



PLANNING AND DEVELOPMENT COMMITTEE M I N U T E S

**Tuesday, November 23, 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
Ms. Lee-Ann Garnett, Deputy Director Planning and Building
Mr. Johannes Schumann, Assistant Director Planning and Building
Ms. May Phang, Assistant Director Engineering Infrastructure and Development
Mr. Carl Isaak, Assistant Director, Long Range Planning
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.

The Chair, Councillor Pietro Calendino, recognized the ancestral and unceded homelands of the hə́nqəminə́m 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 October 26**

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Planning and Development Committee meeting held on 2021 October 26 be now adopted.

CARRIED UNANIMOUSLY

3. **REPORTS**

3.1 **Report from Director Planning and Building - Re: HOME: Burnaby's Housing + Homelessness Strategy**

The Director Planning and Building submitted a report seeking approval of HOME: Burnaby's Housing + Homelessness Strategy.

The Director Planning and Building recommended:

1. THAT the Committee recommend that Council approve HOME: Burnaby's Housing + Homelessness Strategy, which is attached as Appendix A.

Lily Ford, Planner 3 provided the Committee with an overview of HOME: Burnaby's Housing + Homelessness Strategy (Strategy) which is a 10 year plan of action addressing housing and homelessness as a system. The Strategy responds to the housing needs of the City's residents, as documented in the Burnaby Housing Needs Report and Mayor's Task Force on Community Housing recommendations.

The Strategy identifies the following five goals, and strategies and actions to facilitate their implementation:

- Inclusive and livable neighbourhoods;
- Options for secure tenure;
- Renter-friendly community;
- Healthy supply of non-market housing; and
- A place where homeliness is rare, brief, and one time.

Should Council approve the Strategy, the next steps would include:

- Public communications;
- Preparation of the first implementation report, detailing the actions to be undertaken in 2022; and

- Advancement of Phase I of the infill program, including amendment of the Official Community Plan and development of detailed guidelines and Zoning regulations to permit laneway homes and suites in duplexes.

The Committee thanked staff for the tremendous amount of work they have done to bring the forward this resident driven report.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

3.2 Report from Director Planning and Building - Re: Willingdon Lands Master Plan

The Director Planning and Building submitted a report seeking Committee and Council endorsement of the preliminary concepts and vision for the Willingdon Lands Conceptual Master Plan, as a basis for receiving community input.

The following motion was introduced to permit Ms. Johanna Sparrow, Aboriginal Relations Advisor, Aquilini Investment Group, to provide opening remarks regarding the Willingdon Lands development:

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR WANG

THAT Ms. Sparrow be permitted to provide opening remarks to the Committee.

CARRIED UNANIMOUSLY

Ms. Sparrow, Aboriginal Relations Advisor, Aquilini Development, thanked the City for their collaboration regarding the Willingdon Lands Conceptual Master Plan. The Musqueam and Tsleil-Waututh Nations in partnership with Aquilini Development have a vision that involves the creation of the Willingdon Lands into a Contemporary Musqueam and Tsleil-Waututh Urban Village which will provide a cultural experience, inter-connected through nature and will allow stories to be told through place making and design. This proposal provides an opportunity to continue a legacy as traditional stewards and owners of the lands, and to continue to advance reconciliation and create a positive legacy for future generations.

The Director Planning and Building recommended:

1. THAT the Committee request that Council endorse the preliminary concepts and vision for the Willingdon Lands Conceptual Master Plan, as a basis for receiving community input, as outlined in the report.

2. THAT the Committee request Council authorize the advancement of the proposed OCP bylaw amendment, as outlined in Section 3.0 of this report.
3. THAT the Committee request that Council authorize staff to undertake a public consultation process to received public input on the proposed OCP bylaw amendment and the preliminary concepts and visions for the Willingdon Lands site, as outlined in this report.

Johannes Schumann, Assistant Director Planning and Building and **Karin Hung**, Senior Current Planner provided the Committee with an overview of the Willingdon Lands Master Plan.

Ms. Hung noted that Burnaby was once used extensively by First Nations due the abundance of resources which made it a suitable location for settlements. The history of these lands, and historical and contemporary values will be reflected in all aspects of the site development.

The concept vision for the Contemporary Musqueam and Tsleil-Waututh Urban Village, will balance the goals of cultural, social and economic self-determination for the Nations. The vision is supported by the following guiding principles:

- Respect the past and embrace the future;
- Nurture a sense of place,
- Connect with the land and water; and
- Advance reconciliation and accommodation.

The guiding principles will each have a set of design directives that will inform the site design. The Master Plan will be comprised of four character areas (districts) that include a Park District, Trade District, Storytelling District, and Residential District.

The next steps would be to seek Committee and Council endorsement of the preliminary concepts and vision, an Official Community Plan bylaw amendment, community consultation and feedback, and a finalized master plan to Public Hearing.

MOVED BY MAYOR HURLEY
SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

The Committee thanked everyone involved for their collaboration in bringing forward this proposal which will be a tremendous addition to the City.

3.3 Report from Director Planning and Building - Re: Rental Housing Summary - Updated to 2021 September 30

The Director Planning and Building submitted a report providing an update on recent rental housing developments in Burnaby, including developments on City Lands, non-profit led housing developments and rental units achieved through the City's Rental Use Zoning Policy.

The Director Planning and Building recommended:

1. THAT Council receive this report for information.

**Mayor Hurley left at 2:48 p.m. and returned at 2:50 p.m.*

Lee-Ann Garnett, Deputy Director Planning and Building, apprised the Committee that a table summarizes the non-market and market rental units in the City that have been initiated since 2012 to 2021 September 30. The total number of units that are either under construction, approved, or in process are 10,358.

The report also summarizes the Housing Fund and Burnaby Affordable contributions approved by Council for the City Lands Program and non-Profit Led housing projects. The amount in approved funding is over \$69 million, \$82 million in land lease contributions, and over \$60 million in value for density off-sets.

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

The Committee thanked staff for putting together the detailed information in the report summarizing rental housing and the City's contributions towards achieving them.

3.4 Report from Director Planning and Building - Re: Transport 2050 - TransLink's New Regional Transportation Strategy

The Director Planning and Building submitted a report advising Committee and Council of the process and content of the draft Regional Transportation Strategy, *Transport 2050*.

The Director Planning and Building recommended:

1. THAT the Committee forward the report to Council for information.
2. THAT Council forward a copy of the report to C. Cooper, Project Manager, Regional Transportation Strategy, TransLink, #400 - 287 Nelson's Court, New Westminster, BC V3L 0E7.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

The Committee requested that staff continue to prioritize an express service along Willingdon Avenue from Hastings Street to Metrotown.

3.5 Report from Director Planning and Building - Re: New TransLink Mayors' Vision

The Director Planning and Building submitted a report advising the Committee and Council of the process for the new TransLink Mayors' Vision.

The Director Planning and Building recommended:

1. THAT the Committee forward this report to Council for information.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

The Committee advised that TransLink should be moving faster towards a fleet of buses that are fossil fuel free, and requested that staff reiterate the same to TransLink.

3.6 Report from Director Planning and Building - Re: Moving in a Livable Region Literacy Campaign

The Director Planning and Building submitted a report requesting Council authorization to promote and participate in the Moving in a Livable Region Campaign with the SFU Morris J. Wosk Centre for Dialogue.

The Director Planning and Building recommended:

1. THAT the Committee request Council authorization to promote and participate in the Moving in a Livable Region Campaign dialogues and public literacy campaign on mobility pricing with the SFU Morris J. Wosk Centre for Dialogue.

MOVED BY MAYOR HURLEY

SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

The Committee supported the initiative to advance dialogue regarding mobility pricing; however, advised that they are not advocating for a mobility pricing policy. Further, the Committee noted that TransLink should address a more comprehensive transit system.

**Councillor Keithley left at 3:55 p.m. and returned at 3:57 p.m.*

3.7 Report from Director Planning and Building - Re: Metro 2050: Regional Growth Strategy Update

The Director Planning and Building submitted a report providing comments on the draft vision of *Metro 2050*, Metro Vancouver's update of its regional growth strategy.

The Director Planning and Building recommended:

1. THAT the Committee request that Council forward this report including its attachments to the Metro Vancouver Regional District (MVRD) Board of Directors for consideration, as the city's formal response to the draft *Metro 2050*.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY MAYOR HURLEY

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

CARRIED UNANIMOUSLY

3.8 Report from Director Planning and Building - Re: Official Community Plan Amendment 7271 Gilley Avenue Royal Oak Community Plan

The Director Planning and Building submitted a report proposing an amendment to the Official Community Plan (OCP), to remove 7271 Gilley Avenue from the Industrial Policy Framework.

The Director Planning and Building recommend:

1. THAT the Committee request that Council authorize the advancement of the proposed OCP bylaw amendment, as outlined in Section 3.0 of the report, as the basis for the consultation process outlined in Section 4.0 of the report.

MOVED BY MAYOR HURLEY

SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

4. NEW BUSINESS

There were no items of new business were brought before the Committee at this time.

5. INQUIRIES

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

6. 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 4:07 p.m.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR DHALIWAL

THAT the Open Committee Meeting reconvene at 4:14 p.m.

CARRIED UNANIMOUSLY

7. ADJOURNMENT

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR DHALIWAL

THAT the Open Committee Meeting adjourned at 4:14 p.m.

CARRIED UNANIMOUSLY

Councillor Pietro Calendino,
CHAIR

Eva Prior,
DEPUTY ACTING CITY CLERK