



PLANNING AND DEVELOPMENT COMMITTEE M I N U T E S

**Tuesday, January 26, 2021, 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. Dipak Dattani, Director Corporate Services
Mr. Ed Kozak, Director Planning and Building
Mr. Johannes Schumann, Assistant Director Current Planning
Ms. Lee-Ann Garnett, Assistant Director Long Range Planning
Ms. May Phang, Assistant Director Engineering Infrastructure and Development
Ms. Sarah Crawford, Planner 1
Ms. Elaine Wong, Executive Assistant to the Mayor
Ms. Eva Prior, Acting Deputy City Clerk
Ms. Shelly Reinhardt, 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 Calendino, recognized the ancestral and unceded homelands of the hən̓q̓əmi̓n̓əm 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 December 15.

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Planning and Development Committee meeting held on 2020 December 15 be now adopted.

CARRIED UNANIMOUSLY

3. CORRESPONDENCE

3.1 Correspondence from Green Tree Village Residents - Re: Application for a Community Garden at Green Tree Village Park

Correspondence was received from residents of Green Tree Village requesting permission to create a community garden at Green Tree Village Park.

Staff advised they are completing a report regarding community gardens for the Committee.

3.2 Correspondence from Thind Properties - Re: Sussex Civil Works Latecomer Proposal

Correspondence was received from Mr. Steve Eder, Vice President Construction, Thind Properties requesting a 'Latecomer Agreement' to distribute the costs of municipal upgrades resulting in a more equitable cost to developers.

Staff advised that under a 'Latecomer Agreement' a charge would be imposed on subsequent developers/owners who obtain physical access to, connect to, front or benefit from the work done by the original developer. This mechanism would provide for a partial cost recovery for the developers that front-end extended services that benefit other lands.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY MAYOR HURLEY

THAT staff bring forward a policy to address latecomer charges.

CARRIED UNANIMOUSLY

4. **REPORTS**

4.1 **Report from Director Planning and Building - Re: Single-Family Dwelling Renovations and Additions Greentree Village Community Plan Area**

The Director Planning and Building submitted a report seeking Committee and Council endorsement of the proposed rezoning approach and authorization for staff to consult with the Greentree Village community on proposed Rezoning Bylaw amendments for minor renovations and additions to single-family dwellings.

The Director Planning and Building recommended:

1. THAT the Committee recommend that Council endorse the proposed rezoning approach, as described in Section 4.0 of this report, to facilitate minor renovations and additions to existing single-family dwellings permitted under CD Comprehensive Development zoning within Greentree Village.
2. THAT the Committee recommend that Council authorize staff to undertake a public consultation process with Greentree Village residents and homeowners, as described in Section 5.0 of the report.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

Staff advised that the Planning and Building Department have received inquiries for minor alterations and additions for single family homes in the Greentree Village since the 1970s. Due to the CD Comprehensive Development District, home owners do not have the latitude to make alterations and/or additions without Council consideration and approval through an amended rezoning process.

Staff proposed that a City-initiated Amended Comprehensive Development rezoning associated with Phases 1-3 of Greentree Village would be brought forward for Council consideration. A community consultation process with the residents would also be undertaken concurrently, followed by a subsequent report to Committee and Council with any revisions to the proposed rezoning amendments and a Public Hearing recommendation.

4.2 Report from Director Planning and Building - Re: Planning and Development Committee Work Plan Update 2021-2022

The Director Planning and Building submitted a report summarizing Committee activities in 2020 and proposing a work plan for 2021-2022.

The Director Planning and Building recommended:

1. THAT that the Committee request Council endorse the proposed 2021-2022 Planning and Development Committee work plan.

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

The Committee thanked the Planning and Building Department staff for their numerous achievements in 2020; however, suggested that the list was far from complete. The Committee requested that subsequent work plan reports include a more comprehensive accounting of projects and accomplishments, emphasizing the tremendous amount of work undertaken by the Department.

Arising from discussion, the Committee further requested that staff prioritize suites in duplexes, minimum lot sizes, and subdivision potential on larger lots to address housing needs.

4.3 Report from Director Planning and Building - Re: Burnaby's Housing Needs Report

The Director Planning and Building submitted a report providing key insights into housing needs in the community, and projecting the number and type of units which will be needed to meet housing demands over the next five to ten years.

The Director Planning and Building recommended:

1. THAT the Committee recommend that Council receive Burnaby's Housing Needs Report, as presented in Attachment A of this report.
2. THAT the Housing Needs Report be published on the City of Burnaby's website, as required in the Local Government Act.
3. THAT the Housing Needs Report be forwarded to the Social Planning Committee for information.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

The Committee requested that staff provide a presentation to Council in conjunction with the Burnaby's Housing Needs Report.

The Committee inquired regarding the opening date of the Emergency Response Centre.

Staff advised that work is ongoing with BC Housing, Progressive Housing Society and the Fraser Health Authority and that the Centre is scheduled to become operational in the near future. Further, members of the City's faith community are currently providing emergency shelter services.

5. **NEW BUSINESS**

Councillor Calendino – Correspondence from Mr. Karl Kliparchuk

Correspondence was received from Mr. Karl Kliparchuk requesting that developers provide a mandatory contribution toward the construction of a second hospital in the City.

The Committee expressed concern that adding further charges on developments would result in increased costs to renters or purchasers.

His Worship, Mayor Hurley will send a letter in response to Mr. Kliparchuk's recommendation.

Councillor Dhaliwal – Motion Regarding Public Washrooms

Councillor Dhaliwal introduced the following motion:

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

WHEREAS access to a safe, clean, accessible public washroom is a basic human need for all community members;

AND WHEREAS access to public washrooms in particular supports the community participation and inclusion of seniors, persons with disabilities, children, and unhoused community members;

AND WHEREAS access to public washrooms encourages active living opportunities, by providing community members with the option to enjoy parks and other outdoor spaces for longer periods of time;

AND WHEREAS the City of Burnaby has committed to creating a safe, accessible and inclusive city as articulated through its Equity Policy, Social Sustainability Strategy, and Corporate Strategic Plan;

THEREFORE BE IT RESOLVED, THAT staff be directed to bring forward a report to the Planning and Development Committee outlining the advisability and feasibility of a pilot project for installing self-cleaning public toilets in strategic locations around Burnaby.

CARRIED UNANIMOUSLY

Arising from discussion and without objection, the Committee requested that staff also pursue public access to washrooms in local businesses and at TransLink SkyTrain stations and bus loops.

6. INQUIRIES

No Inquiries were brought forward at this time.

7. CLOSED

MOVED BY COUNCILLOR KEITHLEY
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 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 WANG
SECONDED BY COUNCILLOR KEITHLEY

THAT the Open Committee meeting do now recess at 3:10 p.m.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

THAT the Open Committee meeting do now reconvene at 4:10 p.m.

CARRIED UNANIMOUSLY

8. **ADJOURNMENT**

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

THAT the Planning and Development Committee do now adjourn at 4:10 p.m.

CARRIED UNANIMOUSLY

CHAIR

ADMINISTRATIVE OFFICER