



PLANNING AND DEVELOPMENT COMMITTEE MINUTES

Tuesday, 2016 January 26

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, 2016 January 26 at 5:30 PM.

1. CALL TO ORDER

PRESENT: Councillor C. Jordan, Chair
Councillor D. Johnston, Vice Chair
Councillor S. Dhaliwal, Member

STAFF: Mr. L. Pelletier, Director Planning and Building
Mr. E. Kozak, Assistant Director, Current Planning
Ms. L. Garnett, 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 5:35 p.m.

2. MINUTES

A) Minutes of the Planning and Development Committee Open Meeting held on 2015 November 24

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR JOHNSTON:

THAT the minutes of the Open meeting of the Planning and Development Committee held on 2015 November 24 be adopted.

CARRIED UNANIMOUSLY

3. DELEGATION

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR JOHNSTON:

THAT the delegation be heard.

CARRIED UNANIMOUSLY

A) Wanda Mulholland, Burnaby Task Force on Homelessness
Re: Creation of 'Made for Burnaby' Housing Solution
Speaker(s): Ms. Mulholland

Wanda Mulholland, Community Development Coordinator, Burnaby Task Force on Homelessness and Robert Wilmot appeared before the Committee to discuss the establishment of a 'Made for Burnaby' housing solution.

Since 2005, the Burnaby Extreme Weather Response operated by the Lookout Society opened a shelter for 315 nights, providing 3201 bed nights of which 2726 were occupied by men and 475 by women. On an average, the Thursday morning Outreach Resource Centre assists between 100 and 120 people.

Ms. Mulholland advised that persons visibly homeless are only 20% of the people challenged with homelessness, 80% are hidden. They are comprised of women, children, seniors, young people, and college and university students.

Ms. Mulholland provided examples of three successful models of housing utilized in Metro Vancouver; the Gateway of Hope in Langley, 3030 Gordon Project in Coquitlam and the North Shore Housing Centre in North Vancouver. These facilities provide, short stay, transitional and extreme weather beds, as well as other onsite resources which include: showers, laundry facilities, meals, medical services, counselling, addiction and recovery programs, education, training and computer access.

These three housing models were established through partnerships with local, provincial and federal levels of government, local housing service providers, businesses and community assistance.

The speaker advised that in December of 2015, Minister Coleman committed to funding in Burnaby for shelters. The Burnaby Task Force on Homelessness has met with BC Housing since the announcement and has determined that the commitment in principle from BC Housing is for capital and operating costs for both shelter and transitional housing. Fraser Health has also committed in principle to the creation of a 'Made for Burnaby' housing solution with provincial supports.

BC Housing has outlined the following criteria:

1. Land to be provided by Burnaby at no cost through a lease agreement with BC Housing. The City of Burnaby would still maintain ownership of the land and maintains the property as a Municipal asset;
2. a Community consultation process;
3. a rezoning process;
4. municipal support through incentives such as waiving of Development Cost Charges;
5. that Burnaby actively support and advocate for the project; and
6. a formal 'Request For Proposal' process to determine a facility operator.

The Burnaby Task Force on Homelessness invited Mayor Corrigan, City Council and staff from the Planning Department to participate in a tour of co-located and permanent housing resources.

The Task Force also requested an opportunity to collaborate with Burnaby to establish a 'Made for Burnaby' housing solution, to locate a suitable property in Burnaby for housing and to research successful models of housing.

The Committee thanked Ms. Mulholland and the Burnaby Taskforce on Homelessness for the services they provide to the community.

The Committee informed the delegation that the City of Burnaby and the Province are working with Ledingham McAllister to develop 180 new, non-market housing units in the Edmonds and Southgate Village area of Burnaby. The proposed project would consist of 90 units of non-market family housing to be owned and operated by BC Housing. The Cedar Place, non-market multi-family development would be redeveloped to 90 units of new, non-market seniors housing, doubling the amount of non-market housing in the area.

Arising from discussion, the Committee introduced the following motion:

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT the presentation be referred to staff.

CARRIED UNANIMOUSLY

4. CORRESPONDENCE

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT the correspondence be received.

CARRIED UNANIMOUSLY

**A) Correspondence from Wanda Mulholland, Community
Development Coordinator, Burnaby Task Force on
Homelessness
Re: Non-Market Housing in Burnaby**

Correspondence was received from Wanda Mulholland, Community Development Coordinator, Burnaby Task Force on Homelessness regarding non-market housing in Burnaby.

B) Correspondence from Wanda Mulholland, Community Development Coordinator, Burnaby Task Force on Homelessness
Re: Provincial Government Commitment for Burnaby Homeless Shelter Funding

Correspondence was received from Wanda Mulholland, Community Development Coordinator, Burnaby Task Force on Homelessness regarding a commitment from the Provincial Government for a homeless shelter in Burnaby.

5. REPORTS

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT the report be received.

CARRIED UNANIMOUSLY

A) Report from Director Planning and Building
Re: Outdoor Storage of Trucks and Contractor Materials
3822, 3806 Marine Drive, 8748 Ivy Avenue,
and 7549 Meadow Avenue – Big Bend Development Plan

A report was received from the Director Planning and Building responding to a delegation requesting opportunities for outdoor truck and contractor storage within the Big Bend Development Plan area.

The Director Planning and Building recommended:

1. THAT a copy of this report be sent to the members of the delegation who presented at the Community Development Committee on 2013 April 24 regarding truck storage in the Big Bend Development Plan.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

The Committee requested that the delegation be given an opportunity to meet with staff regarding any questions or concerns arising from the report.

6. NEW BUSINESS

Councillor Jordan

Councillor Jordan requested that staff prepare a resolution for the Lower Mainland Local Government Association and Union of British Columbia Municipalities regarding improvements to Provincial Legislation to standardize an approach to Tenant Assistance Policy.

Arising from discussion, the Committee introduced the following motion:

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT staff prepare a resolution for the Lower Mainland Local Government Association and the Union of British Columbia Municipalities requesting the Provincial Government provides an improved and consistent Tenant Assistance Policy.

CARRIED UNANIMOUSLY

Councillor Jordan provided information to staff regarding a recent recommendation from the UBC Sauder School of Business, Vancouver School of Economics and Simon Fraser University calling on the provincial government to address housing affordability in the Lower Mainland with a tax targeting owners without ties to the local economy.

Staff received the article for information.

7. INQUIRIES

No inquiries were brought before the Committee at this time.

8. ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 6:50 p.m.

Eva Prior
ADMINISTRATIVE OFFICER

Councillor Colleen Jordan
CHAIR