



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 February 27** at 5:00 p.m.

1. CALL TO ORDER

PRESENT: Councillor Colleen Jordan, Chair
Councillor Dan Johnston, Vice Chair (*arrived 5:12 p.m.*)
Councillor Sav Dhaliwal, Member
Councillor Paul McDonell, Member
Councillor James Wang, Member

STAFF: Mr. Lou Pelletier, Director Planning and Building
Mr. Ed Kozak, Deputy Director Planning and Building
Ms. Lee-Ann Garnett, Assistant Director - Long Range Planning
Mr. Doug Louie, Assistant Director Engineering, Transportation
Ms. Renee De St. Croix, Senior Long Range Planner
Ms. M. Macdonald, Administrative Officer

The Chair called the Open Committee meeting to order at 5:02 p.m.

2. MINUTES

- a) [Minutes of the Planning and Development Committee Open meeting held on 2018 January 30](#)

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

THAT the minutes of the Planning and Development Committee Open meeting held on 2018 January 30 be adopted.

CARRIED UNANIMOUSLY

3. **DELEGATIONS**

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

THAT the delegations be heard.

CARRIED UNANIMOUSLY

- a) **British Columbia Institute of Technology**
Re: Burnaby Campus Development Plan
Speakers: Kathy Kinloch, President
Paul McCullough, VP Advancement
Mark Dale, Senior Director Facilities & Campus Development

Ms. Kathy Kinloch, President, **Mr. Paul McCullough**, VP Advancement, and **Mr. Mark Dale**, Senior Director, Facilities and Campus Development appeared before the Committee and provided an overview of the BCIT Burnaby Campus development plan (Campus Plan).

Ms. Kinloch advised that the Campus Plan encompasses the facility's needs for the next 50 years, and noted it will guide BCIT's evolution as a premier polytechnic institution, create a more vibrant campus, connect with industry, and create a hub for the surrounding area.

Mr. Dale presented an overview of the Campus Plan and provided details on the following components: Transportation Strategy; Housing Strategy; Industry Partner Strategy; Sustainability Strategy; Amenity Strategy; and campus circulation routes and open spaces. The speaker described of each area of the proposed new campus.

Councillor Johnston arrived at 5:12 p.m.

Mr. McCullough described the Campus Plan's Capital Plan's five catalyst projects, which total a \$450 million estimated infrastructure value.

In conclusion, Ms. Kinloch advised the Campus Plan is planned in phases and will span over multiple years. The speaker stated they will seek support from the private sector and hope to partner with the City as well. The development approval process for the Campus Plan is expected to begin this Spring.

- b) [Terra Special Projects Ltd.](#)
**Re: Proposed Non-Market/Market Housing Project in
Edmonds Town Centre**
Speaker: Hugh Forster, Partner

Mr. Hugh Forster, Partner, appeared before the Committee and provided a PowerPoint presentation outlining a proposal for a non-market, hi-rise housing project in the Edmond's Town Centre.

The delegation advised that Terra Special Projects is a division of Terra Housing which provides Development Management services to the non-market housing sector, such as assisting the New Vista Society with developing their 7898 18th Avenue project.

Mr. Forster stated that his company has identified 7465 Griffiths Drive in the Edmonds Town Centre as an ideal site for a new non-market, hi-rise project. This project cannot proceed at this time, however, as the site is currently designated under the Edmonds Town Centre OCP for medium density multi-family residential development and not zoned for high density RM5.

The delegation requested the City move forward with an upgrade of the Edmonds Town Centre OCP to allow for a rezoning of the Griffiths site to RM5.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

THAT the delegation's presentation be **REFERRED** to staff for a response.

CARRIED UNANIMOUSLY

Staff undertook to respond to Mr. Forster.

4. [CORRESPONDENCE](#)

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT the correspondence be received.

CARRIED UNANIMOUSLY

a) **[Correspondence from Martello Property Services Inc.](#)**
Re: Liquor Store Rezoning Reference #17-37 (Parkcrest Plaza)

Correspondence was received from Mr. Wayne Smithies, Asset Manager and President, Martello Property Services Inc. (Parkcrest Plaza property managers) regarding a rezoning application from JAK's for a private liquor store at Parkcrest Plaza. Mr. Smithies confirmed that the liquor store would be prohibited from selling cannabis.

b) **[Correspondence from JAK's](#)**
Re: Liquor Store Rezoning Reference #17-37 (Parkcrest Plaza)

Correspondence was received from Mr. Damian Kettlewell and Mr. Mike McKee, representing JAK's regarding their application for a private liquor store. The writers advised the company is focused on liquor retail and assured the City the business would not sell cannabis.

c) **[Correspondence from Suzana Matkovic](#)**
Re: Laneway/Cottage/Duplex Homes in Suncrest Area

Correspondence was received from Ms. Suzana Matkovic regarding housing affordability and the benefits of rezoning the Suncrest area to allow laneway, cottage, and duplex/4-plex homes.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT staff respond to Ms. Matkovic.

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: Tenant Assistance Policy Review

The Director Planning and Building submitted a report recommending amendments to the Tenant Assistant Policy.

Staff provided highlights of the amended Tenant Assistant Policy and advised that the new policy provides greater clarity and transparency, and includes information regarding when and how a tenant may access assistance. Staff also noted the level of compensation, three months compensation, remains the same.

The Director Planning and Building recommended:

1. THAT the Committee recommend to Council that the Tenant Assistance Policy be amended, as outlined in Section 5.0 of this report.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

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

CARRIED UNANIMOUSLY

Arising from discussion, the Committee requested a further amendment to the Policy to include an increase in monetary compensation for eligible tenants with at least ten years residency in a unit, to the equivalent of a minimum of four months rental payment.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the Policy be amended to include an increase in monetary compensation for eligible tenants with at least ten years residency in a unit, to the equivalent of a minimum of four months rental payment.

CARRIED
(Councillor Dhaliwal opposed)

b) **Report from the Director Planning and Building**
Re: Burnaby Transportation Plan Update: Outcomes from the
Phase 1 Public Consultation and Phase 2 Scope

The Director Planning and Building submitted a report providing information on Phase 1 Public Consultation Program, recommending the Vision, Themes, and Goals for the renewed *Plan*, and outlining the scope, activities, timeline, and public consultation program for Phase 2.

Ms. Renee De St. Croix, Senior Long Range Planner provided a PowerPoint presentation summarizing the Burnaby Transportation Plan Update report, and outcomes of the public consultation.

The Director Planning and Building recommended:

1. THAT the Committee recommend that Council receive for information the attached *Appendix 1 – Burnaby Transportation Plan Update Phase 1 Public Consultation Overview* report.
2. THAT the Committee recommend that Council approve the Vision, Themes, and Goals for the renewed *Burnaby Transportation Plan*, as outlined in Section 5.0.
3. THAT the Committee recommend that Council authorize staff to undertake Phase 2 – Building the Plan, as outlined in Section 6.0.
4. THAT this report be sent to the Sustainable City Advisory Committee and Public Safety Committee for information.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

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

CARRIED UNANIMOUSLY

Arising from discussion, the Committee requested staff provide the PowerPoint presentation to Council.

6. **NEW BUSINESS**

Councillor Jordan – City Lands Program for Non-Market Housing

Councillor Jordan requested information regarding the status of the City's non-market rental housing.

Staff undertook to follow up.

Councillor Jordan – Province's 30-Point Plan for Housing Affordability

Councillor Jordan requested information regarding the City's response to the 30-Point Plan.

Staff undertook to follow up.

7. **INQUIRIES**

No inquiries were brought before the Committee at this time.

8. **ADJOURNMENT**

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Committee meeting adjourned at 6:54 p.m.

Monica Macdonald
ADMINISTRATIVE OFFICER

Councillor Colleen Jordan
CHAIR