



## PLANNING AND DEVELOPMENT COMMITTEE

### NOTICE OF OPEN MEETING

**DATE:** TUESDAY, 2018 OCTOBER 30

**TIME:** 5:30 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>	
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7. **INQUIRIES**

8. **ADJOURNMENT**



## **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 June 26** at 5:30 p.m.

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

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

ABSENT: Councillor Dan Johnston, Vice Chair

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

The Chair called the Open Committee meeting to order at 5:30 p.m.

#### **2. MINUTES**

- a) **Minutes of the Planning and Development Committee Open meeting held on 2018 May 29**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR DHALI WAL

THAT the minutes of the Planning and Development Committee Open meeting held on 2018 May 29 be adopted.

CARRIED UNANIMOUSLY

**3. DELEGATION**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR DHALIWAL

THAT the delegation be heard.

CARRIED UNANIMOUSLY

- a) **Onkar Sharma**  
**Re: Rezoning Application for 5486 - 5580 Marine Drive**  
**Speakers: Onkar Sharma, Alok Kansal, and John O'Sullivan**

**Mr. Onkar Sharma**, **Mr. Alok Kansal** and **Mr. John O'Sullivan**, representing Iskcon Burnaby (Hare Krishna Temple), appeared before the Committee regarding the rezoning of the organization's properties at 5486 - 5580 Marine Drive in South Burnaby.

Mr. Sharma provided an overview of the site which is approximately 8.4 acres and comprised of R2, P2 and A2 zonings. The R2 area, fronting Marine Drive, is the subject of the rezoning application.

The delegation outlined the proposed multi-family three-storey affordable housing building with underground parking, and noted the following:

- no ALR land is involved;
- the visible height of the proposed multi-family building from Marine Drive is only 2 storeys due to the downward slope of the property;
- current use is multi family, non-conforming, with 21 housing units in poor condition;
- the local religious community needs more housing near the temple;
- change in traffic impact would be minimal; and,
- the development would beautify the area and use sustainability principles.

The speakers advised the plan is to build roughly 100 units with 33% for sale, 33% rental, and 33% for devotees. Money from sales would be used to build a new temple to accommodate the growing congregation.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR DHALIWAL

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

CARRIED UNANIMOUSLY

**4. REPORTS**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR DHALIWAL

THAT the reports be received.

CARRIED UNANIMOUSLY

**a) Report from the Director Planning and Building**  
**Re: Zoning Bylaw Amendment - Expanding Opportunities for**  
**Child Care Facilities in Commercial Areas**

The Director Planning and Building submitted a report proposing text amendments to the Burnaby Zoning Bylaw regarding child care facilities as a permitted use in select Commercial Districts, and aligning child care parking requirements with commercial parking requirements.

Staff advised they had surveyed the Zoning Bylaws of 16 Metro Vancouver municipalities and found that in 13 municipalities, child care facilities are a permitted use in commercial districts.

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 3.0 of this report, for advancement to a Public Hearing at a future date.
2. THAT a copy of this report be sent to the Fraser Health Authority, Licencing Office, at 4946 Canada Way, Burnaby, BC V5G 4H7 and the Burnaby New Westminster YMCA Child Care Resource and Referral.
3. THAT a copy of this report be sent to the Sustainable City Advisory Committee for their information.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR WANG

THAT the recommendations 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 June**

The Director Planning and Building submitted a report proposing a number of text amendments to the Burnaby Zoning Bylaw to allow for fitness and health facilities in the C9 Commercial District, and beekeeping on a greater range of lot sizes.

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 on 2018 July 24.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

**5. NEW BUSINESS**

No items of new business were brought before the Committee at this time.

**6. INQUIRIES**

**Councillor Wang – Internet Café**

Councillor Wang inquired regarding the possibility of opening an internet café at 5400 Kingsway.

Staff undertook to investigate.

**7. CLOSED**

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

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR WANG

THAT this Open meeting do now recess.

CARRIED UNANIMOUSLY

The Open Committee meeting recessed at 6:22 p.m.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR WANG

THAT this Open Committee meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Committee meeting reconvened at 6:23 p.m.

8. **ADJOURNMENT**

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR WANG

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Committee meeting adjourned at 6:23 p.m.

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Monica Macdonald  
ADMINISTRATIVE OFFICER

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Councillor Colleen Jordan  
CHAIR

**From:** Susanna Ma [REDACTED]  
**Sent:** October 24, 2018 9:57 AM  
**To:** MacDonald, Monica  
**Subject:** Re: Concerns for Legalized Marijuana - Delegation to the Planning and Development Committee

Hi Monica:

Please forward the following

To: Chair and Members of Planning and Development Committee

I, Susanna Ma, Burnaby resident [REDACTED]  
together with Zenbia Chan [REDACTED] spokesman of 2018  
Marijuana Legislation Concern Group to present the topics include suggestions of how to set up  
the rule and regulation at City level when Marijuana is legalized, to monitor home grown and  
retail shop, up the system to monitor multi-family units and protection of children. Thank you.

Yours sincerely  
Susanna



**From:** Simran Minhas [REDACTED]  
**Sent:** October-21-18 4:19 PM  
**To:** Clerks  
**Subject:** Request to appear and present to Planning and Development Committee

Hello

I would like to appear and present to the Planning and Development Committee on October 30 2018.

Subject - Storm Sewer Extension for 7280 2nd Street Burnaby  
Speaker - Simranjit Minhas [REDACTED]  
[REDACTED]

I am requesting to present to the Planning and Development Committee regarding the Storm sewer extension bylaw and its negative impact on myself and several of my neighbours.

I have asked multiple questions to the engineering department none of which have been answered to my satisfaction.

I took the matter to Mayor Corrigan and his office and none of my answers were answered again after they were forwarded to the engineering department. I was told I can't meet and discuss this issued with Mayor Corrigan until I request to present to the Planning and Development Committee.

I will require visual support, as I would like to use BURNABYMAP to illustrate to the Planning and Development Committee my concerns.

Thank You

Simranjit Minhas  
[REDACTED]

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**From:** Wendy Zhao [mailto:[REDACTED]]  
**Sent:** August-19-18 1:40 PM  
**To:** Clerks  
**Cc:** Architect 57  
**Subject:** Accessory building application on 6065 10th Ave./PPA #17-00232

Hi City Council,

This is urgent for farm season.

Please find the [attached\\*](#) and hope City Planning Department to reconsider the agricultural expert's farm plan for my PPA application which number is 17-00232.

The Agrologist does not think he needs to modify his report again and reduce the size (1000 sf) in half per Margaret's email.

--

\* Available in Clerk's Office

Best Regards,

*Wendy Zhao*  
[REDACTED]

Referred to:

Planning and Development Committee meeting (2018.09.25)

Copied to:

City Manager

Dir. Planning and Building

**To: City Council**

**Re: Accessory building application on 6065 10th Ave. Burnaby-/PPA #17-00232**

In order to start our family farm business, I have been applied PPA since November 2016 and has not been approved yet so far.

The entire farmland has been abandoned for 22 months since the first application has been submitted in November 2016.

Because I really can't bear to ruin the land, I urge the city council to involve the matter. I hope to start planting in this fall.

The following is the whole process of the matter.

1. The first PPA# which is 16-00219 was applied in November 2016 and rejected in March 2017, which applied by myself based on fruit/blueberry drying business;
2. The second PPA# which is 170724 was applied in August 2017, which applied and created the farm plan by the Agrologist. The rejected reason is that the Accessory building size is too big ( 2000 sf)
3. The third PPA# which is 17-00232 was applied in August 2017, which modified the Accessory building size from 2000 to 1000 sf by the Agrologist.
4. I forwarded the email to the Agrologist and he said this Accessory building size which is 1000 sf is minimum size to run this farm business.

The agricultural expert does not think he needs to modify his report again and reduce the size in half per city's email (attached email from Margaret.Malysz@burnaby.ca). I green highlighted the main part.

Attached PPA#17-00232 Farm Plan created by the Agrologist.

I am looking forward to hearing from you.

Best Regards,

Owner: Wendy Zhao

Date: Aug. 19, 2018



Email from Margaret.Mahys@burnaby.ca on Aug. 15, 2018

Please refer to the Planning Department's comments with respect to your PPA resubmission on 2018 June 11, attached below:

1. Provide a current topographical survey, signed and sealed by a professional land surveyor registered in BC.

2. Remove A-2 drawing with detached garage details, see comments under A-1 Site Plan.

3. Add a large scale farm planting plan indicating the proposed size and spacing of plants, width and location of aisles for machinery (how wide) and total usable farming area.

4. Clarify if irrigation is proposed and if yes, provide an irrigation plan coordinated with planting, etc.

5. A-1 Site Plan - **Please refer to our comments marked directly on the Drawings, attached.** In summary:

a. PPA scope: does not include the proposed the single family dwelling and the proposed accessory detached garage, please apply separately in the Building Department for a building permit. We understand that there is already a building permit issued for a single family dwelling, in which case, a reference to the relevant building permit number should be made on the drawings.

b. However, we note number of changes with respect to extend and grading of paved areas. These changes should be highlighted/bubbled.

i. How is the change of the driveway elevation from 13.5 ft. to 12 ft., or 1.5 ft. lower, going to work with the approved house main level at 16 ft.?

ii. There is a retaining wall indicated along the west PL; clarify extent, height and construction.

iii. The septic tank system location is also revised.

c. Farm area: refer to comments under 3. above.

6. A-3 Farm Storage - **Please refer to our comments marked directly on the Drawings, attached.** In summary:

a. Building size is not justified by the provided use layout; it appears that it should be reduced approximately in half.

b. Add building section and provide a description of wall/roof/floor assemblies.

c. Add reference that building is to be built to Canadian Farm Building Handbook, as noted in Professional Agrologist Report.

d. Verify if a building access through a 10 wide door on north side is not impeded by a septic tank area.

7. Professional Agrologist Report - Plan for Organic Rose Flower Production - **Please refer to our comments marked directly in the Report, attached.** Please provide revised report accordingly, signed and sealed by the author.





Item .....
Meeting ..... 2018 Oct 30

## COMMITTEE REPORT

**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT COMMITTEE

**DATE:** 2018 October 25

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 70500 01  
*Reference:* OCP

**SUBJECT:** BURNABY REGIONAL CONTEXT STATEMENT – FIVE YEAR REVIEW

**PURPOSE:** To review Burnaby's Regional Context Statement and recommend continued acceptance to the Metro Vancouver Board of Directors.

## RECOMMENDATION:

1. **THAT** the Mayor, on behalf of Council, write to the Metro Vancouver Board of Directors to request continued acceptance of Burnaby's existing Regional Context Statement.

## REPORT

## 1.0 INTRODUCTION

On July 29, 2011, the Metro Vancouver Board adopted the Regional Growth Strategy, "Metro Vancouver 2040 – Shaping Our Future" (Metro 2040). On June 19, 2013, in accordance with requirements of the *Local Government Act*, the City submitted a Regional Context Statement to the Metro Vancouver Board of Directors, which identified the relationship between Burnaby's OCP and Metro 2040. This Regional Context Statement was officially accepted by the Metro Vancouver Board on November 15, 2013.

The *Local Government Act* specifies that official community plans must contain a regional context statement that identifies the relationship between the official community plan and the regional growth strategy. The Act also states that local governments must review the regional context statement at least once every five years after its latest acceptance by the (regional district) board and, if no amendment is proposed, submit the statement to the board for its continued acceptance. As such, it is now time for the City to review its Regional Context Statement.

## 2.0 POLICY

The Regional Context Statement Review is aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan:

**A Safe Community**

- Transportation Safety
  - Make City streets, pathways, trails and sidewalks safer

To: Chair and Members Planning and Development Committee  
 From: Director Planning and Building  
 Re: Burnaby Regional Context Statement – Five Year Review  
 2018 October 25..... Page 2

#### **A Connected Community**

- Partnership
  - Work Collaboratively with businesses, educational institutions, associations, other communities and governments
- Geographic Connection
  - Ensure that people can move easily through all areas of Burnaby, using any form of transportation

#### **An Inclusive Community**

- Serve a Diverse Community
  - Ensure City services fully meet the needs of our dynamic community

#### **A Healthy Community**

- Healthy Life
  - Encourage opportunities for healthy living and well-being
- Healthy Environment
  - Enhance our environmental health, resilience and sustainability

#### **A Dynamic Community**

- Economic Opportunity
  - Foster an environment that attracts new and supports existing jobs, businesses and industries
- Community Development
  - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging
- City Facilities and Infrastructure
  - Build and maintain infrastructure that meets the needs of our growing community

### **3.0 DISCUSSION**

Since the 2013 acceptance of Burnaby's Regional Context Statement, Burnaby's development has continued to be guided by the adopted OCP. Metro 2040 has been amended from time to time; however, the policy framework and other substantive matters addressed by the Regional Context Statement have remained the same. Therefore, the existing Regional Context Statement continues to accurately identify the relationship between the City's OCP and the current Regional Growth Strategy.

Since 2013, Burnaby has completed a number of plans and implemented programs that align with the existing Regional Context Statement and Regional Growth Strategy. For example, the City has completed the Environmental Sustainability Strategy, the Community Energy and Emissions Plan, the Metrotown Downtown Plan, the Secondary Suites Program, the City Lands Program for non-market housing, policy for a new vision, themes and goals for an updated transportation plan; and has also adopted master plans to support growth in the Brentwood, Lougheed and Edmonds Town Centres. This work provides a strong policy foundation for a future OCP update, which is anticipated to begin in 2019.

To: Chair and Members Planning and Development Committee  
 From: Director Planning and Building  
 Re: Burnaby Regional Context Statement – Five Year Review  
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Metro Vancouver has indicated it is currently reviewing Metro 2040 and preparing for a future update. Staff expect that the OCP will be updated during the same time period. This provides an opportunity for matters of regional and local interests to be considered concurrently, and for Burnaby to develop a new Regional Context Statement as part of its updated OCP that reflects the relationship between local and regional growth management policy, as required by legislation.

#### 4.0 CONCLUSION

Staff have reviewed the existing Regional Context Statement and determined that it is current, as it accurately identifies the relationship between Burnaby's OCP and Metro 2040. As the policy framework for both the OCP and Metro 2040 have remained the same since the acceptance of the Regional Context Statement, the Regional Context Statement remains current, and is suitable for resubmission. With Council adoption of this report, staff will submit the existing Regional Context Statement to the Metro Vancouver Board for acceptance. As part of the forthcoming OCP update, the City will be required to develop and submit an updated Regional Context Statement to the Metro Vancouver Board of Directors, which will reflect the new policy framework of the OCP, and its relationship to the Regional Growth Strategy at that time. Until such time, continued acceptance of the existing Regional Context Statement is appropriate and it is recommended that it be resubmitted to the Metro Vancouver Board for acceptance.

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

SC:sla

cc: City Solicitor  
 City Clerk

P:\70500 CofBby OCP\40 Regional Context Statement\2018 Request to resubmit RCS\Request resubmission of RCS PDC Rpt 2018.10.30.docx