



## **PUBLIC HEARING MINUTES**

**Tuesday, 2016 November 22**

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2016 November 22 at 7:00 p.m..

### **CALL TO ORDER**

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

ABSENT: Councillor Sav Dhaliwal  
Councillor Nick Volkow

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 7:06 p.m.

### **ZONING BYLAW AMENDMENTS**

- 1) **[Burnaby Zoning Bylaw 1965,](#)**  
**Amendment Bylaw No. 47, 2016 - Bylaw No. 13671**

Rez. #16-45

3570/3650/3670/3690 Douglas Road and 5628 Hardwick Street

From: R5 District

To: R12 District

The purpose of the proposed zoning bylaw amendment is to respond to a neighbourhood request to rezone the subject properties at 3570/3650/3670/3690 Douglas Road and 5628 Hardwick Street from the R5 Residential District to the R12 District.

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:

Anar Javer, 5739 Woodsworth Street, Burnaby, appeared before Council and shared concerns in regard to the proposed rezoning application. The speaker is not opposed to the development but to the number of homes proposed. Ms. Javer shared concerns regarding population congestion, parking challenges, building face orientation, and potential vehicle conflicts in the alleyway due to increased traffic.

Firoz Punjani, Development Partner, 5687 Woodsworth, Burnaby, clarified that units built under the current or requested zoning would have the same building face orientation.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #16-45, Bylaw #13671 be terminated.

CARRIED UNANIMOUSLY

2) [Burnaby Zoning Bylaw 1965,](#)  
**Amendment Bylaw No. 48, 2016 - Bylaw No. 13672**

Rez. #15-53

4341, 4351 Rumble Street and 7451, 7557 Sussex Avenue

From: CD Comprehensive Development District (based on P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on P5 Community Institutional District and RM3 Multiple Family Residential District and in accordance with the development plan entitled "Fair Haven United Church Homes – Seniors Affordable Rental Housing" prepared by NSDA Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a new four-storey, 145 unit, non-profit seniors' housing facility.

The Advisory Planning Commission advised it supports the rezoning application.

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

Donna Dawson, 3562 Dalebright Drive, Burnaby

Gary Begin, 139 - 1440 Garden Place, Delta

Son and Peggy Gomez, 401 - 6735 Station Hill Court, Burnaby

Audrey Studacher, L'Arche Foundation of Greater Vancouver, 7401 Sussex Avenue, Burnaby

Richard Faucher, Burnaby Association for Community Inclusion, 2702 Norland Avenue, Burnaby

Phyllis Stainton, Burnaby

Heather A. Overy, 314 - 4351 Rumble Street, Burnaby

Antonia Beck, Burnaby Neighbourhood House, 4460 Beresford Street, Burnaby

Gary Begin, St. Michael's Centre, 7451 Sussex Avenue, Burnaby

Blake Armstrong, 7451 Sussex Avenue, Burnaby

Barbara Spitz, St. Michael's Centre, 7451 Sussex Avenue, Burnaby

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

Wanda Mulholland, Burnaby Task Force on Homelessness and Coordinator of the Society to End Homelessness in Burnaby, 7476 13<sup>th</sup> Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The project represents a net gain of 127 units, and will assist in addressing Burnaby's need for seniors' below market rental accommodation, preventing seniors from becoming homeless at a time where existing affordable rental houses are being replaced with unaffordable alternatives. The speaker highlighted the close proximity of the proposed development to care facilities, recreation facilities, parks and shopping.

Gary Begin, 139 - 1440 Garden Place, Delta, appeared before Council and spoke in support of the proposed rezoning application. It was noted that Fair Haven is a facility that will provide reasonable affordable housing for seniors.

Donna Dawson, 3562 Dalebright Drive, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. Ms. Dawson stated that the proposed development will provide needed housing to approximately 140 low income seniors.

Michael Mulligan, 4340 Rumble Street, Burnaby, appeared before Council and spoke in support of the rezoning application but had concerns regarding parking challenges specifically for visiting family, friends, and service providers. The speaker sought clarification from staff on the height of the building, parking requirements and if a potential rezoning would become precedent setting for the neighbourhood.

Jesusita Miller, 4292 Irmin Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning. The speaker stated that area is not able to support increased density as it is already congested. Ms. Miller shared additional concerns regarding loss of views, parking challenges, the height of the building and crime.

Paul Paydafor 4311 Rumble Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that the cottages are in good condition and should not be demolished. Temporary housing that is being offered by Fair Haven is unacceptable. Mr. Paydafor believes the small size of the new units will result in decreased health for residents.

Heather Overy, 314 - 4351 Rumble Street, Burnaby, appeared before Council in support of the proposed rezoning application. Ms. Overy, a current cottage resident, has been provided with interim accommodation by Fair Haven during the development process, and appreciates the support she has received throughout the process.

Paul Paydafor, 4311 Rumble Street, Burnaby, appeared before Council for a second time. The speaker stated concerns with increased congestion in the area, potential private investment in the development and believes the development upon completion may be sold to a third party.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #15-53, Bylaw #13672 be terminated.

CARRIED UNANIMOUSLY

3) **[Burnaby Zoning Bylaw 1965,](#)**  
**Amendment Bylaw No. 49, 2016 - Bylaw No. 13673**

Rez. #15-52

6921, 6931, 6939, 6947, 6957 and 6965 Arcola Street

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and the development plan entitled "6921 – 6965 Arcola Street Burnaby, B.C." prepared Ankenman Marchand Architects.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey townhouse development with 22 units and full underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

One letter as received in response to the proposed rezoning application:

Monica Skinner, Basement Suite - 6965 Arcola Street, Burnaby

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. #15-52, Bylaw #13673 be terminated.

CARRIED UNANIMOUSLY

4) [Burnaby Zoning Bylaw 1965,](#)  
**Amendment Bylaw No. 50, 2016 - Bylaw No. 13674**

Rez. #14-47

6837, 6857 and Portion of 6875 Royal Oak Avenue

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines and the development plan entitled "6837/6857/6875 Royal Oak Ave, Burnaby, BC" prepared by Wilson Chang Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed-use development with full residential underground parking and at grade commercial parking, with ground level commercial fronting Royal Oak Avenue and residential uses (54 units) above.

The Advisory Planning Commission advised it supports the rezoning application.

One letter as received in response to the proposed rezoning application:

Kristie Marsden, 39 - 6868 Burlington Avenue, Burnaby

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #14-47, Bylaw #13674 be terminated.

CARRIED UNANIMOUSLY

5) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 40, 2016 - Bylaw No. 13645**

Rez. #15-49

6695 Dunblane Avenue and 4909, 4929, 4971 Imperial Street

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C2 Community Commercial District, Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Imperial" prepared by IBI Architects Group, dated 2016 July 08)

The purpose of the proposed zoning bylaw amendment is to permit a 36-storey apartment building with street-oriented townhouses on Dunblane Avenue and live-work townhouse units on Imperial Street and Nelson Avenue.

The Advisory Planning Commission advised it supports the rezoning application.

Seventy-three letters were received in response to the proposed rezoning application:

Vesna Troha, 310 - 3811 Hastings Street, Burnaby  
Edyta Alfawicka, 510 - 3811 Hasting Street, Burnaby  
Mary Troha, 4368 Union Street, Burnaby  
Ed Wong, 805 - 3920 East Hastings, Burnaby  
Andy Seto, 120 North Stratford Avenue, Burnaby  
Peter Prastos, 3721 Georgia Street, Burnaby  
Naqib Karim, 6091 Sprott Street, Burnaby  
Rozmin Karim, 6091 Sprott Street, Burnaby  
Callen Clarke, 418 - 9399 University Crescent, Burnaby  
G. Bruce Friesen, 1006 - 4758 Grange Street, Burnaby  
Zoe Luba, 4608 Dundas Street, Burnaby  
Helen Ward, 4819 Albert Street, Burnaby  
Tascha Shahriari-Parsa, 301 - 1550 Fell Avenue, North Vancouver  
Thomas Hasek, 4758 Victory Street, Burnaby  
Patricia, no last name or mailing address provided  
Sandra Betker, 2111 Banbury Road, North Vancouver  
David Fairey, 4778 Fernglen Place, Burnaby  
Emily Luba, 4806 Dundas Street, Burnaby  
Mari Piggott, 2270 Lakewood Drive, Vancouver  
Donna Polos, 4652 Victory Street, Burnaby  
Lily Vong, 7470 Boundary Road, Burnaby  
Mira Dzafic, 7 - 7220 Edmonds Street, Burnaby  
Rita Santillan, 6850 Union Street, Burnaby

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Jim Gornnan, 2402 - 6888 Station Hill Drive, Burnaby  
Sani Dzaifc, 7 - 7220 Edmonds Street, Burnaby  
Amber Keane, 7624 Sussex Avenue, Burnaby  
Sean Keane, 7624 Sussex Avenue, Burnaby  
Rick McGowan, Metrotown Residents' Association, 239 - 4155 Sardis Street, Burnaby  
Angela Boscariol, 7390 Pandora Street, Burnaby  
Christina Panis, 201 - 3861 Albert Street, Burnaby  
Roberto Canas and Claudia Molina, 302 - 6676 Nelson Avenue, Burnaby  
Carlo Sayo, 209 - 6737 Station Hill Court, Burnaby  
Derek Sahota, 418 - 9339 University Crescent, Burnaby  
Joey Hartman, 2402 - 6888 Station Hill Drive, Burnaby  
Denise Valdecantos, 209 - 6737 Station Hill Court, Burnaby  
Letizia Waddington, 1963 Kitchener Street, Vancouver  
Tim Watts, 101 - 6676 Nelson Avenue, Burnaby  
Harry Narsih, 6676 Nelson Avenue, Burnaby (2 submissions)  
Laarni de los Reyes, 1403 - 7235 Salisbury Avenue, Burnaby  
Mussary Martin, 1403 - 7235 Salisbury Avenue, Burnaby  
Roz Bailey, Surrey Manufactured Home Owners Association, #3 15820 Fraser Highway, Surrey  
Cindy Miller, 7048 - 140a Street, Surrey  
Matthew Hunter, 6585 McKay Avenue, Burnaby  
Charles Doebele, 7341 19<sup>th</sup> Avenue, Burnaby  
Tyler Thompson, 4675 Imperial Avenue, Burnaby (2 submissions)  
Wisten Lu, no mailing address provided  
Cathy Yang, 5676 Nelson Avenue, Burnaby  
Muthanna Tayyem, 31 - 1960 Bellwood Avenue, Burnaby  
Yevgeniya Prokopova, 212 - 6695 Dunblane Avenue, Burnaby  
Thomas Johnston, 212 - 6695 Dunblane Avenue, Burnaby  
Amrita Parmer, 7797 12<sup>th</sup> Avenue, Burnaby  
Ross M. Mills, 238 Wood Street, New Westminster  
Marilyn C. Peters, 13804 Grosvenor Road, Surrey  
Theresa Sampson, 202 - 315 Hospital Street, New Westminster  
A. Findlay, 57 Agnes Street, New Westminster  
Trish Cullen, 5933 Horne Street, Burnaby  
Dianne M. Brissette, 105 - 1016 Fifth Avenue, New Westminster  
Piroz Rahman, 209 - 6695 McKay Avenue, Burnaby  
Mae Burrows, 7798 Stanley Street, Burnaby  
Kevin Johnston, 8 - 7459 13<sup>th</sup> Avenue, Burnaby  
Haider Nayani, 1381 Howard Street, Richmond  
Mic Di Tomaso, 6880 Balmoral Street, Burnaby  
B. Thompson, 506 Tenth Avenue, New Westminster  
Peter Lojewski, 610 - 668 Columbia Street, New Westminster  
Phil Burrows, 105 - 6695 Dunblane Avenue, Burnaby  
Ricardo Garay, no address provided  
Katherine Zheng, 202 - 6444 Silver Avenue, Burnaby  
Ashley Jones, no mailing address provided

Marline Chervinski, no mailing address provided  
Barbara Zeller, 7254 Willingdon Avenue  
Tyler Grove, 201 - 5055 Imperial Street, Burnaby

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

Linda Tetlock, 203 - 321 10<sup>th</sup> Street, New Westminster, appeared before Council and spoke in opposition to the proposed rezoning application as it will have a negative impact on people's lives. The rezoning will increase homelessness and the speaker requested that Council build more affordable housing.

Wanda Mulholland, Coordinator of the Burnaby Task Force on Homelessness and the Society to End Homelessness in Burnaby, 7476 13<sup>th</sup> Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested Council create bylaws and/or zoning that protects affordable housing including rent controls, one-for-one replacement policies, maintenance bylaws, dedicate city-owned land for social housing and advocate to senior levels of government.

Clint Morrison, 108 - 815 Fifth Avenue, New Westminster, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Morrison stated concerns with the inconvenience, cost and stress related to displacement.

Maurie Jackson, 7360 17<sup>th</sup> Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns regarding the negative impact on displaced residents, the unaffordability of new rental and housing stock, and a lack of safe and secure housing options. Ms. Jackson requested that Council require developers to contribute to affordable housing initiatives.

Arthur Sekada, 104 - 6695 Dunblane Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Sekada stated concerns with the proposed height of the building and the rapid speed of development. The speaker requested that the City require developers to pay higher rates for increased building heights, work to create a walkable community, consider rent control options, create and protect affordable housing and consider development free zones.

Trevor Gibbons, 312 - 6695, Dunblane Avenue, Burnaby, appeared before Council and spoke in opposition to the rezoning application. The speaker stated concerns regarding the potential loss of community diversity, loss of public space such as lane ways and parks, the decreased park per capita ratio, car/pedestrian conflicts and safety and the lack of bicycles lanes. Mr. Gibbons requested Council require 60% of the housing form of new developments be dedicated to subsidized rental housing.



Najib Karim, 6091 Sprott Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker believes that the development will provide greater access to existing amenities (transit, shopping and services) and provides viable housing options for his family.

Gary Johansen, 7068 Jubilee Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns with the displacement of long term Burnaby residents and requested that Council build more affordable housing using development funds.

Mullein Buss, 2684 East 8<sup>th</sup> Avenue, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Buss stated that the rezoning will result in the displacement of many residents and increase homelessness.

Shari Chan, 5 - 6688 Dunblane Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns regarding the negative impacts of resident displacement, loss of affordable rental units and a lack of safe and secure housing options. Ms. Chan requested Council develop policies that protect affordable rental stock, create more rental housing and require developers to rent or sell to local residents at affordable rates.

Dave Diewert, Alliance Against Displacement, 1325 - 104<sup>th</sup> Avenue, Surrey, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns with the number of affordable rental buildings (16) that have been demolished for development since 2015 in Burnaby. Mr. Diewert believes that rezoning is resulting in the increased pace of development and requested Council abandon the Metrotown Plan Update process.

Holly McCallum, 901 - 6455 Willingdon Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns regarding the negative impact of resident displacement including loss of diversity and marginalization of displaced individuals and families. Ms. McCallum requested Council implement policies that secure affordable housing for seniors, low income residents, families and immigrants. The speaker also requested that Council require developers to contribute funds to the development of affordable housing options.

Shelly Vellani, 6760 Kneale Place, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker believes the proposed development will provide needed housing to current and future residents. Ms. Vellani supports the close proximity of the development to local amenities and services such as grocery stores, activity centres and rapid transit. The speaker also believes that the increased density will benefit local business owners.

Stella Comia, 202 - 4971 Imperial Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Comia stated that the rezoning will require her to leave her home and increase the likelihood of her becoming homeless.

Natasha Sanders-Kay, 301 - 6730 Burlington Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker is experiencing stress from the potential loss of her home due to development. Ms. Sanders-Kay relies on her existing support network in her current neighbourhood and does not want to see herself or her neighbour's displaced.

*Councillor McDonell left the Council Chamber at 9:08 p.m.*

*Councillor McDonell returned to the Council Chamber at 9:12 p.m.*

Mathew Hunter, 2 - 6585 McKay Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker is concerned that displaced low income residents will no longer be able to easily access services and transit infrastructure as available rental housing is unaffordable.

Leila Lolua, 6158 Elgin Avenue Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested that Council consider slowing or stopping development in the Metrotown area as it is resulting in the displacement of residents. Ms. Lolua suggested that new rental housing be built prior to the demolition of existing rental stock.

David Neufield, 6366 Cassie Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested that Council deny the rezoning application.

Richard Keall, 206 - 6676 Nelson Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning. The speaker requested that the developers consider purchasing his property and including it in the development.

Helen Ward, 4819 Albert Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that the rezoning application does not align with the Official Community Plan (OCP) and would require an OCP amendment to be legal. Ms. Ward criticized the public consultation process for development and that consultation practices fail to include residents with disabilities and immigrants.

Martin Fernandez, 6 - 6797 Dow Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that the demolition of buildings in Metrotown is displacing residents.

Ivan Drury, 10589 North Deroche Road, Deroche, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that the demolition of affordable rental housing will displace residents increasing homelessness. Mr. Drury believes that displaced residents will have challenges securing housing as they will face discrimination and not be able to afford higher market rental rates. The speaker also shared concerns regarding the loss of industrial land in Metrotown.

Astrid Castaneva, 6695 McKay Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that displaced residents and seniors with mobility issues will not be able to stay in their current community and lose access to social opportunities, health services and city amenities. With greater distance to travel to access services, seniors will likely experience higher accident rates.

*Councillor Calendino left the Council Chamber at 9:50 p.m.*

*Councillor Calendino returned to the Council Chamber at 9:52 p.m.*

Emily Luba, 4806 Dundas Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that ESL seniors are at risk of losing their homes and language barriers make it difficult for them to find and secure new accommodation.

Derek Sahota, Teaching Support Staff Union (TSSU), 418 - 9339 University Crescent, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that members of the TSSU voted in favor of supporting the Demoviction Campaign as they are concerned for residents facing eviction and homelessness.

Mathew Davies, 6660 Malbough Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that rezoning applications inherently favor developers.

Murray Martin, 1403 - 7235 Salisbury Avenue, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker requested that Council stop rezoning properties from RM3 to RM5 as the change in zoning promotes development and increases homelessness.

Fred Hinmueller, 6939 Gray Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested that Council slow development in Burnaby and allow those being displaced more time to find new homes.

Ms. Chen, 3570 Triumph Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested that Council prioritize supplying, maintaining and creating housing for vulnerable and marginalized residents.

Shari Chan, 5 - 6688 Dunblane Street, Burnaby, appeared before Council and spoke for a second time. The speaker stated that new immigrants cannot afford newly developed high rise apartments.

Murray Martin, 4013 - 7235 Salisbury Avenue, Burnaby, appeared before Council and spoke for a second time. The speaker stated that the high number of condos being developed in Burnaby is directly related to the impact of rezoning on demolition. Mr. Martin believes that development should be undertaken to house local residents before accommodating new immigrants.

Gary Johansen, 7068 Jubilee Avenue, Burnaby, appeared before Council and spoke for a second time. The speaker requested that Council review the Metrotown Plan and consider updating it. Mr. Johansen also suggested that Council research the actions taken by other major cities internationally to identify policies and actions that protect affordable rental housing options. The speaker would also like Council to decrease the amount of space dedicated to high density development in Metrotown and focus more on developing affordable rental housing near rapid transit hubs

Dave Diewert, Alliance Against Displacement, 1325 - 104<sup>th</sup> Avenue, Surrey, appeared before Council and spoke for a second time. The speaker requested that Council develop a Resident Relocation Program to assist residents that are displaced by development. Mr. Diewert believes that existing tenant assistance programs do not reflect the financial realities of evicted/impacted residents, and aligns with the market intentions of the developers.

Zoe Luba, 4806 Dundas Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that rezoning properties with existing rental housing will negatively impact families and individuals living in the affected homes and community.

Ivan Drury, 10589 North Deroche Road, Deroche, appeared before Council and spoke for a second time. The speaker stated that new developments are not appropriate housing options for new immigrants as they are unaffordable to rent or purchase.

Martin Fernandez, 6 - 6797 Dow Avenue, Burnaby, appeared before Council and spoke for a second time. The speaker referenced City communication materials regarding the Metrotown Downtown Plan Update and stated that the materials do not include a development plan that will appeal to all people including recent immigrants.

Derek Sahota, Teaching Support Staff Union (TSSU), 418 - 9339 University Crescent, Burnaby, appeared before Council and spoke for a second time. The speaker urged Council to prioritize meeting the Metro Vancouver Rental Housing targets instead of regional growth plan targets.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #15-49, Bylaw #13645 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT staff report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #15-49 and;

THAT a copy of the report be sent to the applicant and those who spoke at, or submitted correspondence.

CARRIED UNANIMOUSLY

6) [Burnaby Zoning Bylaw 1965,](#)  
**Amendment Bylaw No. 35, 2016 - Bylaw No. 13639**

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to bring the Burnaby Zoning Bylaw into alignment with updated Provincial regulations regarding child care facilities, and to provide clarity of language for child care uses that are currently permitted.

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

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

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 zoning bylaw text amendment, Bylaw #13639 be terminated.

CARRIED UNANIMOUSLY

7) [Burnaby Zoning Bylaw 1965,](#)  
**Amendment Bylaw No. 46, 2016 - Bylaw No. 13665**

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to recommend amendments to Section 7.9 of the Burnaby Zoning Bylaw to provide updated fees for rezoning applications and administration of servicing agreements.

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

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

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for zoning bylaw text amendment, Bylaw #13665 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR WANG

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:42 p.m.

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Derek Corrigan  
MAYOR

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Kate O'Connell  
DEPUTY CITY CLERK