



## **PLANNING AND DEVELOPMENT COMMITTEE**

### *NOTICE OF OPEN MEETING*

**DATE:** TUESDAY, 2019 DECEMBER 10

**TIME:** 4:00 PM

**PLACE:** Council Committee Room, City Hall

### **A G E N D A**

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|---|--------------------|
| <b>1. <u>CALL TO ORDER</u></b>  |                    |
| <b>2. <u>MINUTES</u></b>  |                    |
| A) Minutes of the Planning and Development Committee Open Meeting held on 2019 November 19  | 1                  |
| <b>3. <u>CORRESPONDENCE</u></b>   |                    |
| A) Correspondence from Dan's Legacy<br>Re: Food Recovery and Warehouse Project  | 6                  |
| B) Correspondence from Ms. Sonia Osborne<br>Re: Increase to Condo Owners Insurance Rates  | 8                  |
| <b>4. <u>NEW BUSINESS</u></b>   |                    |
| <b>5. <u>INQUIRIES</u></b>  |                    |
| <b>6. <u>CLOSED</u></b>   |                    |
| <p>Public excluded according to Sections 90 and 92 of the Community Charter to discuss matters concerning the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the municipality; and to consider negotiations and related discussions respecting the proposed provision of a municipal service(s) that are at the 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.</p> |                    |
| <b>7. <u>ADJOURNMENT</u></b>  |                    |



## **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 November 19 at 3:30 p.m.

#### **1. CALL TO ORDER**

PRESENT: Councillor Pietro Calendino, Chair  
Councillor Sav Dhaliwal, Vice Chair  
Councillor Joe Keithley, Member  
Councillor Paul McDonell, Member  
Councillor James Wang, Member  
His Worship, Mayor Mike Hurley, Ex-Officio 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 3:30 p.m.

The Chair, Councillor Pietro Clendino 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 October 29**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Open Committee meeting held on 2019 October 29 be adopted.

CARRIED UNANIMOUSLY

**3. DELEGATIONS****A) Bansal and Sons Diesel Automotive Ltd.  
Re: Land Use at 3822 and 3842 Marine Way  
Speaker: Harjinder Bansal**

**Mr. Harjinder Bansal**, appeared before the Committee regarding Bansal and Sons Diesel Automotive Ltd located at 3822 and 3842 Marine Way.

Mr. Bansal advised that Bansal and Sons Diesel Automotive Ltd has been operating at 3822 and 3842 Marine Way since 1991. The speaker requested the Committee's assistance in addressing several outstanding concerns, which if unresolved, may result in the dissolution of the business.

The following issues were outlined:

- 3822 and 3842 Marine Way are divided by a City owned property (future laneway). Bansal and Sons Diesel Automotive Ltd is considered to be encroaching on the City owned property;
- a structure built to house a waste oil tank and compressor are unpermitted; and
- 3842 Marine Way does not have a business licence and is not tied to the business licence for Bansal and Sons Diesel Automotive Ltd at 3822 Marine Way.

The speaker queried the feasibility of either purchasing or leasing the City owned property between 3822 and 3842 Marine Way.

Staff expressed concern that leasing City owned property may set a precedent for other similar areas where the use has outgrown the lot size. Potential contamination of the City owned site would also be a concern.

Staff advised a business licence could be obtained for 3842 Marine Way if a structure were erected on the site that serves as the primary use, allowing for an accessory use of outdoor storage of vehicles to occur.

Arising from discussion, the Committee introduced the following motion:

**MOVED BY COUNCILLOR DHALIWAL**  
**SECONDED BY COUNCILLOR KEITHLEY**

THAT the requests made by the delegation be **REFERRED** to staff for report.

CARRIED UNANIMOUSLY

**B) Beedie Living**  
**Re: Status of City Property at 6050 Beresford Street**  
**Speaker: David Roppel, Director, Residential Development**

It was brought to the attention of the Committee that the address in question is 7320 Buller and not 6050 Beresford Street.

**Mr. David Roppel**, Director, Residential Development Beedie Living appeared before the Committee requesting the status of City owned property at 7320 Buller Avenue, currently this site is occupied by a warehouse.

Mr. Roppel advised that Beedie Living will be developing 124 family-oriented town homes at 7470 Irmin Street, adjacent to 7320 Buller Avenue. Beedie Living purchased the historic rail line, bordering the north portion of 7470 Irmin Street and the south portion of 7320 Buller Avenue, with the intent of creating a public multi-use trail. The trail would complete a pedestrian and bike connection from MacPherson Avenue at the Burnaby South Secondary School, to the Expo Line on the east side of 7470 Irmin Street.

The delegation advised that design decisions were made in the context of the potential park development at 7320 Buller (based on the Royal Oak Community Plan general land use designation). A portion of the townhouses will have entrances on the north side, facing the greenway, trail and future City park.

Beedie Living would be willing to work with the City to bring the park into the design development phase and assist with coordinating the design and construction. Mr. Roppel requested that construction of the future park at 7320 Buller Avenue be completed in tandem with the Beedie Living development at 7470 Irmin Street.

Arising from discussion, the following motion was introduced:

**MOVED BY COUNCILLOR MCDONELL**  
**SECONDED BY COUNCILLOR WANG**

THAT the requests made by the delegation be **REFERRED** to staff for a report.

CARRIED UNANIMOUSLY

**4. CORRESPONDENCE**

**A) Correspondence from David R. Jones, PEng**  
**Re: Gilmore Place Earthquake Risk**

Correspondence was received from Mr. David R. Jones, PEng, expressing concern regarding the Onni two tower development proposed for Gilmore Place. Mr. Jones has worked in seismic restraint and emergency preparedness for the

University of British Columbia for 25 years. The writer is concerned that the seismic design for the two towers is unproven.

In conclusion, Mr. Jones urged the City to continue low-rise developments as opposed to the highrise developments currently being considered.

**5. NEW BUSINESS**

There were no items of new business brought before the Committee at this time.

**6. INQUIRIES**

There were no inquiries brought before the Committee at this time.

**7. CLOSED**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR WANG

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 WANG

THAT the Open Committee meeting do now recess.

CARRIED UNANIMOUSLY

The Open Committee meeting recessed at 4:05 p.m.

MOVED BY COUNCILLOR WANG  
SECONDED BY COUNCILLOR MCDONELL

THAT the Open Committee meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Committee meeting reconvened at 4:05 p.m.

**8. 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 4:06 p.m.

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Eva Prior  
ADMINISTRATIVE OFFICER

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Councillor Pietro Calendino  
CHAIR



November 4, 2019

**City of Burnaby – Mayor's Office**  
4949 Canada Way  
Burnaby, BC V5G 1M2

Attention: Mayor Mike Hurley

Dear Mayor Hurley,

**Re: Dan's Legacy – Warehouse Project**

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First, thank you for taking the time to meet with me, Tom Littlewood (Program Director) and Guyle Clark (Board Chair) with respect to our proposed food recovery and warehouse project in Burnaby. As discussed, food insecurity is a significant issue on both a local and global level and with the City of Burnaby's support, we hope to play a leading role in solving this crisis.

Further to our previous discussion, we ask that Burnaby consider providing us with one of the following levels of support for our Dan's Warehouse project:

1. Minimum level
  - a. 5,000 square feet of warehouse space owned by either the City of Burnaby or a private entity
  - b. Short term lease (2-3 years) at below market rate
2. Medium level
  - a. 10,000+ square feet of warehouse space owned by either the City of Burnaby or a private entity
  - b. Mid to long term lease (3+ years) at no cost or at a significant discount from market rate
3. High level
  - a. 20,000+ square feet of warehouse space owned by either the City of Burnaby or a private entity
  - b. Long term lease (5+ years) at no cost to Dan's legacy
  - c. 2 refrigerated trucks, and 2 delivery trucks

Referred to:

Planning and Development Committee (2019.12.10)

Copied to:

City Manager

Dir. Corporate Services

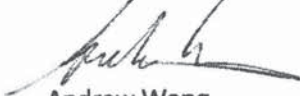
Dir. Planning and Building

Dir. Public Safety and Community Services

With support from the City of Burnaby at any of the proposed levels, we will be able to provide a tremendously important service to Burnaby residents and those of our neighbouring communities.

We look forward to your response and are happy to provide any additional information that you may require to help make Dan's Warehouse a reality in Burnaby.

Yours sincerely,



Andrew Wong

Project Manager – Dan's Legacy

*We respectfully and gratefully acknowledge that our work takes place on the  
unceded and traditional territory of the Coast Salish people.*

**Dan's Legacy Foundation**  
311 - 815 5<sup>th</sup> Avenue, New Westminster, British Columbia V3M 1Y1  
[www.danslegacy.com](http://www.danslegacy.com) | [andrew@danslegacy.com](mailto:andrew@danslegacy.com)  
604.764-9453



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**From:** Sonia Osborne [REDACTED]  
**Sent:** November-30-19 11:10 PM  
**To:** Mayor  
**Subject:** B.C. condo owners brace for sticker shock as insurance rates surge '50 to 300%' | Globalnews.ca

**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. If you feel this email is malicious or a scam, please forward it to [phishing@burnaby.ca](mailto:phishing@burnaby.ca)

Dear Mayor Hurley and Council:

You no doubt have seen this issue in recent news coverage. ( included in this email ). My prediction , and that of many others , is that this issue will become a huge economic affordability issue affecting home ownership , future housing development , and rental affordability.

BC politicians at all levels ( municipal , provincial , and federal ) , ran on THE election issue of housing affordability.

Mike , this was a main issue in your platform and the major reason I , and many others , voted for you. The work you and the council have done in your recent public consultation on housing affordability was outstanding; and I was pleased to participate. I sincerely believe this issue of strata insurance will become a top election issue across all age demographics, if not resolved very quickly.

Simply put , as we know, the province has a clear leadership and regulatory responsibility in respect to all these matters , and specifically the operation of insurance companies . But the province and municipalities have legally endorsed densification and we all know the percentage of the population that live in condos. An inability to afford condo insurance simply can't be allowed to happen. The effect in current and expanding Burnaby , and our entire provincial economy , could be catastrophic.

May I encourage you and our City municipal government to get out in front of this and start discussions with all levels of government to formulate a solution.

Kind regards and thank-you !

Sonia Osborne  
[REDACTED]

Burnaby , BC. [REDACTED]

**Subject:** B.C. condo owners brace for sticker shock as insurance rates surge '50 to 300%' |

**Globalnews.ca:** <https://globalnews.ca/news/6237709/bc-strata-insurance-surge/>

**Referred to:**

Planning and Development Committee (2019.12.10)

**Copied to:**

City Manager

Dir. Corporate Services

Dir. Planning and Building