PLANNING AND DEVELOPMENT COMMITTEE

MINUTES

An Open meeting of the Planning and Development Committee was held in the Council Committee Room, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, **2017 September 19** at 5:30 p.m.

1. CALL TO ORDER

PRESENT: Councillor C. Jordan, Chair
Councillor D. Johnston, Vice Chair *(arrived 5:45 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, Deputy Director Planning and Building
Mr. P. Kushnir, Deputy Chief Building Inspector
Mr. D. Louie, Assistant Director Engineering, Transportation Services
Ms. M. Macdonald, Administrative Officer
Ms. E. Prior, Administrative Officer

The Chair called the meeting to order at 5:40 p.m.

2. MINUTES

A) **Minutes of the Planning and Development Committee held on 2017 June 27**

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

THAT the minutes of the Open Planning and Development Committee meeting held on 2017 June 27 be adopted.

CARRIED UNANIMOUSLY

3. DELEGATIONS

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

THAT the delegations be heard.

CARRIED UNANIMOUSLY

A) Bruno Di Spirito
Re: Residential Building Bylaws
Speaker: Bruno Di Spirito

Mr. Bruno Di Spirito, 919 Burnwood Avenue, appeared before the Committee advising of his concern with the development of 909 Burnwood Avenue. Mr. Di Spirito noted that the developer has built two retaining walls (one 6 feet and another 14 feet behind, lifting the backyard significantly from the natural grade), and installed a swimming pool. The speaker added the new construction has negatively affected his and the other adjacent property owners' privacy.

Councillor Johnston arrived at the meeting at 5:45 p.m.

Staff advised that the City followed the appropriate processes and that compliance with the building bylaws has been met.

Mr. Di Spirito requested the City consider modifications to the bylaw to prevent private property developers from deviating from the intent of the bylaw.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the issues raised by the delegation be **REFERRED** to staff for a report.

CARRIED UNANIMOUSLY

The Chair requested Mr. Di Spirito be notified when the report comes to the Committee.

B) Wayne Lee
Re: 6588 Nelson Avenue - Conversion of Bicycle Locker to Storage Locker
Speaker: Wayne Lee

Mr. Wayne Lee, 6588 Nelson Avenue, appeared before the Committee expressing concern regarding insufficient storage lockers for residents in his strata complex. Mr. Lee advised that there was an unknown quantity of storage lockers at the time of presale and at the time of occupancy, only 59 lockers were provided. The speaker noted that residents have no place to put sporting equipment, luggage, and off-seasonal items. Thirty-nine residents have requested storage lockers.

Mr. Lee requested consideration to allow the Strata to convert one of the bicycle storage rooms to storage locker space for the residents.

Staff advised the bicycle storage rooms are part of the Transportation Demand Management Agreement of the original rezoning application, and under the bylaw there is no requirement for storage lockers.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT this matter be **REFERRED** to staff to work with the Strata to address the storage space needs that were raised.

CARRIED UNANIMOUSLY

4. CORRESPONDENCE

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the correspondence be received.

CARRIED UNANIMOUSLY

A) Correspondence from Pauline Mason
Re: Affordable Housing in Burnaby

Correspondence was received from Ms. Pauline Mason expressing concern for the lack of affordable housing in Burnaby, especially its impact on the younger Generation.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT staff respond to Ms. Mason.

CARRIED UNANIMOUSLY

B) Correspondence from Dr. Pardeep S. Rai
Re: Off-Street Access for 5291 Carson Street

Correspondence was received from Dr. Pardeep S. Rai requesting consideration to allow a front driveway access for his new home at 5291 Carson Street.

Staff advised that the City's policy regarding off-street parking mandates driveway access from the rear of the property where there is a laneway. The following two exceptions may apply, if: 1) the majority of homes on the street have front driveway access; or 2) there is an extreme hardship.

Engineering staff met with Dr. Rai, visited the site, and determined that a front driveway access is not supported.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

THAT staff respond to Dr. Rai.

CARRIED UNANIMOUSLY

C) Memorandum from the Administrative Officer
Re: Environmental Sustainability Strategy (ESS) and Community Energy and Emissions Plan (CEEP) Implementation Approach and Phase 1 Priorities

A memorandum was received from the Administrative Officer advising that Council, at its Open meeting held on 2017 September 11, received and adopted the above noted report outlining an approach for implementation of the Environmental Sustainability Strategy and Community Energy and Emissions Plan.

5. NEW BUSINESS

Councillor Jordan

Councillor Jordan referred to a second letter received from Ms. Pauline Mason in which she reiterated her concern with affordable housing in Burnaby.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the correspondence be received.

CARRIED UNANIMOUSLY

Arising from consideration of the matter, the Chair requested staff include acknowledgement of this correspondence in their response to Ms. Mason's first letter.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

THAT the Planning and Development Committee meeting scheduled for 2017 October 31 be rescheduled to 2017 October 17.

CARRIED UNANIMOUSLY

Councillor Johnston

Councillor Johnston inquired regarding the work plan for the three-way intersection at Eastbrook and Still Creek.

Staff advised that the intersection is under active review with a number of traffic safety measures being considered.

Arising from discussion, the Committee requested that staff provide an update on the work planned for the area.

Staff undertook to investigate.

6. INQUIRIES

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

7. ADJOURNMENT

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the Open meeting do now adjourn.

CARRIED UNANIMOUSLY

The Committee Meeting of the Planning and Development Committee adjourned at 6:40 p.m.

_____	_____
Monica Macdonald	Councillor Colleen Jordan
Administrative Officer	Chair