



PUBLIC HEARING MINUTES

Tuesday, 2018 January 30

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2018 January 30 at 7:00 p.m.

CALL TO ORDER

PRESENT: Councillor Colleen Jordan, Chair
Councillor Pietro Calendino
Councillor Sav Dhaliwal
Councillor Dan Johnston
Councillor Paul McDonell
Councillor James Wang

ABSENT: His Worship, Mayor Derek Corrigan
Councillor Nick Volkow *(due to illness)*

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

The City Clerk called the meeting to order at 7:01p.m.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT the rules be suspended, and Councillor Jordan be appointed Chair of the 2018 January 30 Public Hearing.

CARRIED UNANIMOUSLY

ZONING BYLAW AMENDMENTS

- 1) **[Burnaby Zoning Bylaw 1965,](#)**
Amendment Bylaw No. 41, 2017 - Bylaw No. 13826

Rez . #17-21

8687 and 8689 Tenth Avenue

From: C1 Neighbourhood Commercial District

To: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District as guidelines, and in accordance with the development plan entitled "Proposed Liquor Store" prepared by John McNally Designers Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a private liquor store.

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

Sharon Trca, 306 Tenth Avenue, New Westminster

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

W.G. (Bill) Conolly, 8755 Crest Drive, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that there are several liquor stores within 3 km radius. The speaker submitted a package for Council's consideration titled "LCBC Distance Criteria" that shows the locations of existing liquor stores in the neighbourhood. Mr. Conolly further expressed concerns regarding the close proximity of the proposed liquor store to schools, daycares and parks; concerns with increased crime and criminal activities if the application is approved; and concerns regarding the potential for cannabis sales. In conclusion, Mr. Conolly submitted a petition containing 50 signatures in opposition to the proposed rezoning.

Linda Daddona, 8627 11th Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with the liquor store location due to close proximity to schools in the area, specifically Cariboo High School. It was noted that there are several liquor stores in the neighbourhood and there is no need for another one.

John McNally, 719 East 4th Street, North Vancouver, representing John McNally Designers Inc., appeared before Council and responded to some of the concerns raised by other speakers. The speaker advised this is not a new liquor licence, but a relocation of existing licences due to displacement from development. These licences are not liquor or food primary licences and are not flexible without changes to the existing zoning.

W.G. (Bill) Conolly, 8755 Crest Drive, Burnaby, appeared before Council for a second time and pointed out the close proximity of schools, parks and daycares

in the immediate community. There are businesses in the complex (i.e. pizza, deli, etc.) that will attract children to the business area.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #17-21, Bylaw #13826 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT staff report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #17-21 prior to second reading of the bylaw; and

THAT a copy of the report be provided to those that submitted correspondence or spoke at the Public Hearing.

CARRIED UNANIMOUSLY

2) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 42, 2017 - Bylaw No. 13827

Rez . #17-19

8327 Eastlake Drive

From: CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre as guidelines)

To: Amended CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre as guidelines, and in accordance with the development plan entitled "Eastlake Campus" prepared by Chip Barrett Architect)

The purpose of the proposed zoning bylaw amendment is to permit a minor increase in interior floor area.

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 MCDONELL

THAT this Public Hearing for Rez. #17-19, Bylaw #13827 be terminated.

CARRIED UNANIMOUSLY

3) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 43, 2017 - Bylaw No. 13828

Rez. #16-53

Portion of 9855 Austin Road

From: CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre – Phase 1 Tower 4" prepared by GBL Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of the last of four residential towers on the Lougheed Core Area Phase 1 site, which incorporates a commercial space on the ground floor, within the Lougheed Town Centre Core area.

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 MCDONELL

THAT this Public Hearing for Rez. #16-53, Bylaw #13828 be terminated.

CARRIED UNANIMOUSLY

4) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 44, 2017 - Bylaw No. 13829

Text Amendment

The purpose of the proposed zoning bylaw text amendment is to amend the Burnaby Zoning Bylaw 1965 in regard to (1) clarifying definitions of certain dwelling types; (2) revising the conditions that apply when determining average front yard depth; (3) revising the definitions of side lot line, front yard, rear yard, and side yard; (4) revising front yard requirements for lots which qualify as both a corner lot and through lot; (5) requiring car wash stalls in the RM6, C8, and C9 Districts; (6) permitting a Floor Area Ratio (FAR) exemption for amenity spaces in private hospitals and supportive housing facilities.

No letters was received in response to the proposed zoning bylaw text amendment.

No speakers appeared before Council in support or opposition to the proposed zoning bylaw text amendment.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Zoning Bylaw Text Amendment, Bylaw #13829 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR WANG

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:58 p.m.

Colleen Jordan
COUNCILLOR

Kate O'Connell
CITY CLERK