



PUBLIC HEARING MINUTES

Tuesday, 2017 June 27

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2017 June 27 at 7:00 p.m.

CALL TO ORDER

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

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

STAFF: Mr. Ed Kozak, Deputy Director 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 7:04 p.m.

ZONING BYLAW AMENDMENTS

- 1) **[Burnaby Zoning Bylaw 1965,](#)**
Amendment Bylaw No. 22, 2017 - Bylaw No. 13764

Rez . #08-14

4437 Hastings Street

From: C8a Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (based on C8a Urban Village Commercial District (Hastings) and Hastings Street Area Plan as guidelines and in accordance with the development plan entitled "Sienna" prepared by Suva Architecture)

The purpose of the proposed zoning bylaw amendment is to permit a five-storey mixed-use development.

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

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

Jennifer Nguyen, 2103-7063 Hall Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker believes the proposed development will provide affordable housing options for families and first time home buyers, and promote a walkable community through increased public safety.

Robert Cadez, 4191 Hazelwood Crescent, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker appreciates the form of the development and its integration into the façade of the existing Burnaby Heights neighbourhood and businesses.

Susanna Goncalves, 2138 Madison Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker believes the proposed development will provide affordable housing options for residents looking to downsize while staying in their home community. The speaker appreciates the form of the proposed development as it is consistent with the esthetics and character of the community.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #08-14, Bylaw #13764 be terminated.

CARRIED UNANIMOUSLY

2) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 23, 2017 - Bylaw No. 13765

Rez. #15-58

4390 Grange Street

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and Metrotown Town Centre Development Plan guidelines)

The purpose of the proposed zoning bylaw amendment is to permit an expansion of the ground floor amenity area and to reconfigure parking to allow for improved bike, carwash, and garbage/waste facilities.

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 Rez. #15-58, Bylaw #13765 be terminated.

CARRIED UNANIMOUSLY

3) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 24, 2017 - Bylaw No. 13766

Rez. #16-06

3249 and 3355 North Road

From: CD Comprehensive Development District (based on C3 General Commercial District) and R2 Residential District

To: CD Comprehensive Development District (based on C2 Community Commercial District, RM4s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Mixed-Use Development" prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of two multi-family residential towers and a mid-rise office atop a commercial and townhouse podium within the Lougheed Town Centre Core area.

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

Andrew Ping Chiu Kwong & Wong Kin Man, 2007-9868 Cameron Street, Burnaby
Joan Shumka, 208-590 Whiting Way, Coquitlam
Jingwei Zhou, Li Li, 45-3368 Morrey Court, Burnaby
Kevin Amos, 52-3368 Morrey Court, Burnaby

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

Minsuk Song, 1007-9868 Cameron Street, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker shared concerns regarding the number of high-rise buildings in the area and the negative effects of construction on the community. Mr. Song believes that increased population density may lead to public safety issues.

Jeff Ghuman, 9952 Sullivan Street, Burnaby, appeared before Council and shared concerns regarding the rezoning application. The speaker's property has not been included in the rezoning application and may be landlocked as a result of the proposed development. Mr. Ghuman asked staff to clarify the potential long-term use options of his property. Mr. Ghuman would have liked his property to have been included in the rezoning and development application.

Staff advised Council that Mr. Ghuman's property is zoned single/two-family-residential, and that a community plan amendment would be required to consider changes to the existing zoning.

Reese Williams, 1608-9866 Cameron Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns regarding the negative impacts of increased density resulting from Burnaby and Coquitlam development in the Lougheed area. Mr. Williams requested that Council prioritize the development of restaurants, cafes, and community amenities over housing.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #16-06, Bylaw #13766 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT staff review the commercial and multiple family zoning options along North Road (as outlined in the Lougheed Town Centre Plan) and report to Council.

CARRIED UNANIMOUSLY

4) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 25, 2017 - Bylaw No. 13767

Rez. #17-05

4458 Beresford Street

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District and P1 Neighbourhood Institutional District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District, P1 Neighbourhood Institutional District and Metrotown Town Centre Development Plan guidelines and in accordance with the development plan entitled "4458 Beresford Street" prepared by IBI Group)

The purpose of the proposed zoning bylaw amendment is to permit amendments to the approved plan of development, including an expansion of the childcare component and the reconfiguration of the commercial area.

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

Jungyi Zhu, 6467 Telford Avenue, Burnaby

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

Jinjing Guo, 1708-6333 Silver Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns with existing and anticipated construction activities including noise and dust. Ms. Zhu inquired if City bylaws restrict construction activities during the early morning and late evening hours of the day, and if there were any bylaws that restricted excessive construction noise.

Staff referred to the Burnaby Noise and Sound Abatement Bylaw that restricts construction activities and sets limits on permitted noise levels.

The speaker requested that Council consider requiring developers to provide more affordable housing options.

Peter Hirny, 590 Whiting Way, Coquitlam, appeared before Council and shared concerns regarding the capacity of the Metrotown sky train to accommodate the increased population.

Staff advised that the sky train platform is under Provincial Government

jurisdiction.

Alikhan Abdulla, 6669 Telford Ave, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker supports the expansion of the childcare facilities as his son lives in the area and is in need of childcare services for his family.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #17-05, Bylaw #13767 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JOHNSTON

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:53 p.m.

Derek Corrigan
MAYOR

Kate O'Connell
DEPUTY CITY CLERK