



PLANNING AND DEVELOPMENT COMMITTEE

MINUTES

Wednesday, February 12, 2025, 5:00 p.m.

Council Chamber, City Hall

4949 Canada Way, Burnaby, BC

PRESENT:

Councillor Pietro Calendino, Chair
Councillor Sav Dhaliwal, Vice Chair
Councillor Alison Gu, Member
Councillor Joe Keithley, Member (*participated electronically*)
Councillor James Wang, Member

STAFF:

Noreen Kassam, Deputy Chief Admin Officer / CFO
Ed Kozak, General Manager Planning & Development
Johannes Schumann, Director Community Planning
Andre Isakov, Director PRC Planning
Amy Choh, Director Engineering Transportation
Sarah Alexander, Director Business Operations, Lands & Facilities
Carl Isaak, Director Neighbourhood Planning & Urban Design
Nikki Best, Corporate Officer / Director Legislative Services
Anastassiya Denissenko, Administrative Officer 1
Zoe Skinner, Council Support Assistant

1. **CALL TO ORDER**

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

2. **LAND ACKNOWLEDGEMENT**

The Chair, Councillor Calendino, recognized the ancestral and unceded homelands of the hən̓q̓əmi̓nəm̓ 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 February 12, 2025

THAT the agenda for the Planning and Development Committee meeting of Wednesday, February 12, 2025, be adopted, as presented.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the Planning and Development Committee meeting held on January 15, 2025

THAT the minutes of the Planning and Development Committee meeting held on January 15, 2025, be now adopted.

CARRIED UNANIMOUSLY

5. DELEGATIONS & INVITED PRESENTATIONS

5.1 Delegation: Simon Fraser University – Re: Simon Fraser University – A Vital Part of the City of Burnaby's New Official Community Plan
Speakers: Jennifer Sanguinetti, AVP Facilities and Campus Planning, and James Beresford, Executive Director and Chief of Staff, Simon Fraser University

The speakers provided a PowerPoint presentation on the 2065 Burnaby Campus Master Plan and its alignment with the Burnaby Official Community Plan.

The Committee advised the delegation that Planning and Development staff will be in contact with SFU for further discussion.

5.2 Delegation: BC Housing – Re: Stratford Gardens - Community Benefits/Case for More Homes
Speakers: Nicholas Hardy, Development Manager, BC Housing, and Michael Mortensen, Director of Liveable City Planning Ltd.

The speakers provided a PowerPoint Presentation on the redevelopment application and outlined opportunities for additional homes at Stratford Gardens.

The General Manager Planning and Development advised that the Item 6.2 OCP Amendment – 6005 Pandora Street (Stratford Gardens) of the February 12, 2025, Planning and Development Committee meeting would determine the land use designation for the subject site through the Burnaby 2050 Official Community Plan.

6. ADMINISTRATIVE REPORTS

6.1 REVIEW OF CRITERIA FOR CDBAHR GRANT REQUESTS

The General Manager Planning and Development submitted a report seeking Council approval of revised criteria for the use of the Community Benefit Bonus Affordable Housing Reserve (CDBAHR) for Community-Sponsored and City-Initiated developments and considering grants to support the acquisition of existing purpose-built market rental buildings by non-profit organizations.

**Councillor Keithley left at 6:09 p.m. and returned at 6:11 p.m.*

**Councillor Keithley left at 6:21 p.m. and returned at 6:27 p.m.*

THAT the revised criteria for consideration of CDBAHR grants for community-sponsored developments as outlined in the report titled “Review of Criteria for CDBAHR Grant Requests”, dated February 12, 2025, and detailed in Attachment 3 to the report, be approved;

THAT the City provide the required off-site servicing for City-initiated developments on City-owned lands that are leased to other orders of government, including the Provincial Rental Housing Corporation and Metro Vancouver Housing Corporation, with the site servicing cost to be funded through the CDBAHR; and

THAT acquisitions of existing purpose-built market rental housing buildings by not-for-profit organizations that secure funding from the provincial Rental Protection Fund and secure rents at levels affordable to those with incomes at or below BC Housing’s Housing Income Limits (HILs) be eligible for Council consideration of a CDBAHR grant.

CARRIED UNANIMOUSLY

6.2 OCP AMENDMENT - 6005 PANDORA STREET (STRATFORD GARDENS)

The General Manager Planning and Development submitted a report providing the results of public consultation on the proposed Official Community Plan (OCP) amendment and seeking authorization to determine the land use designation for the subject site through the Burnaby 2050 OCP update and not through the current OCP amendment process.

THAT the proposed OCP amendment for 6005 Pandora Street not proceed at this time, as outlined in the report titled “OCP Amendment – 6005 Pandora Street (Stratford Gardens)”, dated February 12, 2025.

CARRIED UNANIMOUSLY

7. INFORMATION REPORTS

No Information Reports were received.

8. CORRESPONDENCE

No items of correspondence were received.

9. OTHER BUSINESS

No items of other business were received.

10. CLOSED

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 consider matters concerning:

- 90(1)(e) 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
- 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at 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

11. ADJOURNMENT

By unanimous consent, and without objection, the Committee Open meeting recessed at 6:47 p.m. and, following the conclusion of the Closed portion of the meeting, reconvened and adjourned at 7:52 p.m.

CARRIED UNANIMOUSLY

Councillor Pietro Calendino
CHAIR

Anastasiya Denissenko
ADMINISTRATIVE OFFICER