



## **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 hə́ŋqəminə́m 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