



PUBLIC HEARING MINUTES

Tuesday, 2015 June 23

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2015 June 23 at 7:00 PM.

CALL TO ORDER

PRESENT: Councillor P. McDonell, Acting Mayor
Councillor P. Calendino
Councillor S. Dhaliwal
Councillor D. Johnston
Councillor C. Jordan
Councillor A. Kang
Councillor J. Wang

ABSENT: His Worship, Mayor D. Corrigan
Councillor N. Volkow

STAFF: Mr. L. Pelletier, Director Planning and Building
Mr. E. Kozak Assistant Director Current Planning
Mr. S. Cleave, Deputy City Clerk
Ms. E. Prior, Administrative Officer

The Public Hearing was called to order at 7:00 p.m.

ZONING BYLAW AMENDMENTS

- 1) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 17, 2015 - BYLAW NO. 13482

Rez. #14-19

6380 and 6420 Silver Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District, P1 Neighbourhood Institutional District, and Metrotown Town Centre Development Plan Guidelines, and in accordance

with the development plan entitled "6380 & 6420 Silver Avenue" prepared by IBI/HB Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of two high-rise apartment towers (26 and 41 storeys), with low-rise townhouse, retail, childcare, and office components.

The Advisory Planning Commission advised it supports the rezoning application.

Eight letters were received in response to the proposed bylaw amendment.

OPPOSED:

Kurt Ward-Theiss, 4819 Albert Street, Burnaby
Helen Ward, 4819 Albert Street, Burnaby
Murray Martin, 7235 Salisbury Avenue, Burnaby
Trevor Dsouza, 209-6420 Silver Avenue, Burnaby
Chris Kopar, 205-6677 Sussex Avenue, Burnaby
Wendy Hon, 6240 McKay Avenue, Burnaby
Hui Lin Sun, 6420 Silver Avenue, Burnaby
Bob Quicke, 218-6525 Telford Avenue, Burnaby

Rick McGowan, 239-4159 Sardis Street, Burnaby appeared before Council expressing concern regarding the rezoning application. Mr. McGowan referenced two letters submitted to Council in February 2014 from parents of children at Maywood School regarding a previous rezoning application for apartment towers behind the school which resulted in the demolition of rental housing that forced low income families from the neighbourhood.

Earl Pollit, 105-6031 Wilson Avenue, Burnaby appeared before Council opposing the rezoning application. The speaker expressed concern regarding the demolition of three storey walk-ups and displacement of residents in these buildings. The speaker concluded by requesting that the City require one to one replacement for rental housing units.

Bijan Nassirian, 203-4355 Maywood Street, Burnaby appeared before Council expressing concern regarding the rezoning application and the lack of infrastructure investment in the neighbourhood for recreational complexes, transportation and schools.

Rick Erb, 503-6555 Bonsor Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker requested that Council place a moratorium on the demolition of affordable rental housing.

Monica McGovern, 1-8511 Cumberland Place, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker requested a moratorium on the demolition of affordable rental housing units until establishment of a one-to-one replacement requirement. The speaker concluded by requesting that a "standards of maintenance" bylaw be implemented as well.

Shirley Sinclair, 5430 Portland Street, Burnaby appeared before Council expressing concern regarding the rezoning application and the loss of affordable rental housing. The speaker emphasized the importance of providing assistance to displaced families.

Wanda Mulholland, 7476 13th Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker requested Council implement a one-to-one replacement policy for affordable rental housing. The speaker also urged all levels of government to collaborate and utilize the full extent of their mandate to find creative solutions to ensure that all Burnaby citizens have safe and affordable housing.

Mr. Zarabozo, 302-6420 Silver Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application particularly in relation to displacement of residents from the rental apartment buildings slated for demolition.

Joe Jordan, 1102-4194 Maywood Street, Burnaby appeared before Council expressing concern regarding the rezoning application and the lack of infrastructure to accommodate the increasing population. The speaker concluded by noting that developers should subsidize the cost of infrastructure.

Josephine Maligro, 7-6749 Sussex Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application and the displacement of residents from affordable rental housing.

Ivan Drury, 3-406 Lakewood Drive, Vancouver appeared before Council opposing the rezoning application and the displacement of low income people from affordable rental housing. The speaker requested that a moratorium be placed on the demolition of rental housing in Burnaby.

Helen Ward, 4819 Albert Street, Burnaby appeared before Council opposing the rezoning application. The speaker expressed concern regarding the legality of the proposed rezoning, the public consultation process for the Metrotown Community Plan, the demolition of affordable rental housing units and the displacement of those tenants, measurement of population density, seismic risks and financial liability issues. The speaker concluded by requesting that a moratorium be placed on the demolition of rental apartments in Burnaby.

Lucinda Henwood, 308-6380 Silver Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application particularly in relation to displacement of residents from the rental apartment buildings slated for demolition. The

speaker also expressed concern regarding late night noise from work at the nearby Skytrain Station.

Dave Tiwert, 106-13245 104th Avenue, Surrey appeared before Council expressing concern regarding the rezoning application and the displacement of residents from the affordable rental housing slated for demolition. The speaker requested that the City place a moratorium on the demolition of affordable rental housing until strategies, policies and procedures are developed to protect the affordable rental stock in Metrotown.

Allan Lee, 805-2138 Madison Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application and the displacement of residents from affordable rental units.

Wendy Hinestrosa, 5644 Carson Street, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker supported a moratorium on the demolition of affordable housing until the problems faced by displaced citizens are properly addressed.

Ms. Giles, 110-5300 Rumble Street, Burnaby appeared before Council expressing concern regarding the rezoning application and the displacement of residents from affordable rental housing. The speaker noted consideration should be given to providing displaced residents with a place to live in the new high rise towers.

Kay Woodford, 302-6380 Silver Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application and the displacement of residents from the affordable rental housing slated for demolition.

Rick McGowan, 239-4159 Sardis Street, Burnaby appeared again before Council to request that the City stop demolishing affordable rental housing. The speaker urged Council to implement a plan to preserve affordable housing stock.

MOVED BY COUNCILLOR JORDAN:

SECONDED BY COUNCILLOR CALENDINO:

THAT staff prepare a report in response to the issues raised at the Public Hearing for Rez. Ref. #14-19, Bylaw No. 13482 particularly regarding the cost impact of one for one replacement of rental housing units and the legality of a moratorium on the demolition of rental housing units.

CARRIED UNANIMOUSLY

This rezoning application will be brought forward for second reading at the same Council meeting the staff report is received.

Helen Ward, 4819 Albert Street, Burnaby again appeared before Council and noted that the Shell lands in north Burnaby would be a better location for high rise towers than Silver Avenue in Metrotown.

Mark Brown, 322-6420 Silver Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application and the displacement of residents from the affordable rental housing slated for demolition. The speaker urged Council to stop the proposed demolition.

John Eddy, 6425 Silver Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application and the displacement of residents from affordable rental housing slated for demolition. The speaker also expressed worry that the apartment building in which he resides may soon be demolished to make way for new development.

Kaleb Swaby, 308-6380 Silver Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker noted he does not want Metrotown to become a metropolis.

There were no further submissions received regarding Rezoning #14-19, Bylaw No. 13482.

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR CALENDINO:

THAT this Public Hearing for Rez. #14-19, Bylaw #13482 be terminated.

CARRIED UNANIMOUSLY

Council agreed by unanimous consent to recess the Public Hearing at 9:27 p.m.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

THAT this Public Hearing do now reconvene.

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 9:30 p.m. with His Worship Mayor D. Corrigan and Councillors Volkow, Dhaliwal and Jordan absent.

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 18, 2015 – BYLAW NO. 13483

Rez. #15-17

7000 Lougheed Highway

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2h Community Commercial District and M5 Light Industrial District) and R2 Residential District

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2h Community Commercial District, M5 Light Industrial District and P2 Administration and Assembly District and in accordance with the development plan entitled "BC9916, Bainbridge & Lougheed, 7018 Lougheed Hwy," prepared by TRK Engineering, to be superseded on 2016 July 01 by the development plan entitled "BC9916 – Phase 2, Bainbridge & Lougheed, 7018 Lougheed Hwy," prepared by TRK Engineering.) and R2 Residential District.

The purpose of the proposed zoning bylaw amendment is to permit the temporary deployment of a Cell on Wheels (COW) telecommunications antenna installation.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in response to the proposed bylaw amendment:

OPPOSED:

Hongju He and Jie Ying Huang, 2-2801 Ellerslie Avenue, Burnaby

Eric Brown, 7075 Greenwood Street, Burnaby appeared before Council opposing the rezoning application.

Councillor Dhaliwal returned to the Public Hearing at 9:31 p.m. and took his place at the Council table.

Mr. Brown inquired if there is a time limit on deployment of the proposed cell on wheels telecommunications antenna installation.

Councillor Jordan returned to the Council Chamber at 9:32 p.m. and took her seat at the Council table.

In response to Mr. Brown's inquiry, the Director Planning and Building noted the proposed cell on wheels installation must be removed prior to 2016 July 1.

There were no further submissions received regarding Rezoning #15-17, Bylaw No. 13483.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

THAT this Public Hearing for Rez. #15-17, Bylaw #13483 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR CALENDINO:

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:35 p.m.

Councillor P. McDonnell
ACTING MAYOR

Sid Cleave
DEPUTY CITY CLERK