



PUBLIC HEARING MINUTES

Tuesday, 2017 November 28

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2017 November 28 at 7:00 p.m.

CALL TO ORDER

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

ABSENT: Councillor Pietro Calendino
Councillor Paul McDonell *(due to illness)*
Councillor Nick Volkow *(due to illness)*

STAFF: Mr. Ed Kozak, Deputy Director Current Planning
Mr. Johannes Schumann, Senior Current Planner
Ms. Kate O'Connell, Deputy City Clerk
Ms. Monica Macdonald, Administrative Officer

His Worship, Mayor Derek R. Corrigan called the meeting to order at 7:05 p.m.

ZONING BYLAW AMENDMENTS

- 1) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 36, 2017 - Bylaw No. 13804

Rez. #16-55

5495 Regent Street

From: M2 General Industrial District and M6 Truck Terminal District

To: CD Comprehensive Development District (based on M2 General Industrial District as guidelines and in accordance with the development plan entitled "Intraurban - Brentwood, 5495 Regent Street, Burnaby, BC" prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a multi-tenant light industrial/warehouse development.

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

Brian Kerzner, Rocky Mountain Chocolate Factory, 5284 Still Creek Street, Burnaby
Piero Ferronato, 2853 Douglas Holdings Ltd., 2853 Douglas Road, Burnaby
Ryan Davis, 1130799 BC Ltd., 5371 Regent Street, Burnaby
Daryl Ee, Rolls-Right Trucking and Transport, 2864 Norland Avenue, Burnaby
Rodney Palmieri, Palmieri Bros. Paving Ltd., 2876 Norland Avenue, Burnaby
Steven Bruk, Bruk & Co. Investments/Highbank Properties, A5/A6-5279 Stillcreek Avenue, Burnaby
Brad Halco, Dieseltech Truck Repair & Fleet Maintenance, 3196 Norland Avenue, 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. #16-55, Bylaw #13804 be terminated.

CARRIED UNANIMOUSLY

2) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 37, 2017 - Bylaw No. 13805

Rez. #13-07

4750 Kingsway

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

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and "Metrotown Sears Site Master Plan and Phase I" prepared by IBI Group).

The purpose of the proposed zoning bylaw amendment is to establish a Conceptual Master Plan, Design Guidelines and a detailed first phase of development for the subject site, which would provide for specific development rights for the initial phase; and guide further site specific rezoning applications for the development of a multi-phased high-rise mixed-use residential and commercial development.

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

Adrian Yeung, 1703-4888 Hazel Street, Burnaby
Samantha Heng, 1902-4888 Hazel Street, Burnaby
Hui Liang, 1102 Hazel Street, Burnaby
Graeme Silvera, 700-650 West 41st Avenue, Vancouver
William McCarthy, 700-4980 Kingsway, Burnaby

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

Sameh Youesf, 806-4957 Newton Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Youesf stated concerns about the affordability of rental accommodations in the area, and that the addition of new buildings will result in local rent increases. The speaker also shared concerns about the negative impacts of construction activities on the mobility of seniors and individuals with disabilities.

Roger Whitehouse, 2000-6521 Bonsor Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning. Mr. Whitehouse stated concerns regarding: the height of the proposed building, the impact on existing views/sightlines, the negative impact on local property values, and construction related activities such as increased traffic and noise.

Reinhard Schauer, 201-5868 Olive Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Schauer stated that the proposed development is to the benefit of the developer and not the community. The proposed development will attract investors and will not provide additional rental housing.

Sameh Youesf, 806-4957 Newton Street, Burnaby, appeared before Council and spoke for a second time. Mr. Youesf appreciates the accessibility of local services and is concerned that increased rental prices will result in many people relocating to areas in which services are more difficult to access.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #13-07, Bylaw #13805 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:22 p.m.

Derek Corrigan
MAYOR

Kate O'Connell
DEPUTY CITY CLERK