumann
Councillor James Wang
Councillor Paul McDonel

Demovictions around Metrotown

Dear Mayor and Councillors:

I'm writing to express my alarm with what has become a routine of tearing down affordable housing in favour of large, high-density, unaffordable housing. I've lived and worked in the Edmonds neighbourhood for 20 years and cycle regularly and as you well know, almost everywhere I look another low rise apartment being torn down to accommodate ever more high rises. The increase in population is becoming almost unbearable; there simply are not enough services in these neighbourhoods to accommodate the masses of people moving into the area. Have you ever tried to go for an early bird swim at Bonsor or Edmonds, or used the bike paths during rush hour?

Obviously you are all aware of the facts that have been compiled by your opponents, but I wasn't. The most shocking things I learned was that Central Park is included in the density calculations, and if it were not, than Metrotown is denser than downtown Vancouver, or that any guaranteed rental unit is considered 'affordable housing'. I didn't know that developers contributed over \$140k to the Mayor's re-election campaign in 2014, something I won't forget next time at the poles, and I didn't know but wasn't surprised to learn that about 20% of the families in the Maywood area are headed by single parents.

I'm a single parent – my daughter used to go to before and after school care with a mother who lived in an apartment that was torn down recently. What would I do with my daughter today? The people buying these condos wouldn't need the extra dollars that I was able to pay a woman to help this single mom out. That's what it is to live in a community.

Where are all of these people are supposed to live?? My mother was a single parent without the secure employment I've enjoyed and I remember the stress of looking for housing, especially when our apartment burned down. It's heartbreaking to think about the fear that the people in the last remaining apartments live in knowing that their homes are going to be ripped down sooner or later. Is it inevitable or can you stop this?

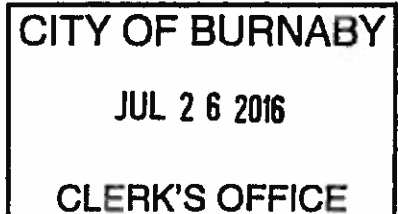
I also worry about the decreasing diversity in the area and I don't mean ethnic diversity – I'm referring to socio-economic diversity. Most people moving into the area seem to have money, these condos are expensive, the third most expensive apartments in the province. There appears to be a specific socio-economic demographic moving into these condos resulting in less and less of a mix of people.

This isn't benefiting the citizens of Burnaby, only the developers who are making barrels of money marketing and selling these units. I urge you to reconsider changing the zoning that is allowing such drastic changes in our neighbourhoods at such an alarming rate with no time to adjust to the changes. I urge you to preserve what is left of our communities.

Sincerely,



Tonia Jurbin, P. Eng.





Meeting 2016 Oct 25

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2016 October 17

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 2155 20
Reference: Metro Vancouver RAHS

SUBJECT: METRO VANCOUVER REGIONAL AFFORDABLE HOUSING
STRATEGY ENDORSEMENT

PURPOSE: To seek Council endorsement of the updated Metro Vancouver Regional Affordable Housing Strategy.

RECOMMENDATIONS:

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.

REPORT**1.0 INTRODUCTION**

At its meeting on 2016 March 07, Council received a report entitled, "Metro Vancouver Draft Regional Affordable Housing Strategy Update – Comments", which provided an overview of staff comments on the proposed municipal actions of the draft Strategy prepared by Metro Vancouver. Following the consultation period, the Metro Vancouver Board adopted the revised Metro Vancouver Regional Affordable Housing Strategy on 2016 May 27 and is now conveying the document to member local governments for endorsement.

2.0 PROCESS

Metro Vancouver staff began work on an updated Regional Affordable Housing Strategy in 2013. The process has been extensive and included consultation with the Metro Vancouver Board and Committee members, local government representatives, TransLink, and housing industry and non-profit agency stakeholders. The draft Strategy was circulated to local governments for review in 2015 November and comments received informed revisions to the draft that were completed in 2016 May. The final step in the process is for Metro Vancouver to seek endorsement of the Strategy from its member municipalities.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Metro Vancouver Regional Affordable Housing
 Strategy Endorsement
 2016 October 17..... Page 2

3.0 REGULATORY STATUS OF A METRO VANCOUVER AFFORDABLE HOUSING STRATEGY

The Strategy was adopted by the Metro Vancouver Board by resolution and is one of a suite of management plans meant to assist with the implementation of *Metro 2040: Shaping our Future*, the regional growth strategy (RGS), and contribute towards the development of a sustainable region. Although there is no binding effect of the goals, strategies or actions set out in the Strategy on any of the partners. The collaborative actions of all partners are needed to progress on regional affordable housing goals. For this strategy, the regional partners are identified as Metro Vancouver, its member municipalities, the non-profit housing sector, the private sector, health authorities, TransLink, and provincial and federal governments. Local government endorsement of the Strategy indicates commitment to working towards those goals

4.0 OVERVIEW OF THE STRATEGY

The Strategy seeks to provide leadership on regional housing needs and challenges, as well as support the land use goals of the RGS. It examines the roles of multiple stakeholders in meeting the region's housing needs, including Metro Vancouver, local, provincial and federal governments, TransLink, Health Authorities, and the non-profit, cooperative and private development community.

The framework of the Strategy includes a vision, five goals, strategies for each goal, and proposes actions of each regional partner, with a particular focus on Metro Vancouver's role; a copy of the strategy can be accessed at <http://www.metrovancouver.org/services/regional-planning/PlanningPublications/RegionalAffordableHousingStrategy2016.pdf>. It recognizes that housing issues are increasingly complex and not the primary responsibility of municipal and regional governments, and further recognizes that local conditions will result in varied municipal responses to housing needs in the region. *Attachment 1* summarizes the Strategy's goals and strategies.

The Strategy acknowledges the full housing continuum, but maintains its main focus on the central part of the continuum that the market is inadequately able to address, specifically non-market and market rental housing. The Strategy highlights the need for more rental housing in the region, particularly for very low and low income earners. It also encourages the inclusion of diverse housing choices, including rental housing, in transit oriented areas, specifically along the region's Frequent Transit Network. Market ownership housing demands are addressed through the encouragement of an expanding and diverse housing supply, while the opposite end of the housing continuum is addressed through the strategies and actions related to ending homelessness, with a focus on actions for increased funding from senior levels of government.

Three significant changes to the strategies and goals that resulted from stakeholder comments included:

- Adding a new strategy to Goal 1: Strategy 1.2 "Improve the clarity of development approval processes while ensuring quality outcomes";

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Metro Vancouver Regional Affordable Housing
 Strategy Endorsement
 2016 October 17 Page 3

- Revising Goal 2 to focus on supporting existing tenants in any redevelopment that occurs; and
- Modifying prescriptive language for municipal actions.

Several changes were also made to municipal actions as a result of comments received from member municipalities and other stakeholders. These changes are summarized in *Attachment 2*.

5.0 ANALYSIS

Burnaby has a policy framework that supports many of the actions and approaches outlined for municipalities in the Strategy. The City's Residential Policy Framework of the Official Community Plan (OCP) and its Regional Context Statement generally support the region's policy direction for accommodating regional housing demand estimates, providing a varied range and choice of living opportunities in the City, as well as a wide range of policy in support of non-market rental housing. It further supports higher density land use designations in Town Centres providing increased housing opportunities in the community with a range of unit sizes and access to lower cost public transportation, both of which contribute to housing affordability. This framework is also supported by the Social Sustainability Strategy's Strategic Priority #1 "Meeting Basic Needs", which includes nine affordable and suitable housing actions (#11 - #19), four of which are included in the Phase 1 Implementation Plan.

Burnaby submitted two key comments to Metro Vancouver during the review of the draft strategy. Under Goal 2, several municipal actions appeared to suggest the use of financial incentives, including fee waivers and use of bonus density funds, to encourage the development of new purpose built rental housing. Burnaby's policy approach has been to provide financial supports to non-profit, non-market housing developments rather than for-profit, private developments. The Strategy responds to this concern through its recognition that tools other than financial incentives can contribute towards the viability of new market rental housing development and that local policies and contexts will result in the use of varied tools across member municipalities. The municipal action to consider one for one replacement of existing rental housing was removed from the Strategy.

Burnaby's comments also requested an advocacy action be added for Metro Vancouver to advocate that the Provincial government grant local governments the authority to zone for rental tenure. After consultation with Metro Vancouver's Housing Committee and Board, it was decided that this action would not be added to the final strategy.

Since the Board's adoption of the Strategy, the Provincial government has announced renewed funding for affordable housing and the Federal government is currently developing a National Housing Strategy. Given this context, it remains important for Metro Vancouver to set out and communicate affordable housing needs in the region through its Strategy. As a regional partner, it is recommended that Council endorse the Metro Vancouver Regional Affordable Housing Strategy and that this report be forwarded to the Social Planning Committee for information.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Metro Vancouver Regional Affordable Housing
 Strategy Endorsement
 2016 October 17..... Page 4

6.0 CONCLUSION

The Regional Affordable Housing Strategy provides a collaborative approach towards advancing a diverse and affordable housing supply in the region. It focuses on expanding the supply of market and non-market rental housing to meet the region's housing affordability needs. The goals and strategies are comprehensive and include actions for all levels of government, as well as private and non-market housing sectors. Burnaby's comprehensive policy framework supports housing affordability, and specifically has a wide range of policy in support of non-market housing.

Overall, staff are in support of the actions contained within the Strategy given that Burnaby's residential policy framework currently addresses, or supports further consideration of, many of the actions outlined in the Strategy. While the City's policies do not provide for direction for financial incentives for the creation of market rental housing, the Strategy recognizes that local policies and conditions will result in varied responses from municipalities across the region. The Board's adoption of the updated Metro Vancouver Regional Affordable Housing Strategy is timely given the recent actions and funding announcements for affordable housing by senior levels of government. As a regional partner, it is recommended that Council endorse the Metro Vancouver Regional Affordable Housing Strategy and that this report be forwarded to the Social Planning Committee for information.


 Lou Pelletier, Director
 PLANNING AND BUILDING

CS:sa

Attachments

cc: City Manager
 Deputy City Manager
 Director of Finance
 Director Parks, Recreation and Culture Services
 City Clerk

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Attachment 1: Regional Affordable Housing Strategy Goals and Strategies

Goals		Strategies
GOAL 1	Expand the supply and diversity of housing to meet a variety of needs	1.1 Diversify the housing supply in terms of unit and lot size, number of bedrooms, built form and tenure.
		1.2 Improve the clarity of development approval processes while ensuring quality outcomes.
		1.3 Address community opposition to new residential development.
		1.4 Plan for the special housing needs of specific populations.
		1.5 Enhance understanding of the housing market to improve housing policy.
GOAL 2	Expand the rental supply and balance preservation of existing stock with redevelopment while supporting existing tenants	2.1 Expand the supply of rental housing, including new purpose built market rental housing.
		2.2 Make retention and maintenance of existing purpose built market rental housing more attractive.
		2.3 Ensure that tenant relocations are responsive to tenant needs.
GOAL 3	Meet housing demand estimates for very low and low income earners	3.1 Facilitate new rental housing supply that is affordable for very low and low income households.
		3.2 Support non-profit and cooperative housing providers to continue to operate mixed income housing after operating agreements expire.
		3.3 Facilitate non-profit and cooperative housing providers to create new mixed income housing through redevelopment or other means.
		3.4 Advocate to provincial and federal governments for housing and income support programs to meet housing needs.
GOAL 4	Increase the rental housing supply along the Frequent Transit Network	4.1 Expand awareness of the affordable housing and transit connection.
		4.2 Plan for transit station areas, stop areas and corridors to include rental housing affordable for a range of income levels.
		4.3 Encourage mixed income rental housing near the Frequent Transit Network.
GOAL 5	End homelessness in the region	5.1 Expand housing options to meet the needs of homeless people in the region.
		5.2 Promote measures that prevent at risk individuals from becoming homeless.
		5.3 Advocate to the provincial and federal governments for support to meet the housing needs of the homeless.

Attachment 2: Changes to Municipal Actions Included in Final Strategy

Goal 1 Expand the supply and diversity of housing to meet a variety of needs	New action added	Enhancing clarity about intended land use and permitted density for future development through neighbourhood or area planning or other means.
	Modified action by adding underlined	Demonstrating how Housing Action Plan policies and initiatives are intended to work towards achieving Metro 2040 housing demand estimates, <u>recognizing that senior government assistance is required.</u>
Goal 2 Expand the rental supply and balance preservation of existing stock with redevelopment while supporting existing tenants	Modified action by adding underlined	Offering incentives <u>and using tools</u> that will help make development of new purpose-built market rental housing financially viable (i.e. parking reductions, fee waiver, increased density, and fast-tracking) as needed.
	Deleted action	Require one for one replacement policies where existing rental supply is being redeveloped.
	Deleted action	Enact standards of maintenance bylaws to preserve the stock in good condition and prevent further erosion of existing rental stock.
Goal 3 Meet housing demand estimates for very low and low income earners	Combined 2 actions into one	Working with non-profit and cooperative housing providers to address issues related to expiring operating agreements, including renegotiating or renewing municipal land leases, if applicable, with suitable provision for affordable housing, facilitating redevelopment at higher density, and/or other measures, as appropriate.
Goal 4 Increase the rental housing supply along the frequent transit network	Deleted action	Purchase and hold sites/air space parcels for new non-profit housing to be made available as funding becomes available, focusing on the Frequent Transit Network.
	Deleted action	Establish an agreement with TransLink and the Province with the objective of generating funding to achieve goals for low to moderate income housing near the Frequent Transit Network.
Goal 5 End homelessness in the region	No changes	



Item
Meeting 2016 October 25

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2016 October 20

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 10
*Reference: R12 3570/3650/3670/3690
Douglas Road and 5628
Hardwick Street*

**SUBJECT: R12 DISTRICT AREA REZONING PUBLIC CONSULTATION RESULTS
FOR 3570/3650/3670/3690 DOUGLAS ROAD AND 5628 HARDWICK
STREET**

PURPOSE: To review the results of the consultation process regarding a request for an area rezoning from the R5 to the R12 District and to recommend that the subject area be advanced through the rezoning process.

RECOMMENDATIONS:

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.

REPORT

1.0 BACKGROUND

A petition requesting the rezoning of 3570/3650/3670/3690 Douglas Road and 5628 Hardwick Street from the R5 Residential District to the R12 Residential District was received in the Planning Department. The petition represents an area consisting of five legal lots (Sketch #1 *attached*). The petition was signed by three (60%) of the five property owners.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: R12 District Area Rezoning Public Consultation Results
 2016 October 20..... Page 2

On the recommendation of the Planning and Development Committee, Council at its regular meeting of 2016 April 04 authorized staff to initiate a consultation process to determine the level of support for the proposed area rezoning. This report reviews the results of the consultation process and recommends that the area rezoning be advanced.

2.0 CONSULTATION PROCESS

The approved consultation process for the subject area rezoning involved the distribution of a brochure and questionnaire to the property owners and residents of the five properties in the proposed rezoning area and to 131 owners and residents in the consultation area, which extends 100 m (328.08 ft.) from the rezoning area.

In addition, a community open house was held on 2016 June 23 at Douglas Road Elementary School and was attended by ten residents.

2.1 Responses in the Rezoning Area

There were three responses to the questionnaire from the property owners of the five lots in the rezoning area, which is a 60% response rate. The table below contains the questionnaire results for owners in the rezoning area.

Questionnaire Results – Owners in the Rezoning Area

	Support.	Oppose	Undecided	Did Not Respond
Resident Owner	1	0	0	2
Absentee Owner	2	0	0	0
Total	3	0	0	2

This return shows that three of the owners favour the proposed area rezoning. The three positive responses represent 60% of the total number of lots in the subject area.

There were no responses from tenants in the rezoning area.

2.2 Responses in the Consultation Area

There were seven questionnaires returned from the 131 residents and property owners in the broader consultation area. Two supported the rezoning, one did not have any comment, and four objected to the rezoning, expressing concerns generally related to parking, traffic, and increased density, including from unauthorized suites in two family dwellings (duplexes).

3.0 DISCUSSION

The key factor in recommending whether an area rezoning should proceed through the rezoning process is evidence of majority support for the rezoning within the proposed rezoning area. The adopted guidelines for area rezonings state that responses to the questionnaire from within the

To: Planning and Development Committee
 From: Director Planning and Building
 Re: R12 District Area Rezoning Public Consultation Results
 2016 October 20..... Page 3

proposed rezoning area should meet the following criteria, in order for the proposal to be forwarded to Public Hearing:

1. Where the response rate is 100%, at least 50% of the property owners have indicated that they support an area rezoning; or,
2. Where the response rate is less than 100%, at least 50% of the property owners have responded and at least 70% of those who responded support the area rezoning.

The response rate for the subject area rezoning does not meet the first criteria, because 100% of the property owners within the rezoning area did not respond. However the response rate does meet the second criteria as 60% (three) of the property owners in the rezoning area did respond. Of these respondents, three support the area rezoning proposal which represents 100% of the respondents. This result meets the 70% support requirement. Two property owners did not respond.

As such, the proposal meets the Council adopted guidelines for area rezoning as there is majority support among the property owners within the rezoning area. Therefore it is recommended that this proposal be advanced through the rezoning process.

Should the proposed area be rezoned to the R12 District, 3570 Douglas Road would retain its two-family dwelling development potential; any future subdivision potential would be subject to meeting all applicable requirements. The remaining four lots would become eligible for two-family dwelling development. It is expected that 3670 and 3690 Douglas Road will be consolidated with the irregularly shaped R12 District property at 5687 Woodsworth Street and subdivided into five lots, each of which would front onto Woodsworth Street. The registration of a covenant specifying the expected future subdivision pattern will be required prior to Final Adoption of this R12 rezoning amendment bylaw for the properties at 3670 and 3690 Douglas Road.

In addition, it is noted that development potential of any of the subject properties is subject to meeting all City bylaw regulations as well as any works and servicing requirements that would be applied at the time of development.

4.0 CONCLUSION

The results of the public consultation process for the proposed R12 area rezoning for 3570/3650/3670/3690 Douglas Road and 5628 Hardwick have been reviewed and are included in this report. Of the five property owners in the rezoning area, three indicated support. As such, the proposal has achieved the required percentage of support under the City's adopted guidelines for area rezoning.

It is recommended that the Planning and Development Committee forward this report to Council

To: Planning and Development Committee
From: Director Planning and Building
Re: R12 District Area Rezoning Public Consultation Results
2016 October 20..... Page 4

with the recommendation that the proposed R12 area rezoning process be advanced, and that a copy of this report be sent to the property owners and residents for their information.


Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf
Attachment

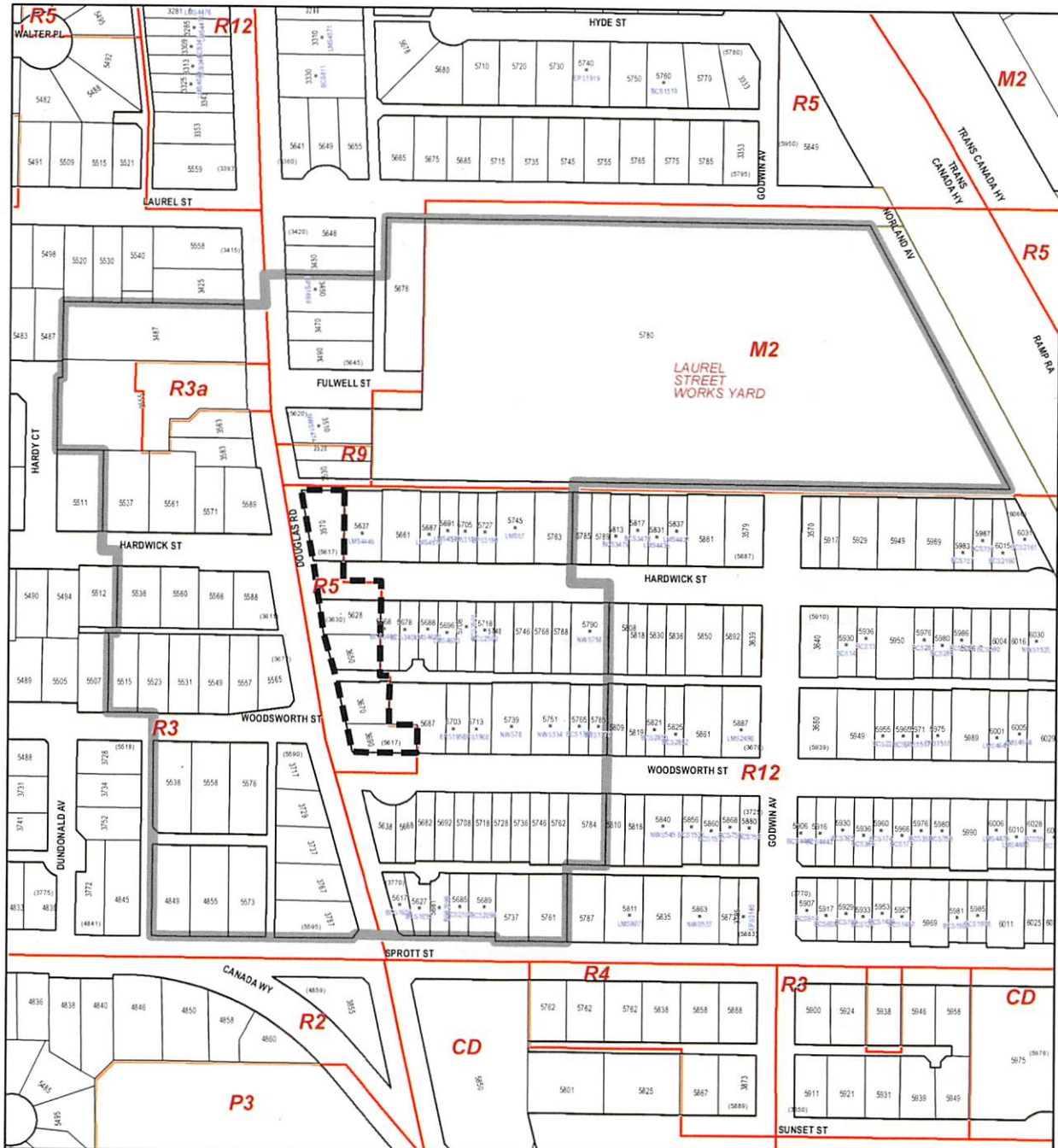
cc:	City Manager	Director Finance
	Director Engineering	Chief Building Inspector
	City Solicitor	City Clerk




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**AREA REZONING – R12 DISTRICT
Area Bounded by 3570, 3650, 3670, 3690
Douglas Road and 5628 Hardwick Street**

SCHEDULE “A”

ADDRESS	LEGAL DESCRIPTION
3570 Douglas Road	Lot A, DL 74, Group 1, NWD Plan 1876
3650 Douglas Road	Lot 14, DL 74, Group 1, NWD Plan 1876
3670 Douglas Road	Lot D, DLs' 74 & 76, Group 1, NWD Plan 13044
3690 Douglas Road	Parcel 1 (Explanatory Plan 10806) of Lot C, DLs' 74 & 76, Group 1, NWD Plan 9883
5628 Hardwick Street	Lot 13, DL 74, Group 1, NWD Plan 1876



		PLANNING & BUILDING DEPARTMENT	
DATE: SEP 07 2016		3570, 3650, 3670 AND 3690 DOUGLAS ROAD 5628 HARDWICK STREET	
SCALE: 1:3,402		 Rezoning Area  Consultation Area	
DRAWN BY: AY			

Sketch #1