



REVISED

PLANNING AND DEVELOPMENT COMMITTEE

NOTICE OF OPEN MEETING

DATE: TUESDAY, 2019 JANUARY 29

TIME: 4:00 p.m.

PLACE: Council Committee Room, City Hall

A G E N D A

1. CALL TO ORDER

2. MINUTES

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

3. DELEGATIONS

- A) Paramjit Dhadha
Re: Bylaw Changes - Digital Billboards
Speaker: Paramjit Dhadha
- B) Gordon Berndt
Re: Laurel Street Works Yard Redevelopment
Speaker: Gordon Berndt
- C) Diane Gillis
Re: Secondary Suites in Two-Family Dwellings and Laneway Homes
Speaker: Diane Gillis

4. CORRESPONDENCE

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

5. NEW BUSINESS

6. INQUIRIES

7. **CLOSED**

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

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 **Monday, 2019 January 14** at 4:30 p.m.

1. CALL TO ORDER

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

ABSENT: Councillor Paul McDonell, Member

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
Ms. Eva Prior, Chief Elections Officer
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 4:30 p.m.

The Chair acknowledged the unceded, traditional, and ancestral lands of the hə́ŋqəmiṇəm and skwxwú7mesh 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 2018 December 11**

MOVED BY MAYOR HURLEY
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Planning and Development Committee Open meeting held on 2018 December 11 be adopted.

CARRIED UNANIMOUSLY

3. CLOSED

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

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY MAYOR HURLEY

THAT the Open Committee meeting do now recess.

CARRIED UNANIMOUSLY

The Open Committee meeting recessed at 4:32 p.m.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR DHALIWAL

THAT the Open Committee meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open meeting reconvened at 5:26 p.m.

4. PRESENTATIONS

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR DHALIWAL

THAT the presentations be heard.

CARRIED UNANIMOUSLY

a) Secondary Suites in Two-Family Dwellings

Presenter: Ed Kozak, Deputy Director Planning and Building

Mr. Ed Kozak, Deputy Director Planning and Building, provided an overview of the Bylaw amendment process to facilitate laneway homes in single family zones and secondary suites in duplexes. Staff advised that the completion date of Phase 1 of the process is anticipated the end of Q4 2019, and Phase 2 the end of Q4 2020.

Staff noted that for both issues the process for the Bylaw amendments is complex, and amending the Official Community Plan would be required for each.

Arising from discussion, the Committee requested staff consider the issues of laneway homes and secondary suites separately, and prepare two reports

outlining the process for advancing bylaw amendments to be submitted to the Committee meeting in February.

Further, the Committee directed that priority be given to reviewing secondary suites in two family dwellings.

b) Secondary Suites Billing

Presenter: Lee-Ann Garnett, Assistant Director - Long Range Planning

Ms. Lee-Ann Garnett, Assistant Director - Long Range Planning, provided an update on the Secondary Suites Billing program and noted that 2019 marks the third year since its implementation.

Staff advised that Billing is a multi-departmental initiative involving the Finance, the Engineering, and the Planning & Building Departments. The three groups are engaged in discussions to identify a process which will take into account issues raised by residents and changes in Council's program objectives.

The Committee expressed concern regarding the current program and directed staff to identify a means to determine that: 1) only property owners who use their suite for rental receive the utility surcharge; and 2) every household with a suite is billed.

Further, the Committee stated that the amount of the utility surcharge needs to be reconsidered to support more affordable housing in the City.

Arising from discussion, the Committee requested staff provide a report which will address concerns.

5. CORRESPONDENCE

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT the correspondence be received.

CARRIED UNANIMOUSLY

a) Correspondence from Lee Hu

Re: Support for Enlarging Basements and Eliminating Crawl Spaces

A letter was received from Mr. Lee Hu in favour of enlarging basements and removing crawl spaces, allowing laneway homes, and other initiatives that support affordable housing in Burnaby.

6. REPORT

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

THAT the report be received.

CARRIED UNANIMOUSLY

a) Report from the Director Planning and Building
Re: Proposed Zoning Bylaw Text Amendment - Cellar Floor
Area in R Districts

The Director Planning and Building submitted a report proposing text amendments to enable construction of cellars in R Residential Districts.

Staff advised that the purpose of the Bylaw text amendment is to facilitate construction of full cellars in single family residences with the aim of increasing the City's inventory of affordable rental units.

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 4.0 of this report, for advancement to First Reading on 2019 February 11 and Public Hearing on 2019 February 26.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY MAYOR HURLEY

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

CARRIED UNANIMOUSLY

7. ADJOURNMENT

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR WANG

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Committee meeting adjourned at 6:30 p.m.

Monica Macdonald
ADMINISTRATIVE OFFICER

Councillor Pietro Calendino
CHAIR

From: Paramjit Dhadda [REDACTED]
Sent: December-18-18 12:21 AM
To: Clerks
Subject: Fwd:

Hi City Clerks,

I would like to appear as Delegation on 29 January 2019 before Mayor Mike Hurley, Councilors, Planning Development Committee, presenting my Business proposal, Company Sign World this new first and latest anti glare, auto day night light adjust Digital Billboards advertising business in Burnaby city in Canada, as discussed with you in meeting on 14 December 2018 and Mayor Mike Hurley, Councilor Pietro Calendino agreed to join us at the Delegation. We will install these in the areas where it will promote business advertising, Burnaby city hall notices, and income for the city. It will benefit a lot new job opportunities, save environment, trees, paper, reduce garbage, etc. keep city clean and make Burnaby Smart City in Canada. I request you and Planning Development Managers to give Permit to start this business soon. Please reply soon. Thank you.

[REDACTED]

Paramjit Dhadda

-----Original Message-----

From: Gordon Berndt [REDACTED]

Sent: December-18-18 10:05 AM

To: Clerks

Subject: Presentation

Dear Burnaby Mayor and Council

This letter is a request to make a application to Mayor and Council for the January 28,2019 meeting. My presentation would be on the new construction and redevelopment of the Laurel Street works facility.

As myself and my neighbors have have many issues with this process I would like to present them to Council as stakeholders in this process. You're kind reply would be greatly appreciated.

Sincerely

Gordon Berndt
[REDACTED]

Sincerely

Gordon Berndt

From: [Diane Gillis](#)
To: [MacDonald, Monica](#); [Clerks](#)
Subject: Request to appear as a delegation at the January 29 Planning and Development Committee Meeting
Date: January 21, 2019 11:48:33 AM

[Chair and Members of the Planning and Development Committee,](#)

At the January 29 Planning and Development Committee meeting I would like to appear as a delegation regarding secondary suites in two-family dwellings, lane way housing, proposed zoning bylaw changes in cellar floor areas/changes in R districts

My phone number is [REDACTED]. My address is [REDACTED]
[REDACTED]

From: weng Alice [REDACTED]
Date: January 16, 2019 at 1:10:33 PM PST
To: "mayor@burnaby.ca" <mayor@burnaby.ca>
Subject: Support Enlarge Basement and Lane way House

Dear Mayor Mike Hurley and Council Members,

I am a residence in Burnaby for more than 10 years. I just learned from Burnaby News that Councillors Mr. Calendino and Mr. Johnston proposed a motion to enlarge basements and allow laneway house. I am 100% support theirs proposals. It could be a real solution to help Burnaby' housing crisis.

Burnaby is still the third most expensive place to rent in Canada, just ranking behind Toronto and Vancouver. To help people be able to afford living in this city, policy makers need find ways to increase the rent source to the market. I know what previous Mayor, Mr. Corrigan, his points to against these changes. Such as it will change neighborhood demography, cause parking issue. None of them makes sense to me. More and more population are moving to Burnaby, neighbourhood is changing and more people take public transit. From the experience from other cities, like Vancouver and Coquitlam, they have allowed change crawlspace to basement and build lane way house, they don't encounter these problems Mr. Corrigan indicated.

Property price is very expensive in Burnaby. A large group of people can't purchase their home have to rent. As a piece of fact, many Burnaby families have converted their crawlspace to basement for extended family, or for rent. Why not to legalized it? City of Burnaby is way behind of other Metro cities and this proposal finally arise.

It is my opinion and I encourage you could consider proposals seriously and pass the bylaw change without any further delay.

Yours Sincerely,

Alice Weng
[REDACTED]

Burnaby, BC

Referred to:
Planning and Development Committee (2019.01.29)
Copied to:
City Manager
Dir. Corporate Services
Dir. Planning and Building