



PUBLIC HEARING MINUTES

Tuesday, 2016 October 25

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2016 October 25 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 James Wang

ABSENT: Councillor Nick Volkow

STAFF: Mr. Lou Pelletier, Director Planning and Building
Ms. Karin Hung, Senior Current Planner
Ms. Kate O'Connell, Deputy City Clerk
Ms. Eva Prior, Administrative Officer

His Worship, Mayor Derek R. Corrigan called the meeting to order at 7:03 p.m.

ZONING BYLAW AMENDMENTS

- 1) **[Burnaby Zoning Bylaw 1965,](#)**
Amendment Bylaw No. 41, 2016 - Bylaw No. 13648

Rez. #16-04

4380 Halifax Street

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3, C3h General Commercial Districts, P3 Park and Public Use District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3, C3h General Commercial

Districts, P2 Administration and Assembly District, P3 Park and Public Use District and Brentwood Town Centre Development Plan guidelines)

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.

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

Li Ke Lin & Lu Hong Xin, 603-4388 Buchanan Street, Burnaby

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

Chad Marlatt, 2223 Victoria Drive, Burnaby, appeared before Council on behalf of the applicant and offered to answer any questions regarding the rezoning application.

Guy Ricci, 2104-4425 Halifax Street, Burnaby appeared before Council with concerns regarding the proposed rezoning application. Mr. Ricci inquired about any health studies on the impacts of cellular antennas on seniors, medical equipment and animals. Staff advised that Health Canada is responsible for regulating the medical impacts of cellular antennas, and any cellular antennas are required to meet Health Canada guidelines.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #16-04, Bylaw #13648 be terminated.

CARRIED UNANIMOUSLY

Council requested that the staff report recently prepared on Health Canada guidelines regarding cellular antennas be forwarded to Mr. Ricci for information.

2) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 42, 20216 - Bylaw No. 13649

Rez. #16-23

8940 University Crescent

From: CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

To: Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "Parcel 17 UniverCity" prepared by Ramsay Worden Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a 13-storey apartment building with a townhouse podium.

The Advisory Planning Commission advised it supports the rezoning application.

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

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

Ron Kendrick, 1603-9060 University Crescent, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker submitted a petition (95 signatories) from residents in opposition to the proposed rezoning application for consideration. Mr. Kendrick stated concerns with the potential loss of trees, the close proximity of the building to existing buildings, loss of existing views, negative impact on the skyline, loss of access to green space/access to park land, increased traffic, parking challenges, construction fatigue of existing residents, diminished property values, decreased pride of ownership, and other negative impacts on residents quality of life in general.

Stanislav Sushkov, 005-9060 University Crescent, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns with the loss of existing views, the close proximity of the building to existing buildings and the height of the proposed development. Mr. Sushkov requested Council consider increasing the required set back to provide greater space between buildings in the area.

Kaylen Crosse, Intergolf Development Group, appeared before Council on behalf of the applicant. The speaker spoke to the lack of public comment and feedback received at previous open house events, and clarified that the setback between the proposed development and 9060 University Crescent will be 80 feet.

Doug Ramsay, Project Architect, appeared before Council and clarified that the variance between the current and proposed rezoning application is one storey. The speaker stated that the additional storey was considered to diminish the impact on existing views.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #16-23, Bylaw #13649 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT staff report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #16-23 prior to second reading of the bylaw; and

THAT a copy of the report be circulated to the delegates and any signatories on the petition submitted by Mr. Kendrick.

CARRIED UNANIMOUSLY

3) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 43, 2016 - Bylaw No. 13650

Rez. #15-28

Portion of 9855 Austin Avenue

From: CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre – Phase 1 Commercial Podium / Parking" prepared by GBL Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit construction of the commercial podium, underground parking and public realm components on the Phase I site, within the Lougheed Town Centre Core Area.

The Advisory Planning Commission advised it supports the rezoning application.

Thirteen letters were received in support of the proposed rezoning application:

Kathleen Almeida, 4242 Kitchener Street, Burnaby
Wendy Wong, 2948 Roseglen Court, Burnaby
David E. Lancaster, 7850 Kaymar Drive, Burnaby
Maggie Lee, 7991 Hunter Street, Burnaby
Tim Clarke, 316-145 West 5th Street, North Vancouver
Lisa Wong, 2802-4688 Kingsway, Burnaby
Sandeep Kaler, 2121 Paulus Crescent, Burnaby
Cory Barker, 2-2678 King George Boulevard, Surrey

Christephen Cheng, 6011 Hambry Street, Burnaby
Carolyn Orazietti, North Road Business Improvement Association, Burnaby
Choan Truong, 4368 Dundas Street, Burnaby
Steven Nemetz, 2009 West 4th Avenue, Vancouver
Alan Ong, 504-2225 Holdom Avenue, Burnaby

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

Kevin Loh, 102-9126 Capella Drive, Burnaby, appeared before Council and spoke in support of the rezoning application. The speaker and is supportive of the walkways, green areas and design of the proposed towers.

Carolyn Orazietti, Executive Director, North Road Business Improvement Area, 303-9940 Lougheed Highway, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker stated that the proposed development is consistent with existing social and environmental strategies, provides affordable housing options to residents and promotes long term vibrant community growth.

Trevor Leyenhorst, 721-20th Avenue, New Westminster, appeared before Council and spoke in support of the proposed rezoning application. The speaker is a registered sign language interpreter and is a contract employee of Shape Development. Mr. Leyenhorst is supportive of the Lougheed Master Plan and the proposed development as it capitalizes on the location of rapid transit and will provide easy access to restaurants and local services.

Micheal Suk, Executive Director, Korean Cultural Society, 202-4808 Hazel Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker stated that the proposed development will provide economic growth opportunities to local businesses.

Alan Ong, 504-2225 Holdom Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker stated that the proposed development will provide local jobs, decrease commute requirements for residents, improves access to rapid transit, encourage residents to explore local shops and amenities and offers in-door activities during inclement weather. Mr. Ong would like Council to explore the possibility of hosting community events in the area such as concerts, competitions and sporting events.

Ivan Harmatny, 8093 Government Road, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker stated general support for the proposed rezoning application.

Keith Kwan, 4126 Francis Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. Mr. Kwan spoke to the future housing needs stemming from immigration and migration and believes that the master planned community will provide much needed housing to new and existing residents into the future. The speaker highlighted the close proximity of the development to rapid transit, trees, green space and road enhancements.

Andy Hoang, 4368 Dundas Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker supports the development of much needed housing in the area attracting and retaining young families in the community.

Hugh Wooley, 4596 Harkin Drive, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. Mr. Wooley is supportive of the increased density and referenced the success of other planned community in reducing dependency on cars, encouraging transit ridership and improving access to recreation and shopping activities.

Peter Hirny, 590 Whiting Way, Coquitlam, appeared before Council and shared concerns in relation to the proposed rezoning application. The speaker requested that Council consider interim affordable/accessible housing options such as shipping container homes. Shipping container homes located in parking stalls could house residents displaced by development in Burnaby. Mr. Hirny stated concerns regarding the affordability of new development and displacement and exclusion of low income populations from the community. The speaker also requested that any new buildings be build to LEED environmental standards.

All delegations that spoke to Rezoning #15-28 requested that their comments also be considered by Council for Rezoning #15-29.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #15-28, Bylaw #13650 be terminated.

CARRIED UNANIMOUSLY

4) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 44, 2016 - Bylaw No. 13651

Rez. #15-29

Portion of 9855 Austin Road

From: CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre – Phase 1 Tower 1" prepared by GBL Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of the first residential tower on the Lougheed Core Area Phase I site, within the Lougheed Town Centre Core Area.

The Advisory Planning Commission advised it supports the rezoning application.

Thirteen letters were received in support of the proposed rezoning application.

Kathleen Almeida, 4242 Kitchener Street, Burnaby
Wendy Wong, 2948 Roseglen Court, Burnaby
David E. Lancaster, 7850 Kaymar Drive, Burnaby
Maggie Lee, 7991 Hunter Street, Burnaby
Tim Clarke, 316-145 West 5th Street, North Vancouver
Lisa Wong, 2802-4688 Kingsway, Burnaby
Sandeep Kaler, 2121 Paulus Crescent, Burnaby
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Carolyn Oraziatti, North Road Business Improvement Association, Burnaby
Choan Truong, 4368 Dundas Street, Burnaby
Steven Nemetz, 2009 West 4th Avenue, Vancouver
Alan Ong, 504-2225 Holdom Avenue, Burnaby

Speakers that appeared before Council at the Public Hearing and spoke to Rezoning Reference #15-28 requested that their comments be also considered in reference to Rezoning #15-29.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #15-29, Bylaw #13651 be terminated.

CARRIED UNANIMOUSLY

5) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 45, 2016 - Bylaw No. 13652

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to require review and Council approval of boarding, lodging, and rooming houses through the CD Comprehensive Development rezoning process.

The Advisory Planning Commission advised it supports the Zoning Bylaw text amendment.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Zoning Bylaw text amendment, Bylaw #13652 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 8:43 p.m.

Derek Corrigan
MAYOR

Kate O'Connell
DEPUTY CITY CLERK