



## **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, **2018 January 30** at 4:30 p.m.

#### **1. CALL TO ORDER**

PRESENT: Councillor C. Jordan, Chair  
Councillor D. Johnston, Vice Chair (*Arrived 4:41 p.m.*)  
Councillor S. Dhaliwal, Member  
Councillor P. McDonell, Member  
Councillor J. Wang, Member

STAFF: Mr. L. Pelletier, Director Planning and Building  
Mr. E. Kozak, Deputy Director Planning and Building  
Ms. L. Garnett, Assistant Director - Long Range Planning  
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 4:41 p.m.

#### **2. MINUTES**

- a) **Minutes of the Planning and Development Committee Open meeting held on 2017 December 12**

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR MCDONELL

THAT the minutes of the Planning and Development Committee Open meeting held on 2017 December 12 be adopted.

CARRIED UNANIMOUSLY

3. **DELEGATION**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR DHALIWAL

THAT the delegation be heard.

CARRIED UNANIMOUSLY

- a) **Pina Zumpano**  
**Re: R2A Zoning - 7297 Ridge Drive**  
**Speakers: Pina and Gino Zumpano**

**Ms. Pina Zumpano** and **Mr. Gino Zumpano**, 7468 Burris Street, appeared before the Committee regarding R2A zoning of 7297 Ridge Drive. Ms. and Mr. Zumpano stated they purchased their property in 2014 with the intention to build under R2A zoning.

The delegation explained they are frustrated because they understand applications for R2A zoning are not being considered at this time. They are allowed to build approximately 4,700 square feet on a 25,000 square foot lot which currently has an older 7,000 square foot home with a swimming pool.

The speakers stated they paid a premium price for their property because of potential R2A zoning and are concerned they will lose money if they are not able to build the size of home they had planned for.

The Committee advised that R2A zoning has been in place in Burnaby since 1989. As a result of concerns raised by neighbours regarding the size of the new houses in recent years, Council directed staff to review R2A district zoning rules.

Staff advised R2A district zoning is still under review.

Arising from discussion, the Committee recommended the delegation consult with staff again to determine a reasonable request for R2A zoning before submitting an application for Council's consideration.

4. **CORRESPONDENCE**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the correspondence be received.

CARRIED UNANIMOUSLY

a) **Correspondence from Pina Zumpano**  
**Re: Request to Apply for R2A Zoning**

Correspondence was received from Ms. Pina Zumpano expressing concern regarding R2A zoning of her property at 7297 Ridge Drive.

This matter was considered earlier in the agenda under item 3a).

b) **Correspondence from Metro Vancouver**  
**Re: Transit-Oriented Affordable Housing Study**

Correspondence was received from Metro Vancouver Board advising that in 2017, Metro Vancouver together with BC Housing, BC Non-Profit Housing Association, Translink, and Vancity, completed the *Transit-Oriented Affordable Housing Study*.

The study was undertaken to explore the constraints and opportunities of building new rental housing, particularly affordable housing to lower income households earning less than \$50,000 per year, in transit-oriented locations across Metro Vancouver.

c) **Correspondence from George Struk**  
**Re: Urban Density in Burnaby**

Correspondence was received from Mr. George Struk addressing the issue of affordable housing in Metro Vancouver, stating that the supply of condos, basement suites and lane-way housing has not met the housing demand. Mr. Struk advised that many of the original property survey lot configurations were done in the late 19<sup>th</sup> century when the population was low and plenty of undeveloped land was available.

The writer outlined the benefits to changing the current Land Use Policy in support of increasing density, and requested the Committee consider making changes.

Arising from discussion, the following motion was introduced:

**MOVED BY COUNCILLOR MCDONELL**  
**SECONDED BY COUNCILLOR JOHNSTON**

THAT staff respond to Mr. Struk.

CARRIED UNANIMOUSLY

5. **REPORTS**

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT the reports be received.

CARRIED UNANIMOUSLY

a) **Report from the Director Planning and Building**  
**Re: 2018 Cycling and Walking Program**

The Director Planning and Building submitted a report requesting funding in support of programs to promote cycling and walking in 2018.

The proposed funding would contribute to the following initiatives: Burnaby Bike Map, Bike to Work Week and Bike to School Week, Streetwise Cycling Courses, Community Cycling Initiatives, Burnaby Walking Maps – Metrotown, Walking Challenge, and Jane's Walk.

Staff advised the Burnaby cycling and walking program has been in place for 10-15 years. New walking initiatives have been added to this year's program.

The Director Planning and Building recommended:

1. THAT Council be requested to authorize the expenditure of \$12,400 from the Boards, Committees and Commissions budget for programs to promote cycling and walking in 2018, as outlined in this report.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

b) **Report from the Director Planning and Building**  
**Re: Proposed Zoning Bylaw Text Amendments - 2018 January**

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 MCDONELL  
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

6. **NEW BUSINESS**

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

7. **INQUIRIES**

**Councillor Johnston & Councillor Dhaliwal – Liquor Store Application**

Councillor Johnston inquired as to whether the Bainbridge liquor store applicant, Mr. Jeff Milani, has reapplied.

Councillor Dhaliwal inquired regarding Mr. Milani's application for a new bike path in front of 2900 Bainbridge Avenue.

Staff stated they have sent the applicant a letter advising that, as Council did not approve his rezoning application last fall which included the new bike path, the bylaw precludes him from reapplying for one year.

**Councillor Johnston – Crawl Spaces & Laneway Homes Programs**

Councillor Johnston inquired regarding crawl spaces and laneway homes programs.

Staff noted this matter is under review.

8. **ADJOURNMENT**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Committee meeting adjourned at 5:10 p.m.

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Monica Macdonald  
ADMINISTRATIVE OFFICER

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Councillor Colleen Jordan  
CHAIR