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 December 12** at 5:30 p.m.

1. CALL TO ORDER

PRESENT: Councillor C. Jordan, Chair
Councillor D. Johnston, Vice Chair
Councillor S. Dhaliwal, Member
Councillor J. Wang, Member

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

STAFF: Mr. L. Pelletier, Director Planning and Building
Mr. E. Kozak, Deputy Director Planning and Building
Mr. D. Louie, Assistant Director Engineering, Transportation
Mr. A. Namazi, Property Valuator Negotiator 2
Ms. M. Macdonald, Administrative Officer

The Chair called the Open Committee meeting to order at 5:32 p.m.

2. MINUTES

A) Minutes of the Planning and Development Committee Open meeting held on 2017 November 28

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

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

CARRIED UNANIMOUSLY

3. DELEGATIONS

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT the delegations be heard.

CARRIED UNANIMOUSLY

a) Lucia Abreo
Re: Laneway Homes in Burnaby
Speakers: Lucia Abreo, Ronald Reichert, and Barbara Westmaccot

Ms. Lucia Abreo, Mr. Ronald Reichert, and Ms. Barbara Westmaccot, Burnaby residents, appeared before the Committee advocating for laneway homes in Burnaby.

Mr. Reichert stated that laneway homes contribute to the overall sustainability of a city and provide for affordable rental accommodation. Many cities in Metro Vancouver have adopted laneway housing whose experience Burnaby can learn from. The delegation acknowledged potential issues which may arise from laneway home development such as parking and privacy; and, offered solutions to mitigate these problems.

Ms. Abreo stated that a laneway home would allow her family to move into her existing home, giving her additional support in caring for her aging mother. She also suggested that laneway homes would increase the number of available affordable rental units in Burnaby.

Ms. Westmaccot stated that renovating to include a secondary suite in older homes is difficult and costly so most people will demolish their home and build anew. A laneway home is an alternative to secondary suites. The speaker stated a laneway home would allow adults with special needs to reside close to family members while living independently. In addition, laneway homes provide rental income to help homeowners with mortgage payments and are another alternative to high-rise condo development.

The delegation has received over 100 emails, in addition to a petition letter from Ms. Joette Heuft and 259 signed petitions from Burnaby residents requesting laneway homes in Burnaby.

The Chair advised five years ago Council decided to implement a secondary suite program first and once established, consider implementing a laneway homes program. Possibly in the next year Council will look at a program for laneway homes.

b) Kevin Rakhra
Re: Zoning - 5254 Spruce Street
Speaker: Kevin Rakhra

Mr. Kevin Rakhra appeared before the Committee regarding his pending building application for 5254/5256 Spruce Street. Mr. Rakhra provided a chronology of events to date. In October 2015, he purchased his 1959 non-conforming duplex understanding he would be able to build (under RA zoning) a large, new single family home with secondary suite. Mr. Rakhra stated that he has amended his original application to reduce the size of the home, which included the secondary suite into a crawl space.

Staff advised Mr. Rakhra's application pre-dates Council's decision not to support RA applications with the exception to modest proposals, pending review of RA residential district guidelines. Mr. Rakhra proposes to build a 7500 square foot home which represents 53% of the lot.

The Committee thanked the delegation and stated staff would continue working with Mr. Rakhra.

4. NEW BUSINESS

No new business was brought before the Committee at this time.

5. INQUIRIES

No inquiries were brought before the Committee at this time.

6. ADJOURNMENT

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

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

Monica Macdonald
ADMINISTRATIVE OFFICER

Councillor Colleen Jordan
CHAIR