



PLANNING AND DEVELOPMENT COMMITTEE

NOTICE OF OPEN MEETING

DATE: TUESDAY, 2019 NOVEMBER 19

TIME: 3:30 PM

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>	
A) Minutes of the Planning and Development Committee Open meeting held on 2019 October 29	1
3. <u>DELEGATIONS</u>	
A) Bansal and Sons Diesel Automotive Ltd. Re: Land Use at 3822 and 3842 Marine Way Speaker: Harjinder Bansal	5
B) Beedie Living Re: Status of City Property at 6050 Beresford Speaker: David Roppel, Director, Residential Development	6
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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 hən̓q̓əmin̓əŋ and Skwxwú7mesh 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.

Eva Prior
ADMINISTRATIVE OFFICER

Councillor Pietro Calendino
CHAIR

**2019 NOVEMBER 19
PLANNING AND DEVELOPMENT COMMITTEE
DELEGATION REQUEST**

Subject: 3822 and 3842 Marine Way, Burnaby

Hello respective City Clerks Office et al,

We would like to appear as a delegation at the next Planning and Development Committee meeting dated November 19th to address hardship we are encountering at our 1991 established business namely "Bansal & Sons Diesel Automotive Ltd" located at the above mentioned address. We have been law abiding citizens in City of Burnaby since 1987 and have had this business establishment at the above location since 1991.

Further to your request please note we need to appear as a delegation to address the complexities we are incurring with the City of Burnaby regarding our two properties namely, 3822 and 3842 Marine Way. We have an established business here since 1991 and have been operating ever since. We complied with rules and regulations to the best of our abilities and have now encountered some issues with some non - permitted construction of a small structures which is to cover the waste oil tank and compressor which are necessities in our business. Failure to cover this area would cause an environmental concern, thus our need to express our concerns.

Furthermore, our property is divided by a possible laneway into the future which the City claims that we need to vacate. However, we had offered the City that we would be willing to purchase that portion of land but to no success. Failure to do that, we have offered to lease back that portion of land till the whole south side area is developed. Thus, we need to bring this up for discussion as well.

Finally, we need to link our business license to both properties - 3822 and 3842 Marine Way as we have been operating our business through the use of both properties since 1991.

Should you require any further information, please call me at [REDACTED]

Kind regards,

Harjinder Bansal

**2019 NOVEMBER 19
PLANNING AND DEVELOPMENT COMMITTEE
DELEGATION REQUEST**

Subject: Status of City Property at 6050 Beresford

We would like to make a delegation request to speak to the November 19, 2019 Planning and Development Committee.

We hope to ask the Committee about the status of the park proposed in the Royal Oak Plan north of Irmin and east of Buller.

We would also like to show the Committee our plans for our property on Irmin, south of the proposed park, and offer to work with the City on the planning of a future park.

Thanks.

David Roppel
Director, Residential Development



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www.beedie.ca



Section 3 Council Correspondence 2019.11.14

From: David Jones [REDACTED]
Sent: November-05-19 9:15 AM
To: media@onni.com; Mayor
Cc: earlyed@cbc.ca; David Jones
Subject: Gilmore Place Tall tower plan in Cascadia Fault Earthquake Risk zone is Negligent Disregard for Human Safety !

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern at Onni Corporation, and also Mayor and Council of the City of Burnaby:

I am a professional Facilities Engineer who has worked in seismic restraint and emergency preparedness for the University of BC for 25 years. I am also a member of the Earthquake Early warning user group for the Province of BC. Upon hearing the announcement of the Two Gilmore Place hi-rise tower plan I am absolutely appalled and indeed outraged that Burnaby Council and the Onni company (and others in the lower mainland) would approve or even consider building ever taller residential and commercial towers in the City of Vancouver and vicinity. You are playing with fire and your decisions run contrary to protection and care for basic human safety. As an Engineer I am bound by a code of ethics to act on this blatant safety issue to the general public.

We live in the most at -risk earthquake zone on the entire planet; there are three major population centers - Vancouver/Victoria, Seattle and Portland - that any time now will be hammered by one and many more of the largest and most destructive earthquakes that has ever occurred in modern times on planet earth . The Onni company is proposing to build high rise developments that use *non-proven* seismic design; **no modern city on earth is as close to or has as high a subduction zone magnitude 9 earthquake threat as we are, nor has any city on earth experienced a close proximity magnitude 9 earthquake like we will have coming at us to show that the current earthquake designs are adequate.** Studies show that we in a full-rip scenario we will be shaken hard for 4 to 6 minutes with peak ground deflections of up to 1 meter. You have no proof of the safety of your proposed buildings under these conditions. They and the thousands of residents within will be sitting ducks.

This is an appallingly ill conceived "experiment " using humans as sacrificial guinea pigs to see whether your consultants designs are adequate. Unbelievable !

If you proceed with this development you are putting thousands of human lives at risk, all in the name of capitalism and your glory - IE Onni's greed to line your pockets and shareholders as much revenue as you can for a given land footprint, and also having the so called "glory" of the tallest tower in BC. Burnaby's tax revenue needs must not come at a cost of and risk to human lives !

Copied to:

City Manager
 Dir. Corporate Services
 Dir. Engineering
 Dir. Planning and Building

Referred to:

Planning and Development Committee
 (2019.11.19)

All of you need to give your heads a shake and give yourself a reality check. When the big one hits us the tall towers in the Vancouver area are very likely to be the place of the largest number of casualties in the region; there will be deaths both from partial or outright collapse, and also by collateral deaths from thousands of panes and shards of window glass cascading down on innocent civilians on the streets and sidewalks.

In the name of god I urge you to reconsider what you are doing, and stick with low-rise developments. All city planners need to start refusing these tall towers outright...no exceptions. The lives you save might be your own....

Thank you for listening,

David R Jones, PEng,

[REDACTED]

[REDACTED]