



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 October 17** at 5:30 p.m.

1. CALL TO ORDER

PRESENT: Councillor C. Jordan, Chair
Councillor D. Johnston, Vice Chair (*arrived 5:42 p.m.*)
Councillor S. Dhaliwal, Member
Councillor P. McDonell, Member
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
Mr. D. Louie, Assistant Director Engineering, Transportation Services
Mr. A. Namazi, Property Valuator Negotiator 2
Ms. K. O'Connell, Deputy City Clerk
Ms. M. Macdonald, Administrative Officer

The Chair called the Open Committee meeting to order at 5:36 p.m.

2. MINUTES

A) Minutes of the Planning and Development Committee held on 2017 September 19

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Open Planning and Development Committee meeting held on 2017 September 19 be adopted.

CARRIED UNANIMOUSLY

3. **CORRESPONDENCE**

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

THAT the correspondence be received.

CARRIED UNANIMOUSLY

a) **Correspondence from James McQueen**
Re: Changes to Translink Bus Route 049

Correspondence was received from Mr. James McQueen expressing concern with Translink's Bus Route 049 change and reduction of service. Instead of traveling south on Willingdon from Central Avenue, the bus now travels along Central to Imperial, and then along Imperial to 49th Street.

Mr. McQueen stated many seniors and people with mobility issues are inconvenienced as there is no longer any service going south on Willingdon Avenue.

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

Staff advised that as a result of Skytrain station upgrades, Translink has reconfigured bus routes in the Metrotown area resulting in service southbound on Willingdon being eliminated at Beresford and Mayberry. Service at Maywood has been replaced with a community shuttle (C7) which is difficult to board with a walker. The C7 also uses a temporary stop which is difficult to access.

Staff recommended Translink include a bus stop on the #430 route along Willingdon at Maywood.

Arising from consideration of the correspondence, the Committee also received a copy of an email from Mrs. Flora Laing regarding a change in bus service in the Central Park area:

b) **Correspondence from Flora Laing**
Re: Request for WB 430 Bus Stop at Willingdon and Maywood

Correspondence was received from Mrs. Flora Laing expressing concern with the Translink's Bus Route 049 change and the difficulties created for the elderly and those with mobility issues living in the area that depend on bus service.

Mrs. Laing requested the City appeal to Translink to request a WB 430 stop on Willingdon at Maywood.

Arising from discussion of the correspondence from Mr. McQueen and Mrs. Laing, the following motion was introduced:

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT staff write to Translink requesting a #430 bus stop on Willingdon at Maywood, and provide a copy of the correspondence to Mrs. Laing and Mr. McQueen.

CARRIED UNANIMOUSLY

4. **REPORT**

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the report be received.

CARRIED UNANIMOUSLY

A) **[Report from Director Planning and Building](#)**
Re: Request for Community Benefit Bonus Housing Funds
New Vista Society
6525, 6559 and 6585 Sussex Avenue
Rezoning Reference #16-42
Metrotown Downtown Plan

The Director Planning and Building submitted a report seeking consideration of an application for Community Benefit Bonus Housing Funds to support the New Vista Society Non-Market Housing Project.

The New Vista Society has requested funding to support construction of a 14 storey, 125-unit non-market rental apartment building, as part of a rezoning which would also include a market residential mixed-use apartment tower site.

The Society has requested \$7 million, as follows: 1) \$1.4 million to off-set City servicing and permit fees for the non-market housing component; and, 2) \$5.6 million to create the fee simple parcel that would accommodate the non-market housing. Staff noted the \$5.6 million represents the costs arising from additional structures and building components necessary on a smaller land base, such as elevators and depth of underground parking. The parcel would be transferred to City ownership and leased to BC Housing for 60 years at a nominal rate.

Staff advised this request meets the criteria for an allocation of Community Benefit Bonus Funds.

Arising from discussion, the Committee requested additional information on the value of the property and density being transferred be included in the Public Hearing report.

The Director Planning and Building recommended:

1. THAT the Committee give consideration to recommend that Council approve the use of Community Benefit Bonus Housing Funds.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

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

- amended

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation be **AMENDED** to include an amount of up to \$7 million to support the New Vista Society Non-Market Housing Project.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation, **AS AMENDED**, be approved.

CARRIED UNANIMOUSLY

5. NEW BUSINESS

Councillor Dhaliwal

Councillor Dhaliwal referred to an email received from Mr. Tom-Pierre Frappé-Sénéclauze, Senior Advisor, Buildings and Urban Solutions, Pembina Institute, concerning the BC Energy Step Code.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the correspondence be received.

CARRIED UNANIMOUSLY

Staff advised they are preparing a report to the Sustainable City Advisory Committee regarding the BC Energy Step Code which will outline available options and propose an implementation approach of a BC Energy Step Code in the City.

6. INQUIRIES

Councillor Johnston

Councillor Johnston inquired regarding the City of Vancouver's new bylaw to give Vancouver residents priority in purchasing a home.

Staff advised they have not had an opportunity to do an analysis of Vancouver's bylaw, and stated most purchasers in Burnaby are local.

Councillor Jordan

Councillor Jordan announced that Housing Central is hosting a conference on Affordable Housing to be held 2017 November 19 – 21, in Richmond.

7. CLOSED

Public excluded in accordance with Sections 90 & 92 of the Community Charter.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT the Open Committee meeting do now recess.

CARRIED UNANIMOUSLY

The Open Committee meeting recessed at 6:15 p.m.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT the Open Committee meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Committee meeting reconvened at 6:29 p.m.

8. ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT the Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Committee meeting adjourned at 6:29 p.m.

Monica Macdonald
ADMINISTRATIVE OFFICER

Councillor Colleen Jordan
CHAIR