

## PLANNING AND DEVELOPMENT COMMITTEE

### MINUTES

Wednesday, October 11, 2023, 5:00 p.m.  
Council Chamber, City Hall  
4949 Canada Way, Burnaby, BC

- PRESENT: Councillor Joe Keithley, In the Chair  
Councillor Pietro Calendino, Chair (*participated electronically*)  
Councillor Sav Dhaliwal, Member (*arrived at 5:15 p.m. and participated electronically*)  
Councillor Alison Gu, Member  
Councillor James Wang, Member
- STAFF: Ed Kozak, General Manager Planning and Development  
Lee-Ann Garnett, Deputy General Manager Planning and Building  
May Phang, Deputy General Manager Engineering  
Johannes Schumann, Director Neighbourhood Planning and Urban Design  
Amy Choh, Director Engineering Transportation Services  
James Lota, General Manager Lands and Facilities  
Juli Halliwell, General Manager Corporate Services  
Sarah Alexander, Director Business Operations, Lands and Facilities  
Andre Isakov, Director PRC Planning  
Kathryn Matts, Administrative Officer 2

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

The Chair called the Open Committee meeting to order at 5:00 p.m.

Chair Calendino, recognized the ancestral and unceded homelands of the hə́n̓qə́mih̓əm 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 September 11, 2023**

MOVED COUNCILLOR GU  
SECONDED BY COUNCILLOR WANG

**THAT** the minutes of the Planning and Development Committee meeting held on September 11, 2023, be now adopted.

CARRIED UNANIMOUSLY

### **3. DELEGATIONS & PRESENTATIONS**

#### **3.1 Delegation: Urban Development Institute - Re: Rental Use Zoning Policy Speaker: Evan Allegretto, Chair of the Urban Development Institute (UDI) Burnaby Liaison Committee**

Evan Allegretto, Chair of the Urban Development Institute (UDI) Burnaby Liaison Committee, provided feedback from UDI's perspective on the Rental Use Zoning Policy.

The speaker noted that the City of Burnaby and developer goals are aligned to ensure ongoing delivery of inclusionary rental units. The speaker further noted that builders developing inclusionary units in concrete forms are being penalized, especially in areas like Edmonds and Lougheed where land values are much lower compared to Metrotown. With fixed construction costs across neighbourhoods and variable land values, the discrepancies in offset payments between town centres may lead to a decrease in desire to deliver housing in a time of housing crisis.

In conclusion, the speaker advised that with policies based upon density, it is imperative to consider land value and construction costs when identifying equitable solutions.

#### **3.2 Delegation: Fraser Health Association - Re: Early Childhood Development Table Speakers: Sangeeta Bhonsale, Burnaby Family Life, and Chelsea Hitchen, FHA, Community Health Specialist**

Chelsea Hitchen and Sangeeta Bhonsale appeared before the Committee representing the Early Childhood Development Table which consists of over 25 Burnaby agencies working with children ages 0-6 and their families.

The speakers noted that the Ministry of Children and Family Development's early years contract services over 14,000 Burnaby families and noted that of these, 200 had to wait for services and three families had to wait more than 90 days. The speakers noted that the increasing population of Burnaby is a growing concern with the need for dedicated community spaces with attached outdoor

spaces for early years programs and services. The speakers further noted that there are no current programs/space in the northeast Lougheed area, there is one program in Brentwood, two programs in Metrotown and two programs in Edmonds.

In conclusion, the speakers requested that as the OCP, and other development projects are undertaken that an increased availability of early years focused community spaces with accessible outdoor space in busy town centres is considered.

Councillor Calendino noted the importance of this presentation being brought to the provincial and federal levels of government as well.

### **3.3 Presentation: Official Community Plan (OCP) Update** **Presenter: Deirdre Bostock, Planner 3**

Deirdre Bostock, Planner 3, provided an overview of the OCP Engagement and Policy Development and a synopsis of what was learned during the Phase 2 Visioning Dialogue Events. The speaker noted that over 500 people attended these events and key takeaways were that people value access to parks and green spaces; walkable neighbourhoods and access to transit; and a sense of community. The top concerns identified were housing affordability and options; growth pressure on infrastructure and services; and impacts from climate change.

The speaker advised of the following upcoming engagement:

- Youth Advisory Council (November 2023 – May 2024)
- Burnaby 2050 Indigenous Engagement Working Group (Fall 2023 – Spring 2025)
- Citizens' Assembly (January – June 2024)
- Phase 3 Public Engagement Campaign (April/May 2024)

The speaker noted that an important part of an OCP is planning for the growth in population, housing, and employment, expected over the next 30 years. As part of the growth, planning staff will be undertaking a growth scenario modeling exercise, that will involve building a model, selecting evaluation criteria, and testing different growth scenarios. In addition, there will be a policy review which will look at policies from agriculture and food systems to parks and open spaces to economic development.

In closing, the speaker provided the below high-level overview of the timeline over the next few years:

Citizens' Assembly (direct to Council)	September 2023
Phase 2 Engagement What We Learned	November 2023
Youth Advisory Council Update	Fall 2023
Policy Review Update Reports	Nov. 2023, Ongoing
Project Update for Social Infrastructure Needs Assessment	Winter 2023
Project Update Hazard Lands Assessment <sup>1</sup>	Winter 2023
Findings from Job Lands Needs Assessment	Winter 2023
Draft Vision, Values, Principles	Winter 2023
Growth Scenario Modeling & Land Use Map Overview	February 2024
Phase 3 Engagement Plan            1	Spring 2024
Policy Directions and Phase 3 What We Learned	Summer 2024

Councillor Gu noted the importance of being clear to the community as to how their values will translate and be interpreted. Councillor Gu provided the example of a resident stating they value green space which could mean high density in certain areas to maintain green space in wide swaths as much as possible or it could be integrating green spaces into urban areas. It is important to understand what they are saying and that there is clarity in how that value will be applied.

4.     **CORRESPONDENCE**

No items of correspondence were received.

5.     **ADMINISTRATIVE REPORTS**

No Administrative Reports were received.

6.     **INFORMATION REPORTS**

No Information Reports were received.

7.     **OTHER BUSINESS**

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

8.     **ADJOURNMENT**

By unanimous consent, the Open Committee meeting adjourned at 5:43 p.m.

---

Councillor Joe Keithley  
In the CHAIR

---

Kathryn Matts  
ADMINISTRATIVE OFFICER