



PUBLIC HEARING MINUTES

Tuesday, 2018 June 26

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2018 June 26 at 7:00 p.m.

CALL TO ORDER

PRESENT: His Worship, Mayor Derek Corrigan
Councillor Pietro Calendino
Councillor Sav Dhaliwal
Councillor Colleen Jordan
Councillor Paul McDonell
Councillor Nick Volkow
Councillor James Wang

ABSENT: Councillor Dan Johnston

STAFF: Mr. Lou Pelletier, Director Planning and Building
Mr. Johannes Schumann, Senior Current Planner
Ms. Kate O'Connell, City Clerk
Ms. Blanka Zeinabova, Deputy City Clerk

His Worship, Mayor Derek R. Corrigan called the meeting to order at 7:03 p.m.

The City Clerk announced that at the 2018 June 25 Regular Council meeting, Council rescinded approval of rezoning applications #17-30 and #17-40. The applications were referred back to staff for discussion on opportunities for non-market housing within each development. As such, the Public Hearings for rezoning applications #17-30 and #17-40 have been cancelled.

ZONING BYLAW AMENDMENTS

- 1) **[Burnaby Zoning Bylaw 1965,](#)**
Amendment Bylaw No. 18, 2018 - Bylaw No. 13897

Rez. #12-11

4354 Hastings Street

From: C8a Hastings Urban Village Commercial District

To: CD Comprehensive Development District (based on C8a and C8f Hastings Urban Village Commercial District, Hastings Street Area Plan guidelines, and in accordance with the development plan entitled “Mixed-Use Commercial and Residential Project – 4354 Hastings Street, Burnaby, BC” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-storey grade, and residential uses above. In addition, a liquor primary use is proposed on the ground floor with business hours of 11:00 a.m. to 12:00 a.m. Sundays to Thursdays and 11:00 a.m. to 1:00 a.m. Fridays and Saturdays and a maximum occupancy of 65 persons.

One (1) letter were received in response to the proposed rezoning application:

1. Terry Beech, MP Burnaby North-Seymour

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

Mavis Roed and Ada Viezzer, representing the Royal Canadian Legion Branch #148, appeared before Council and spoke in support of the proposed rezoning application. Ms. Roed advised that the new space will enable additional fundraising activities, decrease occupancy capacity by 65%, and is not anticipated to have any negative impacts on the community. Ms. Viezzer read a letter from Mr. Terry Beech, MP for Burnaby North-Seymour in support of the North Burnaby Branch of the Royal Canadian Legion.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #12-11, Bylaw #13897 be terminated.

CARRIED UNANIMOUSLY

- 2) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 19, 2018 - Bylaw No. 13898

Rez. #18-14

7038 Broadway

From: R2a Residential District

To: R2 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the construction of a new single-family dwelling under R2 Residential District zoning.

No letters were received in response to the proposed rezoning application.

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

Forina Tsao, 7015 Union Street, appeared before Council and spoke in opposition to the rezoning application. The speaker believes the property is to be subdivided, and is concerned about the impacts of increased occupancy, the addition of rental units, parking challenges and the visibility of the driveway entrance should an additional home be added to the subject site.

Staff clarified that the rezoning application will not result in the subdivision of the property. If approved, the existing dwelling will be removed and replaced by a smaller home under the R2 Residential District zoning.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #18-14, Bylaw #13898 be terminated.

CARRIED UNANIMOUSLY

3) **[Burnaby Zoning Bylaw 1965,](#)**
Amendment Bylaw No. 20, 2018 - Bylaw No. 13899

Rez. #17-13

2421 Alpha Avenue

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District, C2 Community Commercial District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "2421 Alpha" prepared by Shift Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 27-storey residential apartment building with five ground oriented work/live townhouses and underground parking.

One (1) letter was received in response to the proposed rezoning application:

1. Kara Matheson, 207-4468 Dawson Street, Burnaby

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

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #17-13, Bylaw #13899 be terminated.

CARRIED UNANIMOUSLY

- 4) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 21, 2018 - Bylaw No. 13900

Rez. #18-05

4670 Assembly Way

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District and Metrotown Downtown Plan Guidelines)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District and Metrotown Downtown Plan Guidelines, and in accordance with the development plan entitled "Cactus Club Café @ Station Square" prepared by Assembledge+)

The purpose of the proposed zoning bylaw amendment is to permit the construction of an entry vestibule, as well as retractable weather protection for the outdoor restaurant patio within the "City Plaza – City Room" at the corner of Silver Drive and Kingsborough Street. The subject site of the proposed amendment is already currently under construction under previously approved Rezoning Reference #12-42 and #12-43.

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 JORDAN
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #18-05, Bylaw #13900 be terminated.

CARRIED UNANIMOUSLY

5) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 22, 2018 - Bylaw No. 13901](#)

Rez. #17-30

6556, 6566, 6580 and 6596 Marlborough Avenue

From: RM3 Multiple Family Residential District

To: 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 "Marlborough" prepared by GBL)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single 24-storey high-rise apartment building with townhouses oriented towards Marlborough Avenue.

This Public Hearing for rezoning application #17-30 has been **CANCELLED**.

6) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 23, 2018 - Bylaw No. 13902](#)

Rez. #17-40

5895 Barker Avenue, Portion of Olive Avenue ROW and Lane ROW

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Barker Street Project" prepared by IBI Group)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single 34-storey high-rise apartment building with townhouses oriented towards Barker Avenue.

This Public Hearing for rezoning application #17-40 has been **CANCELLED**.

7) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 24, 2018 - Bylaw No. 13903

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to amend the Burnaby Zoning Bylaw 1965 in regard to including provisions for electric vehicle charging requirements in new residential developments.

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 JORDAN
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Zoning Bylaw TEXT AMENDMENT to include provisions for electric vehicle charging requirements, Bylaw #13903 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:28 p.m.

Derek Corrigan
MAYOR

Kate O'Connell
CITY CLERK