



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, 2019 January 29** at 4:00 p.m.

1. CALL TO ORDER

PRESENT: Councillor Pietro Calendino, Chair
Councillor Sav Dhaliwal, Vice Chair
Councillor Joe Keithley, Member
Councillor Paul McDonell, Member (*arrived at 4:12 p.m.*)
Councillor James Wang, Member (*arrived at 4:49 p.m.*)
His Worship, Mayor Mike Hurley, Ex-Officio Member (*arrived at 4:42 p.m.*)

STAFF: Mr. Ed Kozak, Deputy Director Planning and Building
Ms. Lee-Ann Garnett, Asst. Director – Long Range Planning
Mr. Doug Louie, Asst. Director Engineering Transportation Services
Mr. John Cusano, Asst. Director Civic Building Projects
Mr. Tim Van Driel, Manager Civic Building Projects
Mr. Johannes Schumann, Senior Current Planner
Ms. Lily Ford, Planner 2 – Housing
Ms. Elaine Wong, Executive Assistant to the Mayor
Ms. Monica Macdonald, Administrative Officer

The Chair called the Open Committee meeting to order at 4:05 p.m.

The Chair acknowledged the unceded, traditional, and ancestral lands of the hə́nqəminə́m and sk̓wxwú7mesh speaking people, and extended appreciation for the opportunity to hold a meeting on this shared Coast Salish territory.

2. MINUTES

A) Minutes of the Planning and Development Committee Open meeting held on 2019 January 14

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT the minutes of the Planning and Development Committee Open meeting held on 2019 January 14 be adopted.

- amended

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT item 4B), paragraph 3 of the Minutes of the Planning and Development Committee Open meeting held on 2019 January 14 be **AMENDED** to replace point 2) with “every household is sent a letter regarding secondary suites billing”.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT the minutes of the Planning and Development Committee Open meeting held on 2019 January 14 be adopted, **AS AMENDED**.

CARRIED UNANIMOUSLY

3. DELEGATIONS

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT the delegations be heard.

CARRIED UNANIMOUSLY

A) Paramjit Dhadda
Re: Bylaw Changes - Digital Billboards
Speaker: Paramjit Dhadda

Mr. Paramjit Dhadda appeared before the Committee and provided an overview of a business proposal to install digital billboards in Burnaby.

Councillor McDonell arrived at 4:12 p.m.

Mr. Dhadda presented a video to illustrate how digital billboards could be used in an urban setting.

The speaker advised that other Metro Vancouver cities are allowing digital billboards, and noted the following benefits:

- promotion of local business;
- public notice board may be used for emergency and disaster alerts;
- reduction of garbage (less paper banners);
- revenue source for the City; and,
- job creation.

The Committee advised that the City's policy prohibits billboards and thanked the delegation for the presentation.

B) Gordon Berndt
Re: Laurel Street Works Yard Redevelopment
Speaker: Gordon Berndt

Mr. Gordon Berndt appeared before the Committee expressing concern regarding the construction and redevelopment of the new Laurel Street Works Yard facility.

His Worship, Mayor Hurley arrived at 4:42 p.m.

Mr. Berndt advised that the project has resulted in a number of negative outcomes which have affected his and his neighbours' quality of life, and noted the following concerns:

- property depreciation;
- the installation of a huge concrete barrier which has reduced the natural light and eliminated the view to the north;
- heavy trucks idling;
- truck traffic and route used, and neighbourhood safety;
- Noise Bylaw violations;
- dust;
- location of the Stores warehouse across from his home, and Paint Shop directly behind residences (with constant fan noise and fumes);
- no on-site supervision; and,
- lack of meaningful consultation.

Councillor Wang arrived at 4:49 p.m.

Mr. Berndt concluded by complimenting the City on the landscaping of the site.

Staff provided an update on actions taken to address Mr. Berndt's concerns, and presented information on future work planned at the site.

Arising from discussion, the Committee requested staff mitigate as many of the delegation's concerns as possible. Further, the Committee requested a meeting with the residents to provide more information on the construction project.

C) Diane Gillis
Re: Secondary Suites in Two-Family Dwellings & Laneway Homes
Speaker: Diane Gillis

Ms. Diane Gillis appeared before the Committee expressing support for the City's efforts to increase affordable rental stock, and providing information regarding the impact of densification in her neighbourhood.

Ms. Gillis raised the following concerns:

- unauthorized suites;
- flooding after rain storms, only one drain in the alley;
- backyards are being paved, parking in alley and on both sides of the street making car passing difficult;
- increase in traffic and drivers taking shortcuts through neighbourhood;
- ability of children to attend local school;
- not enough sound barriers; and,
- insufficient amount of park space.

The delegation inquired whether the neighbourhood amenities and infrastructure can support increasing densification in the area.

Staff advised that as part of the policy development process, the needs of the residents including infrastructure upgrades, park space, and access to schools, will be taken into account when reviewing bylaw requirements and amending the Official Community Plan. Further, the City is in Phase 2 of updating its Transportation Plan and is seeking public input.

4. **CORRESPONDENCE**

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

THAT the correspondence be received.

CARRIED UNANIMOUSLY

A) **Correspondence from Alice Weng**
Re: Support for Enlarging Basements and Laneway Homes

Correspondence was received from Ms. Alice Weng in support of enlarging basements and allowing laneway homes. Ms. Weng stated that property prices are very expensive in the City and encouraged consideration of these proposals to make home ownership more affordable and increase the number of available rental units.

5. **NEW BUSINESS**

Councillor Dhaliwal – Short Term Rental

Councillor Dhaliwal inquired regarding the operation of short term rental and Airbnb in Burnaby.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY MAYOR HURLEY

THAT staff prepare a report to bring forward a bylaw to regulate short term rental use in Burnaby.

CARRIED UNANIMOUSLY

Arising from further discussion, the Committee requested the report include information regarding the experiences of Vancouver and other cities.

6. [INQUIRIES](#)

No inquiries were brought before the Committee at this time.

7. [CLOSED](#)

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

MOVED BY COUNCILLOR MCDONELL
SECONDED BY MAYOR HURLEY

THAT the Open Committee meeting do now recess.

CARRIED UNANIMOUSLY

The Open Committee meeting recessed at 5:27 p.m.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

THAT the Open Committee meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Committee meeting reconvened at 5:55 p.m.

8. ADJOURNMENT

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Committee meeting adjourned at 5:55 p.m.

Monica Macdonald
ADMINISTRATIVE OFFICER

Councillor Pietro Calendino
CHAIR