



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 December 11** at 6:00 p.m.

1. CALL TO ORDER

PRESENT: Councillor Pietro Calendino, Chair
Councillor Sav Dhaliwal, Vice Chair
Councillor Joe Keithley, Member
Councillor Paul McDonell, Member
Councillor James Wang, Member
His Worship, Mayor Mike Hurley, Ex-Officio Member

STAFF: Mr. Lou Pelletier, Director Planning and Building
Mr. Ed Kozak, Deputy Director Planning and Building
Mr. Doug Louie, Asst. Director Engineering Transportation Services
Ms. Lily Ford, Planner 2 - Housing
Ms. Monica Macdonald, Administrative Officer

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

The Chair acknowledged the unceded, traditional, and ancestral lands of the hən̓qəmin̓əm and skwxwú7mesh speaking people, and extended appreciation for the opportunity to hold a meeting on this shared Coast Salish territory.

MOVED BY MAYOR HURLEY

SECONDED BY COUNCILLOR WANG

THAT the Committee Agenda be **AMENDED** by adding the following:

1. Report from the Director Planning and Building "Request for Community Benefit Bonus Housing Funds - BC Housing (Fees and Charges)", as Item 4(A)(a); and,
2. Report from the Director Planning and Building "Request for Community Benefit Bonus Housing Funds - BC Housing (Land Lease Grant)", as Item 4(A)(b).

2. **MINUTES**

- a) **[Minutes of the Planning and Development Committee Open meeting held on 2018 November 20](#)**

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Planning and Development Committee Open meeting held on 2018 November 20 be adopted.

CARRIED UNANIMOUSLY

3. **DELEGATION**

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

THAT the delegation be heard.

CARRIED UNANIMOUSLY

- a) **[Stephen Samuel](#)**
Re: Standards of Maintenance Bylaw for Rentals
Speaker: Stephen Samuel

Mr. Stephen Samuel appeared before the Committee requesting consideration of a Standards of Maintenance Bylaw for rental properties.

The speaker noted that the Residential Tenancy Act requires landlords maintain their rental properties suitable for occupancy, and must comply with the health, safety and housing standards required by law. However the Act does not specify requirements such as building temperature.

The delegation outlined issues arising in the absence of a bylaw, including a decreased responsibility to maintain rental properties. Mr. Samuel cited the Telford Apartments as an example which has had a long term leaky roof, ceiling holes and mold, no built-in heat source, and a rodent infestation.

In conclusion, Mr. Samuel remarked that affected tenants are long term renters on fixed incomes and have limited resources with no affordable alternatives available.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

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

CARRIED UNANIMOUSLY

4. CORRESPONDENCE

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the correspondence be received.

CARRIED UNANIMOUSLY

a) **[Correspondence from John Aarts](#)**
Re: Possible Solution to Burnaby Rental Housing Crisis

Correspondence was received from Mr. John Aarts requesting consideration of allowing two basement suites in every house as a possible solution to Burnaby's rental housing crisis.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT the Committee recommend Council **REFER** the correspondence from Mr. Aarts to the Mayor's Task Force on Community Housing.

CARRIED UNANIMOUSLY

b) **[Correspondence from ZML Holdings Group Corporation](#)**
Re: Big Bend Crossing Shopping Centre

Correspondence was received from Mr. Zhou, ZML Holdings Group Corporation, expressing concern with the zoning for Big Bend Crossing Shopping Centre, and requesting removal of restrictions to allow for expansion of retail uses at the site.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

THAT staff consult with owners of properties from the North and South sides of Marine Way, and on both sides of Byrne Road, regarding potential retail businesses in the area; and,

THAT staff work with the owner of Big Bend Crossing Shopping Centre to identify a suitable plan of development in consideration of expanding retail use at the site.

CARRIED UNANIMOUSLY

c) [Correspondence from Wolf Isachsen](#)
Re: Burnaby Laneway Homes

Correspondence was received from Mr. Wolf Isachsen requesting Council consider amending the zoning bylaw to allow for more legal suites and permit development of laneway homes, which would provide for more rental housing.

4(A). 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: Request for Community Benefit Bonus Housing Funds
BC Housing (Fees and Charges)
3986 Norland Avenue
Rezoning Reference #18-35
Central Administrative Plan Area

The Director Planning and Building submitted a report seeking approval for Community Benefit Bonus Housing Funds to support the fees and charges for the 3986 Norland Avenue Housing Supportive Housing Project.

The Director Planning and Building recommended:

1. THAT the Committee recommend that Council approve a Community Benefit Bonus Housing Fund grant of \$250,000, as outlined in this report.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

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

CARRIED UNANIMOUSLY

Arising from discussion, the Committee requested additional information regarding the practice of waiving fees and charges by other municipalities for supportive housing projects.

Staff undertook to provide information.

- b) Report from the Director Planning and Building**
Re: Request for Community Benefit Bonus Housing Funds
BC Housing (Land Lease Grant)
3986 Norland Avenue
Rezoning Reference #18-35
Central Administrative Plan Area

The Director Planning and Building submitted a report seeking approval for Community Benefit Bonus Housing Funds to support the land lease for the 3986 Norland Avenue BC Housing Supportive Housing Project.

The Director Planning and Building recommended:

1. THAT the Committee recommend that Council approve a Community Benefit Bonus Housing Fund grant of \$3,711,870, as outlined in this report.

MOVED BY COUNCILLOR WANG
SECONDED BY COUNCILLOR MCDONELL

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

CARRIED UNANIMOUSLY

5. NEW BUSINESS

Councillor Keithley – Additional North/South Bike Routes

Councillor Keithley inquired regarding cyclists' usage of North/South bicycle routes, and the need for an additional bike route such as one to and from the Gilmore overpass.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR MCDONELL

THAT staff report to the Committee on the advisability and feasibility of installing a bicycle route to the Gilmore overpass.

CARRIED UNANIMOUSLY

Councillor Calendino – Below Grade Floor Area

Councillor Calendino inquired regarding the below grade floor area (crawl space) review in the R Residential Districts.

Staff is reviewing this matter.

6. INQUIRIES

No inquiries were brought before the Committee at this time.

7. ADJOURNMENT

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

THAT the Open meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Committee meeting adjourned at 6:59 p.m.

Monica Macdonald
ADMINISTRATIVE OFFICER

Councillor Pietro Calendino
CHAIR