



PUBLIC HEARING MINUTES

Tuesday, 2016 March 29

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2016 March 29 at 7:00 PM.

CALL TO ORDER

PRESENT: His Worship, Mayor Derek Corrigan
Councillor Pietro Calendino
Councillor Sav Dhaliwal
Councillor Dan Johnston
Councillor Colleen Jordan
Councillor Anne Kang
Councillor James Wang

ABSENT: Councillor Nick Volkow
Councillor Paul McDonell

STAFF: Mr. Lou Pelletier, Director Planning and Building
Mr. Ed Kozak Assistant Dir. Current Planning
Ms. Kate O'Connell, Deputy City Clerk
Ms. Eva Prior, Administrative Officer

The Public Hearing was called to order at 7:01 p.m.

ZONING BYLAW AMENDMENTS

- 1) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 4, 2016 – BYLAW NO. 13576

Rez. #12-43

4630 Kingsway and 6080 McKay Avenue

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General

Commercial District and Metrotown Development Plan guidelines and in accordance with the development plans entitled "Station Square Site 5" prepared by Chris Dikeakos Architects Inc. and "Station Square Burnaby BC" prepared by KPF Kohn Pedersen Fox)

The purpose of the proposed zoning bylaw amendment is to permit the construction of two high-rise apartment towers above a low-rise mixed-use podium with office, retail and residential uses, as part of the multi-phased (Phases III and IV) development of the Station Square Master Plan.

The Advisory Planning Commission advised it supports the rezoning application.

One hundred and four letters were received in support of the proposed zoning bylaw amendment:

Taka Kuwata, 7305 2nd Street, Burnaby
Noriko Kuwata, 6968 6th Street, Burnaby
Wu Wei, 5005-4670 Assembly Way, Burnaby
Jason Chen, 1206 Bartlett Avenue, Burnaby
Helen Yip, 3892 Bond Street, Burnaby
Pu Yi Qu, 3006-4880 Bennett Street, Burnaby
Tony Chang, 3801-4880 Bennett Street, Burnaby
Sinisa-Simon Trifkovic, 706-4350 Beresford Street, Burnaby
Kai Wan, 6807 Bryant Street, Burnaby
Gary Hsueh, 802-4388 Buchanan Street, Burnaby
Jin Xiao Ping, 4999 Burke Street, Burnaby
Resident, 1-6868 Burlington Avenue, Burnaby
Yongyuan Ding, 4510 Clinton Street, Burnaby
Frederick Chan, TH6 4250 Dawson Avenue, Burnaby
Hui Ji, 1406-2232 Douglas Road, Burnaby
Yu Juan Guan, 6817 Elwell Street, Burnaby
Shijie Lou, 7531 Elwell Street, Burnaby
Chai Li Hsieh, 5949 Empress Avenue, Burnaby
Janet Cheung, 4742 Frances Street, Burnaby
Yaxin Zhang, 7031 Frederick Avenue, Burnaby
Robert Autar, 2502-4353 Halifax Street, Burnaby
Lei Zhang, 7468 Haszard Street, Burnaby
Jeanet Xiaolan Lau, 3106-4508 Hazel Street, Burnaby
Yuan Xiang Wu, 4006-4508 Hazel Street, Burnaby
Yi Peng Zeng, 4205-4508 Hazel Street, Burnaby
Wei Xia, 605-4808 Hazel Street, Burnaby
Jacky Ng, 1101-4808 Hazel Street, Burnaby
Gang Zhai Xia, 2705-4808 Hazel Street, Burnaby
Wai Yee Woo, 2906-4808 Hazel Street, Burnaby
Meng Fu Zeng, 3106-4808 Hazel Street, Burnaby

Xuexia Wang, 209-5665 Irmin Street, Burnaby
Jason Ding, 201-4660 Kingsway, Burnaby
Resident, 4688 Kingsway, Burnaby
Resident, 4688 Kingsway, Burnaby
Resident, 4688 Kingsway, Burnaby
Resident, 4688 Kingsway, Burnaby
Di Jai, 502-4688 Kingsway Burnaby
Jingian Guo, 505-4688 Kingsway, Burnaby
Ge Li, 602-4688 Kingsway, Burnaby
Qi Mei Han, 708-4688 Kingsway, Burnaby
Resident, 710-4688 Kingsway, Burnaby
Ailing Wang, 913-4688 Kingsway, Burnaby
Shizhen Di, 905-4688 Kingsway, Burnaby
Cheng Xinhong, 907-4688 Kingsway, Burnaby
Rex Pan, 909-4688 Kingsway, Burnaby
Chaohui Huang, 1009-4688 Kingsway, Burnaby
Yanping Liu, 1109-4688 Kingsway, Burnaby
Richard Leechir, 1110-4688 Kingsway, Burnaby
Liqiong Ding, 1501-4688 Kingsway, Burnaby
Resident, 1610 – 4688 Kingsway, Burnaby
Bing Li, 1905-4688 Kingsway, Burnaby
Wen Bin Zheng, 1908-4688 Kingsway, Burnaby
Wei Tao, 1909-4688 Kingsway, Burnaby
Oilin Zhao, 2005-4688 Kingsway Burnaby
Resident, 2110-4688 Kingsway, Burnaby
Yuping Guan, 2203-4688 Kingsway, Burnaby
Longlong Shu, 2501-4688 Kingsway, Burnaby
Zhang Qioatun, 2506-4688 Kingsway, Burnaby
Shirley Huang, 2609-4688 Kingsway, Burnaby
Dale Tam, 2887-4688 Kingsway, Burnaby
Tingting Zhang, 2907-4688 Kingsway, Burnaby
Yashuai Shu, 3101-4688 Kingsway, Burnaby
Zhengxian Ding, 3105-4688 Kingsway, Burnaby
Yehong Qi, 3107-4688 Kingsway, Burnaby
Meiyu Zhang, 319-4688 Kingsway, Burnaby
Resident, 3302-4688 Kingsway, Burnaby
Resident, 3506-4688 Kingsway, Burnaby
Ziyan Wang, 3507-4688 Kingsway, Burnaby
Peter Su, 3802-4688 Kingsway, Burnaby
Dannuy MacEachern, 135-6200 McKay Avenue, Burnaby
Silong Wu, 1805-6240 McKay Avenue, Burnaby
Geoff Chan, 11-2355 Madison Avenue, Burnaby
Ozng Xiao, 5771 Mayview Circle, Burnaby
Vivian Tse, 5384 Meadedale Drive, Burnaby
Jackson Ng, 3952 Moscrop Street, Burnaby
Simon Tsung, 3952 Moscrop Street, Burnaby

Linda Fay Yue Yee, 315-6588 Nelson Avenue, Burnaby
Yi Zhu, 801-6588 Nelson Avenue, Burnaby
Peng Cheng Fang, 1007-6588 Nelson Avenue, Burnaby
Xihua Dai, 3101-6588 Nelson Avenue, Burnaby
Yeh Shu Hsien, 3705-6588 Nelson Avenue, Burnaby
Kai Ping Kuang, 3705-6588 Nelson Avenue, Burnaby
Grace Lin, 3705-6588 Nelson Avenue, Burnaby
Zhao Ge, 3901-6588 Nelson Avenue, Burnaby
Yuyan Han, 4001-6588 Nelson Avenue, Burnaby
Arlene Yuet, 4823 Northlawn Drive, Burnaby
Resident, 6605 Pandora Street, Burnaby
Li Jun Chan, 2638 Phillips Avenue, Burnaby
Sam Chan, 2638 Phillips Avenue, Burnaby
Lindy Chiu, 2638 Phillips Avenue, Burnaby
Paul Chan, 2638 Phillips Avenue, Burnaby
Feian Lu, 4509 Portland Street, Burnaby
Li Zhitao, 2406-7088 Salisbury Avenue, Burnaby
Jainkang Ding, 6288 Service Street, Burnaby
Louise Tan, 3305-6461 Telford Avenue, Burnaby
Fu Quan Wu, 2307-6088 Willingdon Avenue, Burnaby
Scott Han, 2608-6088 Willingdon Avenue, Burnaby
Jinhua Wu, 304-6168 Wilson Avenue, Burnaby
Catherine Cheung, 6228 Gilley Avenue, Burnaby
Lois Reid, 2602-6220 McKay Avenue, Burnaby
Samuel Mao PREC (Nu Stream Realty), 2600-4720 Kingsway, Burnaby
Jennifer Lee, 305-6168 Wilson Avenue, Burnaby
Donald MacKenzie, 6240 McKay Avenue, Burnaby
Steven Liu, 550-650 West 41st Avenue, Vancouver

Three letters were received with concerns regarding the proposed zoning bylaw amendment:

Resident, [REDACTED] (2 submissions) stated concerns with increased density and emergency response challenges.
Ken Pett, 402-6152 Kathleen Avenue, Burnaby highlighted the need for improved garbage and recycling facilities in the area, and requested enhanced street level public plazas including moving water features and vertical landscape walls.

The following speaker appeared before Council in support of the proposed zoning bylaw amendment.

Lois Reid, 2602-6220 McKay Ave, Burnaby spoke in support of the proposed rezoning application. Ms. Reid would like the development to be

completed as soon as possible as it will provide existing residents will access to in-demand services and businesses.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR KANG

THAT this Public Hearing for Rez. #12-43, Bylaw #13576 be terminated.

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 5, 2016 – BYLAW NO. 13577

Rez. #15-31

2425 Beta Avenue

From: M2 General Industrial District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District, Brentwood Town Centre Plan as guidelines, and in accordance with the development plan entitled “The Residences at Brentwood Park South” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit three residential apartment buildings ranging in height from 28-storeys to 39-storeys with ground oriented townhouses and underground and above grade structured parking.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in support of the proposed zoning bylaw amendment.

John Hadley, (Equities Consultants Ltd.), 2421 Alpha Street, Burnaby

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT this Public Hearing for Rez. #15-31, Bylaw #13577 be terminated.

CARRIED UNANIMOUSLY

3) [BURNABY ZONING BYLAW 1965.](#)
AMENDMENT BYLAW NO. 6, 2016 – BYLAW NO. 13578

Rez. #15-35

3700 and 3880 Henning Drive

From: CD Comprehensive Development District (based on the M1 Manufacturing District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District and the development plan entitled “Rezoning Application for Bridge Studios” prepared by CTA Design Group)

The purpose of the proposed zoning bylaw amendment is to permit a four-phased studio and office expansion of the existing Bridge Studios complex in line with the long-term projected needs for the film production studio facility and the development of the film production industry in Burnaby.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in support of the proposed zoning bylaw amendment.

Anita Fraess, 377 Henning Drive, Burnaby

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT this Public Hearing for Rez. #15-35, Bylaw #13578 be terminated.

CARRIED UNANIMOUSLY

4) [BURNABY ZONING BYLAW 1965.](#)
AMENDMENT BYLAW NO. 7, 2016 – BYLAW NO. 13579

Rez. #14-31

Portion of 8255/8360 Wiggins Street and 5279 Riverbend Drive

From: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District, C2 Community Commercial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled "Riverbend Business Park" prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of the first phase of the Riverbend Business Park Conceptual Development Plan.

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed zoning bylaw amendment.

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #14-31, Bylaw #13579 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:16 p.m.

Derek Corrigan
MAYOR

Kate O'Connell
DEPUTY CITY CLERK