



PLANNING AND DEVELOPMENT COMMITTEE

M I N U T E S

Tuesday, November 24, 2020, 2:00 p.m.

Council Chamber, City Hall

4949 Canada Way, Burnaby, BC

- PRESENT:**
- Councillor Pietro Calendino, Chair
 - Councillor Sav Dhaliwal, Vice Chair (*participated electronically*)
 - 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
 - Ms. Noreen Kassam, Director Finance
 - Mr. Ed Kozak, Director Planning and Building
 - Mr. Dave Critchley, Director Public Safety and Community Services
 - Mr. Johannes Schumann, Assistant Director Planning and Building
 - Ms. Lee-Ann Garnet, Assistant Director Long Range Planning
 - Mr. Jonathan Helmus, Assistant Director Engineering Infrastructure and Development
 - Mr. Dan Layng, Chief Licence Inspector (*participated electronically*)
 - Ms. Parissa Shafizadeh, 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 2:02 p.m. and conducted the roll call. Due to the COVID-19 pandemic, Councillor Dhaliwal participated electronically.

For the benefit of the Council members that were participating by electronic means, the Chair reviewed the staff members present at the meeting.

The Chair, Councillor Calendino, recognized the ancestral and unceded homelands of the hən̓q̓əmi̓ñəm 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 October 27

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Planning and Development Committee meeting held on 2020 October 27 be now adopted.

CARRIED UNANIMOUSLY

3. CORRESPONDENCE

3.1 Acting City Clerk - Re: Greentree Village Community Garden

Under the new business portion of the 2020 October 26 Council Meeting, Council referred to item 1.4 of the Council correspondence package. Arising from discussion, Council adopted a motion to refer item 1.4 to the Planning and Development Committee.

The Committee requested that staff investigate the possibility of creating community gardens on City owned sites, such as under-utilized parks or vacant City-owned land; as well as privately held property on utility rights-of-way. Further, the Committee inquired regarding a management component which would include tenure, allotment, equipment and storage.

Staff advised that the current policy supports community gardens on private sites and limited City sites.

Arising from discussion, the Committee introduced the following motion:

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR MAYOR HURLEY

That staff be directed to bring back information on the current policy with the intent of expanding the community gardens program onto City parks and land, private sites; and the inclusion of a community gardens management component

CARRIED UNANIMOUSLY

4. **REPORTS**

4.1 **Report from the Director Finance - Re: Municipal and Regional District Tax (MRDT)**

The Director Finance submitted a report seeking approval to make application to the Province for an increase in the Municipal and Regional District Tax (MRDT) rate, and for the use of MRDT revenue from Online Accommodation Platforms for affordable housing initiatives.

The Director Finance recommended:

1. THAT the Planning and Development Committee recommend Council approve an application to the Province to increase the Municipal and Regional District Tax from two percent to three percent effective 01 January 2022.
2. THAT the Planning and Development Committee recommend Council approve an application to the Province for the use of Municipal and Regional District Tax revenue from Online Accommodation Platforms for affordable housing initiatives effective 01 January 2022.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of the Director Finance be adopted.

Amended

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR KEITHLEY

THAT recommendation #2 be **AMENDED** to read, as follows: '...the use of Municipal and Regional District Tax net revenue from Online Accommodation Platforms...'.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of the Director Finance be adopted, **AS AMENDED**.

CARRIED UNANIMOUSLY

4.2 Report from the Director Planning and Building - Re: Request for Community Benefit Affordable Housing Reserve Funds New Vista Society (Fees and Charges) 7898 Eighteenth Avenue Rezoning Reference #18-50 Sixth Street Community Plan Area

The Director Planning and Building submitted a report seeking consideration of an application for Community Benefit Affordable Housing Reserve funds to support the development of 25 non-market housing units at 7898 Eighteenth Avenue.

The Director Planning and Building recommended:

1. THAT the Committee recommend that Council approve a Community Benefit Bonus Housing Reserve grant of \$1,024,311, as outlined in the report.

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: Rezoning References #17-34, 17-39, 18-21 and 18-23 Proposed Density Transfer and Phased Development Agreement Metrotown Downtown Plan Area

The Director Planning and Building submitted a report seeking authorization for staff to pursue a density transfer and a Phased Development Agreement, in connection with four rezoning applications in the Metrotown Downtown Plan area.

The Director Planning and Building recommended:

1. THAT the Committee recommend that Council authorize staff to pursue a density transfer and a Phased Development Agreement in connection with four rezoning applications in the Metrotown Downtown Plan area, as generally outlined in this report.
2. THAT a copy of this report be sent to Mr. Jay Lin, Vice President Development Belford Properties Ltd.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

4.4 Report from the Director Planning and Building and the Director Public Safety and Community Services - Re: Short-Term Rentals - Proposed Bylaw Amendments

The Director Planning and Building and the Director Public Safety and Community Services submitted a report proposing amendments to the Burnaby Zoning Bylaw, Business Licence Bylaw, Business Licence Fee Bylaw, and Bylaw Notice Enforcement Bylaw regarding short-term rentals.

The Director Planning and Building and the Director Public Safety and Community Services recommended:

1. THAT Council be requested to authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, 1965, to implement the regulatory framework for short-term rentals, as outlined in Section 3.0 of this report, for advancement to a future Public Hearing.
2. THAT Council be requested to authorize the City Solicitor to bring forward bylaws to amend the following bylaws to implement the licensing, fee and enforcement framework for short-term rentals:
 - (a) Burnaby Business Licence Bylaw 2017;
 - (b) Burnaby Business Licence Fee Bylaw 2017; and
 - (c) Burnaby Bylaw Notice Enforcement Bylaw 2009,as outlined in Section 4.0 of the report.

MOVED BY MAYOR HURLEY

SECONDED BY COUNCILLOR WANG

THAT the recommendations of the Director Planning and Building and the Director Public Safety and Community Services be adopted.

CARRIED UNANIMOUSLY

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 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 MAYOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT the Open Committee meeting do now recess at 2:50 p.m.

CARRIED UNANIMOUSLY

MOVED BY MAYOR KEITHLEY
SECONDED BY COUNCILLOR WANG

THAT the Open Committee meeting do now reconvene at 3:20 p.m.

CARRIED UNANIMOUSLY

8. ADJOURNMENT

MOVED BY MAYOR KEITHLEY
SECONDED BY COUNCILLOR WANG

THAT that Planning and Development Committee Open meeting do now adjourn at 3:20 p.m.

CARRIED UNANIMOUSLY

CHAIR

ADMINISTRATIVE OFFICER