



## PLANNING AND DEVELOPMENT COMMITTEE

### MINUTES

Tuesday, March 30, 2021, 1:30 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 (*arrived at 1:45 p.m.*)  
Councillor Joe Keithley, Member  
Councillor James Wang, Member
- STAFF: Mr. Dipak Dattani, Director Corporate Services  
Mr. Ed Kozak, Director Planning and Building  
Ms. Lee-Ann Garnett, Assistant Director Long Range Planning  
Mr. Johannes Schumann, Assistant Director Current Planning  
Ms. May Phang, Assistant Director Engineering Infrastructure and Development  
Ms. Lily Ford, Planner 3  
Ms. Parissa Shafizadeh, Planner 2  
Ms. Elaine Wong, Executive Assistant to the Mayor  
Ms. Eva Prior, Acting Deputy City Clerk  
Mr. Will Andrews, Council Support Assistant

#### 1. **CALL TO ORDER**

The Chair called the Open Committee meeting to order at 1:33 p.m. and conducted the roll call. Due to the COVID-19 pandemic, Councillor Dhaliwal participated electronically.

For the benefit of Councillor Dhaliwal, who was participating by electronic means, the Chair reviewed the staff members present at the meeting.

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

**2. MINUTES**

**2.1 Minutes of the Open Planning and Development Committee meeting held on 2021 February 23**

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Planning and Development Committee Open meeting held on 2021 February 23 be now adopted.

CARRIED UNANIMOUSLY

Arising from consideration of the agenda and His Worship, Mayor Hurley's delayed arrival, the Committee introduced the following motion:

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR WANG

THAT the order of the agenda be changed to consider Report Items 5.4, 5.5, and 5.6. immediately following Item 4.1 Correspondence.

CARRIED UNANIMOUSLY

**3. DELEGATIONS**

**3.1 Channel Project Approvals - Re: Rental Use Zoning Policy**

Ms. Tegan Smith, Principal, and Ms. Natahsa Letchford, Senior Advisor, Channel Project Approvals appeared before the Committee via Zoom as third party consultants for 9500 Erikson Drive, Lougheed Village. Lougheed Village is a proposed 1,200-unit purpose-built rental housing project for moderate-income earners.

The speakers expressed concern in relation to the Rental Use Zoning Policy which is inadvertently penalizing developments that are 100% market rental housing. The policy stipulates that both rental and strata developments must provide 20% of the total units at 20% below Canadian Mortgage and Housing Corporation median rental rates.

Ms. Smith informed the Committee that the Lougheed Village project is not viable under the current Rental Use Zoning Policy and cannot support a density bonus payment. Purpose-built rental verses strata developments result in: the same or higher construction costs, equal land costs, no lift in land value after rezoning, low profit margins, and final market value of the development is lower (20-25% less).

*\*His Worship, Mayor Hurley arrived at 1:45 p.m.\**

In conclusion, the speakers requested that Council amend the Rental Use Zoning Policy to reflect the differences between rental and strata projects to ensure the viability of purpose-built rental developments in the City.

#### 4. **CORRESPONDENCE**

##### 4.1 **Memorandum from Director Planning and Building - Re: 3550 Wayburne Drive Applicant Led Public Consultation Update Rezoning Reference #19-62**

A memorandum was received from the Director Planning and Building providing an update on the applicant led public consultation related to the 182 unit proposal at 3550 Wayburne Drive.

Staff advised that the applicants have requested support the advancement of the 182 unit proposal and Official Community Plan amendment to a future public hearing. Further, staff will continue to work with the applicant towards a suitable plan of development, which would be limited to 130 units and increased greenspace, as per the Committees previous direction.

Without objection, the Committee requested staff investigate the relocation of the proposed garbage collection area away from Westminster Avenue.

Staff undertook to follow-up.

#### 5. **REPORTS**

##### 5.4 **Report from the Director Planning and Building - Re: Bansal and Sons Automotive**

The Director Planning and Building submitted a report in response to a delegation to the Committee on 2019 November 19, from Mr. Harjinder Bansal.

The Director Planning and Building recommended:

1. THAT this report be received for information.
2. THAT a copy of this report be forwarded to Mr. Harjinder Bansal, 3822 Marine Way, Burnaby, BC V5J 3H4

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR WANG

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

AMENDED

The Committee requested that staff continue to work with the proponents to achieve a solution and establish a base line of contamination on the sites.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations be **AMENDED** to delete recommendation No. 2.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR WANG  
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendation of the Director Planning and Building be adopted, **AS AMENDED**.

CARRIED UNANIMOUSLY

**5.5 Report from Director Planning and Building - Re: Buller-Beresford Site 7304,7320 Buller Avenue and 6050 Beresford Street Royal Oak Community Plan**

The Director Planning and Building submitted a report providing information on the status of the planned Buller-Beresford Park site within the Royal Oak Community Plan area, in response to a delegation to the Planning and Development Committee on 2019 November 19. The report also contains recommendations for a revision to the Royal Oak Community Plan and expenditure of funds from the Parkland Acquisition Development Cost Charge Reserve Fund.

The Director Planning and Building recommended:

1. THAT the Royal Oak Community Plan be amended to reflect the Park and Open Space use for the entire property located at 7320 Buller Avenue for inclusion in the Buller-Beresford Park site, as described in Section 4.1 of this report.
2. THAT Council authorize the City Solicitor to bring forward a Development Cost Charges Reserve Fund Expenditure Bylaw in the amount of \$3,077,735 to repay from the Parkland Acquisition Development Cost Charge Reserve Fund to the Corporate & Tax Sale Land Reserve Fund the 46% contribution, plus interest, for the original acquisition cost for 7320 Buller Avenue, as outlined in Section 4.2 of this report.

3. THAT this report be forwarded to the Parks, Recreation and Culture Commission for information purposes.
4. THAT this report be forwarded to the Financial Management Committee for information purposes.

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR DHALIWAL

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

CARRIED UNANIMOUSLY

**5.6 Report from Director Planning and Building - Re: Proposed Zoning Bylaw and Planning and Building Fees Bylaw Amendments - Further Pandemic Reopening Measures**

The Director Planning and Building submitted a report proposing amendments to the Burnaby Zoning Bylaw and Burnaby Planning and Building Fees Bylaw to implement further COVID-19 pandemic reopening measures.

The Director Planning and Building recommended:

1. THAT Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, 1965, to implement temporary amendments to off-street parking requirements, as outlined in Section 3.1 of this report, and further authorize bringing forward the amendments for three readings and final adoption without a public hearing.
2. THAT Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, 1965, to implement certain temporary amendments to support pandemic reopening measures, as outlined in Section 3.2 of this report, and further authorize the waiver of a public hearing for such amendments.
3. THAT Council authorize the preparation of a bylaw amending the Burnaby Planning and Building Fees Bylaw, 2017, to waive the application fee for Preliminary Plan Approval applications for temporary accessory buildings, structures, or service trailers accessory to institutional, recreational, assembly, and educational establishments, as outlined in Section 4.0 of this report.

MOVED BY MAYOR HURLEY  
SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

Arising from discussion and without objection, the Committee requested that Report Items 5.7, 5.8, and 5.9 be brought forward for consideration at this time.

**5.7 Report from the Director Planning and Building, and Director Finance - Re: Payment in Lieu of Parking - Bylaw Amendments and Reserve Funds**

The Director Planning and Building, and Director Finance submitted a report proposing text amendments to the Burnaby Zoning Bylaw regarding payment-in-lieu of parking and other off-street parking provisions and bylaws to establish an Off-Street Parking Reserve Fund and Active Transportation Infrastructure Reserve Fund, transfer existing off-street parking reserve funds to a City-wide Off-Street Parking Reserve Fund, and to repeal the Burnaby Off-Street Parking Reserve Funds Bylaw.

The Director Planning and Building and Director Finance recommended:

1. THAT Council be requested to authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, 1965, to establish new payment-in-lieu of parking requirements for off-street parking and make changes to some off-street parking provisions, as outlined in this report, for advancement to a future Public Hearing.
2. THAT Council be requested to authorize the preparation of a bylaw amending the Burnaby Planning and Building Fees Bylaw to add a new schedule to include the fee for “Payment-In-Lieu of Parking”, as outlined in this report.
3. THAT Council be requested to authorize the City Solicitor to bring forward a bylaw to establish the following statutory reserve funds:
  - a. Off-Street Parking Reserve Fund; and,
  - b. Active Transportation Infrastructure Reserve Fund;as outlined in this report, to receive payment-in-lieu of the required off-street parking spaces.
4. THAT Council be requested to authorize the City Solicitor to bring forward a Reserve Fund Transfer Bylaw to transfer all funds, including accrued interest, in the Hastings Off-Street Parking Reserve Fund and Metrotown Centre Off-Street Parking Reserve Fund (currently totalling \$2,462,333) to the new City-wide Off-Street Parking Reserve Fund.
5. THAT Council be requested to authorize the City Solicitor to bring forward a bylaw to repeal the Burnaby Off-Street Parking Reserve Funds Bylaw once the above reserve fund transfers are completed.

6. THAT a copy of this report be provided to the Financial Management Committee for information.

MOVED BY MAYOR HURLEY  
SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

**5.8 Report from Director and Building - Re: Proposed Zoning Bylaw Amendments - 2021 March**

The Director Planning and Building submitted a report proposing three Zoning Bylaw amendments regarding: dormitories; colleges and universities, and commercial schools; and places of public worship.

The Director Planning and Building recommended:

1. THAT Council be requested to authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, 1965, as outlined in Section 3.0 of this report, for advancement to a future Public Hearing.

MOVED BY MAYOR HURLEY  
SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

The Committee requested further review regarding the recommended Zoning Bylaw text amendments to places of public worship.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY MAYOR HURLEY

THAT Section 3.3 Places of Public Worship be removed from the report for further review.

CARRIED UNANIMOUSLY

**5.9 Report from the Director Planning and Building - Re: "P6 BCIT District" and Rezoning Reference #21-10 (Rezoning of the BCIT Campus from P6 Regional Institutional District to P6 BCIT Regional Institutional District)**

The Director Planning and Building submitted a report proposing an amendment to the P6 Regional Institutional District by adding a specific sub-district for the British Columbia Institute of Technology (BCIT) and seeking Council authorization to forward the proposed Zoning Bylaw amendments and Rezoning Reference #21-10 to a Public Hearing on 2021 April 27.

The Director Planning and Building recommended:

1. THAT Council be requested to authorize the preparation of a bylaw amending the *Burnaby Zoning Bylaw, 1965*, to establish the "P6 BCIT District", as outlined in Section 3.0 of this report, for advancement to a Public Hearing on 2021 April 27 at 5:00 pm.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2021 April 12 and to a Public Hearing on 2021 April 27 at 5:00pm.
3. THAT the following be established as prerequisites to the completion of the rezoning:
  - a. The approval of the Ministry of Transportation to the rezoning application.
  - b. The consolidation of the two properties within the BCIT campus into one legal parcel.

MOVED BY MAYOR HURLEY

SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

The normal order of the agenda resumed.

**5.1 Report from the Director Planning and Building - Re: HOME: Burnaby's Housing + Homelessness Strategy Preliminary Draft**

The Director Planning and Building submitted a report providing a preliminary draft of HOME: Burnaby's Housing + Homelessness Strategy, and seeking Committee and Council endorsement of the document as the basis for further consultation and review.

The Director Planning and Building recommended:



1. THAT the Committee recommend that Council endorse the preliminary draft of HOME: Burnaby's Housing + Homelessness Strategy, attached to this report, as the basis for further consultation and review.

MOVED BY MAYOR HURLEY  
SECONDED BY COUNCILLOR WANG

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

Staff provided a PowerPoint overview of the report.

CARRIED UNANIMOUSLY

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR WANG

THAT staff be directed to correct the timelines in Section 4.0 of the report.

CARRIED UNANIMOUSLY

**5.2 Report from the Director Planning and Building - Re: Rental Housing Summary - Updated to 2021 February 28**

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 secured through the Rental Use Zoning Policy.

The Director Planning and Building recommended:

1. THAT Council receive this report for information.

MOVED BY MAYOR HURLEY  
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

**5.3 Report from the Director Planning and Building - Re: Request for Community Benefit Bonus Affordable Housing Reserve Grant Catalyst Community Development Society - 6525 Telford Avenue Rezoning Reference #17-26 Metrotown Downtown Plan Area**

The Director Planning and Building submitted a report seeking Committee consideration of an application for a Community Benefit Bonus Affordable Housing Reserve grant to support the development of 54 non-market housing units at 6525 Telford Avenue.

The Director Planning and Building recommended:

1. THAT the Committee recommend that Council approve a Community Benefit Bonus Affordable Housing Reserve grant of \$458,417, as outlined in this report.
2. THAT a copy of this report be provided to the Financial Management Committee for information.

MOVED BY MAYOR HURLEY  
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

**5.4 Report from the Director Planning and Building - Re: Bansal and Sons Automotive**

This item was dealt with previously at the meeting.

**5.5 Report from Director Planning and Building - Re: Buller-Beresford Site 7304,7320 Buller Avenue and 6050 Beresford Street Royal Oak Community Plan**

This item was dealt with previously at the meeting.

**5.6 Report from Director Planning and Building - Re: Proposed Zoning Bylaw and Planning and Building Fees Bylaw Amendments - Further Pandemic Reopening Measures**

This item was dealt with previously at the meeting.

**5.7 Report from the Director Planning and Building, and Director Finance - Re: Payment in Lieu of Parking - Bylaw Amendments and Reserve Funds**

This item was dealt with previously at the meeting.

**5.8 Report from Director and Building - Re: Proposed Zoning Bylaw Amendments - 2021 March**

This item was dealt with previously at the meeting.

**5.9 Report from the Director Planning and Building - Re: "P6 BCIT District" and Rezoning Reference #21-10 (Rezoning of the BCIT Campus from P6 Regional Institutional District to P6 BCIT Regional Institutional District)**

This item was dealt with previously at the meeting.

**6. NEW BUSINESS**

There was no new business brought before the Committee at this time.

**7. INQUIRIES**

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

**8. 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 KEITHLEY  
SECONDED BY COUNCILLOR WANG

THAT the open Committee meeting recess at 3:30 p.m.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

**9. ADJOURNMENT**

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

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CHAIR

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ACTING DEPUTY CITY CLERK