



## **PUBLIC HEARING MINUTES**

**Tuesday, 2016 July 26**

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2016 July 26 at 7:00 p.m.

### **CALL TO ORDER**

PRESENT: His Worship, Mayor Derek R. Corrigan  
Councillor Pietro Calendino  
Councillor Sav Dhaliwal  
Councillor Dan Johnston  
Councillor Colleen Jordan  
Councillor Anne Kang  
Councillor Paul McDonell  
Councillor Nick Volkow  
Councillor James Wang

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

Acting Mayor, Councillor Johnston, called the meeting to order at 7:00 p.m.

*His Worship Mayor Derek R. Corrigan arrived at 7:03 p.m. and assumed the Chair.*

### **ZONING BYLAW AMENDMENTS**

1) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 28, 2016 – BYLAW NO. 13628**

Rez. #16-26

5105/5115/5127/5137/5159/5171/5181 McKee Street and 7987 Royal Oak Avenue

From: R4 Residential District

To: R12S Residential District

The purpose of the area rezoning for the north side of 5100 block of McKee Street is to allow for single and/or two-family dwellings on lots in accordance with the R12S Zoning District.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in opposition to the proposed rezoning application:

Michael and Carole Graves, 5370 McKee Street , Burnaby

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #16-26, Bylaw #13628 be terminated.

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 24, 2016 – BYLAW NO. 13624**

Rez. #15-14

7062 Sperling Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines, and in accordance with the development plan entitled “Fourplex 7062 Sperling Avenue, Burnaby, B.C.” prepared by TD Studio Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey, four unit multiple-family townhouse development with at-grade garage parking.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in opposition to the proposed rezoning application:

Philip Tan, 7069 Sperling Street, Burnaby

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #15-14, Bylaw #13624 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR CALENDINO

THAT the correspondence from Philip Tan received 2016 July 25 be  
**REFERRED** to the Traffic Safety Committee.

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 25, 2016 – BYLAW NO. 13625**

Rez. #15-36

5177 Sidley Street

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled “Multiple Family Residential Building, 5177 Sidley St., Burnaby” prepared by Wilson Chang Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four unit multiple-family townhouse development with enclosed parking at grade.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in opposition to the proposed rezoning application:

Liang Quin Chen and Yan Rong Xie, 213-7227 Royal Oak Avenue, Burnaby

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #15-36, Bylaw #13625 be terminated.

CARRIED UNANIMOUSLY

4) **BURNABY ZONING BYLAW 1965,**

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**AMENDMENT BYLAW NO. 26, 2016 – BYLAW NO. 13626**

Rez. #15-51

2285 Willingdon, 4455, 4467 and 4483 Juneau Street

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Juneau Street Rezoning Proposal” prepared by IBI Group Inc.)

The purpose of the proposed zoning bylaw amendment is to permit construction of a 23-storey residential apartment building with ground oriented townhouses and underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed rezoning application.

The following speaker appeared before Council and shared concerns regarding the rezoning application:

Edward Marchese, JS Auto Detail Ltd., 4437 Juneau Street, Burnaby, noted that he is not opposed to the rezoning, but stated concerns with the potential negative impact of the resulting construction on his auto detailing business. Mr. Marchese requested that the developer consider options to control or decrease construction related dust such as a wall and awning. The speaker further noted that construction workers parking around the development site will likely limit parking options for his customers making his business less accessible.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #15-51, Bylaw #13626 be terminated.

CARRIED UNANIMOUSLY

Council requested that any accommodations implemented by the developer to address dust and parking challenges be shared with Council for their information.

5) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 27, 2016 – BYLAW NO. 13627**

Rez. #16-11

3755 McGill Street

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P5 Community Institutional District and R5 Residential District)

To: Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District, P5 Community Institutional District and R5 Residential District) and in accordance with the development plan entitled Seton Manor prepared by GS Sayers Engineering LTD.

The purpose of the proposed zoning bylaw amendment is to permit the installation of rooftop antennas and ancillary equipment.

The Advisory Planning Commission advised it supports the rezoning application.

Nine letters were received in response to the proposed rezoning application:

Charlene Janes, 3723 Trinity Street, Burnaby (5 submissions)

Gordon Guenter and Leanne Guenter, 3746 Eton Street, Burnaby

Jim Kozak, 324 Boundary Road North, Burnaby

Dena Kae Beno, Seton Villa Retirement Centre, 3755 McGill Street, Burnaby (2 submissions)

The following speaker appeared before Council and spoke to the proposed zoning bylaw amendment:

Chad Marlatt, E-Comm 9-1-1, 120 - 720 Granville Street, Vancouver, offered to answer any questions or address any concerns raised by Council or attending delegations.

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #16-11, Bylaw #13627 be terminated.

CARRIED UNANIMOUSLY

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Council requested that staff respond to the technical questions submitted by Ms. Charlene Janes and that a copy of the response be circulated to Council for information.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:17 p.m.

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Derek Corrigan  
MAYOR

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Kate O'Connell  
DEPUTY CITY CLERK