



REVISED
2016 November 22

PLANNING AND DEVELOPMENT COMMITTEE

NOTICE OF OPEN MEETING

DATE: TUESDAY, 2016 NOVEMBER 22

TIME: 5:30 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 2016 October 25 | 1 |
| 3. <u>CORRESPONDENCE</u> | |
| A) Correspondence from City of Coquitlam
Re: Coquitlam Council Feedback on
Regional Affordable Housing Strategy | 7 |
| B) Memorandum from City Clerk
Re: Final Environmental Sustainability Strategy (ESS) and
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| C) Correspondence from West Coast Legal Education and Action Fund
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| D) Correspondence from Linda Brodersen
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| E) Correspondence from Coalition of Progressive Electors
 Re: Metrotown Plan Update | 46 |
| 4. <u>NEW BUSINESS</u> | |
| 5. <u>INQUIRIES</u> | |
| 6. <u>CLOSED</u> | |
| Public excluded according to Sections 90 and 92 of the Community Charter | |
| 7. <u>ADJOURNMENT</u> | |



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. Scott, Planner 1
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



SECTION 2 COUNCIL CORRESPONDENCE (2016.11.03)
 City Manager
 Deputy City Manager
 Dir. Planning
 Planning & Development Committee (Nov. 22)

October 25, 2016
 Our file: 10-5040-20/AFFHOU/2016-1
 Doc #: 2439045.v1

Chair Greg Moore
 Metro Vancouver Regional District
 4330 Kingsway
 Burnaby BC V5H 2A5

Dear Chair Moore:

RE: Coquitlam Council Feedback on Regional Affordable Housing Strategy

Thank you for the opportunity to review and comment on the final Metro Vancouver Regional Affordable Housing Strategy ('Regional Strategy').

The City of Coquitlam considers finding housing affordability solutions a crucial issue for the Greater Vancouver area. Recently, the City passed Coquitlam's *Housing Affordability Strategy* which works in partnership with others to promote practical solutions to housing affordability. Coquitlam Council have reviewed the Regional Strategy and appreciate the efforts Metro Vancouver has made to align with Coquitlam's Affordable Housing Strategy (HAS), and to support regional cooperation.

The attached Council report was carried unanimously by Council at the October 17, 2016 Regular Council meeting. The report endorses the Regional Strategy and recognizes that Coquitlam's feedback on the previous draft has been incorporated in this final Regional Strategy. Specifically, that it has been revised to provide more flexibility to municipalities to balance their service priorities. Additionally, it is recognized that, as identified in the Metro Vancouver Regional Strategy, the policy goals will rely heavily on the financial and policy support from higher levels of government to be successfully implemented.

Congratulations on completing this work, which I hope will contribute to addressing affordability solutions for all residents of greater Vancouver.



If you have any questions, or if you would like to discuss this further, please contact me at rstewart@coquitlam.ca or 604-927-3001, or Jim McIntyre, General Manager Planning and Development at jmcintyre@coquitlam.ca or 604-927-3401.

Yours truly,



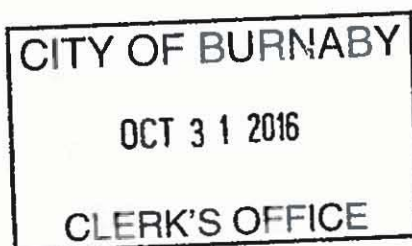
Richard Stewart
Mayor

c - Council
Pete Steblin, City Manager
John DuMont, Deputy City Manager
Jay Gilbert, City Clerk
Jim McIntyre, General Manager Planning and Development
Carl Johannsen, Manager Community Planning
Heather McNell, Manager Regional Planning
Metro Vancouver Member Municipalities

Attachment:

- *1. Updated Regional Affordable Housing Strategy (Doc #: 2405085)

*AVAILABLE IN CITY CLERK'S OFFICE



Coquitlam

For Council

October 7, 2016

Our File: 01-0480-20/HOUS1/2016-1

Doc #: 2405085.v3

To: City Manager

From: General Manager Planning and Development

Subject: **Updated Regional Affordable Housing Strategy**

For: **Council**

Recommendations:

That Council:

1. Endorse-in-principle the Metro Vancouver Regional Affordable Housing Strategy, on the understanding that Coquitlam has its own Housing Affordability Strategy that has been developed to specifically respond to Coquitlam's local housing affordability challenges; and
2. Direct staff to send a letter that contains Council feedback on this item and attaches this report, to Metro Vancouver, as Coquitlam's response to Metro's request for endorsement of the Regional Affordable Housing Strategy.

Report Purpose:

This report provides commentary on the Greater Vancouver Regional District ('Metro Vancouver' or 'Metro') Regional Affordable Housing Strategy ('Regional Strategy') which has been sent to member municipalities for endorsement.

Strategic Goal:

Coquitlam's recently-adopted Housing Affordability Strategy (HAS) (see www.Coquitlam.ca/housing for the document) supports the 'Achieve Excellence in City Governance' Strategic Goal as it guides Coquitlam's response, as a local government acting in partnership with others, to housing affordability challenges.

Providing comments on the draft Regional Strategy is an opportunity to further demonstrate Coquitlam's approach to addressing housing affordability.

Background:

The Metro Vancouver Regional Strategy has been in development over the past several years, and in Fall 2015 the Metro Board requested formal comments, from Coquitlam (and other member Metro Vancouver local governments), on the policy content of the draft Regional Strategy.

Staff compared the draft Regional Strategy with Coquitlam's HAS, which was endorsed at Council's December 7, 2015 Regular meeting. Based on this analysis, it was reported to Council that the Regional Strategy exhibits considerable alignment with Coquitlam's HAS, yet in its draft state it did not reflect the

POS

October 7, 2016

Background: cont'd/

balanced, 'tailored to Coquitlam' approach of the HAS. More specifically several areas of concern were identified with the Regional Strategy, including overly-prescriptive policies, in a report presented to Council on February 1, 2016. Based on this, Coquitlam sent a response to Metro (Attachment 1) which highlighted Coquitlam's concerns and the high priority HAS actions that Coquitlam is undertaking to address local housing affordability challenges.

Subsequent to receiving Coquitlam's comments, along with similar comments and concerns from other Metro municipalities, Metro staff revised the Strategy. The Metro Board subsequently adopted the updated Regional Strategy on May 27, 2016. Metro has now circulated the updated Regional Strategy to member municipalities, with a request that 'member municipalities endorse the Strategy as a 'collaborative approach through which stakeholders can advance its vision, within their authority' (see Attachment 2).

This report provides a high-level overview of the updated Regional Strategy (Attachment 3), and details how Coquitlam's concerns with the original draft Regional Strategy (as presented at the February 1, 2016 Council meeting) have been addressed in the updated Regional Strategy.

Discussion/Analysis:

As previously reported to Council, the original draft Regional Strategy contained policies that 'required' municipalities to undertake certain actions, including land acquisition, inclusionary zoning and one-for one rental replacement, that do not reflect the policy approach of the HAS. Within this context it's important to note that Coquitlam's HAS is the product of considerable Council discussion and work, over the course of 2 years, to develop a housing affordability approach that is appropriate for Coquitlam's needs, context and available resources.

Based on feedback from Coquitlam and other member municipalities,

these overly prescriptive policies have been removed, and the updated Regional Strategy now contains policies that are prefixed by 'municipalities shall consider'. This approach is better aligned with the HAS, is better suited to the wide range of municipal contexts within Metro Vancouver region, and acknowledges that member municipalities are the best judges of which housing affordability actions are appropriate and implementable in their communities.

Additionally, staff also note that the updated Regional Strategy now places greater emphasis on senior government financial participation, as a necessary component of dealing with affordable housing in the Region. This responds to concerns expressed by Coquitlam that the Regional Strategy needs to recognize that the creation of new affordable units at the local government level requires senior government support and funding, otherwise the ability of local governments to respond to housing affordability challenges will be limited.

Discussion/Analysis: cont'd/Specific Regional Strategy Changes to Highlight

For Council's reference, a more detailed table that highlights how Metro has addressed Coquitlam's concerns, through changes to the Regional Strategy, is provided as Attachment 4.

Significant changes are summarized as follows:

1. The original draft Strategy contained a policy that required one-to-one rental unit replacement policies, where existing rental supply is being redeveloped.
Change: In its place the updated Regional Strategy now notes under Goal 2 (page 22) that "Municipalities will consider, through plans, policies and programs: g) Offering Incentives and tools to preserve and sustain existing purpose-built market rental housing (i.e., reduced parking, increased density for infill development, transfer of density, one for one replacement policies, standards of maintenance bylaws) as needed. This change is consistent with Coquitlam's HAS policies regarding rental housing.
2. The original draft Strategy noted that "Municipalities will, through plans, policies and programs, demonstrate how Housing Actions plans, policies and initiatives are intended to work towards achieving Metro 2040 housing demand estimates."
Change: The updated Regional Strategy now notes under Goal 1 (page 22) that "Municipalities will consider, through plans, policies and programs, monitoring and reporting on progress towards achievement of Metro 2040 housing demand estimates".
3. The original Regional Strategy contained a policy under Goal 4 (page 29) that required municipalities to establish transit-oriented inclusionary housing targets.
Change: The update Strategy now notes that "Municipalities will consider through plans, policies and programs, transit-oriented inclusionary housing targets."
4. Under Goal 4 (page 29) the original draft Strategy contained a policy that required municipalities to purchase and hold site/air space parcels for new non-profit housing along frequent transit corridors.
Change: this policy has been removed from the updated Regional Strategy, as this requirement was asking local municipalities to make obligations beyond their financial capacity.

Regional Strategy Recommendation

As noted above, the development of Coquitlam's HAS involved considerable Council discussion, review and determination of housing affordability approaches. During the course of this discussion, many approaches were considered, including those proposed during the development of the Regional Strategy. However, the final HAS product reflects Council's decision to create a balanced approach that responds to local housing affordability challenges through partnerships and creative, incentive-based approaches, and emphasizes the need for senior government funding to make it work – as Coquitlam will not be able to effect housing affordability solutions on its own.

October 7, 2016

Discussion/Analysis: cont'd/Regional Strategy Recommendation cont'd/

Based on this context and the above analysis, staff recommends that Council endorse-in-principle the Metro Vancouver Regional Affordable Housing Strategy, as a high-level regional policy reference document, and on the understanding that Coquitlam has its own Housing Affordability Strategy that has been developed to specifically respond to Coquitlam's local housing affordability challenges. Staff also recommend that a letter that contains Council feedback on this item, and attaches this report, be sent to Metro Vancouver as Coquitlam's response to Metro's request for endorsement of the Regional Strategy.

Next Steps:

Staff will monitor the endorsement of the RAHS by other municipalities and provide updates to Council if necessary, as a part of periodic reporting by Coquitlam staff to Council on HAS implementation progress.

Financial Implications:

The Metro Regional Strategy has no financial implications, on the basis that only Coquitlam's HAS identifies Council's approach to addressing local housing affordability issues, and represents Council's decision on how the City's limited financial resources are allocated to housing affordability initiatives.

Conclusion:

As summarized in this report, the updated Metro Vancouver Regional Strategy exhibits a stronger alignment with the Coquitlam Housing Affordability Strategy, and contains policies that are less prescriptive than what was reported to Council in February 2016. Based on this, staff recommends that Council endorse-in-principle the Metro Vancouver Regional Affordable Housing Strategy, on the understanding that Coquitlam has its own Housing Affordability Strategy that has been developed to specifically respond to Coquitlam's local housing affordability challenges.



J.L. McIntyre, MCIP, RPP

LM/ms

Attachments:

1. Letter dated February 16, 2016 from Coquitlam Council to Metro Vancouver entitled Draft Metro Vancouver Affordable Housing Strategy (Doc# 2197642)
2. Letter dated June 29, 2016 from Metro Vancouver Regional Affordable Housing Strategy (Doc# 2409021)
3. Regional Affordable Housing Strategy Revised June 20, 2016 (Doc# 2375077)
4. Summary table of June 20, 2016 Regional Affordable Housing Strategy revisions (Doc# 2407249).

This report was prepared by Lisa Moffatt, Planner 2 and reviewed by Bruce Irvine, Planning Projects Manager and Carl Johannsen, Manager Community Planning.



February 16, 2016
Our File: 10-5040-20/AFFHOU/2016-1
Doc #: 2197642.v1

Chair Greg Moore
Metro Vancouver Regional District
4330 Kingsway
Burnaby, BC V5H 2A5

Dear Chair Moore:

RE: Coquitlam Council Feedback on Draft Regional Affordable Housing Strategy

Thank you for the opportunity to review and comment on the Metro Vancouver Draft Regional Affordable Housing Strategy (draft 'Regional Strategy').

Coquitlam Council and staff have compared the draft Regional Strategy with Coquitlam's Housing Affordability Strategy (HAS), which was endorsed by Council at the December 7, 2015 Regular Council meeting and sent to Metro Vancouver on December 17, 2015.

The attached Council report (with report Attachment 3), was carried unanimously by Council at the February 1, 2016 Regular Council meeting, and contains the findings of this comparison and commentary on the proposed Regional Strategy policies. The report notes there is considerable alignment between the draft Regional Strategy and Coquitlam's HAS, including concentrating density around transit, partnership-based solutions and a variety of tools to encourage new rental housing development.

However, the Regional Strategy also contains some actions that are not aligned with Coquitlam's HAS, which recognizes the reality of limited local government resources and the need to balance the City's community service priorities.

Based on this, the report concludes that the draft Regional Strategy should be revised to enable more flexibility in how local governments respond to challenging affordable issues in their respective contexts, and emphasize that senior government funding is necessary to achieve the Regional Strategy's requirements.

In addition to this, during the course of Council discussion on the draft Regional Strategy, the following items were noted by Council Members:



Office of the Mayor | City of Coquitlam
3000 Guildford Way Coquitlam, BC V3B 7N2
Office: 604-927-3801 | Fax: 604-927-3015
www.coquitlam.ca

February 17, 2016

- contrary to the language included in the draft Regional Strategy, Metro Vancouver does not have the authority to require its member municipalities to take specific action or enact specific policies in relation to affordable housing, and the Regional Strategy should accordingly be amended to include more flexible policy language;
- housing affordability is a regional issue, yet affordable housing policies need to be practical and less regulatory, as municipalities have limited tools to address this challenge on their own, and lack the mandate to do so;
- rather than being a directive document that dictates how municipalities must spend their budgets and tax dollars, such as purchasing land along transit corridors for affordable housing, the draft Regional Strategy should act as a general policy resource and guide that outlines best practices and affordable housing incentives within our mandate as local governments;
- 'affordable living', in terms of accounting for housing and transportation costs together, is an important consideration;
- rental replacement policies should be incentive-based and not requirements for individual land owners, as the development of new affordable housing is something that should be shared among partners; and
- the Regional Strategy should emphasize a broader, incentive-based approach.

If you have any questions or if you would like to discuss this further, please contact me at rstewart@coquitlam.ca or 604-927-3001, or Jim McIntyre, General Manager Planning and Development at jmcintyre@coquitlam.ca or 604-927-3401.

Yours truly,



Richard Stewart
Mayor

c - Council

Pete Steblin, City Manager
John DuMont, Deputy City Manager
Jay Gilbert, City Clerk
Jim McIntyre, General Manager Planning and Development
Carl Johannsen, Manager Community Planning
Heather McNell, Manager Regional Planning
Metro Vancouver Member Municipalities

JUN 29 2016

Mayor Stewart and Council
 City of Coquitlam
 3000 Guildford Way
 Coquitlam, BC V3B 7N2

Dear Mayor Stewart 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 Duclas, 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.

☒ Copies to Mayor & Council☐ Tabled Item for Council Meeting☐ Correspondence Item for Council Meeting☒ For Information Only☐ For Response Only☒ Copies To: **GM P+O**

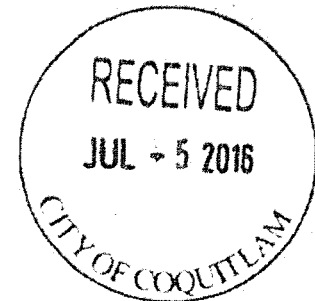
↳ to coordinate any
 necessary follow-up

letter only, report on file in Clerk's Office
 Office of the Chair

Tel. 604 432-6215 Fax 604 451-6614

File: CR-12-01

Ref: RD 2016 May 27

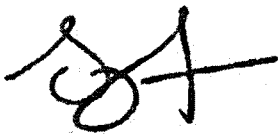


The GVRD Board requests that your Council endorse the *Regional Affordable Housing Strategy* as a collaborative approach to addressing regional housing needs.

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)

INTER-OFFICE MEMORANDUM

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2016 NOVEMBER 8

FROM: CITY CLERK

FILE: 02410-20

SUBJECT: FINAL ENVIRONMENTAL SUSTAINABILITY STRATEGY (ESS) AND
FINAL COMMUNITY ENERGY AND EMISSIONS PLAN (CEEP)
(ITEM NO. 7(1), MANAGER'S REPORTS, COUNCIL 2016 NOVEMBER
7)

Burnaby City Council, at the Open Council meeting held on 2016 November 7 received the above noted report and adopted the following recommendations contained therein:

1. **THAT** Council receive the results of *Phase 3 – Draft ESS* public consultation for information, as outlined in Section 3 of this report.
2. **THAT** Council approve the final *Burnaby Environmental Sustainability Strategy (ESS)* dated 2016 October 5 as outlined in Section 4 of this report.
3. **THAT** Council approve the final *Burnaby Community Energy and Emissions Plan (CEEP)* dated 2016 October 20 as outlined in Section 5 of this report.
4. **THAT** Council authorize staff to develop implementation plans to identify timelines, priorities, lead responsibility, recommended processes and/or approaches, and resources required for both the ESS and CEEP.
5. **THAT** Council authorize the Mayor to issue certificates of acknowledgement and hard copies of the ESS to all the citizen members of the ESS Steering Committee who contributed to the creation of the ESS.

.../2

Director Planning and Building
Subject: Final Environmental Sustainability Strategy
(ESS) and Final Community Energy and
Emissions Plan (CEEP)
2016 November 8 Page 2

6. **THAT** Council send a copy of this report to the Environment Committee, the Planning and Development Committee, the Social Planning Committee, the Transportation Committee, and the Parks, Recreation and Culture Commission for their information.

A copy of the report is enclosed for your information.



Dennis Back
City Clerk

DB:lc



Item
Meeting 2016 Nov 07

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 November 01

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 76500 20
Ref: ESS

SUBJECT: FINAL ENVIRONMENTAL SUSTAINABILITY STRATEGY (ESS) AND
FINAL COMMUNITY ENERGY AND EMISSIONS PLAN (CEEP)

PURPOSE: To advance the *Final Burnaby Environmental Sustainability Strategy (ESS)* and
Final Community Energy and Emissions Plan (CEEP) for Council approval.

RECOMMENDATIONS:

1. **THAT** Council receive the results of *Phase 3 – Draft ESS* public consultation for information, as outlined in Section 3 of this report.
2. **THAT** Council approve the final *Burnaby Environmental Sustainability Strategy (ESS)* dated 2016 October 5¹ as outlined in Section 4 of this report.
3. **THAT** Council approve the final *Burnaby Community Energy and Emissions Plan (CEEP)* dated 2016 October 20² as outlined in Section 5 of this report.
4. **THAT** Council authorize staff to develop implementation plans to identify timelines, priorities, lead responsibility, recommended processes and/or approaches, and resources required for both the ESS and CEEP.
5. **THAT** Council authorize the Mayor to issue certificates of acknowledgement and hard copies of the ESS to all the citizen members of the ESS Steering Committee who contributed to the creation of the ESS.
6. **THAT** Council send a copy of this report to the Environment Committee, the Planning and Development Committee, the Social Planning Committee, the Transportation Committee, and the Parks, Recreation and Culture Commission for their information.

¹ Distributed to Council under separate cover and available for viewing at www.burnaby.ca/ess-final.

² Distributed to Council under separate cover and available for viewing at www.burnaby.ca/ceep-final.

To: City Manager
 From: Director Planning and Building
 Re: Final Environmental Sustainability Strategy (ESS) and
 Final Community Energy and Emissions Plan (CEEP)
 2016 Nov 01 Page 2

REPORT

1.0 INTRODUCTION

The *Burnaby Environmental Sustainability Strategy* (ESS) is a plan for Burnaby's "green" future. It completes the trilogy of sustainable city policies - environmental, social and economic³, and will help to define how the city can evolve and build on its strengths to become an even more vibrant, resilient and sustainable community, integrated with healthy ecosystems.

The ESS is a city-wide policy that sets a long term vision for the City to become a leader in protecting and regenerating healthy ecosystems, and supporting a healthy and prosperous community. The ESS is intended to set directions for environmental protection, stewardship, enhancement, and resilience in the city. As a city-wide strategy it will influence many other city-wide plans, community plans, development approvals, City programs, City bylaws, City regulations, and City operations.

The 20 person ESS Steering Committee was convened in January 2013, marking the beginning of the ESS process. The Steering Committee was chaired by Mayor Derek Corrigan, included several members of Burnaby City Council, and had wide representation from the community.

The development of the ESS was supported by a three-phase public consultation process. The process was extensive, inclusive and creative and set a solid foundation of community support that will help to ensure the future success of the ESS.

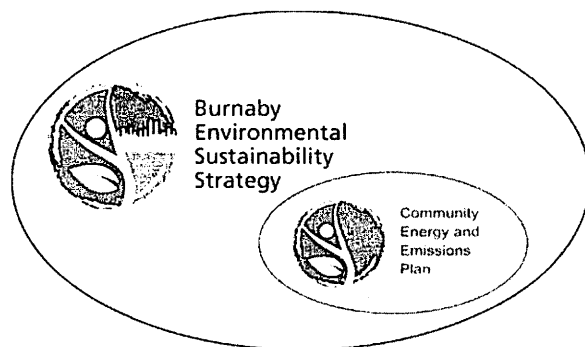


Figure 1. *The CEEP supports the ESS.*

The *Burnaby Community Energy and Emissions Plan* (CEEP) was developed as a complementary and supporting plan to the ESS, as shown in **Figure 1** (left). The ESS provides a broad context and framework for sustainability, while the CEEP is a more detailed plan focused on reducing community greenhouse gas (GHG) emissions and energy use, in order to address climate change, improve local air quality, save money, and improve livability and health.

³ The *Economic Development Strategy* was adopted by Council in 2007, and the *Social Sustainability Strategy* was adopted by Council in 2011.

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Together, the ESS and supporting CEEP are being advanced on the initiative of the Mayor and Council to ensure that Burnaby will continue to show leadership in the development of exemplary sustainability programs and initiatives, guided by its integrated social, environmental and economic strategies.

The purpose of this report is to summarize the processes used to create the *Final ESS* and the *Final CEEP*; summarize the key messages received from the public input collected from the Phase 3 public consultation; highlight the changes incorporated to the *Final ESS* and the *Final CEEP*; identify the next steps for the ESS and the CEEP; and advance the *Final ESS* and *Final CEEP* for Council's consideration and approval.

2.0 HOW THE FINAL ESS AND THE FINAL CEEP WERE CREATED

2.1 The ESS Process

The ESS process, previously approved by Council at its meeting of 2011 November 7, is now complete, as shown in **Attachment 1**.

The ESS process and the creation of the *Draft ESS* were guided by the 20 member ESS Steering Committee of recognized community leaders from diverse backgrounds and interests, chaired by Mayor Corrigan and served by Councillors Dan Johnston (vice chair), Sav Dhaliwal, Colleen Jordan, and Richard Chang.

On 2013 May 13, Council approved the three phase public consultation framework for the ESS. The ESS process engaged over 2,500 people and collected over 8,000 ideas, as shown in **Figure 2** (below). The response from the public and stakeholders has been overwhelmingly positive. This input has helped to shape the *Final ESS*, and *Final CEEP*.



Figure 2. ESS Public Consultation Results (Phases 1, 2 and 3)

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Led by the Mayor's ESS Steering Committee, the ESS process was one of the largest and most creative public consultation programs the City has ever undertaken. The three phases of ESS public consultation are summarized below.

- Phase 1 – *Issues and Priorities (January to July 2013)*

Phase 1 included the first phase of engagement which ran four months (May to July 2013) and focused on raising awareness, identifying key issues and opportunities, developing the vision and building interest and support.

- Phase 2 – *Exploring Further (July 2013 to January 2015)*

Phase 2 included the second phase of engagement which ran for five months (March to July 2014) and emphasized deeper and more focused feedback to inform the draft theme-based goals, strategies and suggested actions.

- Phase 3 – *Draft ESS (January 2015 to November 2016)*

Phase 3 included the third and final phase of engagement, the subject of this report, which ran for four months (March to June 2016) and involved checking in with the community regarding the proposed ESS framework contained within the *Draft ESS* to see if the recommendations match the priorities and perspectives identified in earlier phases.

The ESS timeline and the key elements of each of the three phases of the ESS process can be found in **Attachment 2**. The results of Phase 1 and Phase 2 have been previously reported to Council⁴ and the results are available online at www.burnaby.ca/ess-input. Section 3 of this report summarizes the results of Phase 3.

2.2 The CEEP Process

The CEEP process, shown in **Attachment 3**, is also now complete. The CEEP was developed through a combination of technical work, stakeholder input and community engagement.

- Phase 1 - *Technical Work (January to July 2013)*

The first phase was to develop a rigorous science-based model, calibrated for Burnaby, that estimated today's emissions and the potential impact of different strategies to reduce emissions over time.

- Phase 2 – *Stakeholder Input (July 2013 to July 2015)*

⁴ Results from Phases 1 and 2 public consultation can be found in the Council report #5 dated 2014 March 4 (Phase 1) and Council report #8 dated 2016 March 7 (Phase 2) and in the public summary reports available at www.burnaby.ca/ess-report-B (Phase 1) and www.burnaby.ca/ess-report-C (Phase 2).

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The second phase included meetings with the CEEP Steering Committee (consisting of City staff and representatives from key partner agencies), and workshops with the ESS Steering Committee and community stakeholders. Public input on a number of CEEP related ESS goals, including *Breathe, Live, Build, Move, Conserve, and Manage*, was collected during ESS Phase 2.

- Phase 3 – *Community Engagement (July 2015 to June 2016)*

Phase 3 included sharing the draft strategies and targets with the public as part of the ESS Phase 3 public consultation, which ran for four months (March to June 2016).

This approach allowed participants to understand the impacts of various strategies, to provide input into choosing desirable and feasible strategies, and to have confidence that the target chosen will be achievable.

The CEEP was developed through a parallel process to the ESS, and its draft recommendations were integrated into the ESS to address climate change and to complement other goals for community health and livability.

3.0 PHASE 3 PUBLIC CONSULTATION

Phase 3 shared the *Draft ESS* and the supporting *Draft CEEP* with the broader community to check in to make sure we were ‘headed in the right direction’ before they were submitted to Council for approval. Phase 3 offered a great opportunity to share the *Draft CEEP* with the broader community in concert with the *Draft ESS* and helped the *Draft CEEP* reach a wider audience.

3.1 The Draft ESS

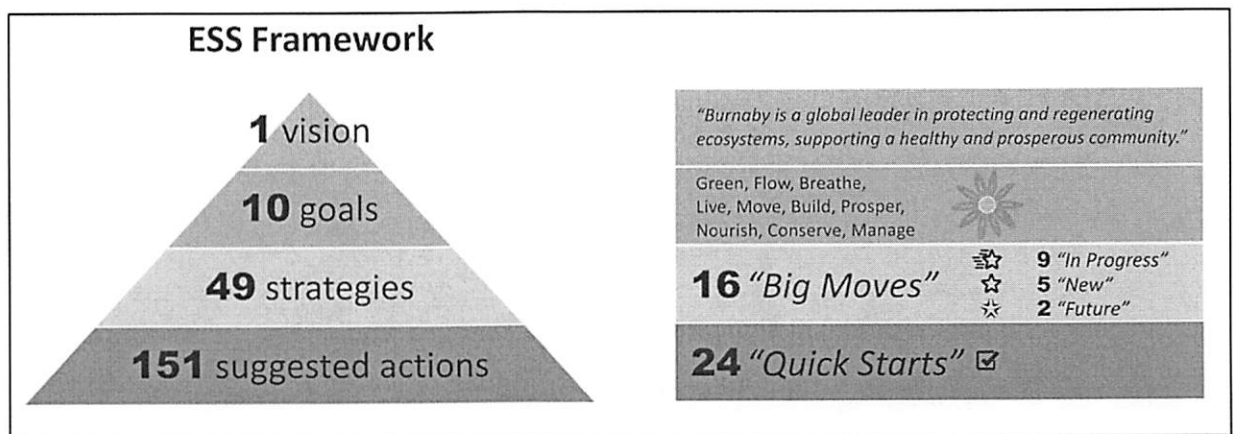


Figure 3. Draft ESS Framework

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The framework contained within the *Draft ESS* had four layers, with each level being supported by more detail in the level below, as shown in **Figure 3** (previous page), Moving from the highest level to the most detailed level: there was one vision, 10 goals, 49 strategies and 151 suggested actions.

3.2 The Draft CEEP

Phase 3 also shared the *Draft CEEP*, a separate but supporting strategy for the ESS. The *Draft CEEP* consisted of GHG reduction targets and supporting strategies in four sectors, was shared with the public alongside the *Draft ESS*.

The *Draft ESS* and the *Draft CEEP*, as shared with the broader community during Phase 3, event details and the supporting public consultation material can all be viewed at www.burnaby.ca/ess-input.⁵

3.3 Phase 3 ESS Objectives

The objectives for the *Draft ESS* public consultation in Phase 3 were to:

- Celebrate the process to date (extensive consultation, collaborative effort, culmination of ‘good work’).
- Share the *Draft ESS* including a framework (vision, goals, strategies and suggested actions) and priorities (“*Big Moves*” and “*Quick Starts*”).
- Confirm that the *Draft ESS* is on the right track, or make corrections if needed.

3.4 Phase 3 CEEP Objectives

The objectives for the *Draft CEEP* consultation, undertaken in Phase 3, were to:

- Introduce the CEEP.
- Seek public feedback on the draft strategies in four sectors (buildings, district energy, transportation and solid waste).
- Confirm that the draft approach, targets, and strategies are on the right track, or make corrections if needed.

3.5 Phase 3 - Two Streams

To achieve these objectives, Phase 3 had two streams – *awareness* and *engagement*.

⁵ The Draft ESS Report will continue to be posted during the month of November so those who participated in Phase 3 can see the changes made to the Final ESS. Once Council approves this report staff will replace both the Draft ESS and the Final ESS with the Adopted ESS.

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Awareness focused on communicating about the *Draft ESS* and *Draft CEEP*, and promoting the opportunity to provide feedback, including face-to-face conversations at public events, presentations, website material, social media and peer-to-peer networking.

Engagement involved obtaining formal responses from the public and stakeholders, from activities and small group discussions at workshops and public events, and from online questionnaires and written comments.

The *Draft ESS* and *Draft CEEP* were shared with the community at 16 events including six public community events and 10 stakeholder events. A range of methods was used to engage a broad spectrum of the public, including interactive activities, display boards, handouts, and online questionnaires. The events took place at a variety of locations across the city, and were attended by people of a variety of ages, demographics and cultural backgrounds. Both the *Draft ESS* and *Draft CEEP* were profiled at 11 events and the remaining five events focused on one project or the other.

A full list of events and activities undertaken at each can be viewed in the Phase 3 summary report that has been distributed to Council under separate cover and is available for viewing at www.burnaby.ca/ess-report-D.

3.6 Phase 3 - Key Messages

The following were the key messages received from public feedback on the *Draft ESS* and *Draft CEEP*.

3.6.1 Overall – ESS and CEEP

- Overall, the engagement was positively received, with a high response rate and strong interest at the 16 events attended.
- Over 5,600 people were made aware of the *Draft ESS/Draft CEEP* and over 580 people provided feedback.
- Over 350 online questionnaires were completed.
- Over 1,200 ideas were collected from the public in total, with a high number of comments expressing general support and/or specific reasons for supporting the two plans.
- The input collected from Phase 3 was used to create the *Final ESS* and the *Final CEEP*.

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3.6.2 Draft ESS

Results of the *Draft ESS* consultation showed:

- 17% of people engaged had previously been involved in the ESS process and 83% were new to the ESS process.
- All 10 draft ESS goals had a significant level of interest (number of responses) and there was relatively little spread between each of the goals, when ordered from highest “Move” to lowest “Prosper”.
- There was a high level of support (ranging from 87% to 99% support) for each of the 10 draft ESS goals and 49 draft ESS strategies.
- Specific priorities in the ESS comments included protection of greenspace, improving walkability and bike-ability, and recycling and waste reduction (with all three of these and many others having linkages to the CEEP as well as the ESS).
- The majority of the ESS comments showed a high level of comfort with the “goals” and “strategies” contained within the *Draft ESS*.
- Of those comments that suggested making changes to the *Draft ESS* most related to the “suggested actions” level of the framework.

As a result, the public input from Phase 3 confirmed the *Draft ESS* is heading in the right direction overall and only modest changes were needed, with the majority being made to “suggested actions” in the *Final ESS*. Other changes to the body of the report included small wording changes and new information about Phase 3 to reflect the advancement of the report to its current “Final” state. All changes to the *Final ESS* are shown in yellow highlight on 2016 October 5th edition of the *Final ESS* (circulated to Council under separate cover and available for viewing at www.burnaby.ca/ess-final). The changes are also summarized in **Attachment 4**.

3.6.3 Draft CEEP

Results of the *Draft CEEP* consultation showed:

- Engagement on the CEEP was more modest than for the ESS. This was anticipated, as the CEEP is more technical, narrower in scope and more focused on energy and emissions than the ESS.
- 94% of people responding said they were “very” or “somewhat” well informed about climate change.
- Even with this high level of awareness, 53% said they learned something new about Burnaby’s emission and 34% said they learned something new about the

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challenges Burnaby is facing. This suggests that continuing to provide information about Burnaby's existing conditions and challenges should be an important component of the CEEP going forward.

- 80% of people responding said they would support the unique approach proposed of setting two targets – “City Only” and “City plus Others.”
- People responded positively to the level of the targets (64% support for the “City Only” and 82% for the “City plus Others”) even if they had concerns that it did not go far enough.
- Many wide ranging discussions were held about the different and conflicting considerations in setting targets. Some people acknowledged the need for strong action, while others recognized the challenges of getting all levels of government to take coordinated action and getting people to change their behaviour.
- Overall, there was a very high level of support for the draft CEEP strategies (ranging from 74% to 100% support).
- As a result of the input collected, some changes were made to the *Final CEEP* such as using the ESS themes of *Live, Move, Build, Conserve, and Manage* to better align with and support the ESS.

The detailed summary of the public feedback received during Phase 3 public consultation can be found at www.burnaby.ca/ess-report-D.

4.0 THE FINAL ESS

The *Final ESS* dated 2016 October 5 has been distributed to Council under separate cover and is available for viewing at www.burnaby.ca/ess-final.

4.1 Key Principles

The ESS is based on a number of key guiding principles and core concepts. Central to these is the acknowledgement that people and human society are not separate from “nature” and the environment; rather, we are part of and *depend on healthy ecosystems for all our core survival needs, health and economic prosperity*. Therefore, from a societal point of view, there is a strong case for including more nature within the urban fabric of cities, and moving beyond reducing negative impacts, toward development practices that restore healthy ecosystems.

Burnaby's strong record of environmental protection, for example preserving open streams and protecting over 25% of its land base as greenspace, make it an ideal place to showcase truly leading approaches that demonstrate these principles. By also incorporating the latest new

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technologies and approaches for the built environment, such as ultra-efficient building designs, a “regenerative” approach to planning and development is envisioned by the ESS.

Another of Burnaby’s strengths is *the dedication and creativity of its citizens*. Throughout the consultation process, the commitment and leadership of people and businesses in the community, and within the City and partner organizations, was revealed through comments to online questionnaires, in workshops, and in many individual conversations. Building on this strength and working collaboratively, including with organizations such as the business community, BCIT and SFU, and community organizations, will be essential to successfully putting the ESS into action. The opportunity to build on this strength is reflected in the prominent themes of collaboration, partnerships, communication and education included throughout the ESS.

4.2 Design and Layout

The *Final ESS* is presented to encourage people to be able to find as much information as they want quickly on areas that are of interest to them. The *Final ESS* is 40 pages designed to be engaging and easy to read. The report appendices contain another 26 pages of more detailed information and there are another six supporting reports available online that provide even more detailed information. This encourages readers to explore and discover material that is at the right level for their particular interest.

The heart of the ESS is “*The ESS framework*.” This section contains the vision, goals, strategies and suggested actions for the ESS, as described in Section 4.3 of this report. It also contains some priority strategies called “*Big Moves*” and priority suggested actions called “*Quick Starts*.”

4.3 The ESS Framework

The framework contained within the *Final ESS* represents the heart of the document. It was created based on the input of all three phases of the ESS process. The framework is intended to provide clear direction on the areas that are priorities for City action. The *Final ESS* framework has four layers, with each level being supported by more detail in the level below. Moving from the highest level to the most detailed level: there was one vision, 10 goals, 49 strategies and 155 suggested actions.

4.3.1 Vision

The purpose of the vision is to express a common direction for the City’s environmental future to help align decisions and actions so that the community can collectively move toward this shared vision. The draft vision for the ESS was developed with significant input from the public and the ESS Steering Committee.

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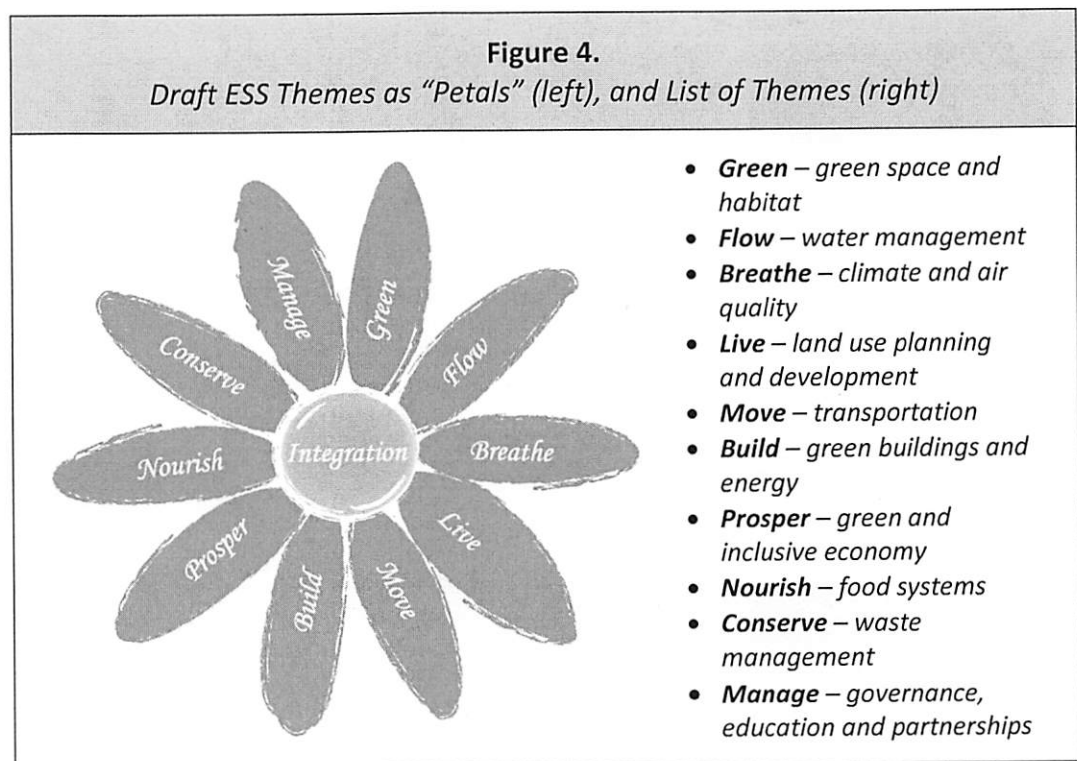
A vision for Burnaby's Future:

"Burnaby is a global leader in protecting and regenerating ecosystems, supporting a healthy and prosperous community."

The *Final ESS* also contains a longer 'narrative' of the vision that is intended to evoke the imagination.

4.3.2 ESS Theme-Based Goals

Burnaby's *Final ESS* is structured around 10 themes, represented as petals of a flower, as shown in **Figure 4** (below), to support the draft vision for the ESS. A goal statement accompanies each theme.



4.3.3 Strategies and "Big Moves"

Among the 49 ESS strategies, 16 have been identified as "*Big Moves*," which represent significant opportunities and thus higher priority in the plan.

Three types of "*Big Moves*" are identified:

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- **In Progress (9 strategies)** – “Big Moves” that acknowledge and build on what we are already doing; lend strength and focus to our existing efforts; link to work in progress; and help guide, shape and improve what we are doing now.
- **New (5 strategies)** – “Big Moves” that introduce new areas of work (policies, programs, other actions) and highlight these as priorities for Council's consideration.
- **Future (2 strategies)** – “Big Moves” that acknowledge anticipated future work (likely policy work); and lend strength and focus to future work.

It is proposed that Council's approval of the ESS would be considered as “approval in principle” for staff to begin preliminary work in these areas. Specific recommendations for new or updated policy in these areas would be subject to further study and approval by Council.

4.3.4 Actions and “Quick Starts”

Each of the strategies is supported by a number of suggested actions, 155 in all. In addition to the 155 suggested actions, there are 25 “Quick Starts”. For every “Big Move” there is a supporting “Quick Start” to get things moving, as shown in **Figure 5** (right). “Quick Starts” are proposed City actions that take advantage of short term opportunities, build momentum and demonstrate commitment to the ESS.

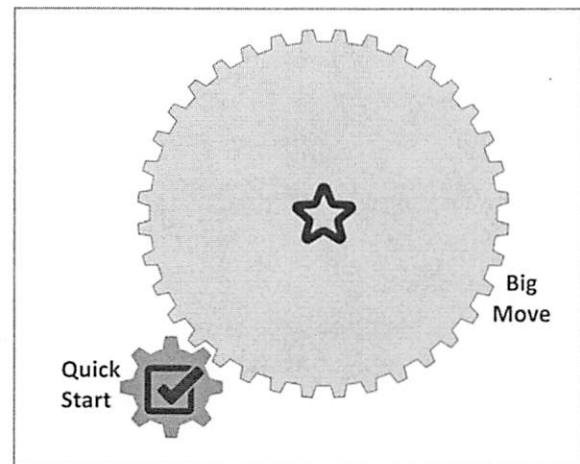


Figure 5. “Quick Starts” and “Big Moves”

With Council adoption of the *Final ESS* staff would begin to pursue these “Quick Starts” as a first wave of ESS activity, as resources permit.

5.0 THE FINAL CEEP

Under the leadership of Burnaby Council, the City took advantage of a unique opportunity to develop a CEEP in support of the ESS process. The CEEP process, previously approved by Council at its meeting of 2011 November 7, was designed to create a more detailed plan focused on reducing community greenhouse gas (GHG) emissions and energy use.

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Burnaby's *Final CEEP* is a plan to reduce the community's overall energy use and greenhouse gas (GHG) emissions, in order to address climate change, improve local air quality, save money, and improve livability and health. The *Final CEEP* supports many of the goals of the ESS, as well as the *Economic* and *Social* sustainability strategies.

The *Final CEEP*:

- includes targets for GHG reduction along with goals, strategies and actions;
- is a key deliverable of the ESS goal *Breathe*; and
- shares and supports five other ESS goals: *Live, Move, Build, Conserve* and *Manage*.

The *Final CEEP* dated 2016 October 6 has been distributed to Council under separate cover and is available for viewing at www.burnaby.ca/ceep-final.

5.1 Design and Layout

The *Final CEEP* is a community facing document that is based on the set of CEEP strategies and actions as presented to the public during Phase 3. The material shared during public consultation and contained within the *Final CEEP* is based on the detailed analysis undertaken in Phase 1 and Phase 2 of the CEEP process (as described in Section 2.2 of this report). Some changes were made to the CEEP material that was presented to the public in the *Final CEEP*, like using the ESS themes of *Live, Move, Conserve* and *Manage*, to better align with and support the ESS.

Other changes to the *Final CEEP* reflect its evolution to a full framework which includes sharing a number of key elements with the ESS, and CEEP-specific content, derived from the technical work, public consultation and stakeholder input. The revised CEEP structure is further explained below.

The design and layout of the *Final CEEP* followed a similar format to that of the *Final ESS* and is also designed to encourage people to be able to find as much information as they want quickly on areas that are of interest to them. The *Final CEEP* is 31 pages designed to be engaging and easy to read. The *Final CEEP* has three supporting reports available online that provide even more detailed information (one of which is the ESS).

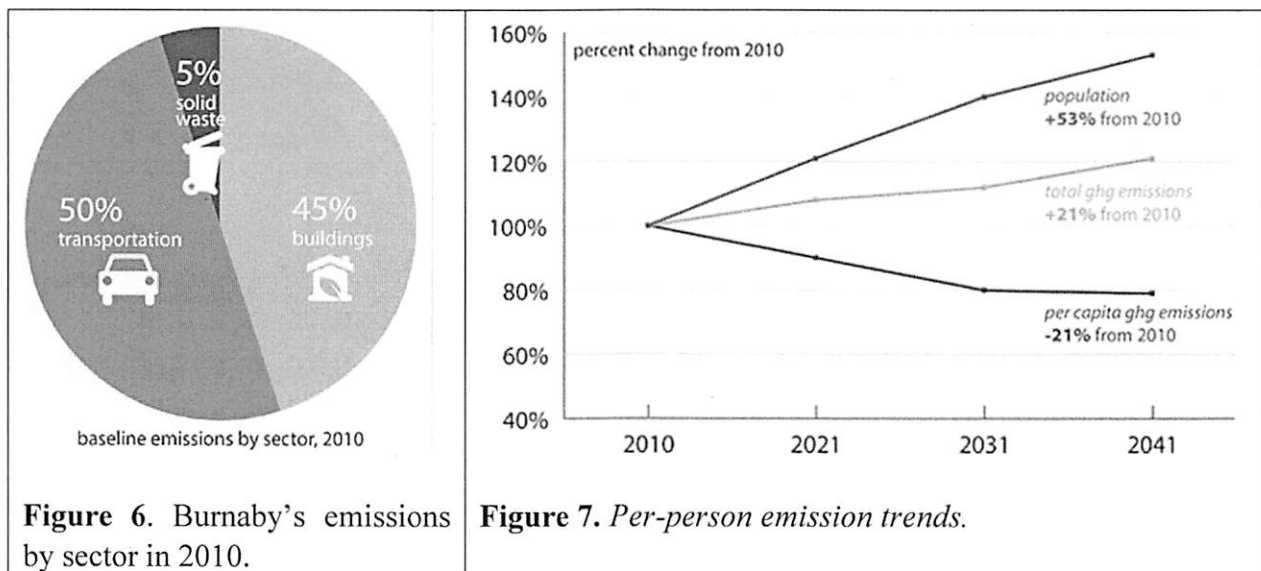
The heart of the *Final CEEP* is the "*CEEP Strategies and Actions*". This section contains goals, strategies and suggested actions for the five areas of action within the CEEP – *Live, Move, Build, Conserve* and *Manage*. Similar to the ESS, it also contains some priority strategies called "*Big Moves*" and priority suggested actions called "*Quick Starts*".

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5.2 Burnaby Today and the Challenge Ahead

Burnaby has already made great progress in wise energy use and emissions management, like using compact land uses around SkyTrain stations. Burnaby currently has one of the lowest emission rates per person in the province (4.3 tonnes per person), well below the BC average (5.0 tonnes per person).

Today, Burnaby's emissions are generated from transportation, buildings, and solid waste, as shown in **Figure 6** (below). If no action is taken, today's emissions are projected to rise by 21% by 2041, as population grows, as shown in **Figure 7** (below).



Burnaby's challenge is to reduce community emissions, even as our population grows (over 50% by 2041 as shown by the top line in **Figure 7**, above). Even with each person forecast to produce fewer emissions in the future (a reduction of more than 20% by 2041 as shown by the bottom line), the City's total emissions are estimated to increase by over 20% by 2041 (as shown by the middle line).

Burnaby faces several challenges in reducing total community emissions over time, which require careful consideration:

- Significant population growth (120,000 more people by 2041) as shown by the top line in **Figure 7** (previous page).
- Limited control of several key ways to reduce energy and emissions, such as improving transit service and vehicle efficiency standards.
- Limited local government resources, both human and financial.

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5.3 The CEEP Framework

As shown in **Figure 8** (below), in order to more efficiently and clearly link the *Final CEEP* with the *Final ESS*, the original CEEP framework (consisting of two city-wide ‘themes’ and four ‘sectors’), was adjusted to align with the ESS goals of *Live, Move, Build, Conserve* and *Manage*. Although not included within the CEEP, the ESS goal of *Breathe* provides context and references development of the CEEP itself.

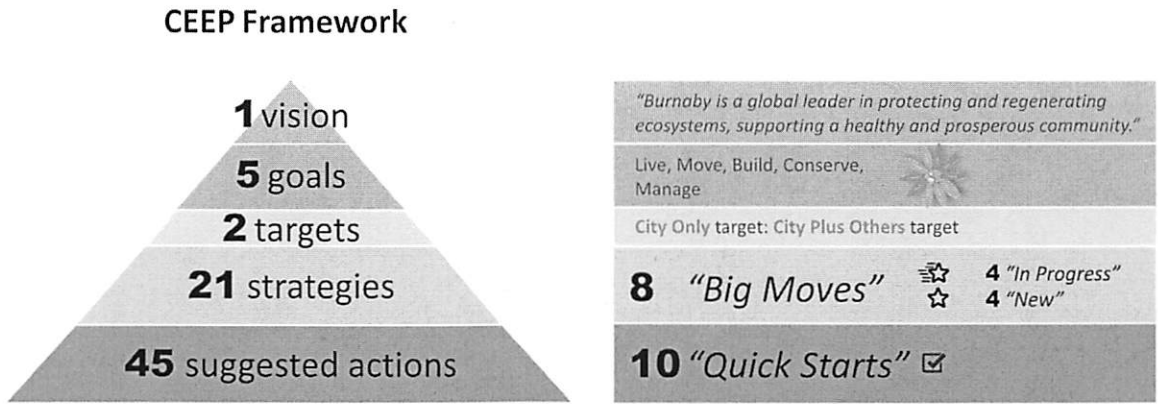


Figure 8. CEEP Framework

In order to ensure the CEEP is closely aligned with the ESS, it shares the vision, five goals, 8 “Big Moves” and 10 “Quick Starts” with the ESS. The two targets (“City Only” and “City Plus Others”), 13 CEEP Strategies and 45 Suggested Actions are all unique to the CEEP.

5.4 The Unique Approach to the CEEP Targets

Reducing energy use and emissions is a shared responsibility and requires effort from the federal and provincial governments, regional organizations like TransLink, the business community, the City of Burnaby and citizens. The CEEP is a plan for the community (City, residents, businesses, and other agencies) to all take action.

Burnaby’s approach of setting two targets is unique. A “City Only” target and a further “City Plus Others” target makes it clear how both the City and others can take action.

The “City Only” target was determined by assessing jurisdiction: who can do what. The City also considered Burnaby’s ability to implement and deliver, resulting in an achievable target with feasible objectives and actions.

The primary “City Only” target, in areas the City has control over, is a 5% reduction in 2010 baseline emissions by 2041. This may sound like a ‘small’ target but it means that, by 2041, projected emissions will be reduced by over 20% or 249,000 tonnes when compared to the future

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trend if no action was taken at all. This is a big reduction and is shown on the right side of the top band of the ‘wedge’ in **Figure 9** (below) and **Table 1** (below).

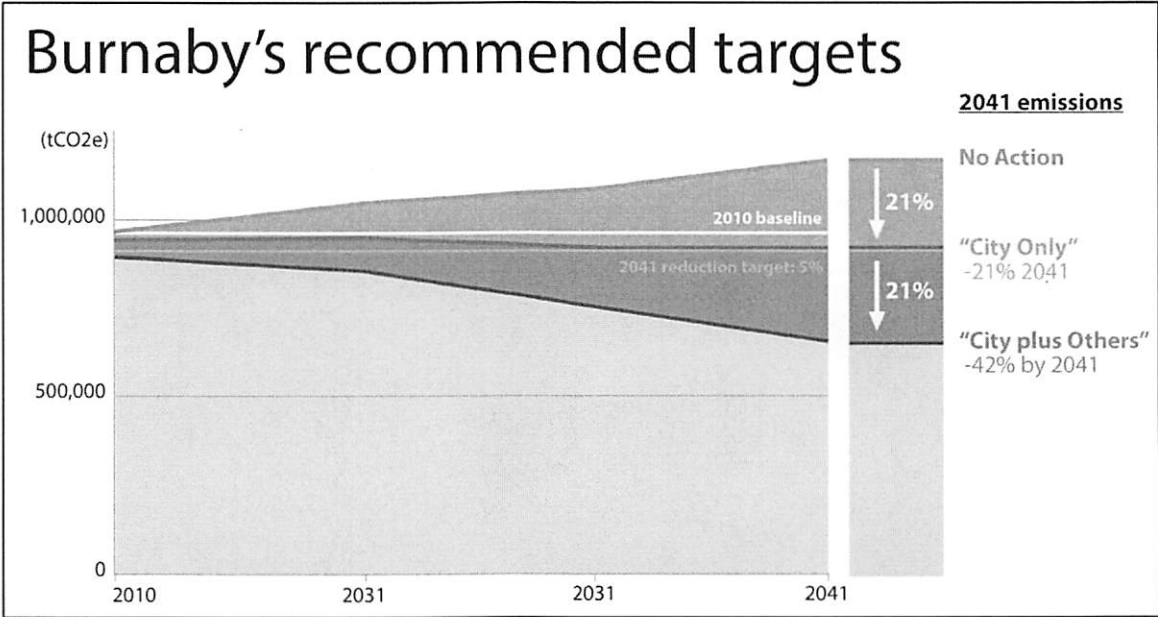


Figure 9. Burnaby's recommended targets

Table 1. 2041 Emission Reduction Targets

	Below 2010	Total Reduction 2041	Total Tonnes Reduced
City Only	-5%	-21%	249,000
City Plus Others	-29%	-42%	485,000

A second target, “City Plus Others,” shows how much emissions could be reduced if other agencies also took action alongside the City. The “City Plus Others” target shows that with this cooperation we could reduce community emissions by over 40% in total or 485,000 tonnes by 2041 compared to if no action were taken. This second part of the reduction is shown on the right side of the second band of the ‘wedge’ in **Figure 9** (above) and **Table 1** (above).

Each of these targets would contribute about equally to a projected GHG reduction by the year 2041.

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The CEEP also includes per-person targets, as shown in **Figure 10** (right). Burnaby's 2010 per-person emissions of 4.3 tonnes (t) per year are expected to decrease slightly under "Business as Usual" (if no other action was taken), to 3.4t by 2041. The "City Only" per-person target is 2.6t per person by 2041 and the "City Plus Others" per-person target is 2.0t by 2041.

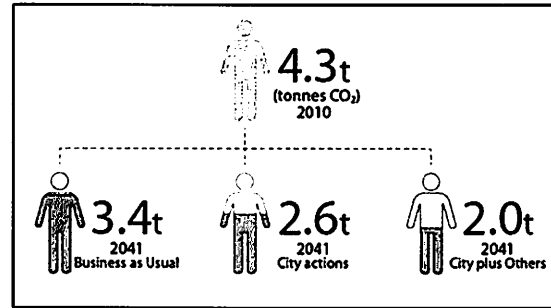


Figure 10. Burnaby's per-person targets

5.5 A Strategic Approach – Five Areas for Action

The "City Only" target focuses on five areas for action, each including an ESS goal, supporting CEEP strategies and CEEP suggested actions. These five areas of action are:

- *Live* – Land use planning and development
- *Move* – Transportation
- *Build* – Buildings and energy
- *Conserve* – Waste management
- *Manage* – Governance, education and partnerships

Live (listed first) and *Manage* (listed last) provide the framework or structure that lets us achieve results in the other three areas of action - *Move*, *Build* and *Conserve*.

Move, *Build* and *Conserve* provide most of the detailed strategies and suggested actions as well as provide most of the estimated emission reductions, as shown in **Figure 11** (next page).

- Improving how we *Build* is Burnaby's biggest opportunity for reducing greenhouse gas emissions and is 51% of the "City Only" target. Using District Energy to heat buildings in a few key locations could result in an additional 3% of the "City Only" target.
- Changing how we *Move* could result in over a third of our proposed emission reductions or 33% of the "City Only" target.
- Increasing how much we *Conserve* is something we need to tackle together as a region, but there are also steps Burnaby can take to reduce our emissions. Reducing our emissions from solid waste helps us to achieve 13% of the "City Only" target.

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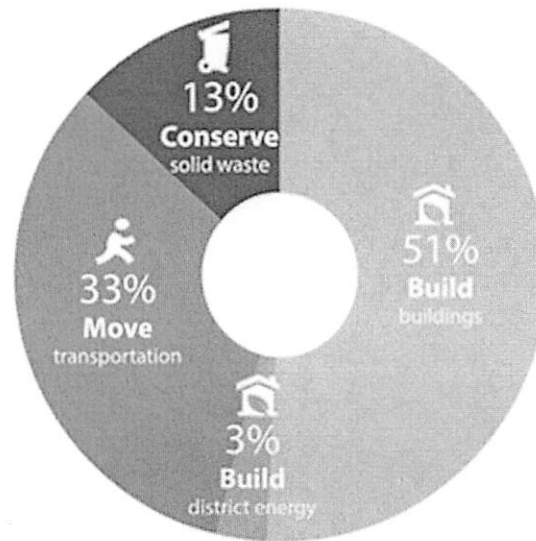


Figure 11. Percentage of the “City Only” target by goal

Note: Live and Manage were not modeled directly.

It is estimated that the total net cost to the community (all of us in total - residents, businesses, the City and others) of the proposed “City Only” target would be a savings of \$1 for every tonne of GHGs we reduce. Cost savings in some areas like more energy efficient buildings and reduced travel would offset costs in other areas like district energy, vehicle electrification, and waste.

6.0 NEXT STEPS

The ESS is intended to provide a clear but flexible framework, to guide staff across the organization in the development of new policies, programs and regulations, or as a basis for advocacy and partnership with external organizations. It will also inform the development of other City strategic plans and policies, such as updates to the *Official Community Plan* and *Transportation Plan*.

The *Final CEEP* sets direction and outlines targets and priorities for the City to reduce GHG emissions and energy use across the community, complementing many other sustainability goals and supporting the overall ESS vision.

The ESS and the CEEP will both be put into action through an iterative approach of charting the course, taking action, tracking and reporting, evaluating and updating, as shown for the ESS in **Figure 12**, next page.

To: City Manager
 From: Director Planning and Building
 Re: Final Environmental Sustainability Strategy (ESS) and
 Final Community Energy and Emissions Plan (CEEP)
 2016 Nov 01Page 19

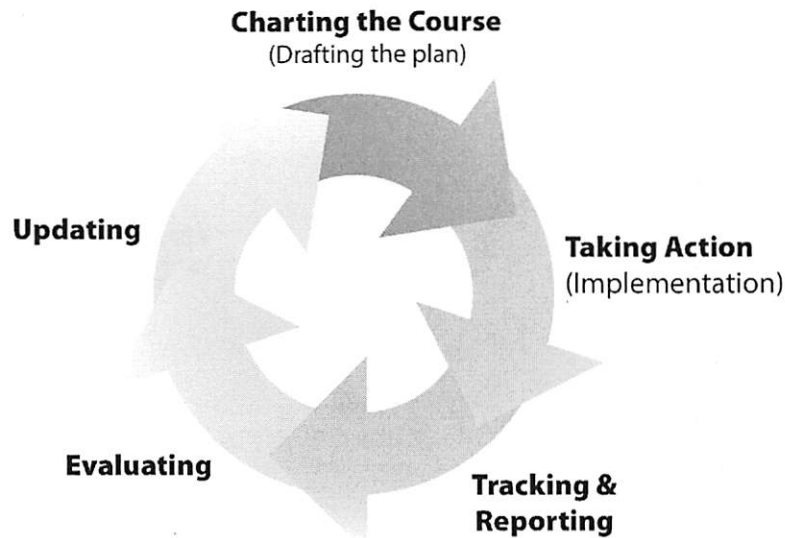


Figure 12. *The iterative approach*

This report recommends that Council authorize staff to develop an ESS implementation plan that would follow Council approval of the *Final ESS*. The ESS implementation plan would include the ESS's "*Quick Starts*" and "*Big Moves*", would prioritize them, identify further steps that need to be taken to implement them, and identify resources.

Following Council's adoption of the ESS, staff would develop a public launch program that will encourage both residents and businesses to take action to support the 10 ESS goals.

This report also recommends that Council authorize staff to develop a CEEP implementation plan. As with the ESS implementation plan, the CEEP implementation plan would include the CEEP's "*Quick Starts*" and "*Big Moves*", would prioritize them, identify further steps that need to be taken to implement them, and identify resources.

Following Council adoption of the CEEP, staff will advance an Official Community Plan (OCP) amendment for Council's consideration. This OCP amendment will propose replacing the existing 'interim' community greenhouse gas reduction (GHG) target of 5% below 2007 levels⁶ with a new primary "*City Only*" target of 5% reduction in 2010 baseline emissions by 2041, as described in Section 5.3 of this report. The CEEP also identifies a significant increase as the secondary "*City Plus Others*" target has the potential to go well beyond the interim target to achieve 29% reduction in 2010 baseline emissions by 2041.

⁶ On 2010 May 3, Council adopted an 'interim' community greenhouse gas reduction (GHG) target of five percent (5%) below 2007 levels in order to meet the requirements of provincial *Local Government (Green Communities) Statutes Amendment Act, 2008 (Bill 27)*, with the provision that more detailed and likely farther reaching targets would be developed through a GHG reduction strategy. The completion of the CEEP now fulfills that previous commitment.

To: City Manager
 From: Director Planning and Building
 Re: Final Environmental Sustainability Strategy (ESS) and
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7.0 CONCLUSION

This report marks the completion of one of the City's most extensive, inclusive and creative public consultation efforts to date, which has engaged thousands of individual citizens and many businesses and stakeholder groups over a multi-year process. The response from the public has been overwhelmingly positive and constructive, and input received through this process has informed development of the *Final ESS* and *Final CEEP*.

On this basis, it is recommended that Council:

- receive the results of *Phase 3 – Draft ESS* public consultation for information, as outlined in Section 3 of this report; approve the final *Burnaby Environmental Sustainability Strategy* (ESS) dated 2016 October 5 as outlined in Section 4 of this report;
- approve the final Burnaby Community Energy and Emissions Plan (CEEP) dated 2016 October 20 as outlined in Section 5 of this report;
- authorize staff to develop implementation plans to identify timelines, priorities, lead responsibility, recommended processes and/or approaches, and resources required for both the ESS and CEEP;
- authorize the Mayor to issue certificates of acknowledgement and hard copies of the ESS to all the citizen members of the ESS Steering Committee who contributed to the creation of the ESS; and,
- send a copy of this report to the Environment Committee, the Planning and Development Committee, the Social Planning Committee, the Transportation Committee, and the Parks, Recreation and Culture Commission for their information.




 Lou Pelletier, Director
 PLANNING AND BUILDING

DAC/LT:sla
Attachments

cc: Deputy City Manager
 Director Finance
 Director Engineering
 Director Parks Recreation and Cultural Services
 City Solicitor
 City Clerk

P:\Environmental Sustainability Strategy\Council reports\No. 9 - 2016 Nov 7 - Final ESS\ESS Council Report No 9 - final ESS 2016.11.07.docx

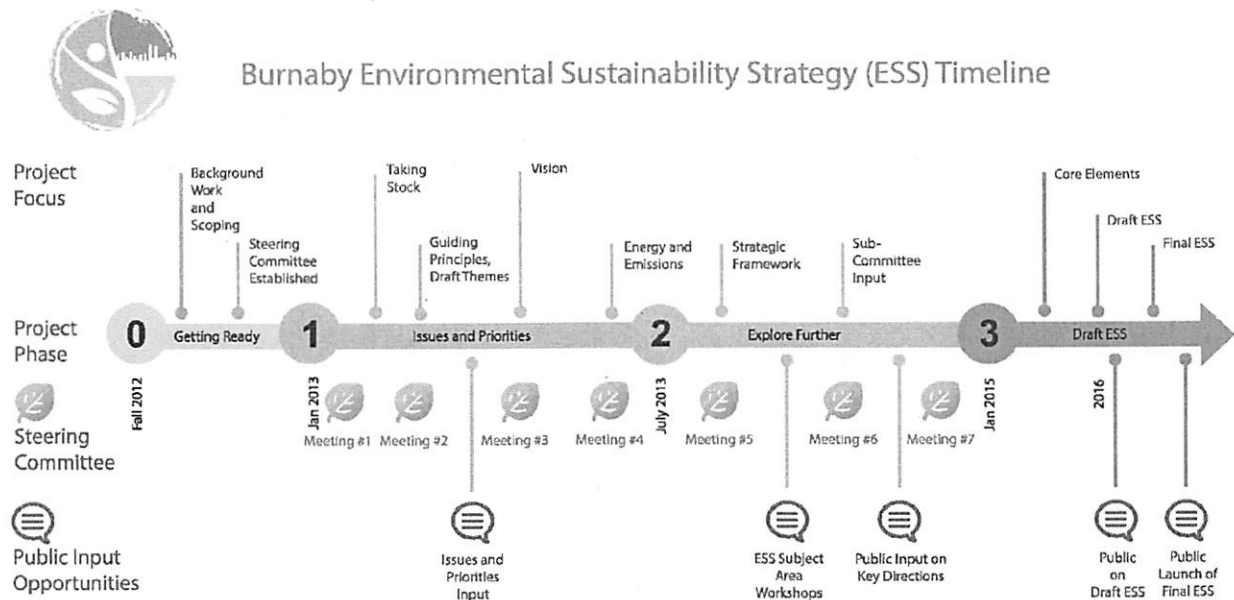
Attachment 1: Steps of the ESS Process

Timeline	Inputs	Step	Outputs	Council Reports
	<ul style="list-style-type: none"> 'Community Dialogue' approach Council input 	1 Set Approach	<ul style="list-style-type: none"> funding approved 'Community Dialogue' approach approved 	← Council Report 1
	<ul style="list-style-type: none"> work plan details resources required Steering Committee terms of reference (TOR) 	2 Confirm Process	<ul style="list-style-type: none"> project team assembled process updated Steering Committee TOR approved 	← Council Report 2
	<ul style="list-style-type: none"> consultant terms of reference consultant proposals 	3 Hire Consultant	<ul style="list-style-type: none"> consultant retained work plan confirmed 	
	<ul style="list-style-type: none"> potential Steering Committee members invitations from Mayor 	4 Assemble Steering Committee	<ul style="list-style-type: none"> <u>Draft Environmental Context Report (what we are doing)</u> Steering Committee assembled and approved 	← Council Report 3
	<ul style="list-style-type: none"> <u>Discussion Paper No. 1a: Burnaby's Environmental Achievements</u> <u>Discussion Paper No. 1b: What is Sustainability</u> <ul style="list-style-type: none"> Burnaby's environmental policies best practices by others key challenges / opportunities 	5 Take Stock	<ul style="list-style-type: none"> opportunities and challenges Steering Committee meeting No. 1 (orientation) 	
	<ul style="list-style-type: none"> <u>Draft Environmental Context Report (what we are doing)</u> <u>Cases Studies (what others are doing)</u> <u>Discussion Paper No. 2: Guiding Principles</u> 	6 Set Guiding Principles & Draft Subject Areas	<ul style="list-style-type: none"> Steering Committee meeting No. 2 <u>draft guiding principles</u> <u>draft subject areas</u> public consultation strategies suggestions for sub-committee members 	
	<ul style="list-style-type: none"> <u>research tools and logistics</u> draft consultation plan (phase 1) 	7 Draft Community Consultation Plan	<ul style="list-style-type: none"> approved consultation plan (phase 1) 	
	<ul style="list-style-type: none"> public process kick-off event info on existing policies, programs and initiatives draft guiding principles draft subject areas 	8 Outreach Phase 1	<ul style="list-style-type: none"> <u>Summary Report</u> <ul style="list-style-type: none"> successes acknowledged comments on guiding principles areas for more work emerging issues draft subject areas 	
	<ul style="list-style-type: none"> public input (Phase 1) <u>Discussion Paper No. 3: Vision</u> Keynote speaker at ESS SC Mtg No. 3 <u>Discussion Paper No. 4: Phase 1 Public Consultation</u> 	9 Confirm the Subject Areas	<ul style="list-style-type: none"> Steering Committee meeting No. 3 (draft vision) draft vision statement Steering Committee meeting No. 4 (CEEP) confirmed subject areas integration with CEEP comments on draft vision statement 	
	<ul style="list-style-type: none"> <u>Sub-committee terms of reference</u> subject area workshops engage experts ongoing public engagement & awareness ESS draft consultation plan (phase 2) CEEP vision/goals/principles workshop 	10 Sub-Committee Workshops	<ul style="list-style-type: none"> Steering Committee Meeting No. 5 (key directions) workshop feedback (interim update) CEEP update draft Strategic Directions 	← Council Report 4
	<ul style="list-style-type: none"> Comments from sub-committees and Interagency round-table draft ESS matrix <u>draft Strategic Directions</u> 	11 Draft Community Consultation Plan (Phase 2)	<ul style="list-style-type: none"> Steering Committee Meeting No. 6 (display panels) sub-committee summaries draft consultation plan (Phase 2) draft vision statement for public outreach 	← Council Report 5
	<ul style="list-style-type: none"> <u>Public Outreach (questionnaire)</u> <ul style="list-style-type: none"> Vision Theme-based comments (directions, issues, opportunities) promotion at events Staff consultation (workshops) 	12 Outreach Phase 2	<ul style="list-style-type: none"> public feedback staff feedback 	
	<ul style="list-style-type: none"> public input staff input sub-committee input 	13 Develop Framework	<ul style="list-style-type: none"> <u>Public Consultation Summary Report</u> <u>ESS report outline</u> gap analysis 	← Council Report 6 (workshop)
	<ul style="list-style-type: none"> <u>Case studies</u> <u>Gap analysis</u> <u>Consultation Summary</u> 	14 Draft the Environmental Sustainability Strategy (ESS)	<ul style="list-style-type: none"> Steering Committee meeting No. 7 (framework) <u>approved consultation plan (phase 3)</u> <u>Draft ESS Report</u> 	← Council Report 7 (memo) ← Council Report 8
	<ul style="list-style-type: none"> <u>Public Outreach (questionnaire)</u> promotion at events Staff consultation (workshops) 	15 Outreach Phase 3	<ul style="list-style-type: none"> <u>Summary Report</u> <ul style="list-style-type: none"> public response to ESS additional recommendations and suggestions 	← Council Report 9
	<ul style="list-style-type: none"> public input (Phase 3) <u>final ESS</u> 	16 Finalize Environmental Sustainability Strategy	<ul style="list-style-type: none"> Council approval of <u>final ESS</u> 	
Fall 2016	<ul style="list-style-type: none"> report publication and distribution 	17 Project Completion	<ul style="list-style-type: none"> public announcement(s) Implementation Plan 	
2016 onward	<ul style="list-style-type: none"> take action (implementation) 	18 Implement and Monitor	<ul style="list-style-type: none"> monitor outcomes 	

Version 2016 October 19

Legend: boxes note steps led by City staff, boxes note steps led by the consultant, and underlined items are key project deliverables.

Attachment 2: ESS Process



Phase 1 – Issues and Priorities

Jan. to July 2013

Broad, high-level

Issues, opportunities, vision

- Steering Committee convened: focus on guiding principles, draft theme areas.
- Phase 1 Public Consultation: online questionnaire (~400 responses), display boards, attendance at seven public events, Environmental Superheroes, Vision Tree, and Community Green Map.

Outcomes:

- Draft vision statement; confirmed scope (theme areas) and draft goals.

Phase 2 – Exploring Further

July 2013 to Jan. 2015

Deeper, more focused

Goals, strategies, actions

- Sub-Committees (4) convened: focus on draft goals, strategies. 10 meetings held with over 100 people in total; networking by Sub-Committee members engaged another 550 people.
- Inter-Agency Roundtable, with representatives from neighbouring municipalities and other levels of government and other organizations.
- Phase 2 Public Consultation: online questionnaire (~800 responses), display boards, attendance at 15 public events, three invited presentations, public workshop, Community Green Map, youth video contest, and 150 others engaged via workshops and invited presentations using "Sustain-A-Bucks".

Outcomes:

- Feedback on draft vision, goals, strategies; suggestions for actions - by the City and by individuals; analysis of responses.

Phase 3 – Draft ESS

Jan. 2015 to Jun. 2016

Broad, high-level

Framework, priorities

- Draft ESS report containing a framework (vision, goals, strategies, suggested actions) released to the community to check and see if it was "headed in the right direction".
- Phase 3 Public Awareness: over 4,600 people were made aware of the release of the Draft ESS by conversations, presentations, email updates, project website, and social media.
- Phase 3 Phase 3 Public Consultation: engaged over 450 people using online questionnaire (~300 responses), activities, webinar, Plinko ESS trivia, flash-survey, display boards, attendance at 13 public events including an ESS community stakeholder workshop, and an ESS public drop-in open house.

Anticipated outcomes:

- Confirmation of level of support for Draft ESS; input on how to improve the Final ESS.

Attachment 3: CEEP Process

Phase 1 – <i>Setting the Scene</i> January to July 2013	Phase 2 – <i>Exploring Alternatives</i> July 2013 to July 2015	Phase 3 – <i>Draft CEEP</i> July 2015 to June 2016
Technical Work	Stakeholder Input	Community Engagement
Burnaby Today – Current Emissions	Scenario and Policy Development	Community Engagement, Final Plan
<ul style="list-style-type: none"> • CEEP Steering Committee convened • CAN Tool model calibration • Baseline emissions modeling 	<ul style="list-style-type: none"> • Renewable/district energy workshop • Community stakeholder workshop • Input from CEEP Steering Committee • ESS Steering Committee workshop 	<ul style="list-style-type: none"> • Input from CEEP Steering Committee • Public consultation on Draft CEEP including targets and strategies • Incorporation of feedback into final CEEP, including goals, strategies and suggested actions
Outcomes: <ul style="list-style-type: none"> • Calibrated emissions model for Burnaby's context • Projected emissions • Strengths and challenges identified 	Outcomes: <ul style="list-style-type: none"> • Draft CEEP targets and strategies • CEEP Technical Report 	Outcomes: <ul style="list-style-type: none"> • Confirmation of level of support for Draft CEEP • Suggestions on how to improve the Draft CEEP report • Final CEEP report

Attachment 4:
Summary of Changes to the Final ESS Framework

Final ESS	
Framework Components	Changes
1 Vision	None
10 Goals	None
49 Strategies	Total number remained the same - 49 strategies <ul style="list-style-type: none"> • 47 saw no change • 2 minor wording changes (Strategies 1.4, 9.3)
16 Big Moves	Total number remained the same – 16 “Big Moves” <ul style="list-style-type: none"> • 15 saw no change • 1 minor wording change (9.3) <p>For more detail, please see Table 1 on page 35 of the Final ESS.</p>
155 Suggested Actions	Total number of “Suggested Actions” increased from 151 to 155 <ul style="list-style-type: none"> • 142 saw no change • 8 minor wording changes (1.4b, 1.7a, 4.1e, 5.4b, 5.6a, 6.2c, 6.6b, 9.2b) • 5 new (1.2f, 2.4e, 5.6b, 7.1g, 8.3c)
25 Quick Starts	Total number of “Quick Starts” increased from 24 to 25 <ul style="list-style-type: none"> • 19 saw no change • 2 minor wording changes (11, 24) • 3 new (2, 13, 15) • 1 moved to a new Goal (23) • 2 replaced <p>For more detail, please see Table 2 on page 36 of the Final ESS.</p>



West Coast Legal Education and Action Fund

555–409 Granville Street, Vancouver, BC, V6C 1T2

t: 604.684.8772 e: info@westcoastleaf.org

westcoastleaf.org

VIA EMAIL (Clerks@burnaby.ca)

November 3, 2016

Burnaby Mayor and Council
c/o Office of the City Clerk
4949 Canada Way
Burnaby, BC V5G 1M2

SECTION 2 COUNCIL CORRESPONDENCE (2016.11.17)
City Manager
Deputy City Manager
Dir. Planning
Planning & Development Committee (Nov. 22)

Dear Mayor Corrigan and Burnaby Councillors:

Re: Metrotown Development Plan

In light of Burnaby Council's consideration of the Metrotown Development Plan, I write to urge you to consider the potential impacts of displacement from rental housing for vulnerable residents, particularly women.

I am both a resident of Burnaby and a representative of West Coast LEAF, a Vancouver-based non-profit organization. West Coast LEAF is a non-profit organization that was formed in 1985, the year the equality guarantees of the *Canadian Charter of Rights and Freedoms* came into force. Our mission is to achieve equality by changing historic patterns of discrimination against women in BC through equality rights litigation, law reform, and public legal education. We have a particular expertise in the socio-economic rights of women.

Through municipal policy decisions like the Metrotown Development Plan, civic governments have the power to either enhance or undermine the physical safety and economic security of women and their children. Rezoning to permit new development of condominiums in Metrotown is likely to lead to the demolition of the current homes of lower-income renters. Given that women are disproportionately impacted by poverty—especially Indigenous women, women with disabilities and chronic health issues, single mothers, immigrant and refugee women, and racialized women—they experience disproportionate impacts as a result of loss of affordable rental housing. Women and children living in precarious financial circumstances are more likely to live in the older and purpose-built units subject to demolition and redevelopment, are more likely to struggle to find new housing that they can afford when that housing is lost, and are at serious risk of homelessness.

Women without secure access to housing are at a heightened risk of violence. A lack of affordable rental housing presents a major barrier to women fleeing intimate partner violence. Furthermore, research shows that women who lose their housing may adopt survival strategies such as cycling in and out of abusive relationships to secure shelter, trading sex for shelter, or living in overcrowded, unsafe, or unsanitary conditions. Women are often forced to undertake

such measures rather than live on the street or access homeless shelters because such options expose them to further violence or the risk of having their children apprehended by the child protection system. Clearly, no one should be forced into circumstances that jeopardize their safety or the safety of their children due to a loss of affordable housing.

While the development and regulation of affordable housing may not be within the traditional jurisdiction of municipal governments in British Columbia, the reality is that all levels of government in Canada have an obligation to take reasonably available steps to support human rights, including women's equality. We also know that other larger municipalities in the Lower Mainland are already taking action to do what is within their power to address the affordable housing crisis in BC.

With this in mind, we urge Burnaby to seriously consider the human rights issues at play in municipal decisions affecting rental housing, and the particular ways in which redevelopment decisions may impact the lives and equality of women and children. We strongly urge Burnaby to take a leadership role by protecting the affordable housing that does exist within the municipality.

Yours truly,



Kendra Milne
Director of Law Reform
West Coast LEAF

Ibrahim, Sabreena

SECTION 2 COUNCIL CORRESPONDENCE (2016.11.17)

City Manager
Deputy City Manager
Dir. Planning
Planning & Development Committee (Nov. 22)

From: Admin, Web
Sent: November-13-16 9:15 AM
To: Clerks
Subject: City Inquiries (response #2983)

City Inquiries (response #2983)

Site:	Burnaby
Page Title:	City Inquiries
URL:	http://www.burnaby.ca/City-Inquiries.html
Submission Time/Date:	2016-11-13 9:14:31 AM

Survey Response

In Regards To	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text" value="Mayor and Council"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Name	Linda
Email	Linda.brodersen@gmail.com
Phone	604-582-1727
Address & Postal Code	10471 127 Surrey BC V3V 5K3
Required for Mayor and Council inquiries	
Comment	<p>Stop the tower building near Metrotown, this is a travesty only benefitting foreign developers. Residents need affordable housing not boxes to live in that make Chinese developers rich. You are destroying this nice community.</p>
Respond to me by:	<input type="text" value="Email"/>

From: Connie Hubbs [<mailto:conniehubbs@shaw.ca>]
Sent: November-21-16 12:53 PM
To: Clerks
Subject: Please rescind the proposed Metrotown Plan Update (the "Downtown" Plan).

PP: Section 2: Refer to Planning and Development

Burnaby Mayor and Council
 c/o Office of the City Clerk
 4949 Canada Way
 Burnaby, BC V5G 1M2

Dear Mayor Corrigan and Council:

As a Vancouver civic party, the Coalition of Progressive Electors (COPE) is writing to urge you to rescind the proposed Metrotown Plan Update (the "Downtown" Plan).

COPE stands in solidarity with the Metrotown residents who marched the streets of Burnaby on Nov 12th demanding the City to "demovict" the neighbourhood plan. The area of Metrotown addressed by the plan is made up of three thousand purpose-built rental units and a low-income, vulnerable demographic. It is one of the most affordable and most densely populated areas in the whole of the Lower Mainland. In a climate of rapidly diminishing affordability and extremely low vacancy rates, issuing a carte blanche permit for the destruction of large numbers of affordable homes without a plan to replace them is irresponsible and unjustified to say the least.

We believe the "Downtown plan" to be discriminatory against the poorest, most vulnerable residents of our region. Many people living in the area in the plan are on the edge of poverty. For many, a "demoviction" is the last push they need to fall into a state of permanent poverty and displacement, at the end of which is homelessness. Furthermore, demolishing buildings that many residents have called home for decades does more than destroying material structures; it destroys networks of survival, which the low-income community rely upon to fend for itself in this harsh economy. Many will not survive without access to this resource.

COPE is gravely concerned with the indiscretion with which the Metrotown Plan treats the impacts of such mass rezoning, which will not be limited to Metrotown nor the city of Burnaby. We suspect, if this plan is approved, the unprecedented scale of displacement will assure a prolonged humanitarian disaster in the entire region with national and potentially international reverberations, as evident in the UN representative's comment after recent visit to BC¹.

We at COPE regard housing affordability and homelessness as crucial regional issues. As a municipal party, we believe it is within the power of municipal governments to create conditions to aggravate homelessness or to mitigate it. Municipal governments, Vancouver City Council included, frequently blame the Federal and Provincial governments for not spending enough on housing. While we need more funding and programs at Federal and Provincial levels, we also need municipal governments to stop disastrous community plans and rezoning projects that offer no meaningful replacement, only displacement. These rezonings are attacks on low-income neighbourhoods and are adding fuel to the flames of the housing crisis.

This is the choice that is in front of the Burnaby City Council at the end of this month and it is a clear choice: instigate displacement for more than 3000 vulnerable households and contribute to the homelessness crisis in the region or return to the drawing board and devise a community plan that respects and serves the existing community.

There are ways to foster the growth of a community without annihilating it. There are ways to build, renew and prosper that are not on the backs of those already crushed hardest by various systems of

oppression: refugees, single mothers, the indigenous, the disabled, the racialized. Metrotown has been for decades a safe haven for these populations. We strongly urge you to treat this community with more respect.

Various resident groups, non-profit, activist and religious organizations have presented to you the wide-reaching effects of a mass rezoning in Metrotown. We would like to further invite you to reflect on COPE's 2014 election platform's recommendations for mitigating the housing crisis², which are applicable to Burnaby as well as Vancouver. The recommendations we make are based on careful studies of international examples of housing programs at the city level which go on to prove that an alternative approach is not only possible but within reach.

In solidarity

Tim Louis and Connie Hubbs
Co Chairs
Coalition of Progressive Electors

¹<http://www.theprovince.com/news/local+news/representative+27horried+housing+standards+downtown+eastside/12212445/story.html>

²<http://cope.bc.ca/ending-the-housing-crisis-international-best-practices-for-creating-a-vancouver-housing-authority/>