



## **PLANNING AND DEVELOPMENT COMMITTEE MINUTES**

**Tuesday, 2015 November 24**

An 'Open' meeting of the Planning and Development Committee was held in the Council Committee Room, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2015 November 24 at 4:30 p.m.

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

PRESENT: Councillor C. Jordan, Chair  
Councillor S. Dhaliwal, Member

ABSENT: Councillor D. Johnston, Vice Chair

STAFF: Mr. L. Pelletier, Director Planning and Building  
Mr. E. Kozak, Assistant Director, Current Planning  
Ms. L. Garnet, Assistant Director, Long Range Planning  
Ms. L. Ford, Long Range Planner  
Ms. E. Prior, Administrative Officer

The Chair called the Open meeting to order at 4:35 p.m.

### **2. MINUTES**

#### **A) Minutes of the Planning and Development Committee Open Meeting held on 2015 October 27**

MOVED BY COUNCILLOR DHALI WAL  
SECONDED BY COUNCILLOR JORDAN

THAT the minutes of the Planning and Development Committee 'Open' meeting held on 2015 October 27 be adopted.

CARRIED UNANIMOUSLY

### **3. DELEGATION**

MOVED BY COUNCILLOR DHALI WAL  
SECONDED BY COUNCILLOR JORDAN

THAT the delegation be heard.

CARRIED UNANIMOUSLY

**A) Chris Kopar**

**Re: Metrotown – Regional Town Centre Community Plan**

**Speaker: Mr. Chris Kopar**

Mr. Chris Kopar, #205 – 6677 Sussex Avenue, appeared before the Planning and Development Committee expressing concern regarding development in the Metrotown/Maywood community, specifically in relation to the demolition of low rise multi-family rental housing. The speaker requested clarity regarding the area's land use plan and the suitability of using the 1977 plan, titled "Burnaby Metrotown – a development plan" (Metrotown Plan).

Mr. Kopar advised that the Metrotown Plan created in 1977 is not relevant in relation to the community's current context. Mr. Kopar requested that Burnaby up-date the plan taking into consideration the current needs and demographics of the area.

Mr. Kopar queried the commencement of a public consultation process regarding development and amendments to the Metrotown Plan. The speaker advised that currently the only forum available for resident input is at a Public Hearing. Mr. Kopar also requested further education and transparency for residents regarding land use issues.

The Committee advised that a report adopted in 2016 November entitled *Growth Management and Housing Policies in Burnaby* outlined the framework for development related to housing in the four Town Centres. Staff are liaising with Council on a public consultation process regarding updating of the Official Community Plan and the Metrotown Plan; however, the Committee informed Mr. Kopar that local governments are not permitted to zone exclusively for the development of rental housing.

A report to amend the Community Benefit Bonus Housing Fund policy and to initiate the City Land Program for Non-Market Housing Projects was also adopted recently. The report supports policy amendments for the use of the Housing Fund to make available City-owned lands for non-market housing projects.

Staff advised that the adopted Metrotown Plan provides the future land use designation for all properties in the area, and that medium and high density residential uses have been identified for the neighbourhood since the plan's adoption. Planning Department staff are available to provide this information to any interested party.

**4. CORRESPONDENCE**

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the correspondence be received.

CARRIED UNANIMOUSLY

**A) Correspondence from Jana and Ken Abramson  
Re: Concern Regarding Loss of Affordable Housing in  
Metrotown**

Correspondence was received from Jana and Ken Abramson regarding the loss of affordable housing in the Metrotown area. The correspondents suggested that through the demolition of the affordable housing the Maywood/Metrotown area will lose its sense of a friendly multicultural community.

Staff undertook to provide the correspondents with information on City plans and programs on affordable housing.

**B) Correspondence from Joanne Reid, President  
George Derby Care Society  
Re: Appreciation to City of Burnaby – Derby Manor**

Correspondence was received from Joanne Reid, President George Derby Care Society. Ms. Reid thanked City of Burnaby Council and staff for assisting the George Derby Care Society with providing affordable rental housing for seniors. Construction has commenced on the new addition and the project will be ready for occupancy by early 2017.

**C) Correspondence from Queenie Choo, CEO S.U.C.C.E.S.S.  
Re: Request for Amenity Space for Immigrant Services  
in the City of Burnaby**

Correspondence was received from Queenie Choo, CEO S.U.C.C.E.S.S. requesting amenity space from the City. Ms. Choo is requesting amenity space to provide Immigrant Services which is composed of settlement, language classes and employment services to new residents in Burnaby.

Staff undertook to correspond with Ms. Choo and to place S.U.C.C.E.S.S. on the waitlist for amenity space.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT staff respond to Ms. Choo and place SUCCESS on the waitlist for amenity space.

CARRIED UNANIMOUSLY

**5. REPORT**

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the report be received.

CARRIED UNANIMOUSLY

**A) Report from Director Planning and Building**  
**Re: Proposed Zoning Bylaw Text Amendment**  
**- Permitted Uses in Farmers Markets**

A report was received from the Director Planning and Building proposing text amendments to the Burnaby Zoning Bylaw to permit the limited sale of liquor and other accessory uses at farmers markets.

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 3.0 of this report, for advancement to First Reading on 2015 December 14 and to Public Hearing on 2016 January 26 at 7:00 p.m.
2. THAT a copy of this report be sent to Artisan Farmers Market Society, Box 74589, Kitsilano P.O., Vancouver, BC V6K 4P4

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

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

CARRIED UNANIMOUSLY

**6. NEW BUSINESS**

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

**7. INQUIRIES**

**Councillor Jordan**

Councillor Jordan requested an update on the Secondary Suite Program.

Staff continue to work with residents regarding this program.

**8. ADJOURNMENT**

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the Open Committee meeting do now recess.

CARRIED UNANIMOUSLY

The Open Committee meeting recessed at 5:20 p.m.

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Eva Prior  
ADMINISTRATIVE OFFICER

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Councillor Colleen Jordan  
CHAIR