



PLANNING AND DEVELOPMENT COMMITTEE

NOTICE OF OPEN MEETING

DATE: TUESDAY, 2018 DECEMBER 11

TIME: 6:00 p.m.

PLACE: Council Committee Room, City Hall

A G E N D A

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1. <u>CALL TO ORDER</u>	
2. <u>MINUTES</u>	
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3. <u>DELEGATION</u>	
a) Stephen Samuel Re: Standards of Maintenance Bylaw for Rentals <u>Speaker:</u> Stephen Samuel	5
4. <u>CORRESPONDENCE</u>	
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7. <u>ADJOURNMENT</u>	



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 November 20** at 6:00 p.m.

1. CALL TO ORDER

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

ABSENT: Councillor Sav Dhaliwal, Member

STAFF: Mr. Lou Pelletier, Director Planning and Building
Mr. Ed Kozak, Deputy Director Planning and Building
Mr. Doug Louie, Asst. Director Engineering Transportation Svcs
Ms. Monica Macdonald, Administrative Officer

The Chair called the Open Committee meeting to order at 6:02 p.m.

2. MINUTES

a) Minutes of the Planning and Development Committee Open meeting held on 2018 October 30

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

3. CORRESPONDENCE

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the correspondence be received.

CARRIED UNANIMOUSLY

a) Memorandum from the Director Engineering
Re: Storm Sewer Extension - 7280 2nd Street

A memorandum and a copy of a letter sent to Mr. Simranjit Minhas was received from the Director Engineering, in response to questions Mr. Minhas raised at the Committee meeting held on 2018 October 30 regarding payment for a storm sewer extension for his new home at 7280 2nd Street.

4. 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: Multiple-Family Residential Rezoning Proposal
5486, 5518, 5558 and 5580 Marine Drive
Big Bend Development Plan

The Director Planning and Building submitted a report in response to a delegation requesting a rezoning proposal that does not meet the land use designation outlined in the Official Community Plan and the Big Bend Development Plan.

The Director Planning and Building recommended:

1. THAT a copy of this report be sent to the individuals who appeared as a delegation.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

Arising from discussion, the Committee requested staff clarify the wording in the report to specify that the development would not be permitted or supported as the proposal constitutes a non-farm use which is not in line with prevailing Agricultural Land Commission regulations of an Agricultural Land Reserve property.

Staff undertook to follow-up.

Arising from further discussion, the following motion was introduced:

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT members of Council be sent a copy of the committee report for information.

CARRIED UNANIMOUSLY

5. **NEW BUSINESS**

Councillor Jordan – Building Tabulation Report Demolition Permits

Councillor Jordan referred to the information on demolition permits reported on the Building Tabulation Report.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT staff **AMEND** the Building Tabulation Report, as of 2019 January, to provide additional demolition permit information on single homes as well as other buildings.

CARRIED UNANIMOUSLY

6. **INQUIRIES**

No inquiries were brought before the Committee at this time.

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 6:12 p.m.

Monica Macdonald
ADMINISTRATIVE OFFICER

Councillor Colleen Jordan
CHAIR

3.A)

Stephen Samuel

ph:
email:

Office of the City Clerk
Burnaby City Hall
4949 Canada Way
Burnaby, BC, V5G 1M2
fax: 604-296-7537

To the City Clerk.

I would like to appear as a delegation to the Burnaby City Council. The subject of my delegation would be the creation of a standards of maintenance bylaw for rentals. Burnaby does not have a standard of care bylaw, and this causes problems for renters – specifically when dealing with the Landlord/Tenant board.

If I could still be scheduled for the November 19 Council meeting I would very much appreciate it.

Sincerely,


Stephen Samuel

From: John Aarts [mailto:[REDACTED]]
Sent: November-18-18 10:08 AM
To: 'John Aarts'; Clerks
Subject: CORRECTION: Burnaby rental housing crisis - Possible solution for consideration

Mayor and Council of Burnaby
c/o Office of the City Clerk

Congratulations with your newly elected positions.

Burnaby rental housing crisis - Possible solution for consideration.

During the Mayoral election in Vancouver, the following was reported by Frances Bula Vancouver Special to The Globe and Mail, Published October 12, 2018, Updated October 13, 2018, under the heading: "In the Vancouver election, it's all about housing."

"The Non-Partisan Association's mayoral candidate Ken Sim has talked about allowing two basement suites in every house as a short-term fix that could provide 40,000 new homes, with a promise to conduct a citywide planning process that would establish where new development can go."

Could this approach or variations of it be considered by the City of [Burnaby](#)? As a student years ago, I spent happy years living in a rented bedroom of a regular house. There is an opportunity to create a great supply of rental accommodations in existing and new houses, if there is a will to do so.

Regards,
John Aarts

[REDACTED]
Burnaby
[REDACTED]

Referred to:
Planning and Development Committee (2018.12.11)
Copied to:
City Manager
Dir. Corporate Services
Dir. Planning and Building

Respected Mayor Hurley and Council,

Thank you for arranging this meeting for ZML Holdings.

Our appealing for removing the business restrictions from Big Bend Crossing Shopping Center has been repeated many times in the past two years to the former mayor, Mr. Corrigan, but has not received a reply. In the meeting on July 19, 2018, Mr. Lou Pelletier suggested that we discuss with Rona and give a re-zoning suggestion for the next 15-30 year, after the meeting, we discussed with planners and architects and did many detailed researches, we also contacted Rona for several times, but get no respond. Without their cooperation, it is hard for us to go forward. So, Mayor Hurley and Council, please approve to remove the restrictions on the land so as we can develop better.

In recent years, TARGET and SEARS have gone bankrupted, SAFEWAY, INDEPENDANT shut down lots of stores, but instead, AMAZON has achieved great success, indicating that the traditional big-box store business model is no longer in line with major consumer trends. Lots of physical stores are affected by the impact of e-commerce and on-line sales in recent years, more and more tenants (especially shoes, cloths, book stores, etc.) find it's hard to continue their business and have no intention to renew the original leasing contract after the current agreement expired. We have a shop space vacant for almost 3 year, and in this year, we lost Adidas (6288 sqf), Winners is intended to reduce leasing area for 12,000sqf, Sportchek has reduced 45% of leasing rate.....

On the other hand, there are some businesses, affected by e-commerce relatively weak, such as food market, grocery stores, florist shops, restaurants, gym, kid's play center, daycare, education center, after school, dancing center, clinics, pharmacies, liquor store, bank, law firm, accounting firm, insurance brokers, dollar store, dry cleaners, laundries, hair salon, internet game establishments, etc., they showed great interest in this plaza area. The contacted potential customers are: Cactus, Rock Climbing Facility, Anytime Fitness, Daycare, Hotpot restaurant, BBQ Grill restaurant, Pennington's, BMO, Brightstart Childrens Academy, Dollarama, Urban Soccer Center, Moes Furniture (entertainment), etc. But due to the current restrictions, we lost opportunities to accept them to come and also makes our income fall sharply.

We highly respect the original planning, which was completed 15 years ago, however, with the continuous development and progress of the society, most countries and governments in the world will make corresponding policy adjustments according to the needs of different stages of the market in the region every 5-10 years. The markets are changing and we have to be alive. The removal of restrictions on this land, can make this area more flourishing, so as it can provide more positions, more taxes and more convenient services. Otherwise if we stay where we are, we will lose more tenants and jobs, more space would be left vacant, and the slump in the area would lead to a huge loss to the investor and all related parties, it will also waste the effort on this project in the past.

Respected Mayor Hurley and Council, removing restrictions from our shopping mall has reached an imminent moment, and the previous restrictions has severely constrained our development. We deeply regret that our appeal has been ignored by the former Mayor, Mr. Corrigan. As a socially responsible enterprise, ZML Holdings is willing to work with the government to contribute to building a prosperous and beautiful Burnaby city, please consider our appeal.

Thanks

Referred to:
Planning and Development
Committee (2018.12.11)

Copied to:
City Manager
Dir. Corporate Services
Dir. Planning and Building

Mr. Zhou

ZML Holdings Group Corporation

December 04, 2018

尊敬的赫尔利市长及全体参议员，

感谢您们为 ZML 控股集团公司安排这次会议。

关于放宽 BIG BEND 商圈营业范围的请求在过去两年多的时间里，我们曾经向前任市长柯瑞根先生（Mr. Corrigan）反映过多次，但都没有得到答复。2018 年 7 月 19 日会议中，Lou Pelletier 先生建议我们跟 RONA 协商，做一个未来 15-30 年的规划建议，会后，我们邀请了规划师、建筑设计师做了充分细致的准备工作后，多次联系 RONA，但是一直没有得到 RONA 的回复。没有他们的配合，我们无法进行整体规划方案设计。现在，我们带着期望请赫尔利市长放宽商圈营业范围，以利于 BIG BEND 更好地发展。

近年来，TARGET 和 SEARS 破产，SAFEWAY 和 INDEPENDANT 关闭了很多店铺，但是亚马逊却取得了巨大的成功，这表明传统的大卖场商业模式已经不再符合主流的消费趋势，多数实体店受到电子商务和网上销售的冲击，越来越多的租户（尤其是鞋子、衣服、书店等）的业务难以持续，纷纷表示在现有租赁合同到期后，无意续签原来的租约。我们有一间 6000 尺的商铺到现在已经有 3 年没有租出去，今年，我们又失去了 ADIDAS 阿迪达斯（6288 尺），WINNERS 也有意减少租赁面积 12,000 尺，SPORTCHEK 已经降低 45% 的租赁费率...

另一方面，有些行业受电子商务影响较小，如食品市场、杂货店、花店、餐厅、健身房、儿童中心、托儿所、教育中心、课后托教中心、舞蹈中心、诊所、药房、酒类商店、银行、律师事务所、会计师事务所、保险经纪人、一元店、干洗店、洗衣店、美发沙龙、网络游戏场所等等，他们对我们这片商圈表现出极大的兴趣。目前已经来联系我们的潜在客户有：仙人掌餐厅，攀岩中心，健身房，看护中心，火锅店，烧烤餐厅，Pennington's 服装，BMO 银行，Brightstart 儿童教育机构，一元店，城市足球中心，Moes Furniture（娱乐）等，但由于目前营业范围的限制，使我们失去了接受他们进驻的机会，也使我们的收入严重下滑。

我们尊重完成于 15 年前的市政规划，但随着社会的不断发展和进步，世界上多数国家和政府，每隔 5-10 年都会根据本地区市场不同阶段的需求作相应的政策调整。市场正在改变，我们必须生存。如果商圈的营业范围能够放宽，将能够使本地区更加兴旺，同时带来更多的工作岗位，更多的税收和更多的便民服务；相反，如果我们维持现状，就会有更多的租户和工作岗位流失，会有更多的商铺空置下来，而一旦商圈萧条，将会造成我们和所有相关方的巨大损失，过去所有人在这个项目上的努力也都会付之东流。

尊敬的赫尔利市长及全体参议员，放宽 BIG BEND 的营业范围已到了迫在眉睫的时刻，现在的各种限定严重制约了我们的发展。前市长柯瑞根先生对我们的诉求一直置之不理，对此我们深表遗憾。ZML 控股集团公司是一家具有社会责任感的企業，我们愿与政府共同努力，为建设繁荣美丽的伯纳比市做出应有的贡献，请考虑我们的申请。

谢谢。

ZML 控股集团公司

2018 年 12 月 04 日

City of Burnaby
Mayor and all Council Members
Mayor's Office

Phone: 604-294-7340
4949 Canada Way
Burnaby BC, V5G 1M2

Dear Elected Officials:

I am writing this letter in the event I am unable to attend a meeting and speak;
 My name is Wolf Isachsen for those who do not know the name allow me to introduce myself. I believe I have contributed more than most to this city of Burnaby and would like to provide you with the following information which is critical at this time. :

I have grown up in Burnaby for 53 years, started in real estate in 1986 in Burnaby a member of the real estate board ,now 32 years and have sold and leased hundreds of properties. I am a member of the Real Estate Appraisal Institute of Canada in Good standing since 1998.

In approximately 1995 I created a new zoning that change South Burnaby, C9 it was for a property I represented on Royal Oak and Grimmer. I had to go to the housing committee and make a presentation due to Burnaby's planning Dept not considering my proposal. I convinced the committee members that a simple three story wood frame residential building for the area between Kingsway, Gilley, and Royal Oak must have commercial component on the ground floor so people are not forced to walk to Metro town or use vehicles. In short the proposal was approved and C9 was created allowing for commercial on the ground and four floors of residential above, the greatest single zoning change in the past 20 years for Burnaby.

In 1999 I became the VP of Development for CMPP Studios and was instrumental in Creating MJA Film Studio, 2003 Canadian Motion Picture Park, 2006 CMPP 2 and 2007 what is now known as the Back Lot on Byrne and Marine. The only full city standing Set in Canada, 2009 Pacific Studio, 2013 Cineprep Studio. This studio has now become Canada's largest purpose built film center located right here in Burnaby employing *thousands* of people daily.

I was consulted and asked for my opinion when the Westin Element Building at Kingsway and Willingdon was asked to go from 36 to 46 floors allowing a hotel. This then led to higher FSR for condo development in Burnaby for the future where we are now.

The above being said I am here to point out the direct method of helping the situation now facing Burnaby due to the last council and Mayor acting so slowing.; the is what needs to happen for the housing and jobs to come back to Burnaby due to the current provincial government . I am very specific;

1. All new homes over 4000 sft must be allowed two legal suites, no more of filling in half the basement.
2. Under 4000 sft one legal suite.

Referred to:

Planning and Development Committee (2018.12.11)

Copied to:

City Manager, Dir. Corporate Services, C-9-Planning and Building

3. All properties over 6,000 sft and more are allowed laneway homes.
4. Size up to 950 sft 2 bedrooms, two floors and one or two based parking on the property. Must have one parking on the property for every bedroom.
5. Homes over 10,000 sft are allowed a Laneway home up to 1400 sft, same as above one parking per bedroom.
6. Lastly and most productive and helpful to all: All Laneway homes are to be stratified. Why,(1) it is the future like it or not and do it now or later (2) allows family members to build and own without older family members having charges on title a mortgage for their kids. (3) Business ; When building as a builder then the builder has the opportunity to market and sell the house and the Laneway separately making it more affordable and more buyers coming back to Burnaby which is exactly what everyone wanted, however this is without negative impact taxes slowing markets it is the opposite , jobs, more affordability etc. .
7. Employment will come back to what has been destroyed by this current government and Burnaby can see up swings in revenue by permits and building again. That revenue has almost stopped I am sure. You will see builders getting back into building then also increase the amount of new rentals with every property developed. This will then allow the market itself reduce the cost of rentals due to the amount available units and competition of rentals . This is the only way to solve the rental issue, lastly this may bring a few investors back until the current government is removed and changes are brought back from their rental rate freeze.

I know firsthand that a “rental” condo development that was to be built this year has now stopped. ie:. Three days after the rental rate freeze builders cancelled a major three tower rental condo development. Builders I know have now stopped any new development, one building 30-40 homes a year stopped others as well. This has created once again a horrible environment in BC real Estate.

Investors require approximately 9% return or more in real estate t and most say that would never happen. Well typically 2.5% renal increase plus 1.5-2% annual inflation hike plus equity growth which one would hope for 4-5%. There is now NO equity growth and no rate hikes so no investor will come to BC no matter what lies are told , no investors!. .Burnaby has the ability to and must buck the trend and go in a positive direction to create more rentals immediately and bring back building and job not to mention affordability for housing with suites and strata laneway homes.

So in conclusion stop wasting time, take actions and pass these new Bylaws ASAP. If you have any further questions please contact me, thank you

Wolf Isachsen

