



PUBLIC HEARING MINUTES

Tuesday, 2018 July 24

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2018 July 24 at 7:00 p.m.

CALL TO ORDER

PRESENT: His Worship, Mayor Derek Corrigan
Councillor Pietro Calendino
Councillor Sav Dhaliwal
Councillor Dan Johnston
Councillor Paul McDonell
Councillor James Wang

ABSENT: Councillor Colleen Jordan
Councillor Nick Volkow (*due to illness*)

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

His Worship, Mayor Derek R. Corrigan called the meeting to order at 7:02 p.m.

The City Clerk announced that at the 2018 July 19 Special Council meeting, Council reconsidered rezoning applications #17-27 and #17-28. Upon reconsideration of the original recommendations to forward the rezoning items to the 2018 July 24 Public Hearing, Council voted to defeat the recommendations. The applications were referred back to staff for discussion on further opportunities for non-market housing within each development and to consider a rental zoning designation for a portion of each property. As such, the Public Hearings for rezoning applications #17-27 and #17-28 have been cancelled.

ZONING BYLAW AMENDMENTS

- 1) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 25, 2018 - Bylaw No. 13913](#)

Rez . #16-18

7447 and 7453 14th Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "14th Avenue Townhomes" prepared by Grimwood Architecture and Urban Design)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey (21 unit) townhouse development with underground parking.

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

1. **Greg Austin**, 436 Seventh Street, New Westminster

The following speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment:

Robert Klinge, 7465 14th Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Klinge expressed concerns with the proposed zoning designation, size of the development, encroachment on existing right of way, and increased density.

Francis Bozza, 7551 Humphries Court, Burnaby, appeared before Council and spoke in support to the proposed rezoning application. The speaker noted that redevelopment in the area is welcoming as the current structure is in disrepair, attracts vermin and poses a safety risk.

Peter Gible, 7439 14th Avenue, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Gible expressed concerns with removal of trees, loss of shade and privacy, and inadequate parking. The speaker requested extermination of rats before the demolition of the existing building.

Ketan Ladva, 12562 206th Street, Maple Ridge, appeared on behalf of the applicant and address concerns raised by previous speakers. Mr. Ladva noted that the design is part of the Edmonds Official Community Plan (including increased density), the existing right of way will be improved with additional landscaping and lighting, and the proposed parking exceeds City requirements.

Greg Austin, 436 Seventh Street, New Westminster, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with increased density.

Robert Klinge, 7465 14th Avenue, Burnaby, appeared before Council and spoke for the second time. The speaker expressed concerns with potential loss of mature trees, potential damage to existing trees due to construction/development activity, lack of visitor parking stalls, increase in street parking conflicts, service access to garbage and recycling, and the size of the property relative to the number of units and size of development. Mr. Klinge requested Council consider a smaller townhouse development.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #16-18, Bylaw #13913 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

THAT staff report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #16-18 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

2) **[Burnaby Zoning Bylaw 1965,](#)**
Amendment Bylaw No. 26, 2018 - Bylaw No. 13914

Rez. #16-58

3755 Banff Avenue

From: P5 Community Institutional District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and P5 Community Institutional District as guidelines, and the development plan entitled "3755 Banff Avenue" prepared by Boni Maddison Architects)

The purpose of the proposed zoning bylaw amendment is to permit the redevelopment of a portion of the site to accommodate additional non-market rental housing units and replace the existing child care centre.

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

1. **Greg Austin**, 436 Seventh Street, New Westminster

The following speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment:

Fred Grimman, 5339 Woodsworth Street, Burnaby, appeared before Council and stated concerns with the proposed rezoning application. The speaker is not opposed to the childcare centre, but expressed concerns with increased traffic and safety issues for the children and families that frequent the location. Mr. Grimman suggested moving the entrance to the site as an extension of Banff Avenue, and inquired regarding the market rental units residents.

Glenn Helmlinger, 1503-4194 Maywood Street, Burnaby, appeared before Council and spoke in support to the proposed rezoning application. The speaker supports the expansion of non-market rental housing without impacting the neighbourhood.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #16-58, Bylaw #13914 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT staff report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #16-58 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

- 3) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 28, 2018 - Bylaw No. 13916

Rez . #17-27

6444 Willingdon Avenue and 4241 Maywood Street

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s and RM3 Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Willingdon" prepared by GBL Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single 42-storey apartment building located at the corner of Willingdon Avenue and Maywood Street, townhouse buildings fronting Maywood Street and Cassie Avenue, and a three-storey non-market rental apartment building fronting Willingdon Avenue.

This Public Hearing for rezoning application #17-27 has been **CANCELLED**.

4) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 29, 2018 - Bylaw No. 13917](#)

Rez. #17-28

6075 Wilson Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s and RM3 Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "6075 Wilson Avenue" prepared by GBL Architects Inc. and Connect Landscape Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single high-rise strata apartment building with townhouses oriented towards Wilson Avenue and a low-rise non-market rental apartment building oriented towards Central Boulevard.

This Public Hearing for rezoning application #17-28 has been **CANCELLED**.

5) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 30, 2018 - Bylaw No. 13918](#)

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to amend the Burnaby Zoning Bylaw 1965 in regard to 1) permitting fitness and health facilities in the C9 District; and 2) amending the setback requirements applicable to the keeping of bees in the Agricultural Districts

to allow for beekeeping on a greater range of lot sizes and to provide flexibility in sitting beehives to help improve the productivity of agricultural lands.

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 CALENDINO

THAT this Public Hearing Zoning Bylaw TEXT AMENDMENT, Bylaw #13918 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:36 p.m.

Derek Corrigan
MAYOR

Kate O'Connell
CITY CLERK