PLANNING AND DEVELOPMENT COMMITTEE
A G E N D A

Tuesday, August 18, 2020, 1:00 p.m.
Council Chamber, City Hall
4949 Canada Way, Burnaby, BC

Pages

1. LAND ACKNOWLEDGEMENT

2. MINUTES

   2.1 Minutes of the Planning and Development Committee Open meeting held on 2020 July 23 — 2

3. NEW BUSINESS

4. INQUIRIES

5. CLOSED

   Public excluded according to Sections 90 and 92 of the Community Charter for the Committee to consider negotiations and related discussions respecting the proposed provision of municipal services that are at the preliminary stages and that, in the view of the Council, could be expected to harm the interests of the municipality if they were held in public.

6. ADJOURNMENT

PLANNING AND DEVELOPMENT COMMITTEE

M I N U T E S

Thursday, July 23, 2020, 9:00 a.m.
Council Chamber, City Hall
4949 Canada Way, Burnaby, BC

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

STAFF: Mr. Lambert Chu, City Manager
Mr. Ed Kozak, Director Planning & Building
Mr. Johannes Schumann, Assistant Director Planning & Building
Mr. Jonathan Helmus, Assistant Director Engineering Infrastructure and Development
Ms. Eva Prior, Administrative Officer
Ms. Samantha Thompson, Council Support Assistant

1. CALL TO ORDER

The Chair called the Open Committee meeting to order at 9:01 a.m. and conducted the roll call.

The Chair, Councillor 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

2.1 Minutes of the Planning and Development Committee Open meeting held on 2020 June 23

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR DHALIWAL

THAT the minutes of the Planning and Development Committee meeting held on 2020 June 23 be now adopted.

CARRIED UNANIMOUSLY

Without objection, the Committee requested that Item 4.1 Correspondence be brought forward at this time.

4. CORRESPONDENCE

4.1 Correspondence from Noriko Shiroma - Re: Airbnb Short Term Rentals

Correspondence was received from Noriko Shiroma providing information regarding their experience as a short term rental host and advising of the importance of a short term rental market in Burnaby.

Normal order of the agenda resumed.

3. PRESENTATION

3.1 Lochdale and Bainbridge Community Plans (x-ref. 5.1 and 5.2)

Mr. Jesse Dill, Senior Current Planner, provided an overview of the Lochdale and Bainbridge Community Plans. The presentation included the preliminary goals, land use framework, and outlined Phase 1 of the public consultation process.

The intent of the Lochdale and Bainbridge Urban Village Community Plans are to provide long term plan for these neighbourhoods, providing an opportunity to implement City-wide policies and initiatives on a neighbourhood scale.

The public consultation program would be conducted in three phases:

- Phase 1 (Fall 2020): gather input on the vision, proposed Plan boundaries, and preliminary goals and land use framework;
- Phase 2 (Winter 2021): gather input on the proposed land use designations and policy directions on housing, public realm, environment, social, transportation, economic development, housing, and community amenities; and
- Phase 3 (Spring 2021): public review of the completed draft plan and a final opportunity to provide input.

The Committee expressed concern regarding the loss of family supporting jobs resulting from the development of the Bainbridge Urban Village; and the preliminary land use designation for the sites on the west and east side of Bainbridge Avenue at Winston Street.

The Committee requested that consideration be given to the following:

- ensure that participants are aware that the public consultation is in regard to an Urban Village as opposed to a Town Centre;
- a pedestrian and cycle overpass from Sperling SkyTrain Station to the north side of Lougheed Highway;
- a north/south pedestrian/cycle connector to Burnaby Lake;

- commercial nodes be provided throughout the urban villages to encourage walking and cycling; and
- developers be encouraged to provide weather protection in commercial areas e.g. Newport and Whistler Village.

Staff advised that the job recovery may not be captured in the same area; however, overall employment space is maintained and enhanced on a City wide basis. Staff advised that as land use designations are proposed, an analysis will be undertaken.

Staff further advised that the Lochdale and Bainbridge Urban Village Plans are in the preliminary stages. Phase 1 of the public consultation process will gather public and stakeholder input on the vision, proposed Plan boundaries, and the preliminary goals and land use framework. Staff will report back to the Committee to summarize the input received during each phase of consultation.

4. CORRESPONDENCE

4.1 Correspondence from Noriko Shiroma - Re: Airbnb Short Term Rentals

This item was dealt with earlier in the agenda.

5. REPORTS

5.1 Report from the Director Planning and Building - Re: Lochdale Urban Village Community Plan: Preliminary Goals and Land Use Framework

The Director Planning and Building submitted a report seeking endorsement of the preliminary goals and land use framework for the Lochdale Urban Village Community Plan and to initiate the Phase 1 public consultation process.

The Director Planning and Building recommended:

1. THAT the Committee recommend that Council endorse the preliminary goals and land use framework for the Lochdale Urban Village Community Plan, as a basis for receiving community input, as outlined in this report.

2. THAT the Committee recommend that Council authorize staff to undertake the Phase 1 public consultation process, as outlined in this report.

3. THAT this report be advanced to the Council open agenda.

MOVED BY MAYOR HURLEY
SECONDED BY COUNCILLOR DHALIWAL

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

CARRIED UNANIMOUSLY

5.2 Report from the Director Planning and Building - Re: Bainbridge Urban Village Community Plan: Preliminary Goals and Land Use Framework

The Director Planning and Building submitted a report seeking endorsement of the preliminary goals and land use framework for the Bainbridge Urban Village Community Plan and to initiate the Phase 1 public consultation process.

The Director Planning and Building recommended:

1. THAT the Committee recommend that Council endorse the preliminary goals and land use framework for the Bainbridge Urban Village Community Plan, as a basis for receiving community input, as outlined in this report.

2. THAT the Committee recommend that Council authorize staff to undertake the Phase 1 public consultation process, as outlined in this report.

3. THAT this report be advanced to the Council open agenda.

MOVED BY COUNCILLOR WANG
SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

5.3 Report from the Director Planning and Building - Re: Proposed Zoning Bylaw Amendment - Rental Use Zoning

The Director Planning and Building submitted a report proposing text amendments to the Burnaby Zoning Bylaw regarding rental use zoning.

The Director Planning and Building recommended:

1. THAT Council be requested to authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw to implement changes required by the Finalized Rental Use Zoning Policy, approved at the 2020 March 09 Council meeting, and other updates with respect to the rental use zoning, as outline in Section 3.0 of this report, for advancement to a future Public hearing.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

5.4 Report from the Director Planning and Building - Re: Density Bonus - Zoning Bylaw Text Amendments and Use of Community Benefit Bonus Reserves Policies

The Director Planning and Building submitted a report seeking Council authorization for a text amendment to the Burnaby Zoning Bylaw regarding density bonus and bring forward policies on the use of density bonus reserves to a future Public Hearing.

The Director Planning and Building recommended:

1. THAT Council be requested to authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw to update section 6.22 with respect to density bonus requirements, and bring forward the text amendment and policies relating to the use of Community Benefit Bonus Reserves and Community Benefit Bonus affordable Housing Reserve funds, as outlined in Section 3.0 of this report, for advancement to a future Public Hearing.

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR DHALIWAL

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

CARRIED UNANIMOUSLY

6. NEW BUSINESS

His Worship, Mayor Hurley – Tenant Assistance Policy Information

Mayor Hurley inquired as to the status of the Tenant Assistance Policy information brochures, and requested that the project be fast tracked. The Committee requested that staff ensure that affected tenants are aware of the Policy, and requested that staff include a tenant assistance information phone number on the rezoning signage posted on the sites.

Staff advised that the brochure is ready for printing; and undertook to investigate the feasibility of including tenant assistance information on rezoning signage.

7. INQUIRIES

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

8. CLOSED

MOVED BY COUNCILLOR WANG
SECONDED BY COUNCILLOR KEITHLEY

THAT the Committee, in accordance with Sections 90 and 92 of the Community Charter, do now resolve itself into a Closed meeting from which the public is excluded to consider negotiations and related discussions respecting the proposed provision of a municipal service that are at the 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 WANG
SECONDED BY COUNCILLOR KEITHLEY

THAT the Open Committee meeting recess at 10:35 a.m.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR WANG
SECONDED BY COUNCILLOR KEITHLEY

THAT the Open Committee meeting reconvene at 12:18 p.m.

CARRIED UNANIMOUSLY

9. ADJOURNMENT

THAT the Planning and Development Committee meeting adjourn at 12:18 p.m.

CARRIED UNANIMOUSLY

CHAIR

ADMINISTRATIVE OFFICER