



## **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 September 17 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  
Councillor Paul McDonnell, 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. Parissa Shafizadeh, Zoning Planner  
Ms. Eva Prior, Administrative Officer

The Chair called the Open Committee meeting to order at 4:00 p.m.

The Chair recognized the ancestral and unceded homelands of the Skwxwú7mesh and traditional həŋqəmiŋəŋ speaking people, 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 June 25**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Open Committee meeting held on 2019 June 25 be adopted.

CARRIED UNANIMOUSLY

The Chair requested that the CLOSED agenda be brought forward for consideration 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 DHALIWAL  
SECONDED BY COUNCILLOR KEITHLEY

THAT the Open Committee meeting do now recess.

CARRIED UNANIMOUSLY

The Open Committee meeting recessed at 4:02 p.m.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR WANG

THAT the Open Committee meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Committee meeting reconvened at 4:58 p.m.

The normal order of the agenda resumed.

**3. CORRESPONDENCE**

**A) Correspondence from Metro Vancouver**  
**Re: Amending "Metro Vancouver 2040: Shaping our Future to**  
**Reflect Accepted Regional Context Statements**

Correspondence was received from Metro Vancouver regarding a proposed amendment to *Metro Vancouver 2040: Shaping our Future*, the regional growth strategy and to provide affected local governments with an opportunity to comment on the proposed amendment.

At its May 24, 2019 regular meeting, the Board of Directors of the Metro Vancouver Regional District adopted the following resolution:

That the Metro Vancouver Regional District Board:

- a. initiate the *Metro Vancouver 2040: Shaping our Future* amendment process for a Type 3 Minor Amendment to the regional growth strategy to incorporate regional land use designation changes, the expansion of the Urban Containment Boundary, and the addition of Frequent Transit Development Areas stemming from accepted regional context statements;
- b. give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1285. 2019”; and
- c. direct staff to notify affected local governments and appropriate agencies as per Section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.

Staff advised that the amendment to the Regional Growth Strategy is a minor housekeeping amendment to incorporate land use designation changes, Urban Containment Boundary adjustments and the addition of Frequent Transit Development Areas resulting from the Metro Vancouver Board’s acceptance of Regional Context Statements. As such, no further submission or response from the City of Burnaby is required.

**B) Correspondence from Metro Vancouver**  
**Re: Transit-Oriented Affordable Housing Study Phase 2**  
**- Key Findings**

---

Correspondence was received from Metro Vancouver advising that the Metro Vancouver Regional District Board of Directors received a report with key findings from the *Transit-Oriented Affordable Housing Study Phase 2*.

The *Transit-Oriented Affordable Housing Study* is intended to provide guidance to the public, private, and non-profit sectors in addressing barriers of high land costs; making better use of under-utilized or surplus lands owned by the public sector or non-profits to support affordable rental housing development; and, the roles of housing agreements, residential rental tenure zoning, and inclusionary housing requirements.

**4. REPORTS**

**A) Report from the Director Planning and Building**  
**Re: Proposed Zoning Bylaw Text Amendments**  
**- 2019 September**

---

The Director Planning and Building submitted a report proposing text amendments to the Burnaby Zoning Bylaw, specifically in relation to child care facilities.

The report presents four Zoning Bylaw amendments regarding:

- outdoor play areas in childcare establishments;
- child care facilities in the P2 Administration and Assembly, P3 Park and Public Use, and P6 Regional Institutional Districts;
- prohibition of certain uses on properties containing home-based child care facilities; and
- lot area requirements for child care facilities in the P1 Neighbourhood Institutional, and P5 Community Institutional Districts.

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 a Public Hearing on 2019 October 29.
2. **THAT** a copy of this report be sent to the Fraser Health Authority, Licencing Office, 4946 Canada Way, Burnaby, BC V5G 4H7, and the Burnaby New Westminster YMCA Child Care Resource and Referral, 4460 Beresford Street, Burnaby, BC V5H 2Y8.
3. **THAT** a copy of this report be sent to the Environment and Social Planning Committee for their information.

MOVED BY COUNCILLOR DHALI WAL  
SECONDED BY MAYOR HURLEY

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

CARRIED UNANIMOUSLY

## 5. **NEW BUSINESS**

### **Councillor Dhaliwal – Rental Use Zoning Implementation Policy**

With unanimous consent, the following motion was introduced for consideration at this time:

MOVED BY COUNCILLOR DHALI WAL  
SECONDED BY MAYOR HURLEY

THAT staff amend the conditions of the Rental Use Zoning Implementation Policy to require that the equivalent of 20% of the proposed units under RM, or RMs Districts be provided as affordable rental housing at or below Canada Mortgage and Housing Corporation market averages and that additional RMr Density for rental uses not be subject to vacancy control.

CARRIED UNANIMOUSLY

The Committee advised that clarification regarding the Rental Use Zoning Implementation Policy is required in reference to the 20% rental housing component. The proposed amendment is intended to stipulate that the 20% rental component must be provided as affordable rental housing at or below Canada Mortgage and Housing Corporation (CMHC) market averages.

Staff advised that the proposed amendment to the Stream 2 component of the Rental Use Zoning Implementation Policy is to clarify that the units not be subject to vacancy control. The proposed amendment would require that the 20% inclusionary component must be 100% affordable, at or below CMHC market average rents.

Arising from further discussion, the following motion was introduced:

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR WANG

THAT the Rental Use Zoning Implementation Policy amendment be **REFERRED** to staff for report.

CARRIED UNANIMOUSLY

6. **INQUIRIES**

There were no inquiries brought forward at this time.

7. **CLOSED**

This item of the agenda was dealt with previously in the meeting.

8. **ADJOURNMENT**

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR WANG

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Committee meeting adjourned at 5:42 p.m.

---

Eva Prior  
ADMINISTRATIVE OFFICER

---

Councillor Pietro Calendino  
CHAIR