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 October 29** at 4:00 p.m. followed by a Closed meeting from which the public was excluded.

1. CALL TO ORDER

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

ABSENT: Councillor Paul McDonell, Member
Councillor James Wang, Member

STAFF: Mr. Ed Kozak, Director Planning and Building
Ms. Lee-Ann Garnett, Assistant Director Long Range Planning
Mr. Johannes Schumann, Assistant Director Current Planning
Ms. Eva Prior, Administrative Officer

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

The Chair, Councillor Pietro Calendino, recognized the ancestral and unceded homelands of the hən̓q̓əmin̓əm̓ and Sḵwx̱wú7mesh speaking peoples, and extended appreciation for the opportunity to hold a meeting on this shared territory.

2. MINUTES

A) Minutes of the Planning and Development Committee Open meeting held on 2019 September 17

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR DHALIWAL

THAT the minutes of the Planning and Development Open Committee meeting held on 2019 September 17 be adopted.

CARRIED UNANIMOUSLY

3. CORRESPONDENCE

A) Correspondence from Urban Development Institute Re: Rental Use Zoning Policy and Initial Implementation Framework

Correspondence was received from Ms. Anne McMullin, President and CEO of the Urban Development Institute (UDI), Pacific Region regarding the City's *Rental Use Zoning Policy* and initial implementation framework.

Ms. McMullin advised that Burnaby members of UDI expressed concern that, the costs of projects will increase or may become unviable without an offsetting mechanism. A survey conducted by UDI, garnered comments and suggestions regarding vacancy control, density offset challenges, displaced tenants and pro-forma analysis.

Staff advised they are currently compiling a report which will recommend amendments to the *Rental Use Zoning Policy* requiring the 20% inclusionary component be 100% affordable, and providing further clarification regarding vacancy control.

Further, staff requested permission to discuss the concerns raised with UDI at an upcoming quarterly meeting. This would allow for an opportunity to receive feedback for incorporation in the above noted report.

The Committee approved staff's approach, and requested that staff also respond to the writer to advise that modifications to the policy are currently being considered.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT this item of correspondence be **REFERRED** to staff for response.

CARRIED UNANIMOUSLY

B) Memorandum from Deputy City Clerk Re: Rental Use Zoning Policy

A memorandum was received from Deputy City Clerk regarding three items of correspondence referred to the Planning and Development Committee at the 2019 August 15 Open Council meeting.

The correspondence, submitted by; Mr. Ward McAllister, President and CEO, Ledingham McAllister; Mr. Eric Hughes, Vice President of Development, ONNI Group; and Mr. Mike Bosa, Vice President, Solterra Development Corporation,

addressed concerns regarding the *Rental Use Zoning Policy*. Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR DHALIWAL

THAT these items of correspondence be **REFERRED** to staff for response.

CARRIED UNANIMOUSLY

C) Correspondence from Minister of Families, Children and Social Development
Re: Phase 2 Federal Community Housing Initiative

Correspondence was received from the Honourable Jean-Yves Duclos, Minister of Families, Children and Social Development regarding Phase 2 of the Federal Community Housing Initiative (FCHI).

The Minister advised that the FCHI will implement new operating agreements allowing community housing providers to continue receiving funding to subsidize rents for tenants in need. The Canada Mortgage and Housing Corporation will work with applicants to ensure providers successfully access the program.

4. NEW BUSINESS

There were no items of new business brought forward at this time.

5. INQUIRIES

There were no inquiries brought forward at this time.

6. CLOSED

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR DHALIWAL

THAT the Committee, in accordance with Sections 90 and 92 of the Community Charter, do now resolve itself into a Closed meeting at this time, from which the public is excluded to consider matters concerning negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR DHALIWAL

THAT the Open Committee meeting do now recess.

CARRIED UNANIMOUSLY

The Open Committee meeting recessed at 4:18 p.m.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT the Open Committee meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Committee meeting reconvened at 4:31 p.m.

8. ADJOURNMENT

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Committee meeting adjourned at 4:31 p.m.

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Eva Prior	Councillor Pietro Calendino
ADMINISTRATIVE OFFICER	CHAIR