



PUBLIC HEARING MINUTES

Tuesday, 2016 December 13

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2016 December 13 at 7:00 PM.

CALL TO ORDER

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

ABSENT: Councillor Anne Kang
Councillor Nick Volkow (*due to illness*)

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

His Worship, Mayor Derek R. Corrigan, called the meeting to order at 7:02 p.m.

ZONING BYLAW AMENDMENTS

- 1) **[Burnaby Zoning Bylaw 1965,](#)**
Amendment Bylaw No. 51, 2016 - Bylaw No. 13683

Rez . #12-04

5289, 5309, and 5355 Lane Street

From: M4 Special Industrial District and CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled "Lane Street Phase 1 5369/5401/5437 Lane Street Burnaby B.C." prepared by Cornerstone Architecture)

To: CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan

guidelines and in accordance with the development plan entitled "Lane 2 'eternity' 5309 Lane Street Burnaby B.C." prepared by Cornerstone Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed-use development with full underground parking, comprised of at grade commercial fronting Lane Street with residential uses behind and above.

The Advisory Planning Commission advised it supports the rezoning application.

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

Jianing Liu and Yuping Zhao, PH20 - 5288 Grimmer Street, 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. #12-04, Bylaw #13683 be terminated.

CARRIED UNANIMOUSLY

2) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 53, 2016 - Bylaw No. 13685

Rez. #15-54

4120, 4160, Portion of 4170, Portion of 4180 Lougheed Highway and Portion of 4161 Dawson Street

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5I Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts, P1 Neighbourhood Institutional District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Gilmore Station Phase 1 - Commercial" prepared by IBI Group Architects)

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 Gilmore Station Master Plan.

The Advisory Planning Commission advised it supports the rezoning application.

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

Man Hon Lau and Pik Chun Lo, 2102 - 4118 Dawson Street, Burnaby
Anita Rachman, 704 - 4182 Dawson Street, Burnaby
Rahim Hasanali, PH3 - 4182 Dawson Street, Burnaby

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

Eric Hughes, Onni Development Manager, 300-550 Robson Street, Vancouver, appeared before Council and offered to answer any questions Council or the public may have in regard to the rezoning application.

Man Hon Lou, 2102 - 4188 Dawson Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Lou requested clarification from staff on the number of buildings, and their respective heights and stated concerns with loss of privacy, loss of views and the potential decreased property values.

All delegations that spoke to Rezoning #15-54 requested that their comments also be considered by Council for Rezoning's #15-55, #15-56 and #15-57.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #15-54, Bylaw #13685 be terminated.

CARRIED UNANIMOUSLY

3) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 54, 2016 - Bylaw No. 13686

Rez . #15-55

4120, 4160, Portion of 4170, Portion of 4180 Lougheed Highway and Portion of 4161 Dawson Street

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5I Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Gilmore Station Phase 1 – Tower 1" prepared by IBI Group Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of Residential Tower I within Phase I of the Gilmore Station Master Plan site.

The Advisory Planning Commission advised it supports the rezoning application.

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

Man Hon Lau and Pik Chun Lo, 2102 - 4118 Dawson Street, Burnaby
Anita Rachman, 704 - 4182 Dawson Street, Burnaby
Rahim Hasanali, PH3 - 4182 Dawson Street, Burnaby

All delegations that spoke to Rezoning #15-54 requested that their comments also be considered by Council for Rezoning #15-55, #15-56 and #15-57.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #15-55, Bylaw #13686 be terminated.

CARRIED UNANIMOUSLY

4) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 55, 2016 - Bylaw No. 13687

Rez . #15-56

4120, 4160, Portion of 4170, Portion of 4180 Lougheed Highway and Portion of 4161 Dawson Street

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5I Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Gilmore Station Phase 1 – Tower 2" prepared by IBI Group Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of Residential Tower II within Phase I of the Gilmore Station Master Plan site.

The Advisory Planning Commission advised it supports the rezoning application.

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

Man Hon Lau and Pik Chun Lo, 2102 - 4118 Dawson Street, Burnaby

Anita Rachman, 704 - 4182 Dawson Street, Burnaby

Rahim Hasanali, PH3 - 4182 Dawson Street, Burnaby

All delegations that spoke to Rezoning #15-54 requested that their comments also be considered by Council for Rezoning #15-55, #15-56 and #15-57.

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

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #15-56, Bylaw #13687 be terminated.

CARRIED UNANIMOUSLY

5) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 56, 2016 - Bylaw No. 13688

Rez . #15-57

4120, 4160, Portion of 4170, Portion of 4180 Lougheed Highway and Portion of 4161 Dawson Street

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5I Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Gilmore Station Phase 1 – Tower 3" prepared by IBI Group Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of Residential Tower III within Phase I of the Gilmore Station Master Plan site.

The Advisory Planning Commission advised it supports the rezoning application.

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

Man Hon Lau and Pik Chun Lo, 2102 - 4118 Dawson Street, Burnaby
Anita Rachman, 704 - 4182 Dawson Street, Burnaby
Rahim Hasanali, PH3 - 4182 Dawson Street, Burnaby

All delegations that spoke to Rezoning #15-54 requested that their comments also be considered by Council for Rezoning #15-55, #15-56 and #15-57.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #15-57, Bylaw #13688 be terminated.

CARRIED UNANIMOUSLY

6) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 57, 2016 - Bylaw No. 13689

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to permit small cell antenna installations in City road rights-of-way.

The Advisory Planning Commission advised it supports the rezoning application.

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 CALENDINO

THAT this Public Hearing for Text Amendment, Bylaw #13689 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JORDAN

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:21 p.m.

Derek Corrigan
MAYOR

Kate O'Connell
DEPUTY CITY CLERK