



## PLANNING AND DEVELOPMENT COMMITTEE

### MINUTES

Tuesday, September 28, 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 *(arrived at 2:16 p.m.)*
  - Councillor Joe Keithley, Member
  - Councillor James Wang, Member
  - Councillor Alison Gu *(participated electronically)*
  - Councillor Mike Hillman
  - Councillor Colleen Jordan
- STAFF:
- Mr. Dipak Dattani, Director Corporate Services
  - Mr. Ed Kozak, Director Planning and Building
  - Ms. Lee-Ann Garnett, Deputy Director Planning and Building
  - Mr. Johannes Schumann, Assistant Director Planning and Building
  - Mr. Tim Van Driel, Assistance Director Civic Building Projects
  - Ms. May Phang, Assistant Director Engineering Infrastructure and Development
  - Mr. Ian Wasson, Senior Current Planner
  - 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 2:01 p.m.

The Chair, Councillor Pietro Calendino, recognized the ancestral and unceded homelands of the hən̓q̓əmi̓n̓əm̓ and Sḵw̓x̓w̓ú7mesh 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 July 12**

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Planning and Development Committee meeting held on 2021 July 12 be now adopted.

CARRIED UNANIMOUSLY

Due to the receipt of a late item of correspondence, the Committee introduced the following motion:

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR WANG

THAT correspondence from the Urban Development Institute regarding *Barriers to the Delivery of Market Rental Housing in Burnaby* be added to the agenda as Correspondence Item 3.6.

CARRIED UNANIMOUSLY

3. **CORRESPONDENCE**

3.1 **Memorandum from the Administrative Officer - Re: Metro Vancouver HomeShare Pilot Program - Partnership with Simon Fraser University**

A memorandum was received from the Administrative Officer advising that Council, at the Open Council meeting held on 2021 July 26, adopted a report approving a partnership between the City of Burnaby and Simon Fraser University to participate in the Metro Vancouver Regional District 2021-2022 HomeShare Pilot Program.

3.2 **TransLink - Re: Request to Open Public Washrooms at Metrotown SkyTrain Station**

Correspondence was received from Kevin Quinn, Chief Executive Officer, TransLink, in response to the Council's request to open public washrooms at the Metrotown SkyTrain Station.

Mr. Quinn advised that a barrier to expanding washroom access, in the absence of third-party support, is financing. The pandemic has resulted in significant

reductions in transit ridership and revenue, resulting in the need for washroom availability to be implemented in a future investment plan.

**3.3 Steamworks Brewing Company - Re: Active Sidewalks, Open Businesses Program**

Correspondence was received from Katherine Hahn, Business Development Manager, Steamworks Brewing, requesting that the City make permanent the temporary outdoor expansion spaces which have been permitted under the Active Sidewalks, Open Business program.

Staff advised that information regarding the Active Sidewalks, Open Business program information will be forthcoming in the near future.

**3.4 Burnaby Board of Trade - Re: Active Sidewalks, Open Businesses Program**

Correspondence was received from Paul Holden, President and Chief Executive Officer, Burnaby Board of Trade, encouraging Council to direct staff to develop new programs to allow expanded patios and outdoor food and beverage service to continue in Burnaby.

Staff advised that information regarding the Active Sidewalks, Open Business program information will be forthcoming in the near future.

**3.5 Tourism Burnaby - Re: Active Sidewalks, Open Businesses Program**

Correspondence was received from Chris Peters, Executive Director, Tourism Burnaby, requesting that the City make permanent the temporary outdoor expansion spaces which have been permitted under the Active Sidewalks, Open Business program.

Staff advised that information regarding the Active Sidewalks, Open Business program information will be forthcoming in the near future.

**3.6 Urban Development Institute - Re: Barriers to the Delivery of Market Rental Housing in Burnaby**

Correspondence was received from Anne McMullin, President and CEO, Urban Development Institute, expressing concern regarding the viability of 100% purpose built rental developments. Ms. McMullin advised that the City's approach to the

approval of purpose built rental developments prioritizes strata and below-market housing types by making market rental challenging to deliver.

To permit staff time to review the correspondence, the following motion was introduced:

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR WANG

THAT the correspondence from the Urban Development Institute regarding *Barriers to the Delivery of Market Rental Housing in Burnaby* be postponed to the 2021 October 28 Committee meeting.

CARRIED UNANIMOUSLY

#### 4. **REPORTS**

##### 4.1 **Report from the Director Planning and Building - Re: Zoning Bylaw Amendments - Extension of Pandemic Reopening Measures to Support Burnaby Businesses**

The Director Planning and Building submitted a report seeking Council authorization to extend COVID-19 pandemic reopening measures to 2022 June 01.

The Director Planning and Building recommended:

1. THAT Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, 1965, to extend the expiry of temporary measures to support businesses and establishments during the COVID-19 pandemic from 2021 October 31 to 2022 June 1, as outlined in Section 3.0 of the report.
2. THAT Council authorize the waiver of a Public Hearing for such Zoning Bylaw amendments.

Staff advised that this policy is an extension of the temporary COVID-19 reopening measures that were introduced to facilitate the reconfiguration of service areas and uses on private sites.

With respect to the off-site pandemic relief measures, Active Sidewalks, Open Business program (sidewalks/parklets), additional information will be forthcoming in the near future.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

**4.2 Report from the Director Planning and Building - Re: Zoning Bylaw Amendments to Permit Temporary Use Permits**

The Director Planning and Building submitted a report proposing amendments to the Burnaby Zoning Bylaw to define the requirements of temporary use permits.

The Director Planning and Building recommended:

1. THAT Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw 1965, to designate areas where temporary uses may be allowed, and specify general conditions regarding the issuance of temporary use permits, as outlined in Section 3.0 of the report, for advancement to a future Public Hearing.

MOVED BY COUNCILLOR DHALIWAL  
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: Official Community Plan Amendment - Institutional Sites for Affordable Housing Projects**

The Director Planning and Building submitted a report proposing amendments to the Residential Framework of the Official Community Plan to allow consideration of multiple-family residential uses, including affordable housing, on institutional zoned sites that are currently designated for lower density residential uses.

The Director Planning and Building recommended:

1. THAT the Committee request that Council authorize the advancement of the proposed Official Community Plan bylaw amendments, as outlined in Section 3.0 of the report, to Public Hearing on 2021 October 26.
2. THAT a copy of this report be sent to the owners of the 38 properties listed in Appendix A.

*\*Mayor Hurley arrived at 2:16 p.m.*

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

**4.4 Report from the Director Planning and Building - Re: Proposed Density and Rental Obligation Transfer - Bassano Site at 2100, 2160, 2210 Springer Avenue and 5334 Lougheed Highway and Beresford Site - 5650 Beresford Street**

The Director Planning and Building submitted a report proposing a density transfer between the subject sites to accommodate rental use zoning requirements for both properties, as well as additional 'swing' rental units.

The Director Planning and Building recommended:

1. THAT the Committee recommend Council endorse the density and rental obligation transfer for the subject sites as described in Section 3.0 of this report.

Staff advised that upon completion of the development, approximately 144 inclusionary non-market rental units would be delivered on the Bassano Site, 39 inclusionary non-market rental units at the Beresford Site, plus an additional 54 'swing units' for displaced tenants at the Beresford Site..

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

**4.5 Report from the Director Planning and Building - Re: Request for Community Benefit Bonus Affordable Housing Reserve Grant M'akola Housing Society 6488 Byrnepark Drive Rezoning Reference #20-16 Edmonds Town Centre Plan Area**

The Director Planning and Building submitted a report seeking Council approval for a Community Benefit Bonus Affordable Housing Reserve grant to support the development of 129 non-market housing units at 6488 Byrnepark Drive.

The Director Planning and Building recommended:

1. THAT the Committee recommend that Council approve a Community Benefit Bonus Affordable Housing Reserve grant of \$552,516.60, 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 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 Sign Bylaw Amendment Deer Lake Precinct Wayfinding Program**

The Director Planning and Building submitted a report seeking Council approval of the Deer Lake Precinct Wayfinding Plan, and to amend the Sign Bylaw to enable implementation of the Plan.

The Director Planning and Building recommended:

1. THAT Council approve the draft Deer Lake Precinct Wayfinding Plan, as outlined in Section 4.0 of this report.
2. THAT Council approve the initiation of a text amendment to the Sign Bylaw 1972, as outlined in Section 5.0 of this report.
3. THAT a copy of this report be sent to the Parks, Recreation and Culture Commission for information purposes.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

**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 COUNCILLOR DHALIWAL  
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 2:35 p.m.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR DHALIWAL

THAT the Open Committee Meeting reconvene at 4:12 p.m.

CARRIED UNANIMOUSLY

**8. ADJOURNMENT**

THAT the Planning and Development Committee meeting adjourn at 4:12 p.m.

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Councillor Pietro Calendino,  
CHAIR

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Eva Prior,  
ACTING DEPUTY CITY CLERK