



PLANNING AND DEVELOPMENT COMMITTEE

MINUTES

Tuesday, October 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 *(arrived at 2:03 p.m.)*
 - Councillor Joe Keithley, Member *(arrived at 2:02 p.m.)*
 - Councillor James Wang, Member
 - Councillor Alison Gu
 - Councillor Mike Hillman
- STAFF:**
- Mr. Dipak Dattani, Director Corporate Services
 - Mr. Ed Kozak, Director Planning and Building
 - Ms. Lee-Ann Garnet, Deputy Director Planning and Building
 - Mr. Johannes Schumann, Assistant Director Planning & Building
 - Mr. Tim Van Driel, Assistant Director Civic Building Projects
 - Ms. May Phang, Assistant Director Engineering Infrastructure and Development
 - Mr. Carl Isaak, Assistant Director, Long Range Planning
 - Ms. Eva Prior, Acting Deputy City Clerk
 - Ms. Georgette Cabrilo, Council Support Assistant

1. CALL TO ORDER

The Chair called the Open Committee meeting to order at 2:00 p.m.

The Chair, Councillor Pietro Calendino, recognized the ancestral and unceded homelands of the hə́nǵəmi̓nə́m 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 September 28

**Councillor Keithley arrived at 2:02 p.m.*

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Planning and Development Committee meeting held on 2021 September 28 be now adopted.

CARRIED UNANIMOUSLY

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

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR WANG

THAT correspondence from the Acting Deputy City Clerk regarding the *Siting Approval for 5520 Irving Street Report* be added to the agenda as Item 4.2.

CARRIED UNANIMOUSLY

**Mayor Hurley arrived at 2:03 p.m.*

3. **PRESENTATION**

3.1 **Rental Housing Summary**

Presenter, Ms. Lee-Ann Garnett, Deputy Director Planning and Building

Ms. Lee-Ann Garnett, Deputy Director Planning and Building, provided the Committee with an overview of the forthcoming Rental Housing Summary Report.

The report will include rental housing units achieved to 2021 September 30, and an update on the status of the City Lands Program sites under the Memorandum of Understanding and the Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Initiative project.

The City has taken a proactive approach to increasing non-market rental housing supply through the City Lands Program and non-profit led projects. The private sector has also contributed to non-market and market rental units through the Rental Use Zoning Policy (RUZP).

Ms. Garnett provided a table outlining the number of non-market and market rental projects which were broken down by stage of development:

Non-market Rental Units (City Lands Program and Non-Profit Led Housing)

Occupied 287, Under Construction 265, Approved 207, Under Review 1,909

Non-market Rental Units (Rental Use Zoning Policy)

Occupied 0, Under Construction 304, Approved 108, Under Review 4,811

Market Rental

Occupied 407, Under Construction 816, Approved 128, Under Review 1,232

In conclusion, Ms. Garnett advised that the report will also include a communications strategy.

The Committee requested the following:

- a pocket sized quick reference guide that includes affordable, inclusionary, and market units broken down by 'in process' and 'completed';
- a table, updated monthly, that includes affordable, inclusionary, and market units information;
- 'approved' versus 'adopted'
- a page in the report that outlines the contributions by the City (i.e. land, offset density, RMr) provided to achieve the non-market units; and
- a further category breakdown, which would include:
 - Burnaby Affordable (Offset / Replacement (at existing rents))
 - CMHC Median
 - Market Rental

The Committee thanked staff for their hard work in achieving the impressive numbers of housing units that have been completed or are in process.

4. CORRESPONDENCE

4.1 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 (UDI), 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.

The Committee advised that a review will be conducted in 2022 of the City policies referred to by Ms. McMullin, and requested that staff respond to the Urban Development Institute.

Staff undertook to respond to the Urban Development Institute.

4.2 Memorandum from the Acting Deputy City Clerk - Re: Siting Approval for 5520 Irving Street Proposed New Two-Family Dwelling with an Attached Garage Under R5 Residential District Zoning – Royal Oak Community Plan (Sub-Area 9)

A memorandum was received from the Acting Deputy City Clerk advising that Council, at their meeting held on 2021 October 25, referred the Siting Approval for 5520 Irving Street Report to the Planning and Development Committee. Council expressed concern regarding the redevelopment of a duplex on a site that is designated as part of an assembly for transitional multiple family residential use.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT Council direct staff to commence negotiations for the purchase of 5520 Irving Street.

CARRIED UNANIMOUSLY

5. REPORTS

5.1 Report from Director Planning and Building - Re: Framework for Establishing Development Variance Permits and Processes

The Director Planning and Building submitted a report proposing a framework to establish the application of Development Variance Permits, and define a procedure for the review and issuance of Development Variance Permits.

The Director Planning and Building recommended:

1. THAT Committee request Council to establish the Burnaby Development Procedures Bylaw to define a procedure for the review and issuance of Development Variance Permits and to authorize staff to bring forward a report to propose an amendment to the Burnaby Planning and Building Fees Bylaw, 2017 to include a fee for the Development Variance Permit Applications.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

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

REFERRED

Staff provided an overview of the framework for establishing Development Variance Permits (DVP), advising that the Local Government Act (LGA) requires that a local government by bylaw, define procedures under which an owner of land may apply for issuance of these permits.

A DVP will provide discretionary flexibilities to allow developments that do not meet the applicable bylaw requirements, due to unique circumstances or special conditions of the property, through an approval process that would require Council support. Neither use nor density can be varied through this process.

Staff informed the Committee that contrary to DVPs, an application to the Board of Variance (BOV) is limited to those developments where hardship can be demonstrated and where the variances are minor in nature. In Burnaby, the BOV process has been pursued primarily for single and two-family dwellings.

The DVP would be an administrative tool between BOV, which requires hardship, and a Comprehensive Development Zoning. The review mechanism would allow staff to evaluate the applications and determine if they would be supportable or not.

The Committee expressed concerns that Council may be inundated with DVP requests in respect to single and two-family homes.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR WANG

THAT the report be **REFERRED** back to staff.

CARRIED UNANIMOUSLY

6. NEW BUSINESS

Expert Panel on the Future of Housing Supply and Affordability

Councillor Calendino requested that staff provide the Committee with information regarding the aforementioned report and possible impacts for the City.

Staff advised that they are currently working on a report to the Committee.

7. INQUIRIES

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

8. 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 2:55 p.m.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR DHALIWAL

THAT the Open Committee Meeting reconvene at 4:04 p.m.

CARRIED UNANIMOUSLY

9. ADJOURNMENT

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR DHALIWAL

THAT the Open Committee Meeting adjourned at 4:04 p.m.

CARRIED UNANIMOUSLY

Councillor Pietro Calendino,
CHAIR

Eva Prior,
DEPUTY ACTING CITY CLERK