



## **PUBLIC HEARING MINUTES**

**Tuesday, 2017 September 19**

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2017 September 19 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 Nick Volkow  
Councillor James Wang

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

### **ZONING BYLAW AMENDMENTS**

- 1) **[Burnaby Zoning Bylaw 1965,](#)**  
**Amendment Bylaw No. 33, 2017 - Bylaw No. 13800**

Rez . #17-10

Portion of 9702 Glenlyon Parkway

From: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled "Coanda Research & Development Corporation Glenlyon Business Park 9702 Glenlyon Parkway" prepared by Taylor Kurtz Architecture and Design Inc.)

The purpose of the proposed zoning bylaw amendment is to permit construction of a two-storey light industrial office building in accordance with the Glenlyon Concept Plan.

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 DHALIWAL

THAT this Public Hearing for Rez. #17-10, Bylaw #13800 be terminated.

CARRIED UNANIMOUSLY

2) [Burnaby Zoning Bylaw 1965,](#)  
[Amendment Bylaw No. 30, 2017 - Bylaw No. 13787](#)

Rez . #16-22

Portion of 7550 Rosewood Street and 7126, 7210, 7216 Mary Avenue

From: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and P5 Community Institutional District); CD Comprehensive Development District (based on P5 Community Institutional District); CD Comprehensive Development District (based on RM4 Multiple Family Residential District and P2 Administration and Assembly District) and R5 Residential District; and CD Comprehensive Development District (based on RM4 Multiple Family Residential District)

To: CD Comprehensive Development District (RM4 Multiple Family Residential District and P5 Community Institutional District); Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and P2 Administration and Assembly District); Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District); and the development plan entitled "New Vista Society, Burnaby BC, Residential Care, 240 Bed Facility" prepared by Derek Crawford Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a new seniors long-term care facility and guidelines for a future seniors mid-rise apartment building.

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

Lily Feng, 7210 Mary Avenue, Burnaby  
Lucille Greffard, 331-7197 Canada Way, Burnaby  
Su Kang, 7210 Mary Avenue, Burnaby

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

Shelia Kelley, 1003-7216 Mary Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Kelley stated concerns with increased population density in the area and increased traffic. The speaker inquired if there were any improvements planned for the area as a result of the development.

Brian Esau, 13-12038 62<sup>nd</sup> Avenue, Surrey, appeared before Council and spoke in support of the proposed rezoning application. Mr. Esau's father is a resident in the current New Vista building. The speaker is supportive of the proposed development as it will provide additional common and lounge spaces for all residents, as well as seismic upgrades.

Darin Froese, CEO of New Vista Society, 13882 232A Street, Maple Ridge, appeared before Council and spoke in support of the proposed rezoning application. The speaker emphasized the mental and physical health benefits from access to improved space and amenities. The proposed development will also dedicate 40 beds to provide culturally sensitive housing for seniors from the Korean community.

Paul Manson, 507-7216 Mary Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker appreciates that the development proposes to relocate the entrance from Mary Avenue to a cul-de-sac. Mr. Manson shared concerns about the increased administrative involvement of BC Housing, and suggested improvements to the development including electric wheel chair parking in the vehicle parking area and increased parking spaces in general. The speaker mentioned health concerns with the surrounding area as rats can be seen in the green space outside the existing buildings.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #16-22, Bylaw #13787 be terminated.

CARRIED UNANIMOUSLY

Arising from discussion, Council requested that Mr. Manson's concerns regarding rats be forwarded to the Fraser Health Authority.

3) [Burnaby Zoning Bylaw 1965,](#)  
**Amendment Bylaw No. 31, 2017 - Bylaw No. 13788**

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to permit residential care facilities in the RM3, RM4 and RM5 Multiple-Family Residential Districts, subject to CD zoning.

*NOTE: Please refer to the Director Planning and Building's report on Rezoning Reference #16-22 which is Item 2 on this Agenda. This proposed zoning bylaw text amendment is outlined in the report.*

No letters were received in response to the proposed text amendment.

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 #13788 be terminated.

CARRIED UNANIMOUSLY

4) [Burnaby Zoning Bylaw 1965,](#)  
**Amendment Bylaw No. 32, 2017 - Bylaw No. 13789**

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to remove the Rezoning Application Fee Schedule from the Burnaby Zoning Bylaw. The fees are incorporated into the Building and Planning Fees Bylaw which received First Reading on 2017 August 28.

No letters were received in response to the proposed text amendment.

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 #13789 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:25 p.m.

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Derek Corrigan  
MAYOR

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Kate O'Connell  
DEPUTY CITY CLERK