



## PLANNING AND DEVELOPMENT COMMITTEE M I N U T E S

Wednesday, July 10, 2024, 5:00 p.m.  
Council Chamber, City Hall  
4949 Canada Way, Burnaby, BC

PRESENT: Mayor Mike Hurley, Chair  
Councillor Pietro Calendino, Vice Chair  
Councillor Sav Dhaliwal, Member  
Councillor Alison Gu, Member  
Councillor Joe Keithley, Member

STAFF: Ed Kozak, General Manager Planning & Development  
Lee-Ann Garnet, Deputy General Manager Planning & Building  
May Phang, Deputy General Manager Engineering  
Johannes Schumann, Director Community Planning  
Jesse Dill, Director Development  
Amy Choh, Director Engineering - Transportation Services  
Andre Isakov, Director PRC Planning  
Sarah Alexander, Director Business Operations, Lands & Facilities  
Forrest Smith, Deputy General Manager Engineering  
Alan Hill, Sr. Manager Engineering Development Services  
Carl Isaak, Director Development, Neighbourhood Planning & Urban Design  
Nikki Best, Director Legislative Services / Corporate Officer  
Kathryn Matts, Administrative Officer 2

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

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

### 2. **LAND ACKNOWLEDGEMENT**

The Chair, Mayor Hurley, recognized the ancestral and unceded homelands of the hən̓q̓əmiñəm̓ and Skwxwú7mesh speaking peoples, and extended appreciation for the opportunity to hold a meeting on this territory.

**3. ADOPTION OF AGENDA**

**3.1 Planning and Development Committee Agenda for July 10, 2024**

**THAT** the agenda for the Planning and Development Committee meeting of Wednesday, July 10, 2024, be adopted, as presented.

CARRIED UNANIMOUSLY

**4. ADOPTION OF MINUTES**

**4.1 Minutes of the Planning and Development Committee Open meeting held on June 25, 2024**

**THAT** the minutes of the Planning and Development Committee meeting held on June 25, 2024, be now adopted.

CARRIED UNANIMOUSLY

**5. DELEGATIONS & INVITED PRESENTATIONS**

**5.1 Delegation: YWCA Metro Vancouver - Re: Community Benefit Bonus Affordable Housing Reserve  
Speaker: Lisa Rupert, Vice President, Housing and Violence Prevention**

Lisa Rupert, Vice President, Housing and Violence Prevention, YWCA, thanked the City of Burnaby for the opportunity to secure the City of Burnaby Community Benefit Bonus Affordable Housing Reserve Grant and asked for a change in the requirements of the grant. As per the current condition of the City's Rental Use Zoning Policy, 20% of the total market units in a development are to be provided as inclusionary units rented at 20% below CMHC market median rents for Central Park and Metrotown area.

In conclusion, the Vice President further stated that YWCA is seeking a change to the Housing Agreement, which would allow existing families to stay in the units until their rents reach 22% below CMHC rates for 2 bedroom units and 26% below CMHC rates for 3 bedroom units as opposed to the 20% as currently stated in the Policy. This change will support residents whose income changes as they enter the workforce while recognizing that their ability to find and afford housing will happen gradually. By making this change, YWCA would like to ensure that tenants have sufficient funds before moving from the housing reserve.

## **5.2 Verbal Presentation: Preliminary Findings from Phase 3 Engagement (OCP Burnaby 2050)**

**Speakers: Deirdre Bostock, Planner 2, Hay Go, Planner 1**

Staff provided a PowerPoint presentation on the preliminary findings from phase 3 engagement of the Official Community Plan (OCP).

*\*Councillor Gu joined the meeting virtually at 5:14 p.m.*

Phase 3 engagement goals included raising awareness about the OCP and opportunities to provide input, inspiring dialogue and participation, obtaining feedback for growth scenarios, and following-up on feedback received during the engagement phases 1 and 2.

Engagement activities of phase 3 included open houses, online community partner sessions, Indigenous engagement workshops, Youth Advisory Council, a survey, policy guide, and web content.

In conclusion, staff noted the preliminary findings of the phase 3 engagement include:

- Strong community preference for the following vision statement: "Burnaby is a safe, thriving, green city with a vibrant economy and connected neighborhoods that people want to live in and be in for generations to come".
- Community preference for corridor growth scenario.
- Housing, transportation, and community well-being were the main themes that surfaced during the open houses.

## **6. ADMINISTRATIVE REPORTS**

### **6.1 BURNABY 2050 DRAFT LAND USE FRAMEWORK ENGAGEMENT PLAN**

The General Manager Planning and Development submitted a report providing the opportunity to consider the proposed engagement plan for the Burnaby 2050 Draft Land Use Engagement Framework.

Jessica Devlin-Cross, Project Manager, Burnaby 2050, introduced the draft land use engagement framework, including the land use designation map, descriptions of land use designations, and general implementation principles.

*\*Councillor Dhaliwal left at 5:35 p.m. and returned at 5:37 p.m.*

Mark Norton, Senior Development and Urban Design Planner spoke regarding main objectives of the OCP Land Use Framework, including response to

community input, transit-oriented development, housing choices, climate action, access to parks and natural areas, access to amenities, complete economies, support of the sustainable economy and creation of more job opportunities, improved built form and urban design, and advancing reconciliation through stewardship.

\*Councillor Keithley left at 6:04 p.m. and returned at 6:06 p.m.

**THAT** staff be authorized to undertake public engagement on the Burnaby 2050 Draft Land Use Framework in accordance with the Engagement Plan outlined in Section 4.0, and Attachment 4, of the report, “Burnaby 2050 Draft Land Use Framework Engagement Plan, dated July 10, 2024.

CARRIED UNANIMOUSLY

## **6.2 LIQUOR AND CANNABIS POLICY FRAMEWORK**

The General Manager Planning and Development submitted a report seeking Council approval on the recommended liquor and cannabis policy directives.

**THAT** the proposed Liquor and Cannabis Policy, as outlined in **Attachment 1** to the report titled “Liquor and Cannabis Policy Review – Updated Recommended Actions”, dated July 10, 2024, be approved; and

**THAT** staff be directed to bring forward the required amendments to the *Burnaby Zoning Bylaw, Burnaby Fees and Charges Bylaw, and Development Procedures Bylaw*, as generally outlined in Section 3.2 of the report.

CARRIED UNANIMOUSLY

## **6.3 APPLYING TRANSPORTATION DEMAND MANAGEMENT TO DEVELOPMENT APPLICATIONS IN THE TRANSIT-ORIENTED DEVELOPMENT AREA**

The General Manager Engineering and the General Manager Planning and Development submitted a report providing information on the Transportation Demand Management Guidelines Policy or sites within 800 m of Skytrain Stations and seeking approval of the process to align with recent Zoning Bylaw amendments.

**THAT** the Transportation Demand Management Guidelines for Transit-Oriented Development Areas, being Attachment 1 to the report titled “Applying Transportation Demand Management to Development Applications in Transit-Oriented Development Areas” dated July 10, 2024, be approved;

**THAT** staff be directed to apply the Transportation Demand Management Guidelines to rezoning applications within Transit-Oriented Development Areas that have yet to receive First Reading in accordance with Section 3.4.1 of the report; and

**THAT** staff be authorized, at the request of an applicant, to amend the transportation demand management measures applicable to a rezoning application that has received First, Second or Third Reading but that has yet to achieve final adoption to align with the transportation demand management measures set out in the Transit-Oriented Development Areas Guidelines in accordance with Section 3.4.2 of the report.

CARRIED UNANIMOUSLY

7. **INFORMATION REPORTS**

There were no Information Reports received.

8. **CORRESPONDENCE**

There were no items of correspondence received.

9. **OTHER BUSINESS**

There was no other business brought before the Committee.

10. **ADJOURNMENT**

By unanimous consent, and without objection, the Open Committee meeting adjourned at 6:43 p.m.

CARRIED UNANIMOUSLY

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Mayor Mike Hurley, CHAIR

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Kathryn Matts, ADMINISTRATIVE  
OFFICER 2