



## **PLANNING AND DEVELOPMENT COMMITTEE**

### *NOTICE OF OPEN MEETING*

**DATE:** TUESDAY, 2018 MAY 29

**TIME:** 6:00 p.m.

**PLACE:** Council Committee Room, City Hall

### **A G E N D A**

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| <b>1. <u>CALL TO ORDER</u></b>  |                    |
| <b>2. <u>MINUTES</u></b>  |                    |
| a) Minutes of the Planning and Development Committee Open meeting held on 2018 April 24 | 1                  |
| <b>3. <u>DELEGATION</u></b>   |                    |
| a) Leslie Zenger<br>Re: Accessory Buildings Bylaw<br>Speaker: Leslie Zenger             | 4                  |
| <b>4. <u>CORRESPONDENCE</u></b>   |                    |
| a) Correspondence from Leslie Zenger<br>Re: Accessory Buildings Bylaw                   | 5                  |
| <b>5. <u>NEW BUSINESS</u></b>   |                    |
| <b>6. <u>INQUIRIES</u></b>  |                    |
| <b>7. <u>CLOSED</u></b>   |                    |
| Public excluded according to Sections 90 and 92 of the Community Charter.               |                    |
| <b>8. <u>ADJOURNMENT</u></b>  |                    |



## **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 April 24** at 6:00 p.m.

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

PRESENT: Councillor Colleen Jordan, Chair  
Councillor Dan Johnston, Vice Chair  
Councillor Sav Dhaliwal, Member  
Councillor Paul McDonell, Member  
Councillor James Wang, Member

STAFF: Mr. Lou Pelletier, Director Planning and Building  
Ms. Lee-Ann Garnett, Assistant Director - Long Range Planning  
Mr. Johannes Schumann, Senior Current Planner  
Ms. Monica Macdonald, Administrative Officer

The Chair called the Open Committee meeting to order at 6:00 p.m.

#### **2. MINUTES**

##### **a) Minutes of the Planning and Development Committee Open meeting held on 2018 March 27**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the minutes of the Planning and Development Committee Open meeting held on 2018 March 27 be adopted.

CARRIED UNANIMOUSLY

#### **3. REPORT**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the report be received.

CARRIED UNANIMOUSLY

a) **Report from the Director Planning and Building  
Re: Response to Delegation 7465 Griffiths Drive  
Edmonds Town Centre Plan**

The Director Planning and Building submitted a report providing additional information in response to a delegation seeking support for a high density residential development at 7465 Griffiths Drive.

The Director Planning and Building recommended:

1. THAT a copy of this report be sent to the property owner of 7465 Griffiths Drive and to Terra Special Projects Ltd. for information.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

4. **NEW BUSINESS**

**Councillor Jordan – Residential Rental Tenure Zoning**

Councillor Jordan referred to the recent proposed legislation regarding municipalities' ability to zone for rental housing.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR MCDONELL

THAT staff review the new legislation and report back to the Committee.

CARRIED UNANIMOUSLY

5. **INQUIRIES**

No inquiries were brought before the Committee at this time.

6. **CLOSED**

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

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT this Open meeting do now recess.

CARRIED UNANIMOUSLY

The Open Committee meeting recessed at 6:14 p.m.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT this Open Committee meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Committee meeting reconvened at 6:34 p.m.

**7. 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 6:34 p.m.

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Monica Macdonald  
ADMINISTRATIVE OFFICER

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Councillor Colleen Jordan  
CHAIR

**From:** Leslie Zenger [REDACTED]  
**Sent:** April-23-18 12:13 PM  
**To:** Clerks  
**Subject:** Submission from Leslie Zenger

Hello.

Late this morning I stopped at the City Clerk's office and dropped of a submission to City Council.

Please will you add the attached page to my submission, the 3rd page.

Also, can I please present my case at a city council meeting.

I believe that I am asking to 'be a Delegation'.

It will be just myself:

Leslie Zenger  
[REDACTED]

Topic. Accessory buildings bylaw.

Thank you.

Leslie Zenger

April 23, 2018

From:

Leslie Zenger,

[REDACTED]

Burnaby, B.C.,

V5H 3S1

ph [REDACTED]

cell. [REDACTED]

To Your Honorable Mayor Corrigan and members of the Burnaby City Council.

I am asking for an immediate stop to accessory buildings being allowed to be built within 1.2 meters of a neighbors property line, until a new city bylaw can be put in place.

City bylaws allow for 5ft 9in fences between properties.

My neighbor is building, without a permit, a 10+ foot high storage shed on the property line. This is a 10+ foot wall for me.

I have lived here for 34 years and have been so fortunate to have some view from the back of my property.

The wall that this new neighbor is building takes away my view.

We have a small retaining wall just inside of our property; this built to level the ground for a small vegetable garden. Before the small wall was built we had a little vegetable garden but then there was this little slope of the north side of the garden. This little slope was a nuisance to maintain so we build the small wall, entirely on our property.

The neighbors 10 ft high shed has no drainage. It is the neighbors intention that it will drain into the small space at the bottom of our wall.

Please, as of immediately, please stop the issuance of accessory building permits for any building to be build within a meter of a neighbors property line and over 6 ft high. UNTIL a new bylaw can be written.

My suggestion is that a new bylaw only allows accessory buildings over 6 ft high and within 1.2 meters of a neighbors property line if they are more than 20 feet back from the property owner house or the neighbors house, whichever is further back.

The wall/shed that my neighbor is building leaves only 6 feet between the back of his new house and the shed. The leaves me a small peak of a view through the 5 foot opening. The rest of my backyard is blocked by his big new house and his tall she ed that he is trying to build on our property line.

Please do not allow one neighbor to put a 10 ft or 12 foot wall across another neighbors view.

Referred to:

Planning & Development Committee (2018.05.29)

Copied to:

City Manager

Dir. Planning & Building

The city has stopped his building for now but I do not know what this will mean for us later. The current bylaw allows for accessory buildings to be build without full 'set-backs', in the back 25 feet of a property. On a short lot this means a wall across the side of most of the property. A restriction on building within some feet of the back of houses would protect people with short back yards.

A garage cannot be built this close to a house or this close to a property line.

Lot coverage and siting under current bylaws looks inconsistent. Originally it says that an accessory building must be 14.8 feet away from the back of the house. Later it says that an accessory building must be 70.54 feet back from a front street.

This new neighbor complains that there was a garage at the back of this property. The garage was not on the property line and the garage was at least 14.8 feet back from the old house. We could see out of our yard.

Please enforce that an accessory building must be at least 14.8 feet back from a house. I would like for a building without property line setbacks, to be at least 20 feet back from a house. This to protect resident in smaller, older houses from being blocked by new, larger houses and from large accessory buildings.

Thank you for your consideration. ✓

Yours sincerely,  
Leslie Zenger

I have lived at [REDACTED] for more than 34 years.  
Please note that whatever this neighbour builds, I will likely have to live with for the rest of my life.  
When a neighbor plans and builds a house that is too large or that is situated where there is not enough room for a space of 14.8 feet between the main building and their accessory building, Please let this be their problem not my problem.  
ZZ.



Further to the above letter.

I have lived at [REDACTED] for more than 34 years.

Whatever this neighbor builds I will likely have to live with for the rest of my life.

Please will you amend the current bylaw. Keep the 14.8 foot space between the main building and an accessory building OR increase this distance.

Remove the ambiguity about the back 29.5 feet of a property.

Make it clear that this is only that portion of the 29.5 feet that is back of the 14.8 foot gap.

AND PLEASE add that any building allowed, without setback at the back of a yard, cannot be more than 7.6 feet high. (this would allow for little plastic garden sheds that are quite popular).

Sadly I do not trust this new neighbor of mine. He has not demonstrated thoughtfulness to me. I fear that given a chance, he will build something as high as possible wherever he gets permission to build. This will be a big loss to my summer, evening light and my view/outlook.

When a building is so big or is situated where there is not room enough for a 14.8 foot space between the main building and an accessory building, please let this be the problem for neighbor with the big house, not a problem for someone next door.

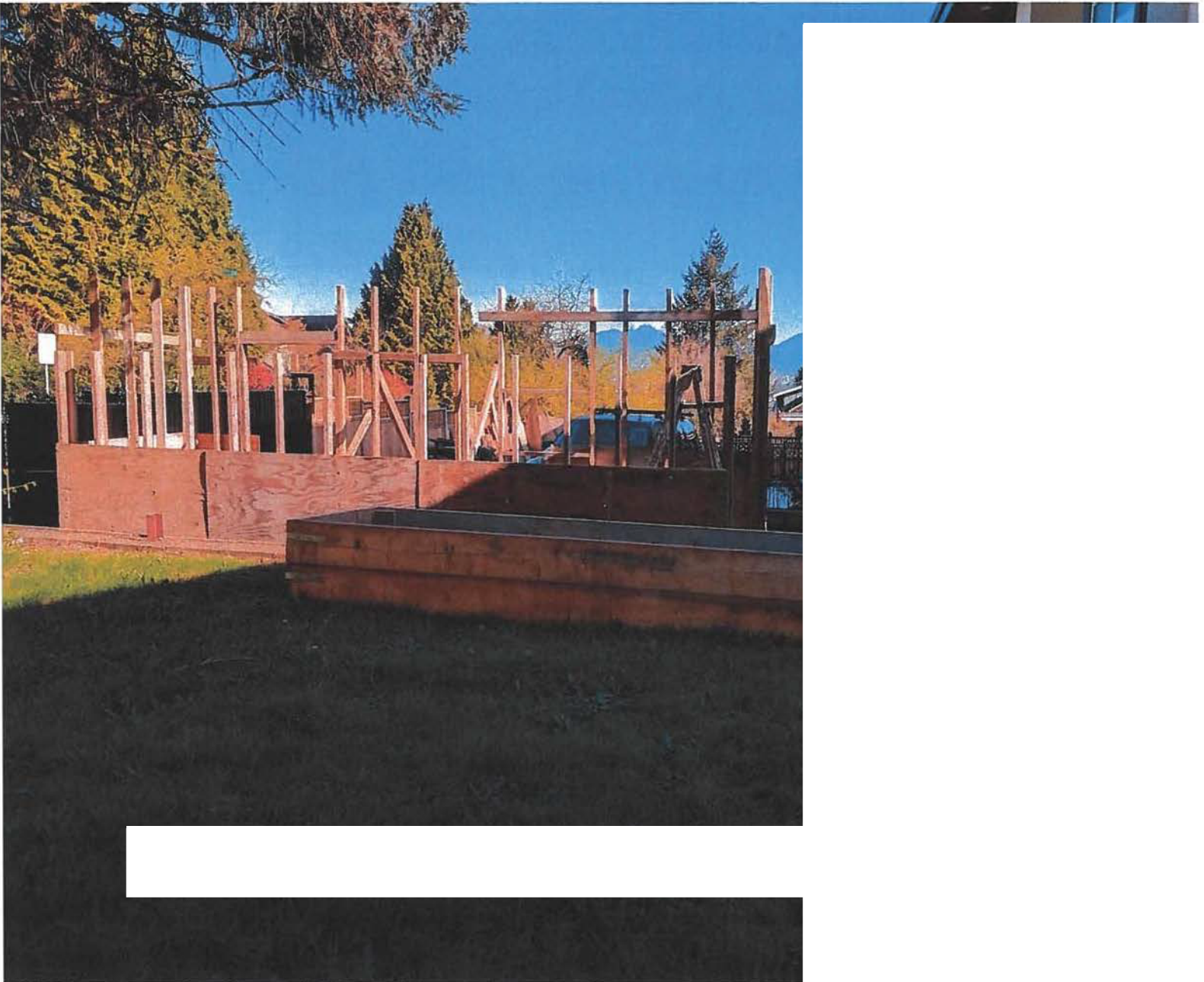


Picture taken from the middle of my backyard.

6 foot gap between house and shed.

The new house is much deeper than the original house so I had more of a backyard view from that also.  
This new neighbor, who built the house, wants to take my entire backyard view. Except for a tiny glimpse between his house and the shed.

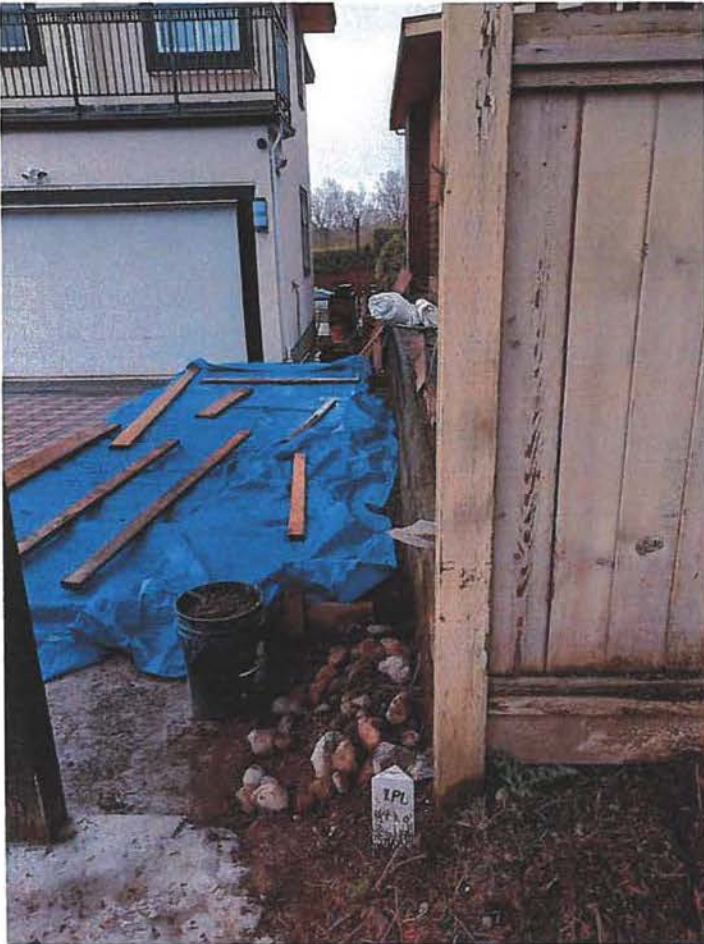
Please change the bylaw so that this is not possible against me or against anyone living in Burnaby.



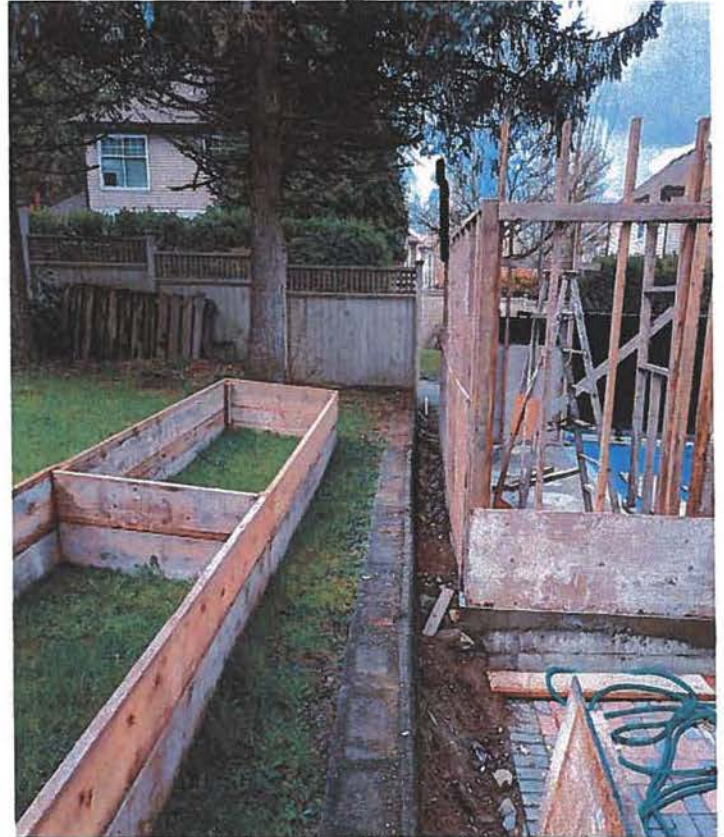
Picture taken at 9AM. Later in the day, in summer, My light comes from the back, the west and north.



Afternoon summer  
sunlight from NW



Building started last  
Sun, Apr 8.18  
Right on property line



Building height  
to be at top of tall  
boards and higher  
on the far right,  
North side. at least 10ft.  
Afternoon light comes  
from the NW in summer.  
View is to the North.



Almost a 2 foot foundation.  
Then a 7 or 8 foot inside measure  
plus his roof. For a total of  
at least a 10 foot wall against  
our property

Neighbor has build up  
the level of the ground  
against our retaining  
wall. Part of this buildup  
is on our property

His plan, was to drain the building into the  
space at the bottom of our mini-wall.