



PLANNING AND DEVELOPMENT COMMITTEE

MINUTES

Tuesday, April 27, 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 (*participated electronically*)
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. 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 2:00 p.m. and conducted the roll call. Due to the COVID-19 pandemic, Councillor Keithley participated electronically.

For the benefit of Councillor Keithley, 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 hə́nǵəmiṇə́m 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 2021 March 30**

MOVED BY MAYOR HURLEY

SECONDED BY COUNCILLOR DHALIWAL

THAT the minutes of the Planning and Development Committee Open meeting held on 2021 March 30 be now adopted.

CARRIED UNANIMOUSLY

3. **DELEGATIONS**

3.1 **Shape Properties - Re: Update on Redevelopment of Brentwood and Loughheed Town Centres**

Mr. Darren Kwiatkowski, Executive Vice President Shape Properties, introduced the following Shape Properties team members: **Mr. Jim Rinzema**, Executive Vice President, Planning and Design; **Mr. Richard Aarestad**, Executive Vice President, Construction; **Ms. Meaghan Tullis**, Vice President, IPP Finance and Accounting; and **Ms. Emma Fyfe**, General Manager, The Amazing Brentwood, and updated the Committee on both The Amazing Brentwood and The City of Loughheed developments.

The speakers provided the following statistics regarding The Amazing Brentwood, Master Plan adopted in 2013 September 23; and The City of Loughheed, Master Plan adopted 2016 August 29:

- 3,219 completed and under construction homes of which 799 are rental and 2,420 are market; and
- 17,000 total homes proposed for the future, of which 1,800 affordable, 4,200 rental, and 11,000 market homes.

The Amazing Brentwood will provide a one acre community plaza, employment for 1,600 people, first to market retailers, Cineplex VIP and The Rec Room, and a unique food court. Shape is currently in Phase Two of development which includes Tower Five (506 market homes), and Tower Six (369 market homes, 53 affordable housing units, and 21 market rental).

The City of Loughheed is currently in Phase One which consists of four towers; 1,539 homes under construction (499 are rental homes and 1,140 market homes). Phase Two of development will include Towers Five, Six, and Seven, over a four acre area which will accommodate 1,600 homes.

In conclusion, the speakers requested that the City simplify the bonus density program, and ensure that City departments are adequately staffed to provide support with the sequential occupancy of the four towers at The City of Lougheed.

The Committee thanked Shape Properties for the presentation and the impressive developments they are bringing to the City. The Committee requested that the delegation provide staff with input on streamlining processes.

4. PRESENTATIONS

4.1 Planning and Building Department Updates

Mr. Johannes Schumann, Assistant Director Current Planning, provided an overview of recent and upcoming projects.

1. Places of Public Worship, Text Amendment

The proposed text amendment would include Places of Public Worship in Commercial Districts that permit Public Assembly uses including the C1, C2, C3 and C4 Districts.

The purpose of the text amendment was to bring existing Places of Public Worship in line with prevailing zoning, align Burnaby's position on Places of Public Worship with other Metro Vancouver municipalities, and to provide the opportunity to integrate Places of Public Worship into local and City wide commercial areas where transit, social services and community amenities are most widely available.

The Committee expressed concern regarding the size of congregations, adequate amenities, parking, compatibility with existing uses, and the retention of existing commercial spaces.

2. Temporary Use Permits

Staff provided an overview of Temporary Use Permits (TUP) which would conditionally allow a temporary use that is not permitted by the Zoning Bylaw. TUPs would permit the temporary repurposing of existing vacant or underutilized sites, including those undergoing master planning and rezoning. In accordance with the *Local Government Act*, the TUP would be valid for three years with a possible extension of a further three years through Council approval.

The Committee expressed support for staff to bring forward a Temporary Use Permits policy report to a future meeting.

3. Development Variance Permits

Development Variance Permits (DVP) are a required permit type under Section 498 of the *Local Government Act* to vary the provisions of the Zoning Bylaw, Subdivision Control Bylaw and Sign Bylaw.

Development Variance Permits may be issued by a local government, by way of a Council resolution, subject to one or more of the following conditions:

- DVPs authorize a permanent variance, similar to a Board of Variance decision of CD Zoning;
- Notices must be delivered to affected properties, many municipalities also post DVP notices in local newspapers and online;
- DVPs are discretionary, and do not require proof of hardship;
- DVPs cannot vary density or use; and
- DVPs need to be reviewed in the context of adopted plans and policies, and applications are required to be circulated to internal and external departments and agencies for review and comment.

The Committee requested that staff establish strict guidelines regulating the ability to apply for a Development Variance Permit.

5. NEW BUSINESS

There was no 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 COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR WANG

THAT the open Committee meeting recess at 3:15 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

8. **ADJOURNMENT**

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

Councillor Pietro Calendino
CHAIR

Eva Prior
ACTING DEPUTY CITY CLERK