



PUBLIC HEARING MINUTES

Tuesday, 2017 December 12

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2017 December 12 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 Nick Volkow
Councillor James Wang

ABSENT: Councillor Paul McDonell (*due to illness*)

STAFF: Mr. Lou Pelletier, Director Planning and Building
Mr. Ed Kozak Deputy Director Current Planning
Mr. Dennis Back, City Clerk
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. 38, 2017 - Bylaw No. 13814

Rez. #16-42

6525, 6559 and 6585 Sussex Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM4 Multiple Family Residential District, C2 Community Commercial District, Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "6525, 6559 & 6585 Sussex Avenue, Burnaby, BC Proposed Mixed-Use Commercial & Residential Development" prepared by Chris Dikeakos Architects Inc. and Durante Kreuk Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single high-rise mixed-use tower comprised of retail, office and residential uses, with a residential townhouse podium oriented towards Sussex Avenue, and a second mid-rise non-market rental apartment building oriented towards Sussex Avenue.

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

Antonia Beck, Executive Director, Burnaby Neighbourhood House, 4460 Beresford Street, Burnaby
Burnaby MLA's: Anne Kang, Katrina Chen, Raj Chouhan and Janet Routledge, Legislative Assembly, Parliament Building, Victoria, BC
Kate Fang, 6486 Telford Avenue, Burnaby
Paola Francescutto, 6931 Sussex Avenue, Burnaby
Magdalena Gonzalez, 1-6486 Telford Avenue, Burnaby
In Hak Bang, 211-6540 Telford Avenue, Burnaby
Marlyn Ong, 111-6525 Sussex Avenue, Burnaby

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

Fred Wright, 105-6559 Sussex Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Wright stated that the displacement of existing residents will lead to loss of community and increased homelessness. The speaker requested Council encourage developers to create rental housing before demolishing existing rental stock.

Darren Froese, CEO, New Vista Society, 13882-232a Street, Maple Ridge, appeared before Council and spoke in support of the proposed rezoning application. Mr. Froese stated that the proposed development will include studio, 1, 2, and 3 bedroom non-market rental housing. To assist existing residents, a tenant support plan has been created and residents will be provided with the opportunity to relocate to existing New Vista rental housing or be provided with assistance to relocate elsewhere. The speaker stated that existing residents will be given the option to move into the new units once completed.

Paola Francescutto, 6931 Sussex Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Francescutto shared concerns regarding the loss of affordable rental housing in the neighbourhood, is concerned for residents that will be displaced, and the loss of socioeconomic diversity in the community. Ms. Francescutto requested Council consider implementing a moratorium on the rezoning of rental buildings in the Metrotown neighbourhood.

Robert Wilmont, Vice Present, The Society to End Homelessness in Burnaby, 7550 Rosewood Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Wilmont is generally supportive of the New Vista Housing Society, but is concerned that the new non-market rental units will not be affordable for all existing residents. Proposed rental rates (after subsidy) are greater than current rental rates. The speaker stated that residents who cannot afford a rental increase will be forced to relocate outside of the community, and the development will likely increase homelessness.

Diane Gillis, 6675 St. Charles Place, Burnaby, appeared before Council and spoke in favor of the proposed rezoning application. Ms. Gillis shared concerns about the condition of the existing apartment buildings (health and safety risks) and appreciates the New Vista Society's plan to support, assist and relocate existing residents that will be displaced by the development.

Astrid Castaneda, 114-6695 McKay Avenue, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Castaneda requested Council develop affordable housing to relocate displaced tenants to prior to approving any new developments. The speaker shared concerns about the affordability of the new rental units relative to the current rents.

Zoe Luba, 4806 Dundas Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Luba stated that the new proposed rental units are not affordable as individuals on welfare would not be able to afford the proposed rents. The speaker also stated that the New Vista Society does not have enough rental units to house those displaced during the development of new units.

Fred Wright, 105-6559 Sussex Avenue, Burnaby, appeared before Council for a second time, and spoke to the condition of the buildings that will be removed as a result of the rezoning application. The speaker stated that the units are in livable condition.

Letzia Waddington, 1963 Kitchener Street, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Waddington does not believe that the New Vista Society has enough rental units available to house displaced residents and that the Tenant Support Workers, provided by New Vista Society will be challenged to find suitable alternative units.

Alex Operacz, 203-6779 Sussex Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns with the proposed increased density which will result in traffic and pedestrian congestion, and the displacement of residents. Mr. Operacz asked Council to implement policies that require landlords to maintain existing rental stock in livable condition.

Ivan Drury, 10589 North Deroche Road, Deroche, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Drury does not believe that the proposed rezoning addresses the rate-of-change in the area where there is a lack of rental housing. The speaker asserted that many of those being displaced will not be able to afford the new non-market units and will be forced to relocate outside of their current community. Mr. Drury believes the subsidy will not be enough to ensure affordability and requested Council consider more effective non-market housing solutions.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #16-42, Bylaw #13814 be terminated.

CARRIED UNANIMOUSLY

2) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 39, 2017 - Bylaw No. 13815

Rez . #16-56

Portion of 5115 North Fraser Way

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and P8 Parking 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 "Dorigo Enterprises (Glenlyon) Corp." prepared by Bozyk Architects Ltd.)

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 JORDAN

THAT this Public Hearing for Rez. #16-56, Bylaw #13815 be terminated.

CARRIED UNANIMOUSLY

3) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 40, 2017 - Bylaw No. 13816

Rez . #17-11

Unit #21-06 – 4501 Lougheed Highway

From: Amended CD Comprehensive Development District (based on C3, C3a General Commercial Districts, P2 Administration and Assembly District and RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C3 and C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Rec Room – Brentwood” prepared by Shape Properties). The purpose of the proposed zoning bylaw amendment is to permit a liquor primary establishment on the subject site with a Family Food Service (FFS) term and condition.

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 Rez. #17-11, Bylaw #13817 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:56 p.m.

Derek Corrigan
MAYOR

Kate O'Connell
DEPUTY CITY CLERK