



PLANNING AND DEVELOPMENT COMMITTEE M I N U T E S

**Tuesday, September 29, 2020, 2:00 p.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. Dipak Dattani, Director Corporate Services
Mr. Ed Kozak, Director Planning & Building
Mr. Johannes Schumann, Assistant Director, Planning & Building
Ms. Lee-Ann Garnett, Assistant Director Long Range Planning
Mr. Jonathan Helmus, Assistant Director Engineering
Infrastructure and Development
Ms. Rene De St. Croix, Senior Long Range Planner
Ms. Wendy Tse, Long Range Planning Housing
Ms. Deirdre Bostock, Planner 1
Ms. Elaine Wong, Executive Assistant to the Mayor
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 2:00 p.m. and conducted the roll call.

The Chair, Councillor Pietro Calendino, recognized the ancestral and unceded homelands of the hən̓q̓əmin̓əŋ and Skwxwú7mesh speaking peoples, and extended appreciation for the opportunity to hold a meeting on this territory.

2. MINUTES

2.1 Minutes of the Planning and Development Committee Open meeting held on 2020 August 18

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Planning and Development Committee meeting held on 2020 August 18 be adopted.

CARRIED UNANIMOUSLY

3. DELEGATION

3.1 Westcoast Facilitators Group - Re: Housing Development in Metro Vancouver

Ms. Angela Sealy, CEO, Westcoast Facilitators Group, appeared before the Committee regarding the impact of separate entrances, amenities, and social spaces used by social housing tenants in mixed housing developments.

Ms. Sealy provided a brief overview of a research project supervised by Atira Women's Resource Society and conducted by Westcoast Facilitators Group. Atira Women's Resource Society currently operates two mixed income rental buildings where entrances, amenities and social spaces are shared by all occupants. The speaker advised that developments with separate entrances used by social housing tenants are nicknamed "Poor Doors".

Ms. Sealy provided data from correspondence and an online survey expressing concern that separate entrances cast a stigma on social housing tenants. The delegation advocated for municipalities to work with developers to create one entrance, one lobby, and one set of amenities.

The Committee thanked Ms. Sealey for the informative presentation and advised that they are in full support of one entrance.

4. REPORTS

4.1 Report from the Director Planning and Building - Re: Stormont McBride Connector

The Director Planning and Building submitted a report providing the Committee with an update on the Stormont-McBride Connector.

The Director Planning and Building recommended:

1. THAT the Committee receive this report for information.
2. THAT a copy of this report be forwarded to N. Davidowicz.

Stu Ramsey, Manager Transportation Planning, advised that the connector would be counter to Council's position on climate change. The connector would promote increased driving on Burnaby streets, and would have significant local impacts on the forest, watercourses, and recreation opportunities. Further, the Stormont-McBride Connector is contrary to the Vision, Goals, and draft Targets for the new *Transportation Plan*.

The Committee expressed concern regarding the potential increase in local traffic should the Pattullo Bridge replacement project expand to six lanes, rather than the currently proposed four lanes. The Committee agreed that discouraging traffic rather than accommodating it, is critical in attaining the City's climate action targets.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY MAYOR HURLEY

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

CARRIED UNANIMOUSLY

4.2 Report from the Director Planning and Building - Re: New Burnaby Transportation Plan - Phase 2 Consultation Update

The Director Planning and Building submitted a report providing information on preliminary Phase 2 public consultation discussions on the new Burnaby Transportation Plan.

The Director Planning and Building recommended:

1. THAT the Committee recommend that Council receive this report for information.

Rene De St. Croix, Senior Long Range Planner, provided the Committee with an update regarding feedback received during the Burnaby Transportation Plan Phase 2 Consultation. The input has been very positive with over 70% of participants in support of the draft Targets, Big Moves, Policies, and Networks. The results incorporated over 400 responses and more than 15 stakeholder meetings.

MOVED BY MAYOR HURLEY
SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

4.3 Report from the Director Planning and Building - Re: Rental Housing Summary - Updated to 2020 July 31

The Director Planning and Building submitted a report providing an update on recent non-market and market rental housing developments in Burnaby, including tracking of projects with inclusionary and replacement rental units, as required by the City's Rental Use Zoning Policy.

The Director Planning and Building recommended:

1. THAT Council receive this report for information.

Wendy Tse, Long Range Housing Planner, provided an overview of non-market and market rental housing development projects. As of 2020 July 31, 1,730 units of non-market housing are currently under review, with 367 units under construction and 527 units completed. Ms. Tse advised that 11 current projects and 2 anticipated projects are facilitated through the use of City owned lands.

The City also supports non-market housing through:

- land leases at nominal cost;
- contributions from Community Benefit Affordable Housing Reserve;
- pre-zoning of City-owned sites; and
- lower parking requirements.

Further, partnerships and funding have assisted with the facilitation of non-market projects in the City.

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR DHALIWAL

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

CARRIED UNANIMOUSLY

Arising from discussion and without objection by any member, the Committee requested that staff ensure non-profit organizations are applying for Federal housing funding and thanked staff for the encouraging report.

Staff undertook to follow-up.

4.4 Report from the Director Planning and Building - Re: Siting Approval (Subdivision Application #20-11) 7791-19th Avenue Request for Subdivision Sixth Street Community Plan

The Director Planning and Building submitted a report providing information regarding a request for a subdivision within the Sixth Street Community Plan area, and to recommend potential policy amendments related to the Sixth Street Community Plan.

The Director Planning and Building recommended:

1. THAT this report be received for information purposes.
2. THAT the Committee authorize staff to initiate policy amendments to the Sixth Street Community Plan area.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

4.5 Report from Director Planning and Building - Re: Official Community Plan Amendment - Institutional Sites for Affordable Housing Projects

The Director Planning and Building submitted a report seeking Council authorization for preparation of an amendment of the Official Community Plan's Residential Framework to include designated institutional sites for development for affordable housing projects.

The Director Planning and Building recommended:

1. THAT Council authorize staff to prepare an amendment to the Residential Framework of the Official Community Plan to include designated Institutional district sites for consideration of affordable housing projects, as outlined in Section 3.0 of the report.
2. THAT Council approve staff to prepare the submission of an Official Community Plan amendment for 3550 Wayburne Drive in conjunction with Rezoning Reference #19-62, as outlined in Section 4.0 of the report, concurrently with advancement of the associated zoning bylaws to a public hearing, following consideration and adoption of the proposed amendment to the Official Community Plan Residential Framework.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

4.6 Report from the Director Planning and Building - Re: Proposed Response and Recovery Measures to Assist Construction and Development Industry

Council, at their meeting on 2020 September 28, referred the report submitted above noted report proposing measures to assist in COVID-19 response and recovery for the construction industry in Burnaby, to the Planning and Development Committee.

The Director Planning and Building recommended:

1. THAT Council approve the amenity density bonus deferment measures, outlined in Section 3.0 of this report.

MOVED BY MAYOR HURLEY
SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

5. NEW BUSINESS

His Worship, Mayor Hurley – Moratorium on Vaping Products

MOVED BY MAYOR HURLEY
SECONDED BY COUNCILLOR KEITHLEY

THAT staff prepare a report on the advisability and feasibility of placing a moratorium on the sale of vaping or similar products.

CARRIED UNANIMOUSLY

6. INQUIRIES

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

7. CLOSED

MOVED BY MAYOR HURLEY
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 discuss matters concerning the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the municipality; and to consider negotiations and related discussions respecting the proposed provision of a municipal service(s) that are at the 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 at 3:45 p.m.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR WANG
SECONDED BY COUNCILLOR KEITHLEY

THAT the Open Committee meeting do now reconvene at 4:05 p.m.

CARRIED UNANIMOUSLY

8. ADJOURNMENT

MOVED BY COUNCILLOR WANG
SECONDED BY COUNCILLOR KEITHLEY

THAT the Planning and Development Committee meeting do now adjourn at 4:05 p.m.

CARRIED UNANIMOUSLY

CHAIR

ADMINISTRATIVE OFFICER