



PUBLIC HEARING MINUTES

Tuesday, 2018 March 27

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2018 March 27 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 James Wang

ABSENT: 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

His Worship, Mayor Derek R. Corrigan called the meeting to order at 7:01 p.m.

ZONING BYLAW AMENDMENTS

- 1) **[Burnaby Zoning Bylaw 1965,](#)**
Amendment Bylaw No. 3, 2018 - Bylaw No. 13852

Rez . #17-37

Unit #18 – 5901 Broadway

From: C1 Neighbourhood Commercial District

To: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District and in accordance with the development plan entitled “Jak’s Liquor Store” prepared by David Wong with WHG Design)

The purpose of the proposed zoning bylaw amendment is to permit a license retail store (LRS) within an existing commercial shopping centre.

A petition in support of the rezoning application with 1016 signatures and 41 letters were received in response to the proposed rezoning application:

1. Matthew Sherlock, Owner, Lock & Worth Winery, 1060 Poplar Grove Road, Penticton
2. Simon Cavan Taylor, Sales Representative/Portfolio Manager, The Drink List
3. Bradley Bumstead, 6049 Winch Street, Burnaby
4. Lori Solley, Executive Coordinator, Sting Investigations, Inc., 472-604 Columbia Street, New Westminster
5. Jack Fulton, President, New Westminster Salmonbellies Alumni and Friends
6. Jim Dodds, Vice President of Operations, Red Truck Beer Company, 294 East 1st Avenue, Vancouver
7. Michelle Johnson, #303-2232 Douglas Road, Burnaby
8. Romano Quarto & Stephanie Mann, 1440 Crestlawn Drive, Burnaby
9. Daniel Kenzie, 6283 Winch Street, Burnaby
10. Caroline Filipowska, 1445 Crestlawn Drive, Burnaby
11. Daylene Silbernagel, 6115 Winch Street, Burnaby
12. Taylor Johnson, #303-2232 Douglas Road, Burnaby
13. Tom Orange, President, Fuggles & Warlock Craftworks, #103-11220 Horseshoe Way, Richmond
14. William Fuller, #1906-2041 Bellwood Avenue, Burnaby
15. Walter Gehringer, Gehringer Brothers Estate Winery
16. Folland O'Connor, BC Key Account Manager, Big Rock Brewing
17. Oscar Pottinger, BC Sales Manager, Steamworks Brewing Company, 3845 William Street, Burnaby
18. Ben Coli, Dageraad Brewing, #114-3191 Thunderbird Crescent, Burnaby
19. Andrew Doyle, Owner, Lone Tree Cellars
20. Adam McDonnell, Managing Director, Goodridge & Williams, #8-7167 Vantage Way, Delta
21. Nancy Lopes, Retail Sales Representative, Phillips Brewery, 2010 Government Street, Victoria
22. Mike Carpenter, BC Sales Manager, Northam Beverages, #501-68 Water Street, Vancouver
23. Daryn Medwid, Vice President Sales, Central City Brewers and Distillers, 11411 Bridgeview Drive, Surrey
24. Sam Payne, Partner, The Parkside Brewery, 2731 Murray Street, Port Moody
25. Melanie Hutchison, #120-4833 Brentwood Drive, Burnaby
26. Diane Gillis, President, Kingsway Imperial Neighbourhood Association, 6675 Saint Charles Place, Burnaby
27. George Lee, 6268 Parkcrest Drive, Burnaby
28. Raj S. Grewal, #14-5901 Broadway, Burnaby

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29. Rosanna Ferraro, Owner, Salon Glam, 840 Weston Street, Coquitlam
 30. Dan Bregg, President, Buy-Low Foods, #20-5901 Broadway, Burnaby
 31. Catherine Múgica, Refugee Committee Chair, St. Augustine's Parish
 32. Theresa Pedersen, Co-Founder, Left Field Cider Co. Ltd., Logan Lake
 33. Tom McIntosh, Owner, Victory Trophies Ltd., #12-5901 E. Broadway, Burnaby
 34. Brett Close, Owner/Manager, Victory Tropies Ltd., Parkcrest Plaza
 35. Nadia Infanti, 5751 Broadway, Burnaby
 36. Wayne Smithies, President, Martello Property Services Inc., #200-808 West Hastings Street, Vancouver
 37. Chrysta Lochan, 1608 Delta Avenue, Burnaby
 38. Joanne Snow, Robbie Burns Event Coordinator, SFU Pipe Band Society, 19514-76 Avenue, Surrey
 39. Cody Allmin, Owner, Twin Sails Brewing
 40. Tim Savage, 5831 Sumas Street, Burnaby
 41. Cliff & Lorraine Reinhardt, 6070 Buchanan Street, Burnaby

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

Wayne Smithie, President and Asset Manager, Martello Property Services Inc., #202-808 West Hastings Street, Vancouver, appeared before Council and spoke in support of the rezoning application. Mr. Smithie noted that increasing store variety in the shopping centre will attract consumers to other existing businesses, and meet the convenience needs of shoppers. Mr. Smithie noted that the liquor store will not be selling cannabis.

Bert Hick, Rising Tide Consulting, #1620-1130 West Pender Street, Vancouver, appeared before Council and spoke in support of the proposed rezoning application. Mr. Hick noted that, in his experience, the store owners are very responsible, well-known, and involved in community sponsorship and events. The proposed store will focus on BC products.

Matt Martin, Director Sales and Marketing, Steamworks Brewing Company, 3845 Williams Street, Burnaby, appeared before Council and spoke in support of the rezoning application. Mr. Martin noted that Jak's Liquor Stores throughout the province are known for their knowledgeable employees and are committed to the communities they operate in. The speaker advised that the store would be a welcomed addition to the neighbourhood.

Chris Lougheed, Dageraad Brewing, #114-3191 Thunderbird Crescent, Burnaby, appeared before Council and spoke in support of the rezoning application. Mr. Lougheed noted that his company is in business with Jak's Liquor Store; the store hires professional and knowledgeable staff, and is known as a high-quality store supporting craft beer and smaller breweries that may be excluded from BC Government Liquor Stores.

Mike McKee, 1157 West 33rd Street, Vancouver, appeared before Council and spoke in support of the rezoning application. Mr. McKee noted that Jak's Liquor Store is a family business with 11 locations throughout BC. In his opinion, the stores provide outstanding customer service, sell local/unique products, and support local charities. This store will be adding employment to the community.

Fayaz Shivji and Diamond Shivji, 2186 Fell Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning. Mr. F. Shivji expressed concerns about the potential for increased crime and decreased home prices if the liquor store is allowed. Mr. D. Shivji expressed concerns with people loitering around the area, drinking in public, and ongoing garbage maintenance issues.

Mike McKee, 1157 West 33rd Street, Vancouver, appeared before Council for the second time to respond to some of the concerns raised by previous speakers. Mr. McKee noted that Jak's Liquor Store will cater to customers looking for unique and new specialty products of interest to the "foodie" community. The speaker offered to provide a study to the City on the impacts of similar stores on home values in the surrounding community. Mr. McKee will provide the report to the Planning and Building Department for review and consideration.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #17-37, Bylaw #13852 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

1. THAT staff report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #17-37 prior to second reading of the bylaw; and
2. THAT a copy of the report be forwarded to the individuals that spoke at the Public Hearing.

CARRIED UNANIMOUSLY

2) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 4, 2018 - Bylaw No. 13853](#)

Rez . #17-08

8650 University Crescent

From: CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

To: Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "SFU Parcel 21" prepared by Local Practice Architecture + Design Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit construction of two low-rise rental residential buildings, an amenity building, and a single-level underground parkade.

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. #17-08, Bylaw #13853 be terminated.

CARRIED UNANIMOUSLY

3) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 5, 2018 - Bylaw No. 13854

Rez . #16-35

5180 Lougheed Highway

From: M2 General Industrial District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "5180 Lougheed Highway" prepared by Raffi Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 46 storey high-rise residential building with three storey, street fronting townhouses.

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

1. Sepi Esgahani, Express Mortgage Solutions, #320-638 Broughton Street, Vancouver
2. Shahin Nathwani & Karim Lakha, #2802-2232 Douglas Road, Burnaby
3. Daisy Wong, 2024 Springer Avenue, Burnaby
4. Laura Canning, #2002-2232 Douglas Road, Burnaby
5. Linnan Fu & Qingzi Li, #306-2200 Douglas Road, Burnaby
6. Uma Dayal, #2404-2232 Douglas Road, Burnaby
7. Rain Leung, #1206-2200 Douglas Road, Burnaby
8. Sherman Wong, #1702-2200 Douglas Road, Burnaby
9. Julia Pop, Property Manager, Pacific Quorum Properties, Inc., 1777 West 75th Avenue, Vancouver
10. Daniel Deo, #2305-2232 Douglas Road, Burnaby
11. Keri Povall & Ron Uken, ADDRESS REDACTED

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

Stacey Boyer, #2301-2200 Douglas Road, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Boyer expressed concerns with shading of her building, the impacts of development on residents and community members enjoyment of the area, decrease in existing property value, as well as the negative visual impact of the highrise on the neighbourhood and skyline.

Ellen Sin, #1604-2232 Douglas Road, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Sin expressed concerns with loss of existing views, construction noise, and the effect of the construction on adjacent property values, as well as the inconvenience caused by construction activities to existing residents.

Keri Povall, ADDRESS REDACTED, appeared before Council and expressed concerns with the height of the building, impact of shadowing on adjacent residential buildings and a swimming pool, and loss of existing views.

Foyad Rafii, Rafii Architects Inc., #1-1600 Howe Street, Vancouver, appeared before Council and responded to concerns raised by previous speakers. Mr. Rafii noted that high density for this area is outlined in the City's Official Community Plan and if the building was lower, it would be wider, shadowing and blocking a greater number of buildings. It was noted that the building will be slender, and there will not shadow the adjacent building/swimming pool during the summer months.

Terry McKay, 2200 Douglas Road, Burnaby, appeared before Council and expressed concerns with traffic resulting from increased densification throughout Burnaby. Ms. McKay inquired about the City's plans to address traffic increases in the area as a result of increased population resulting from development and population densification.

Jacek Maciejewski, Vice President of Strata Plan NW806 – Springdale Manor, 2090 Springer Avenue, Burnaby, appeared before Council and stated concerns with the proposed rezoning application. Mr. Maciejewski represents the 27 owners of the Strata NW806. Mr. Maciejewski expressed concerns with potential damages to the Strata property resulting from the construction of the highrise building. 2090 Springer Avenue is built on soft ground next to Beecher Creek and is only 30 meters from the proposed building. The speaker requested Council approve this rezoning only under the following conditions:

- the developer, under the supervision of the City, hire an independent engineering firm to conduct a pre-development assessment of the impact of the proposed construction on the Strata units located at 2004-2090 Springer Avenue, at the developer cost; and the report be presented to the Strata;
- that an independent engineering firm monitor and mitigate any impacts to Strata units during construction and stop development activities if any damages appear, and assess and remediate the damage and cover the cost of remediation efforts and repairs to the satisfaction of the Strata unit owners;
- that an independent engineering firm conduct a post development assessment and provide a report of damages, repair and recommendations, and an estimated price for the required rework of damages to Strata, at the developer cost.

Julia Pop, Property Manager of 2090 Springer Avenue, Pacific Quorum Properties Inc., 1777 West 75th Avenue, Vancouver, appeared before Council and noted that Beecher Creek is protected as it is salmon bearing, and expressed concerns with the four levels of underground parking and the impact of the construction on the neighbouring Strata units.

Rhea Stewart, #1704-3222 Douglas Road, Burnaby, appeared before Council expressing concern with the traffic increases in what he believes is an already congested area. The speaker inquired about the City's future plans to address traffic congestion issue.

Made Hassam, 2084 Springer Avenue, Burnaby, appeared before Council and requested that community services including recreation be added to the community prior to developing additional units. Mr. Hassam inquired about the City's plan to add amenities to the community and anticipated timelines for their development.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #16-35, Bylaw #13854 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT staff report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #16-35 prior to second reading of the bylaw; and

THAT a copy of the report be forwarded to the individuals that spoke at the Public Hearing.

CARRIED UNANIMOUSLY

4) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 6, 2018 - Bylaw No. 13855

Rez . #17-10015

4049, 4127, 4175, 4195, 4241 Ledger Avenue, 4220 Norland Avenue,
and a portion of 4038 Norland Avenue

From: P2 Administration and Assembly District and R4
Residential District

To: CD Comprehensive Development District (based on P2
Administration and Assembly District, P8 Parking District,
and M2 General Industrial District and the Central
Administrative Area as guidelines, and the development
plan entitled "Municipal Works Yard" prepared by Vector
Engineering Services Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a temporary municipal works yard, and to permit the adaptive reuse of the subject site for parking in the future.

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. #17-10015, Bylaw #13855 be terminated.

CARRIED UNANIMOUSLY

5) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 7, 2018 - Bylaw No. 13856

Rez. #17-10014

7647 Willard Street

From: P2 Administration and Assembly District

To: A2 Small Holdings District

The purpose of the proposed zoning bylaw amendment is to bring the subject property into conformance with the adopted Big Bend Development Plan's land use designation and Provincial Agricultural Land Reserve.

One letter was received in response to the proposed zoning bylaw text amendment:

1. Paul de Lange, Paul de Lange Law Corporation, 4969 Victoria Drive, Vancouver

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

Jay Shankar, #288-6362 Fraser Street, Vancouver, appeared before Council noting he is the property owner. Mr. Shankar purchased the property based on the P2 zoning and was not aware of the City's intention to rezone the property. Mr. Shankar has been remediating the property and would like to develop the property under the current zoning.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #17-10014, Bylaw #13856 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the City Solicitor report back to Council on the issues raised by Mr. Shankar as outlined in correspondence from Paul de Lange Law Corporation.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

This Public Hearing adjourned at 8:25 p.m.

Derek Corrigan
MAYOR

Kate O'Connell
CITY CLERK