



PUBLIC HEARING MINUTES

Tuesday, 2016 September 20

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2016 September 20 at 7:00 PM.

CALL TO ORDER

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

ABSENT: Councillor Paul McDonell
Councillor Pietro Calendino

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

His Worship Mayor Derek R. Corrigan, called the meeting to order at 7:01 p.m.

ZONING BYLAW AMENDMENTS

- 1) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 36, 2016 - Bylaw No. 13641

Rez. #15-46

8526 Eleventh Avenue

From: R3 Residential District

To: R3a Residential District

The purpose of the proposed zoning bylaw amendment is to allow an additional 9.29 m² To (100 sq. ft.) of floor area within a single family dwelling that is currently under construction, which would result in a

gross floor area beyond that permitted under the prevailing zoning and require R3a District zoning.

The Advisory Planning Commission advised it supports the rezoning application.

The following speaker appeared before Council and spoke to the proposed rezoning application:

Kam Dhillon, 13038 103 Avenue, Surrey, appeared before Council on behalf of the applicant and offered to answer any questions they or residents may have regarding the proposed rezoning application.

No letters were received in response to the rezoning application.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #15-46, Bylaw #13641 be terminated.

CARRIED UNANIMOUSLY

2) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 37, 20216 - Bylaw No. 13642

Rez. #15-25

7121 Fourteenth Avenue

From: CD Comprehensive Development District (based on RM1 Multiple Family Residential District and Edmonds Town Centre Plan)

To: Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "Cedar Place" prepared by Integra Architecture Inc., Dys Architecture, and PWL Partnership Landscape Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of one six- storey non-market seniors' residential building and five six-storey market multiple family buildings.

The Advisory Planning Commission advised it supports the rezoning application.

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

R. Lowe, 106-7168 Stride Avenue, Burnaby
Allen Hutton, 1304 14th Avenue, Burnaby

The following speakers appeared before Council and spoke in support of the proposed rezoning application:

Wanda Mulholland, Coordinator for the Society to End Homelessness in Burnaby, 7476 13th Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. Ms. Mulholland encouraged the City and the Provincial Government to develop policy to support the creation of non-market housing for seniors and vulnerable residents. The speaker believes the proposed development is a model of collaboration between government and developers and would like to see this approach to development continued.

Ward McAllister, President, Ledingham McAllister, 300-1285 West Pender Street, Vancouver, appeared before Council and offered to answer any questions they or residents may have regarding the proposed rezoning application.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #15-25, Bylaw #13642 be terminated.

CARRIED UNANIMOUSLY

3) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 38, 2016 - Bylaw No. 13643

Rez. #16-10

Portion on 7201 11th Avenue

From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "Southgate Community Island 3, 4 & 5" prepared by IBI Group, Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 28-storey residential tower and two four-storey

low-rise apartment buildings in the Island neighbourhood of the multi-phased Southgate Master Plan Area.

The Advisory Planning Commission advised it supports the rezoning application.

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

Allen Hutton, 1304 14th Avenue, Burnaby

The following speaker appeared before Council and spoke to the proposed rezoning application:

Bob Esty, Vice President Development, Ledingham McAllister, 300-1285 West Pender Street, Vancouver, appeared before Council and offered to answer any questions Council or residents may have regarding the proposed rezoning application.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #16-10, Bylaw #13643 be terminated.

CARRIED UNANIMOUSLY

4) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 39, 2016 - Bylaw No. 13644

Rez. #15-26

6668, 6688, 6710/6712, 6730 Dunblane Avenue and 6661, 6687, 6709 Marlborough Avenue

From: RM3 Multiple Family Residential District and CD Comprehensive Development District (based on RM3 Multiple Family Residential District)

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Vittorio" prepared by Buttjes Architecture Inc. dated 2016 August 07)

The purpose of the proposed zoning bylaw amendment is to permit a 38-storey apartment building with street-oriented townhouses fronting Dunblane and Marlborough Avenues.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in support of the proposed rezoning application:

Eva Anderson, 101-6730 Dunblane Avenue, Burnaby

The following speakers appeared before Council and spoke to the proposed rezoning application:

Trevor Gibbens, 312-6695 Dunblane Ave, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Gibbens sought clarification from City staff on the width of a local alleyway and the results of the shadow impact assessment. The speaker stated concerns regarding traffic safety, loss of public park land, loss of community values, inaccessibility of services for pedestrians and bicycles, the inadequacy of the City's tenant assistance program and the negative impacts on displaced residents. Mr. Gibben's requested traffic calming measures such as pedestrian controlled cross walks, the addition of pedestrian and bicycle infrastructure, improvement of the tenant assistant program tenant including compensation and relocation processes. The speaker urged Council to require developers to provide a larger percentage of social housing units in new developments.

Mr. Gibbens was also concerned with the loss of park space located at Royal Oak and Dover. City staff advised Mr. Gibbens that the property was not park space. Council requested a memorandum from staff providing information on the green space at the aforementioned location and that a copy of the memorandum be sent to Mr. Gibbens for information.

Wanda Mulholland, Coordinator for the Society to End Homelessness in Burnaby, 7476 13th Avenue, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Mulholland shared concerns regarding the loss of affordable housing and the negative impacts of displacement on residents. The speaker urged Council to create bylaws and zoning that would protect affordable housing, and requested that the City dedicate City-owned land to social housing development and continue to advocate to senior levels of government for the creation of senior and affordable rental housing options.

Lorne Wolinsky, Development Manager, Polygon Homes Ltd., 900-1333 West Broadway, Vancouver, appeared before Council and offered to answer any questions they or residents may have regarding the proposed rezoning application.

Murray Martin, 7235 Salisbury Ave, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Martin shared concerns with the loss of affordable rental housing and challenges faced by displaced residents that are trying to find new homes. By not protecting affordable housing stock, displaced residents are at risk of homelessness or are required to pay substantially higher rental rates to remain in the community.

Mathew Hunter, 6585 McKay Ave, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Hunter stated concerns with the

loss of affordable rental housing and the unaffordability of newly developed units. The high cost of newly developed units is discriminatory against low income renters and residents that play a vital role in the community. Mr. Hunter highlighted the high demand and competition for existing rental housing and requested that Council consider policy options that would increase rental stock.

Rick Erb, 503-6555 Bonsor Ave, Burnaby, appeared before Council and spoke in opposition to the propose rezoning application. Mr. Erb posed questions to staff regarding the Community Housing Fund and asked how the funds have been used. The speaker shared concerns regarding the loss of rental units and the displacement of residents that may need to consider more affordable rental options outside of their community.

Sadie Morris, <address withheld upon request>, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Morris appreciates the welcoming and supportive community she lives in and is saddened by the possibility that she will have to seek affordable housing elsewhere. The speaker requested that Council consider creating affordable housing options that would allow residents of all incomes and backgrounds to benefit from local medical and educational services.

Shari Miller, 6688 Dunblane Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. This is the second time in five years that the speaker has been evicted from her home as a result of development and is now considering leaving Burnaby as affordable housing options are limited and in high demand. The speaker has applied for co-op housing options but is discouraged by long wait lists and competition for existing units. Ms. Miller shared that she has experienced discrimination as a renter with small children, and purchasing a home is not an option due to financial reasons. The speaker is not opposed to development, but would like Council to consider development options that include Burnaby residents of all income levels.

James Bender, 20 East Royal Avenue, New Westminster, appeared before Council and requested additional information about any tenant assistant programs and policies the City has in place. Mr. Bender requested that Council consider giving evicted residents priority for newly developed rental and social housing units.

Anthea Alexander, 5-6687 Malbough Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Alexander shared concerns regarding the lack of affordable rental housing options and encouraged Council to require developers to include social and senior housing options in new developments. The speaker also requested that Council dedicate City land to social housing development and that social housing be created in advance of development to provide housing security to evicted residents. Ms. Alexander pointed out, that the high cost of entry into the housing market will mean more residents will rely on the availability of rental options.

Erika Schinzel, 6366 Cassie Ave, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Schinzel shared concerns regarding the rapid demolition of affordable rental units in the community and highlighted the negative impacts of eviction and displacement on residents. The speaker requested that Council consider the replacement of rental housing prior to demolition so existing residents are able to remain in the communities they love.

Leslie Madison, 204-5190 Hastings Street, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Madison stated concerns regarding the loss of seven affordable rental buildings and highlighted the negative impacts on displaced and evicted residents. The speaker urged Council to require developers to create non-market housing before demolishing and evicting residents. Housing is a Federal, Provincial and Municipal issue, and the speaker requested that Council not approve the rezoning application as approval encourages demolition and displacement.

Charter Lau, 104-5340 Hastings Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Lau asked Council how the funding promised by the Federal, Provincial and Municipal governments will help displaced residents.

Derek Sahota, 418-9339 University Crescent, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Sahota stated concerns with the higher rental rates displaced residents will face after eviction and requested that Council consider creating housing solutions before development.

Maria Wallstam, 25 East 12th, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Wallstam, spoke to the negative impacts of displacement and the increase in homelessness as a result. The speaker requested that Council stop future property speculation and approve a moratorium on rezoning to discourage demolitions. Ms. Wallstam also requested that social housing be built to home the residents that are being displaced.

Erika Schinzel, 6366 Cassie Ave, Burnaby, appeared before Council and spoke for a second time. Ms. Schinzel stated that when several apartment buildings within an area are rezoned competition for nearby rental units is substantially increased.

Nancy Lee, Coquitlam, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Lee has recently relocated to Coquitlam as she was not able to find an affordable rental unit in Burnaby. The speaker requested Council implement rental specific zoning to maintain affordable rental rates in the community.

David Miller, 6688 Dunblane Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Miller does not want to leave the community, but rental rates are unaffordable. The speaker stated that the high cost of renting is leaving little to no housing options for seniors, families with children and young people, resulting in a loss of community diversity.

Kathleen Yang, 5545 Brawlawn Drive, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Yang inquired about public consultation processes and is concerned with the loss of affordable housing options.

Ivan Drury, Alliance Against Displacement, 7006 Kitchner Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Drury stated concerns regarding the loss of housing options for low-income renters and highlighted the negative impacts of displacement. Many of the residents displaced by development are not able to find homes and are at high risk of homelessness. The speaker requested that Council eliminate density bonuses as they encourage demolition and that a social impact study be conducted. Mr. Drury also requested that the Metrotown Plan be reconsidered as it will result in increased evictions and displacement of residents.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #15-26, Bylaw #13644 be terminated.

CARRIED UNANIMOUSLY

Council requested a memo regarding the traffic concerns raised by Mr. Gibbens.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:17 p.m.

Derek Corrigan
MAYOR

Kate O'Connell
DEPUTY CITY CLERK