



PUBLIC HEARING MINUTES

Tuesday, 2018 February 27

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2018 February 27 at 7:00 p.m.

CALL TO ORDER

PRESENT: Councillor Colleen Jordan, Acting Mayor
Councillor Pietro Calendino
Councillor Sav Dhaliwal
Councillor Dan Johnston
Councillor Paul McDonell

ABSENT: His Worship, Mayor Derek Corrigan
Councillor Nick Volkow
Councillor James Wang

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 Acting Mayor, Councillor Jordan, called the meeting to order at 7:01 p.m.

ZONING BYLAW AMENDMENTS

- 1) **[Burnaby Zoning Bylaw 1965,](#)**
Amendment Bylaw No. 1, 2018 - Bylaw No. 13837

Rez. #17-25

6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street

From: R5 Residential District and RM3 Multiple Family Residential District

To: P3 Park and Public Use District and CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Metrotown Downtown Plan as

guidelines and in accordance with the development plan entitled "Maywood Park Multi-Residential Development" prepared by NSDA Architects and Connect Landscape Architecture).

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single high-rise apartment building, as well as expand Maywood Park to Maywood Street.

Ninety-nine (99) letters were received in response to the proposed rezoning application:

1. Antonia Beck, Executive Director, Burnaby Neighbourhood House, 4460 Beresford Street, Burnaby
2. Mae Burrows *
3. David Hendry, #408-680 Clarkson Street, New Westminster
4. Murray Martin, #1403-7235 Salisbury Avenue, Burnaby
5. Hassan El Ouazzani, address not provided
6. Catherine Kiemele, address not provided
7. Shirley Sinclair *
8. Rene-John Nicolas, address not provided
9. Christina Gower, address not provided
10. Susan Spratt, #301-4689 52A Street, Ladner
11. Alexander Paine, address not provided
12. Tatiana Boss, address not provided
13. Tabitha Naismith, address not provided
14. Anna Kowalewski, address not provided
15. Scott Nunn, #2-202 Carnarvon Street, New Westminster
16. Laarni de los Reyes, #1403-7235 Salisbury Avenue, Burnaby
17. Linda Noel, address not provided
18. Charles Doebele, #206-7341 19th Avenue, Burnaby
19. Slobodan Salindrija, address not provided
20. Reagan Belan *
21. Amrita Parmar, 7797 12th Avenue, Burnaby
22. Geeta Gill *
23. Allan Staerk, #806-9380 Cardston Crt., Burnaby
24. Karen Staerk, #806-9380 Cardston Crt., Burnaby
25. Hetty Alcuítas, address not provided
26. Jon Scop, address not provided
27. Erika Schinzel, address not provided
28. Andrew Adams, address not provided
29. Zivar Forsatian, address not provided
30. Rick McGowan, address not provided
31. Debbie Silva, address not provided
32. Joe Keithley *
33. Peter MacLachlan *
34. Jean Pierre Mariné, address not provided

*address removed upon request by individuals that submitted comments and/or appeared at the Public Hearing

35. Kay Higgins, address not provided
36. Debbie Reid, 420 N Boundary Road, Burnaby
37. Duncan Reid, 420 N Boundary Road, Burnaby
38. Cathy Griffin, address not provided
39. Mary Cooper, #128-9101 Horne Street, Burnaby
40. Michael Whitehead, address not provided
41. Brenda Morris, *
42. Doug Morris, *
43. Juvy Pioquinto, address not provided
44. Josey Ross, address not provided
45. Simon Schweitzer, address not provided
46. Laurel McBride, address not provided
47. Tony Bosello, 4124 McGill Street, Burnaby
48. Sani Dzafic, address not provided
49. Halla Bertrand, *
50. Sara Sagaii, address not provided
51. Evan Morien, *
52. Nicholas Bittencourt, address not provided
53. Lorraine Irlam, address not provided
54. Kimberly McAfee, *
55. Catherine O'Sullivan, *
56. Wayne Heron, address not provided
57. Nancy Whiteside, address not provided
58. Alex Operacz, 6779 Sussex Avenue, Burnaby
59. Catherine Mackie, address not provided
60. David Hendry, address not provided
61. John Lang, address not provided
62. Yvonne Bray, address not provided
63. Lee Down, *
64. Claire Preston, address not provided
65. April Milne, address not provided
66. Paul Coleman, #105-6665 Royal Oak Avenue, Burnaby
67. Oriana Kapusta, *
68. Sarika Panwar, address not provided
69. Matthew Fitzpatrick, 4150 Triumph Street, Burnaby
70. Morgan McKee, *
71. Oliver Hearsey, address not provided
72. Angel Sukkau, address not provided
73. Ann Lythall, address not provided
74. Aida Gradina, address not provided
75. Jackie Cameron, #4-1402 6th Avenue, New Westminster
76. Linda Tetlock, #203-321 10th Street, New Westminster
77. Tekle Gebremedhin, address not provided
78. Zlatica Hrnica, address not provided
79. Catherine Zheng, *
80. Wayne Robertson, address not provided
81. Penny Oyama, #102-7058 14th Avenue, Burnaby

*address removed upon request by individuals that submitted comments and/or appeared at the Public Hearing

82. Ninie Hadisantoso, #1703-7077 Beresford Street, Burnaby
83. Brenda Peat, #132-6171 Willingdon Avenue, Burnaby
84. Linda Ham, *
85. Elena Tolkacheva, address not provided
86. Denis Boko, *
87. D. Clement, *
88. Juan Ayala, #102-7058 14th Avenue, Burnaby
89. Laurel Heather Verriet, #303-6630 McKay Avenue, Burnaby
90. Stephanie Smith, President, BCGEU, 4911 Canada Way, Burnaby
91. Reinhard Schauer, #201-5868 Olive Avenue, Burnaby
92. Jennifer Thomas, address not provided
93. Saeid Mosayebi, #11-6555 McKay Avenue, Burnaby
94. Andrei Zawadzki, 8569 Flowering Place, Burnaby
95. Sydney Ball, *
96. Andrei Mihailiuk, *
97. Derek Sahota, #118-9191 University Crescent Burnaby
98. Natalie Corbo, *
99. Sean Keane, address not provided

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

Joe Holden, 4362 Maywood Street, Burnaby, appeared before Council and spoke to an issue not related to the Public Hearing. Councillor Jordan (Chair) directed the speaker to the appropriate City staff contact.

Shirley Sinclair, *, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns with a lack of affordable housing options, and the negative impact on displaced residents including increased risk of homelessness. Ms. Sinclair requested Council consider protecting existing rental stock and do more to address affordable housing issues in the community.

Fred Hinmueller, 6939 Gray Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested Council take action to alleviate the negative impacts of rezoning and development on residents.

Saeid Mosayebi, #11-6555 McKay Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application.

James Grunau, 4325 Maywood Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker inquired about: the number of units impacted by the rezoning, if replacement affordable rental units will be provided, and Council's authority to approve zoning. Mr. Grunau requested that Council consider replacing affordable housing units one-

*address removed upon request by individuals that submitted comments and/or appeared at the Public Hearing

for-one. Furthermore, the speaker requested Council prioritize the housing needs of existing residents.

Emily Luba, #48-4806 Dundas Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns with the loss of affordable rental housing and is opposed to the proposed park expansion. Ms. Luba shared concerns that City communications are in English and are not accessible to multilingual residents. The speaker circulated a document to Council, entitled Rental Market Report for their information.

The City Clerk informed the speaker that the following text appears on the front of every Public Hearing notification card in English, French, Spanish, Vietnamese, Arabic, Chinese, Japanese, Korean and Punjabi:

“IMPORTANT INFORMATION Please have this translated.”

Murray Martin, #1403-7235 Salisbury Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns with the loss of affordable housing as a result of rezoning approvals. Mr. Martin requested Council consider housing and development policies similar to the City of New Westminster and ensure affordable rental housing is protected or replaced. Mr. Martin requested the City hire a 3rd party to conduct an independent impact study. The speaker believes Burnaby's housing policies will result in increased homelessness and cause undue harm to affected residents. Mr. Martin also stated that Burnaby's development policies and the Downtown Metrotown Plan are encouraging housing speculation contributing to inflated housing costs.

Barry Waterloo, 5250 Victory Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application.

Dave Newfield, 6366 Cassie Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker is not opposed to development in the Metrotown area, but opposes development that does not address the housing needs of displaced residents. Mr. Newfield believes that the proposed development will result in a loss of community diversity and increase discrimination. The speaker asserted that rezoning and development activities causes stress on residents who are fearful of losing their home, and have little-to-no choice but to relocate out of the City.

Erika Schinzel, 6366 Cassie Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns with the loss of affordable rental housing in Burnaby, the negative impacts on displaced residents, and is concerned about her personal housing security. Ms. Schinzel requested Council consider developing public land, such as golf courses, to provide much needed affordable housing options.

*address removed upon request by individuals that submitted comments and/or appeared at the Public Hearing

Georgen Nickerson, 7272 Kingsway, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application.

April Mau, 4362 Maywood Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated the pace of rezoning and development is too rapid and unsustainable. It is not advisable to tear down buildings every 30 to 40 years; older buildings add character and structural diversity to the community.

Ivan Holmes, 6508 Silver Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that new developments (including both market and non-market rental housing), are unaffordable to the majority of Burnaby residents. Mr. Holmes requested Council develop a plan that considers the impact on residents and provides suitable housing options for those displaced by development. The speaker is concerned for those who are being displaced, and about his personal loss of housing and potentially having to move out of the City.

Ahmed Mohammed, 6533 McKay Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker acknowledged the emotional response of community members as a result of rezoning and development. Many residents, both long-term and new, may have to leave Burnaby due to the high cost of housing.

Tekle Gediemedhin, *, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested Council provide viable housing options to displaced residents.

Heather Elliot, 6630 McKay Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker referenced non-market housing developments underway in Burnaby and inquired about the rental costs of the new units. Ms. Elliot brought to Council's attention the negative health impacts of stress on displaced residents and those fearful of being displaced in the future.

Paul Ng, #417-4325 Maywood Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested the City conduct a study to determine the occupancy of newly developed buildings.

Cyntia Barrows, 4677 Silver Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested Council stop approving rezoning applications until such time as affordable rental housing can be created to accommodate displaced residents. Ms. Barrows stated that many of the non-market housing options are not

*address removed upon request by individuals that submitted comments and/or appeared at the Public Hearing

affordable. The speaker is concerned for those that may have to relocate outside of Burnaby and incur additional commuting/transportation costs.

Murray Martin, #1403-7235 Salisbury, Burnaby, appeared before Council and spoke for a second time. The speaker acknowledged the impact of lack of support from other levels of government on housing affordability issues, but believes that City policies have exacerbated the problem. Mr. Martin requested Council consider increasing the amenity and density bonus contributions paid by developers and redirect capital funding from City parks and facilities to fund affordable nor available housing options.

Zoe Luba, 4806 Dundas Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that developers and landlords are providing incorrect information to tenants to speed up the vacancy process and the term of the notification period (5 years) is causing stress on residents. Ms. Luba is concerned for low/fixed income residents that will be displaced if the rezoning application is approved. The speaker requested Council use City surplus funding to build more affordable housing units. Ms. Luba stated that proposed non-market housing units are not affordable to the majority of displaced residents.

Saeid Mosayebi, #11-6555 McKay Avenue, Burnaby, appeared before Council for a second time and reiterated his opposition to the proposed rezoning application.

James Grunau, 4325 Maywood Street, Burnaby, appeared before Council and spoke for a second time. The speaker requested Council consider increasing the percentage of amenity and density bonus fees paid by developers, and use the money to fund affordable housing development. Mr. Grunau inquired as to what programs the City offers to tenants that are being displaced.

Ivan Holmes, 6508 Silver Avenue, Burnaby, appeared before Council and spoke for a second time. The speaker requested that Council require developers to include dedicated rental units in new buildings. Mr. Holmes does not want to see the existing buildings torn down as they are in good condition and well maintained.

Erika Schinzel, 6366 Cassie Avenue, Burnaby, appeared before Council and spoke for a second time. The speaker requested Council find suitable housing for displaced residents, and in the future develop affordable housing prior to approving rezoning applications that will result in tenant eviction.

Melanie Campbell, 120 Agnus Street, New Westminster, appeared before Council and inquired as to when additional affordable housing will be provided. The speaker commented that the price of existing rental units is not affordable for those with on fixed incomes.

*address removed upon request by individuals that submitted comments and/or appeared at the Public Hearing

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #17-25, Bylaw #13837 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JOHNSTON

THAT the Housing Profile and the quarterly summary be provided to those who appeared or submitted comments regarding the rezoning #17-25.

CARRIED UNANIMOUSLY

2) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 2, 2018 - Bylaw No. 13838

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to amend the Burnaby Zoning Bylaw 1965 in regard to (1) permitting lot area based on gross site area on lots rezoned to the CD District based in whole or in part on the RM, C, M, B and P Districts ; (2) to provide a methodology for measuring the height of accessory buildings in all zoning districts; (3) to clarify the design standards for private garages located within underground or structured parking; (4) to clarify maximum permitted lot coverage in the R4, R5, R9, and R12 Districts; and (5) to regulate the location of cannabis production, finishing, packaging, warehousing and distribution in relation to both medical and non-medical cannabis.

No letters were 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 #13838 be terminated.

CARRIED UNANIMOUSLY

*address removed upon request by individuals that submitted comments and/or appeared at the Public Hearing

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:51 p.m.

Colleen Jordan
ACTING MAYOR

Kate O'Connell
CITY CLERK

*address removed upon request by individuals that submitted comments and/or appeared at the Public Hearing