



PLANNING AND DEVELOPMENT COMMITTEE

NOTICE OF OPEN MEETING

DATE: TUESDAY, 2017 APRIL 25

TIME: 6:00 PM

PLACE: Council Committee Room, Burnaby City Hall

A G E N D A

1.	<u>CALL TO ORDER</u>	<u>PAGE</u>
2.	<u>MINUTES</u>	
	A) Minutes of the Planning and Development Committee held on 2017 March 28	1
3.	<u>DELEGATIONS</u>	
	A) Mrs. Adriana and Mr. Stefano Fogale Re: Secondary Suite Billing Speakers: Adriana and Stefano Fogale	9
	B) Mr. Aran Cheema Re: Rezoning #16-09 7419 Britton Street Speakers: Bob Cheema and Aran Cheema	10
4.	<u>CORRESPONDENCE</u>	
	A) Correspondence from City Clerk Re: Rezoning Reference #16-09 Multi[le-Family Infill Development 7419 Britton Street	11
	B) Correspondence from Greater Vancouver Home Builders' Association Re: Housing Approvals Study	20
5.	<u>NEW BUSINESS</u>	
6.	<u>INQUIRIES</u>	
7.	<u>ADJOURNMENT</u>	



PLANNING AND DEVELOPMENT COMMITTEE

MINUTES

A meeting of the Planning and Development Committee was held in the Council Committee Room, main floor, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, **2017 March 28** at 4:30 p.m.

1. CALL TO ORDER

PRESENT: Councillor C. Jordan, Chair
Councillor D. Johnston, Vice Chair (*Arrived at 4:45 p.m.*)
Councillor S. Dhaliwal, Member
Councillor P. McDonell, Member

ABSENT: Councillor J. Wang, Member

STAFF: Mr. L. Pelletier, Director Planning and Building
Ms. L. Garnett, Assistant Director Long Range Planning
Mr. E. Kozak, Assistant Director Current Planning
Ms. A. Sarter, Parks Research Officer
Ms. K. Hung, Planner 3
Ms. E. Prior, Administrative Officer

The Chair called the Open meeting to order at 4:38 p.m.

2. MINUTES

a) Minutes of the Planning and Development Committee Held on 2017 February 28

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

THAT the minutes of the Open meeting of the Planning and Development Committee held on 2017 February 28 be adopted.

CARRIED UNANIMOUSLY

3. DELEGATIONS

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

THAT the delegations be heard.

CARRIED UNANIMOUSLY

- a) **Old Interurban Forest Preservation Society**
Re: Request for Official Designation of
'Old Interurban Forest' to Park Land
Speakers: Aruna Khan and Carol Chrisjohn

Ms. Aruna Khan and **Ms. Carol Chrisjohn**, Old Interurban Forest Preservation Society appeared before the Committee requesting protection of 'The Old Interurban Forest' from future development. The area referred to is approximately 200 acres, between Cariboo Road and North Road, south of the Trans-Canada Highway.

The speakers advised that the area is a second growth forest containing indigenous plant species, bobcats, coyotes, black bears and various bird species supported by the a number of creeks and the Brunette River. As remnants of the Burnaby Lake Interurban Line (circa 1911-1953) still exist, the area also holds historical value.

The speakers concluded by requesting that the City revisit the 1984 Cariboo Heights Community Development Plan which designates a portion of the area to be developed into single-family, two-family, and multiple-family residences.

The Committee thanked the delegation for providing information regarding their request for protection of the area.

Staff advised that since the adoption of the Cariboo Heights Community Plan, the Province has introduced regulations to protect riparian areas. Introduction of the riparian setback regulations will necessitate that staff review the Community Plan to determine what land is developable on the site. At this time, however, no specific schedule for advancement of the community or development review process has been determined.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT this matter be **REFERRED** to staff for a formal response.

CARRIED UNANIMOUSLY

- b) **Jason Wong, YVR Prep**
Re: M2 Zoning Designation
Speakers: Jason Wong, Josh McWilliams and Ryan MacKay

Mr. Jason Wong and **Mr. Josh McWilliams**, YVR Prep, appeared before the Committee requesting accessory use of their business at A6 – 5279 Still Creek Avenue to organize/host placemaking or public assembly initiatives. The property falls under the M2 zoning designation which allows for light industrial manufacturing of food or beverages.

The delegation advised that the primary function of YVR Prep would be to function as a commissary kitchen providing Fraser Health approved cooking and food preparation facilities for rent to small and independent food-related businesses. The target market includes: chefs, bakers, caterers, farmers market vendors, food truck operators, food hobbyists, as well as nonprofits and co-ops.

The speakers advised that a vital role of YVR Prep would be to act as a community hub and incubator by organizing or hosting chef tastings, cooking classes, networking meetups or other events. However, due to the M2 zoning designation they are unable to offer this component of their business.

Staff advised that if the primary activity of the business is food manufacturing which is shipped off site, the educational component may be permitted as an accessory use. Staff encouraged the delegation to provide a detailed operational proposal to the Planning and Building Department for further review.

Staff undertook to work with the delegation.

c) John Gudmundson, North Arm Knives
Re: M1, M4 and M5 Zoning
Speakers: John Gudmundson and Mike Gudmundson

Mr. John Gudmundson and **Mr. Mike Gudmundson**, North Arm Knives, appeared before the Committee requesting the inclusion of '*Household utensils, cutlery, hand and edge tools*' under M4 in the City of Burnaby Zoning Bylaw.

Currently '*Household utensils, cutlery, hand and edge tools*' are included under M1 and M5 zoning, but excluded from M4 zoning. North Arm Knives will be required to relocate due to rezoning and development at their current location in the Brentwood Industrial Park.

The speakers have secured a space in Burnaby; however, it is zoned M4 which excludes the manufacturing of household utensils, cutlery, hand and edge tools which are the items produced by his company. The delegation requested that article (3) of the M4 Zone be amended to include '*Household utensils, cutlery, hand and edge tools*' reflecting the allowed uses in both M1 and M5 districts.

Staff advised that a text amendment is supported by the Planning and Building Department. Staff were not able to provide a timeline regarding the text amendment; however, the text amendment would require Council adoption of the report, a subsequent Public Hearing and bylaw readings.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT this matter be REFERRED to staff.

CARRIED UNANIMOUSLY

Due to the appearance of members from the Stop Demovictions Burnaby Campaign, the Chair requested that New Business be brought forward at this time.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT New Business portion of the agenda be brought forward at this time.

CARRIED UNANIMOUSLY

5. NEW BUSINESS

Councilor Jordan

Councillor Jordan requested that staff review the City's Tenant Assistance Policy taking into consideration the amendments made by the City of Vancouver to their Tenant Assistance Policy and the newly implemented City of Coquitlam policy.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT staff be requested to conduct a review of best practices of Tenant Assistance Policies in the region, and;

THAT staff review the City's experience with regard to the City of Burnaby policy, since its implementation in May of 2013, and;

THAT staff report back to the Committee with a view to addressing any enhancements that should be made to the policy.

CARRIED UNANIMOUSLY

The Stop Demovictions Burnaby Campaign provided the Committee with a document entitled '*People's Tenant Defence Policy*'.

The normal order of the agenda resumed.

4. CORRESPONDENCE

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

THAT the correspondence be received.

CARRIED UNANIMOUSLY

a) **Correspondence from Graduate Student Society of Simon Fraser University**
Re: Retention of Purpose-Built Rental Housing in Metrotown

Correspondence was received from the Graduate Student Society of Simon Fraser University outlining their concerns regarding the effects of re-development in the Metrotown area.

The Graduate Student Society is requesting that the City protect the purpose-built rental housing in the Metrotown Development Plan and ensure a diverse and equitable future for Burnaby.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT staff respond to the Graduate Student Society of Simon Fraser University.

CARRIED UNANIMOUSLY

b) **Correspondence from Planning Student Association, School of Community and Regional Planning, UBC**
Re: Metrotown Plan Update

Correspondence was received from the Planning Student Association, School of Community and Regional Planning (SCARP), University of British Columbia (UBC) requesting that Council rescind the proposed Metrotown Plan Update in light of the national housing crisis.

The SCARP Planning Student Association outlined the nature of the housing crisis, its impact on communities and ways to address affordable housing delivery. The authors advise that through zoning and development municipalities can control community planning practices thereby protecting and enhancing affordable rental housing stock.

The students indicated that they would be interested in participating in the creation of the Metrotown Plan.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT staff respond to the SCARP Planning Student Association.

CARRIED UNANIMOUSLY

**c) Correspondence from Suzan Colcleugh
Re: Rezoning of 1955 Woodway Place
and 4941 Loughheed Highway**

Correspondence was received from Ms. Suzan Colcleugh seeking information and assistance regarding the potential sale and rezoning of 1955 Woodway Place and 4941 Loughheed Highway.

Staff advised that they will contact Ms. Colcleugh regarding her concerns.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

THAT this item of correspondence be REFERRED to staff.

CARRIED UNANIMOUSLY

**d) Correspondence from Allan Coldwells
Re: Secondary Suite Charges**

Subsequent correspondence was received from Mr. Allan Coldwells requesting further information regarding his secondary suite charges.

Mr. Coldwells originally wrote to the City in 2016 July, requesting information regarding secondary suite charges that were being levied against his home for a 'summer kitchen' in the basement of his home.

Mr. Coldwells is requesting that the City tax homeowners based on actual secondary suite usage which could be determined by electrical, water or garbage usage. Although Mr. Coldwells does have a 'summer kitchen' he does not utilize the area as a secondary suite.

The Committee requested that a review be conducted on the secondary suite program to outline reoccurring issues, possible mechanisms to address them and costing of a City wide canvass of homes.

Staff advised that information will be forthcoming to Council regarding this phase of the secondary suite policy implementation.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT this item of correspondence be REFERRED to staff.

CARRIED UNANIMOUSLY

**e) Correspondence from HUB Burnaby
Re: Willingdon Linear Park Design and
Public Consultation Results**

Correspondence was received from Ms. Cathy Griffin, Acting Chair, HUB Burnaby advising that the staff report that arose from HUBs appearance as a delegation at the 2016 November 07 meeting of Council, did not address the issues that had been raised.

Ms. Griffin outlined several points that were not addressed in the staff report and omission of public consultation results in which respondents expressed concern regarding the proposed shared path on the Willingdon Linear Park.

**f) Correspondence from BC Healthy Living Alliance
Re: 'Communities on the Move' Endorsement**

Correspondence was received from Ms. Ally Fleck, BC Healthy Living Alliance providing information regarding an initiative entitled 'Communities on the Move' and requesting that Council's endorsement.

'Communities on the Move' outlines a vision for a healthy transportation system recommending a call for provincial investments in transit, active transportation planning and facilities, and support for rural transportation.

The goal of the initiative is to encourage the Province to provide necessary funding and policy supports for public transportation that would serve all British Columbians.

The Committee requested that staff provide further information regarding this initiative.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT this item be REFERRED to staff.

CARRIED UNANIMOUSLY

**g) Memorandum form Administrative Officer
Re: Province Ride Share Media Release**

A memorandum was received from the Administrative Officer regarding a Provincial ride share media release.

On 2017 March 07, the Province announced their intention that ride sharing services will be introduced to BC by the end of 2017, and proposed changes affecting the existing taxi industry.

5. NEW BUSINESS

New business was dealt with previously at the meeting.

6. INQUIRIES

No inquiries were brought before the Committee.

7. ADJOURNMENT

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The Committee meeting adjourned at 6:00 p.m.

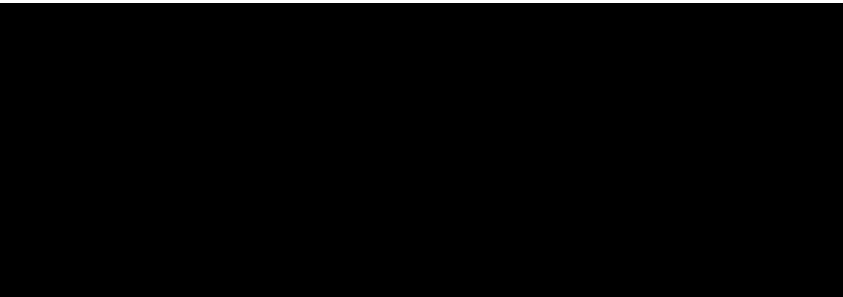
Eva Prior
ADMINISTRATIVE OFFICER

Councillor Colleen Jordan
CHAIR

April 11, 2017

I would like to appear as a delegation before the planning & development committee on April 25, 2017 to discuss waiving the secondary suites billing at 5617 Union Street, Brooklyn.

Adriano & Stefano
Fogale



**Delegation Request
Planning and Development Committee
2017 April 25**

From: Aran Cheema [[mailto:](#)]
Sent: April 19, 2017 9:42 AM
To: Clerks
Subject: ATTN: Chair Planning and Development Committee

Hi,

Bob Cheema and Aran Cheema would like to come as delegates to discuss the development of their property (7419 Britton st) with council on April 25th, 2017.

Please confirm via email once we have been scheduled into the agenda.

Thank you,

Aran Cheema

INTER-OFFICE MEMORANDUM

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2017 MARCH 28

FROM: CITY CLERK

FILE: 49500-20

SUBJECT: **REZONING REFERENCE #16-09**
MULTIPLE-FAMILY INFILL DEVELOPMENT
EDMONDS TOWN CENTRE PLAN
(ITEM NO. 4(4), MANAGER'S REPORTS, COUNCIL 2017 MARCH 27)

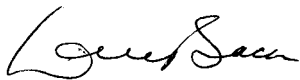
Burnaby City Council, at the Open Council meeting held on 2017 March 27, received the above noted report containing the following recommendations:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 April 03 and to a Public Hearing on 2017 April 25 at 7:00 p.m.
2. **THAT** a copy of this report be forwarded to the property owners of 7280, 7288, and 7296 18th Avenue.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

.../2

- d) The submission of an undertaking to remove all existing improvements from the site prior to or within six months of the rezoning bylaw being effected. Demolition of any improvements will be permitted at any time, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants including the granting of Section 219 Covenants:
 - restricting enclosure of balconies;
 - assuring that any individually secured parking spaces allocated to a specific residential unit cannot be utilized for any other purpose; and,
 - protecting the identified existing tree on the site.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h) The provision of facilities for cyclists in accordance with this report.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- k) The deposit of the applicable School Site Acquisition Charge.
- l) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

Council **REFERRED** this report to the Planning and Development Committee for review



Dennis Back
City Clerk

DB:lc

Copied to: Director Engineering

City Solicitor



Item
Meeting 2017 March 27

COUNCIL REPORT

TO: CITY MANAGER 2017 March 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-09**
MULTIPLE-FAMILY INFILL DEVELOPMENT
Edmonds Town Centre Plan

ADDRESS: 7419 Britton Street (see *attached* Sketches #1 and #2)

LEGAL: Lot 28, DL 95, Group 1, NWD Plan 1915

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "7419 Britton Street, Burnaby B.C., 4-Unit Residential Building" prepared by Salikan Architecture Inc.)

APPLICANT: Bob Cheema
 #1 – 5730 Carnarvon Street
 Vancouver, BC V6N 4E7

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 April 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 April 03 and to a Public Hearing on 2017 April 25 at 7:00 p.m.
2. **THAT** a copy of this report be forwarded to the property owners of 7280, 7288, and 7296 18th Avenue.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-09
 Multiple-Family Infill Development
 2017 March 22 Page 2

of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all existing improvements from the site prior to or within six months of the rezoning bylaw being effected. Demolition of any improvements will be permitted at any time, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants including the granting of Section 219 Covenants:
 - restricting enclosure of balconies;
 - assuring that any individually secured parking spaces allocated to a specific residential unit cannot be utilized for any other purpose; and,
 - protecting the identified existing tree on the site.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h) The provision of facilities for cyclists in accordance with this report.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- k) The deposit of the applicable School Site Acquisition Charge.
- l) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-09
 Multiple-Family Infill Development
 2017 March 22 Page 3

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four-unit multiple family residential development with at-grade detached garage parking.

2.0 BACKGROUND

- 2.1 The subject property is located on the west side of Britton Street between 17th Avenue and 18th Avenue. The site is improved with a single-family dwelling that was constructed in 1920, which is in poor condition. Immediately to the west is a single-family dwelling, beyond which is a townhouse development. To the immediate north are single-family dwellings, while to the east across Britton Street are single-family dwellings and a small commercial building. To the south, across a lane, is a townhouse development. Vehicular access to the site is currently from Britton Street.
- 2.2 The subject site, located within the Sub-Area 2 of the Council-adopted Edmonds Town Centre Plan, is intended to form a larger site consolidation that includes 7280, 7288, and 7296 18th Avenue for redevelopment under the Comprehensive Development District based on RM2 Multiple Family District guidelines (see *attached* Sketch #1 and Sketch #2). The applicant has indicated that they have made efforts to acquire the three adjacent lots on 18th Avenue for inclusion in the development site, but have been unsuccessful. The Realty and Land Division have reviewed the submitted offers and advised that the offers reflect market value.
- 2.3 It is noted that the subject property on its own does not meet the minimum width and area requirements for RM2 development. However, as an alternative to single-family development, and consistent with current practices, this Department would support a smaller infill townhouse development. The remaining properties in the desired assembly meet the minimum width and area requirements for RM2 development, and would be viable as a future consolidated development site. As such, the subject rezoning application is considered supportable.
- 2.4 On 2016 April 04, Council received the report of the Planning and Building Department concerning the rezoning of the subject site (see *attached* Sketch #1) and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-09
 Multiple-Family Infill Development

2017 March 22 Page 4

The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for an infill two-storey multiple-family residential building, with four ground-oriented units. Vehicular access is proposed to be from the abutting lane. The maximum proposed density of the project is 0.7 F.A.R. with at-grade detached garage parking.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily limited to: construction of Britton Street abutting the site to its final Town Centre standard; and, water, sanitary, and storm upgrades as required.
- 3.3 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to Section 219 Covenants restricting enclosure of balconies and assuring that any individually secured parking spaces allocated to a specific residential unit cannot be utilized for any other purpose (i.e. storage).
- 3.4 One visitor parking stall is required and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.5 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.6 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.7 A tree survey has been undertaken and one 8 in. diameter Beech tree located within the southeast corner of the site has been identified for retention and will be protected by a Section 219 Covenant. The existing tree identified for retention is to be protected by 4ft. high temporary chain link fencing, on steel posts for the duration of construction. The deposit of sufficient monies to ensure the protection of the identified existing tree is required, which will be refunded one year after the release of occupancy permits, upon satisfactory inspection.
- 3.8 Applicable Development Cost Charges are:
 - a) Parkland Acquisition Charge of \$3.84 per sq. ft. of gross floor area

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-09
 Multiple-Family Infill Development
 2017 March 22 Page 5

- b) GVS & DD Sewerage Charge of \$1,515 per dwelling unit
- c) School Site Acquisition Charge of \$800 per unit

4.0 DEVELOPMENT PROPOSAL

4.1 **Site Area** - 848 m² (9,128 sq.ft.)

4.2 **Site Coverage** - 46 %

4.3 **Density and Gross Floor Area**

Floor Area Ratio - 0.7 FAR
 Gross Floor Area - 593.6 m² (6,389 sq.ft.)

4.4 **Unit Mix**

4 – Three bedroom units - 147.3 m² to 151.7 m²
 (1,586 sq.ft. to 1,633 sq.ft.)

4.5 **Building Height** - 2 storeys

4.6 **Vehicle Parking**

4 units @ 1 resident space per unit - 5 spaces total (includes 1 visitor space)

4.7 **Bicycle Parking**

4 units @ 1 residential space per unit - 7 spaces total (includes 3 visitor spaces)

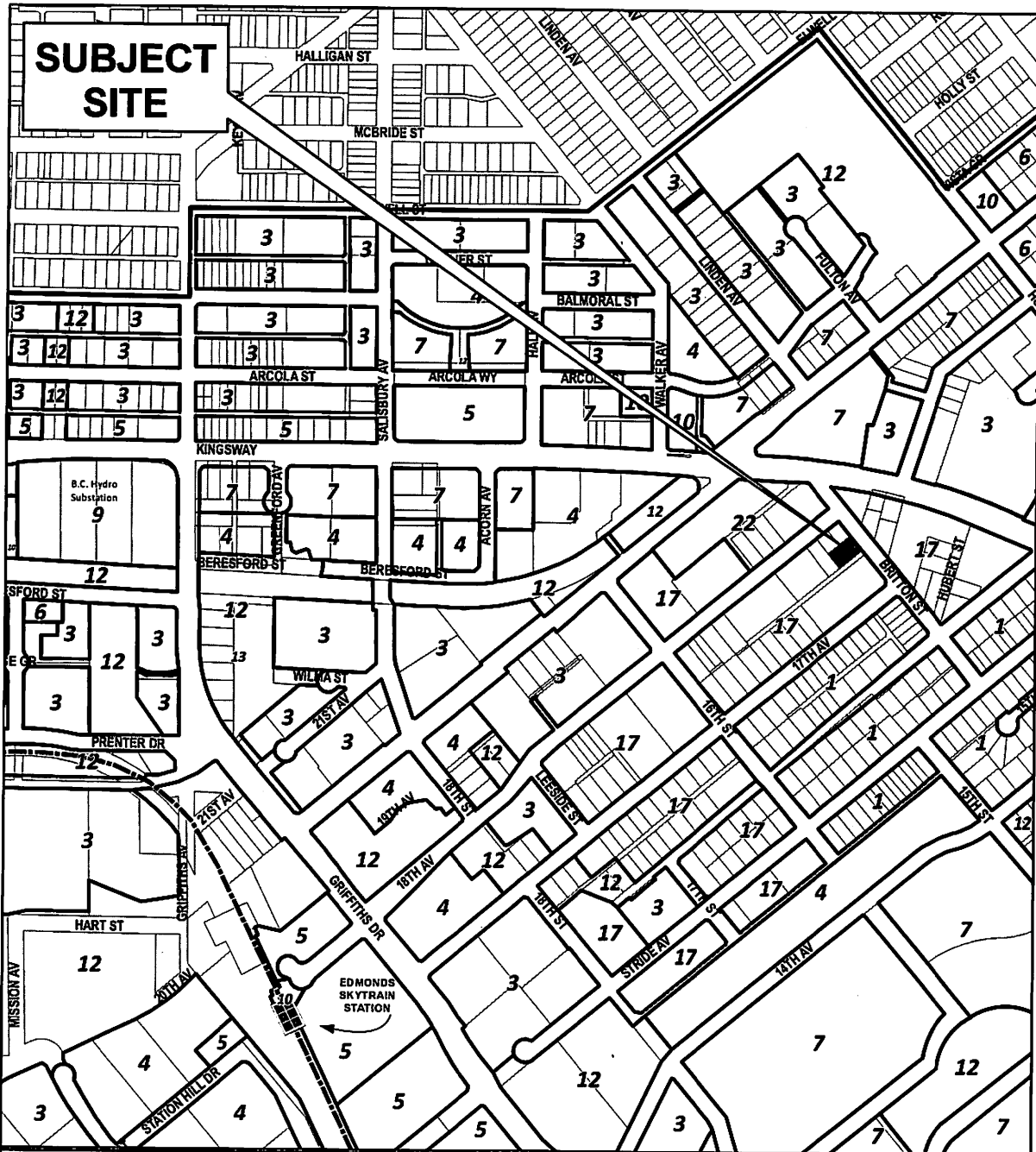

 Lou Pelletier, Director
 PLANNING AND BUILDING

SMN:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

☐ Desired Consolidation

-18-



- | | |
|--|--|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use | 22 Low/Medium Density Mixed Use |
| 7 High Density Mixed Use | |

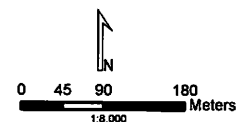
Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change

Printed on March 10, 2017



Ibrahim, Sabreena

SECTION 2 COUNCIL CORRESPONDENCE (2017.04.20)
Planning & Development Committee (2017.04.25)
City Manager
Deputy City Manager
Dir. Planning & Building

From: Mayor
Sent: April-11-17 2:48 PM
To: Clerks
Subject: FW: Greater Vancouver Home Builders' Association Housing Approvals Study
Attachments: Mark Sakai.vcf; HAS Media Coverage - as of 11 April.docx; Mark Sakai2.vcf

From: Mark Sakai [<mailto:mark@gvhba.org>]
Sent: April-11-17 2:45 PM
To: Mayor
Subject: Greater Vancouver Home Builders' Association Housing Approvals Study

Mayor Corrigan and Members of Burnaby City Council;

On April 3rd, the Greater Vancouver Home Builders' Association released the Housing Approvals Study (HAS), the third report of its kind on residential permitting processes in 17 municipalities in Metro Vancouver. HAS 2017, which focuses on Infill Housing, follows two previous reports, Getting to Groundbreaking (G2G) 2014 on Townhouses, and G2G 2016 on Low-rise Wood Frame Apartments. The report can be found at this link on our webpage: www.gvhba.org/HAS

All three of these reports highlight important Best Practices for local governments and developers/builders, to improve the efficiency and predictability of the permitting process and allow municipalities and industry to create the much-needed housing in our region.

The report has been very well covered by various media outlets, as summarized in the [*attached document](#) (with live links).

The HAS 2017 report identified the importance of Infill Housing in meeting housing demand, by providing ground-oriented, family-friendly housing in established neighbourhoods. This 'gentle density', in the form of narrow-lot single family houses, duplexes, triplexes, quadplexes and accessory dwelling units in the form of secondary suites and laneway/coach houses, can create opportunities for first time home buyers, downsizers, households seeking inter-generational living, and aging-in-place. As well, the infusion of new, young families into established neighbourhoods, where existing single detached homes may be out of financial reach, provides support for existing retail/commercial/service establishments, community infrastructure, and local schools, many of which have experienced declining enrollment.

We will be sending a letter to Council, seeking an opportunity to appear in an appropriate setting (perhaps as a delegation), to discuss the important findings of HAS 2017, and offering avenues where GVHBA can work collaboratively with you and your staff to find viable solutions to our housing issues that provide 'wins' for Burnaby, your residents, and builders alike.

*AVAILABLE IN CITY CLERK'S OFFICE
--



Mark Sakai | Director of Government Relations

Greater Vancouver Home Builders' Association

The Voice of the residential construction industry

Direct: 778.373.9784

Main: 778.565.4288 x.206

Twitter: @Mark_GVHBA

Download a copy of Getting To Groundbreaking: gvhba.org/events/gettingtoundbreaking

Dedicated to your success!