



PUBLIC HEARING MINUTES

Tuesday, 2018 August 28

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2018 August 28 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

STAFF: 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 7:03 p.m.

ZONING BYLAW AMENDMENTS

- 1) **[Burnaby Zoning Bylaw 1965,](#)**
Amendment Bylaw No. 31, 2018 - Bylaw No. 13923

Rez . #18-35

3986 Norland Avenue

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM2 Multiple Family District and the Central Administrative Area as guidelines, and in accordance with the development plan entitled "BC Housing Transitional Housing" prepared by Horizon North)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a supportive housing project on a City-owned lot to be constructed by BC Housing and operated by Progressive Housing Society.

Twenty-four (24) letters were received in response to the proposed rezoning application:

1. Jim McQueen, *address not provided*
2. Janet Routledge, MLA, 1833 Willingdon Avenue, Burnaby
3. Karen O'Shannacery, Burnaby Overdose Community Dialogues Planning Committee, 7550 Rosewood Street, Burnaby
4. Hajera Baqi, North Road BIA, 303-9940 Lougheed Hwy, Burnaby
5. Melody Monro, 2503-3980 Carrigan Court, Burnaby
6. Debbie Reid, 420 N Boundary Road, Burnaby
7. Raj Chouhan, MLA, 5234 Rumble Street, Burnaby
8. Rudy, *last name and address not provided*
9. Daniel McDonald, *address not provided*
10. Russel Brown & Bobby McLean, *address not provided*
11. Mujo Jusic, *address not provided*
12. Brett Bowser, *address not provided*
13. Thomas Turnbull, *address not provided*
14. Ash Naress, 13350 105 Avenue, Surrey
15. Stephen D'Souza, 110-7000 21st Avenue, Burnaby
16. Paul Holden, Burnaby Board of Trade, 201-4555 Kingsway, Burnaby
17. Esther Hizsa, 8943 Horne Street, Burnaby
18. Robert Wilmot, Burnaby Taskforce on Homelessness, 206-3861 Albert Street, Burnaby
19. Dr. Aamir Bharmal, Fraser Health, 300-4946 Canada Way, Burnaby
20. Bonnie Moriarty, Elizabeth Fry Society, 402 E. Columbia Street, New Westminster
21. Wona Pierre, *address not provided*
22. Peter Van Ooyen, 8655 11th Avenue, Burnaby
23. Pastor Norman Oldham, 119-3730 Burke Street, Burnaby
24. Nadine Loewen, 806-42165 Maywood Street, Burnaby

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

Pastor Norman Oldham, 119-3730 Burke Street, Burnaby, appeared before Council on behalf of the Burnaby Task Force on Homelessness, and spoke in support of the proposed rezoning application. The speaker noted that the project will provide 52 homes for homeless people or those with precarious housing, and the residents will have access to a range of support services and 24-hours staff.

Nadine Loewen, 806-4165 Maywood Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that housing is the most important element in improving a person's quality of life, stability, safety and hygiene, as well as it gives individuals the opportunity to reconnect with family and friends, develop job skills and provide opportunities for volunteering.

Garth Evans, 4086 Yale Street, Burnaby, appeared before Council on behalf of the Progressive Housing Society, and spoke in support of the proposed rezoning application. The speaker advised there is a need for housing and services for homeless individuals and this project will provide 52 homes.

Peter Van Ooyen, 8655 11th Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application.

Espirit Chouinard, 6661 Winch Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that programs such as this one can extend a person's life and provide further benefits.

Diane Gillis, 6675 St. Charles Place, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker advised that this project will provide homes as well as support to individuals in need.

Cory Redekop, Burnaby Board of Trade, 201-4555 Kingsway, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker advised this project will have a positive environmental, social and business impact.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #18-35, Bylaw #13923 be terminated.

CARRIED UNANIMOUSLY

**Councillor Calendino left the meeting at 7:23 p.m.*

2) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 27, 2018 - Bylaw No. 13915

Rez . #17-09

7401 Sussex Avenue

From: P5 Community Institutional District

To: CD Comprehensive Development District (based on P5 Community Institutional District and RM3 Multiple Family Residential District, and in accordance with the development plan entitled "L'Arche Community" prepared by GBL Architects Inc. and ETA Landscape Architects)

The purpose of the proposed zoning bylaw amendment is to permit the redevelopment of the site for a new building accommodating a multi-age residential care facility and non-market rental housing.

Ten (10) letters were received in response to the proposed rezoning application:

1. Raj Chouhan, MLA, 5234 Rumble Street, Burnaby
2. Antonia Beck, Burnaby Neighbourhood House, 4460 Beresford Street, Burnaby
3. Joy Parsons, Fair Haven Homes Society, 2720 East 48th Avenue, Vancouver
4. Angie Martinez, St. Michael's Centre, 7451 Sussex Avenue, Burnaby
5. Peter Julian, MLA, 110-888 Carnarvon Street, Burnaby
6. Sunny Bhatti, Vancity, 183 Terminal Avenue, Vancouver
7. Denise Haskett for Raj Chouhan, 5234 Rumble Street, Burnaby
8. Rev. Graham K. Brownmill, Jubilee United Church, 7591 Gray Avenue, Burnaby
9. Paul Holden, Burnaby Board of Trade, 201-4555 Kingsway, Burnaby
10. Jennifer Yeager, Steelhead Business Products, 5589 Regent Street, Burnaby

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

**Councillor Calendino returned to the meeting at 7:25 p.m.*

Garth Evans, 4086 Yale Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that the project will provide an enhanced care facility for adults with mental and physical disabilities, as well as a non-market rental housing for families and other individuals in need.

Irena Zdanowski, 4372 Victory Street, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker expressed concerns that the neighbours were not consulted, and further expressed concerns with loss of view, privacy, and increased traffic. Ms. Zdanowski requested a building design change to protect the views and ensure light to the neighbouring gardens.

Lina Record, 7295 Sussex Avenue, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker

expressed concerns that the neighbours were not consulted, and further expressed concerns with increased traffic, loss of parking, loss of view and the negative impact on her garden due to shadowing.

Cory Redekop, Burnaby Board of Trade, 201-4555 Kingsway, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker advised that the age and condition of the current building does not meet the needs of the residents, and it is currently challenging for L'Arche to provide support to the residents and expand their services.

Ted Kuntz, L'Arche Greater Vancouver, 1805-1128 Quebec Street, Vancouver, appear before Council and spoke in support of the proposed rezoning application. The speaker advised that the current building is no longer meeting the needs of the Society, and the new project will assist L'Arche to provide greater support to the community, including the need for non-market and supportive housing.

Reverend Dan Kirkegaard, L'Arche Greater Vancouver, 4892 54A Street, Delta, appeared before Council and spoke in support of the proposed rezoning application. The speaker advised this development will expand the capacity and enhance access to better meet the needs of the community. The project will also enrich the resident's engagement with the community, and provide additional supportive housing and affordable rental units to those in need. In addition, the proposed underground parking will benefit the neighbourhood as it will clear up street congestion and address some of the parking concerns raised by previous speakers.

Audrey Staudacher, 4911 Dundas Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker believes the project will provide housing for people with disabilities and affordable housing for families, and further enhance the community.

Bill Giuriato, 7311 Sussex Avenue, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker supports L'Arche Greater Vancouver but expressed concerns with the selection of residents for the non-market rental housing. In addition, Mr. Giuriato expressed concerns with loss of sunlight, view and increased noise.

Irena Zdanowski, 4372 Victory Street, Burnaby, appeared before Council and spoke for the second time. The speaker submitted a petition containing seven (7) signatures in opposition to the proposed rezoning application expressing concerns with loss of property value, loss of privacy, and increased traffic. In addition, Ms. Zdanowski submitted a photo of her current view that will be obstructed by a wall if the project is not modified.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #17-09, Bylaw #13915 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

1. THAT staff report back to Council on the issues raised by the delegations and the Public Hearing for Rezoning Reference #17-09; and
2. 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. 34, 2018 - Bylaw No. 13926

Rez . #17-10007

8725 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 in accordance with the development plan entitled "SFU Parcel 20" prepared by Besharat Friars Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of two high-rise apartment buildings atop a three-storey townhouse podium and underground parkade.

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

1. Riley Morrison, 3-9060 University Crescent, Burnaby

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

Gary Wong, 503-9188 University Crescent, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker expressed concerns regarding safety, increased population, loss of public and green spaces, insufficient infrastructure, lack of emergency planning and evacuation plans, and in general the negative impact on the residents, environment and SFU community.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #17-10007, Bylaw #13926 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

1. THAT staff report back to Council on the issues raised by the delegation and the Public Hearing for Rezoning Reference #17-10007; and
2. THAT a copy of the report be forwarded to the individual that spoke at the Public Hearing.

CARRIED UNANIMOUSLY

4) **[Burnaby Zoning Bylaw 1965,](#)**
Amendment Bylaw No. 35, 2018 - Bylaw No. 13927

Rez . #17-20

4255 and 4257 Hastings Street

From: C8 Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (based on C8a Hastings Urban Village Commercial District, Hastings Street Are Plan guidelines, and in accordance with the development plan entitled "Classico" prepared by Collabor8 Architecture & Design Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-storey mixed-use development, with commercial/retail at grade and residential uses above.

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. #17-20, Bylaw #13927 be terminated.

CARRIED UNANIMOUSLY

5) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 36, 2018 - Bylaw No. 13928

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to amend the Burnaby Zoning Bylaw 1965 to permit government cannabis stores within Burnaby.

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 for Zoning Bylaw TEXT AMENDMENT, Bylaw #13928 be terminated.

CARRIED UNANIMOUSLY

6) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 37, 2018 - Bylaw No. 13929

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to amend the Burnaby Zoning Bylaw 1965 in regard to child care facilities as a permitted use in select Commercial Districts, and aligning child care parking requirements with commercial parking requirements.

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 #13929 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:56 p.m.

Derek Corrigan
MAYOR

Kate O'Connell
CITY CLERK