



PLANNING AND DEVELOPMENT COMMITTEE

NOTICE OF OPEN MEETING

DATE: TUESDAY, 2017 DECEMBER 12

TIME: 5:30 p.m.

PLACE: Council Committee Room, Burnaby City Hall

A G E N D A

	<u>PAGE</u>
1. <u>CALL TO ORDER</u>	
2. <u>MINUTES</u>	
a) Minutes of the Planning and Development Committee held on 2017 November 28	1
3. <u>DELEGATIONS</u>	
a) Lucia Abreo Re: Laneway Homes in Burnaby <u>Speakers:</u> Lucia Abreo, Ronald Reichert, Barbara Westmaccot, and Joette Heuft	5
b) Kevin Rakhra Re: Zoning - 5254 Spruce Street <u>Speaker:</u> Kevin Rakhra	6
4. <u>NEW BUSINESS</u>	
5. <u>INQUIRIES</u>	
6. <u>ADJOURNMENT</u>	



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 November 28** at 5:00 p.m.

1. CALL TO ORDER

PRESENT: Councillor C. Jordan, Chair
Councillor D. Johnston, Vice Chair (*arrived 5:23 p.m.*)
Councillor S. Dhaliwal, Member
Councillor J. Wang, Member

GUEST: Councillor P. Calendino

ABSENT: Councillor P. McDonell, Member (*due to illness*)

STAFF: Ms. L. Garnett, Assistant Director Long Range Planning
Mr. E. Kozak, Assistant Director Current Planning
Ms. K. Hung, Senior Current Planner
Mr. D. Louie, Assistant Director Engineering, Transportation Services
Ms. M. Macdonald, Administrative Officer

The Chair called the Open Committee meeting to order at 5:07 p.m.

2. MINUTES

a) **Minutes of the Planning and Development Committee Open meeting held on 2017 October 17**

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Planning and Development Committee Open meeting held on 2017 October 17 be adopted.

CARRIED UNANIMOUSLY

3. CORRESPONDENCE

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

THAT the correspondence be received.

CARRIED UNANIMOUSLY

**a) Correspondence from Heights Neighbourhood Association and
Burnaby Neighbourhood House North
Re: Donation of Surplus Bicycles**

Correspondence was received from Ms. Debbie Reid, Secretary, Heights Neighbourhood Association, and Ms. Simone Brandl, Program Director, Burnaby Neighbourhood House – North, expressing appreciation to the City for sponsoring a cycling education course and donating nine adult bicycles.

4. REPORT

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

THAT the report be received.

CARRIED UNANIMOUSLY

**a) Report from Director Planning and Building
Re: Proposed Zoning Bylaw Text Amendments 2017 November**

The Director Planning and Building submitted a report proposing a number of text amendments to the Burnaby Zoning Bylaw.

The Director Planning and Building recommended:

1. THAT Council be requested to authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 2.0 of this report, for advancement to a Public Hearing at a future date.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

5. NEW BUSINESS**Councillor Jordan**

Councillor Jordan inquired regarding the status of the Tenants Assistance Policy.

Staff advised they are preparing a Council report.

Councillor Jordan inquired about the status of the Rental Housing Summary.

Staff advised they will provide additional information.

Councillor Johnston arrived at the meeting at 5:23 p.m.

6. INQUIRIES

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

7. CLOSED

Public excluded according to Sections 90 and 92 of the Community Charter.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT this meeting do now recess.

CARRIED UNANIMOUSLY

The Open Committee meeting recessed at 5:27 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 5:29 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 5:29 p.m.

Monica Macdonald
ADMINISTRATIVE OFFICER

Councillor Colleen Jordan
CHAIR

October 19th, 2017

Planning and Development Committee

City of Burnaby

4949 Canada Way

Burnaby, BC V5G 1M2

Dear Planning and Development Committee:

I would like to appear as a delegation at the December 12th, 2017 Planning and Development Committee meeting to discuss the issue of laneway homes in Burnaby.

A laneway home would allow my family to move into my existing home thereby allowing me to receive additional support so as to look after my aging and frail mother. Moreover, it would promote an increase in the number of available and affordable rentals within the Burnaby area. I kindly request Council to formally include this in the long range Community plan.

I will be making the presentation along with Ronald Reichert, Barbara Westmaccot, and Joette Heuft.

Thank you very much for your time and consideration.

Lucia Abreo

[REDACTED]

Burnaby, BC

V5B 2R8

To whom it may concern.

I am writing to appear as a delegation to address Mayor and Council regarding a property dispute that has been ongoing for more than six months. I have purchased a property located at 5452/5256 Spruce Street which is currently zoned R2A over two years ago and submitted an application in June of 2016 to amend my use to build according to what zoning allows. Under the R2A designation I am allowed to build an 8460 square foot home which is 60% of the maximum allowance for the given lot size of 14,100 square feet (94x150 lot). Presently the home is a non-conforming duplex build in 1959 and this is the only property in the neighbourhood that is both a duplex as well as fitting the R2A bylaw.

Since the time of our application we have been diligently working with the City Planning to build according to the zoning which is allowed and have submitted plans only to learn that we are no longer being allowed to build the maximum allowable density. This resulted from a decision by mayor and council to change the process upon their review/approval in early 2017, even though our application was made the previous year! We as a result met with senior planning officials and the mayor to express our concerns with no resolution. We have even reduced our home to the most minimal need with 3 joint families living together and have significantly reduced the home to 7500 square feet of living space as a compromise. We wish to appear in camera to address our concerns and express our position as we should be allowed to build what the bylaw has stated. Any changes made a year later should not infringe on our rights to build under the guidelines given as we were under currently policy and following procedure. To date we have files applications, submitted plans for house design, renderings and a consulted with a landscape architect. All of which was taken and no disclosure was given to us until our plans were reviewed that we would not be allowed to build according to the density given. I hope we can come to an understanding by addressing the delegation to clarify our position regarding a very unique problem. I look forward to your response and thank you for assistance in addressing this problem.

Regards,

Kevin Rakhra

[REDACTED]

[REDACTED]