



PUBLIC HEARING MINUTES

Tuesday, 2019 January 29

A Public Hearing (Zoning and Heritage Designation) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2019 January 29 at 6:00 p.m.

CALL TO ORDER

PRESENT: His Worship, Mayor Mike Hurley
Councillor Pietro Calendino (*arrived at 6:13 p.m.*)
Councillor Sav Dhaliwal
Councillor Colleen Jordan
Councillor Joe Keithley
Councillor Paul McDonell
Councillor James Wang

ABSENT: Councillor Dan Johnston
Councillor Nick Volkow (*due to illness*)

STAFF: Mr. Ed Kozak, Deputy Director Planning and Building
Mr. Johannes Schumann, Planner 3
Ms. Blanka Zeinabova, Deputy City Clerk
Ms. Monica Macdonald, Administrative Officer

His Worship, Mayor Mike Hurley called the meeting to order at 6:06 p.m.

His Worship, Mayor Mike Hurley acknowledged the unceded, traditional, and ancestral lands of the hə́nqəmiñə́m and sk̓w̓xwú7mesh speaking people, and extended appreciation for the opportunity to hold a meeting on this shared Coast Salish territory.

ZONING BYLAW AMENDMENTS

**A1) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 46, 2018 - Bylaw No. 13970](#)**

Rez. #17-10006

4041 Canada Way

From: P3 Park and Public Use District

To: CD Comprehensive Development District (based on P3 Park and Public Use District, P2 Administration and Assembly District, and the Broadview Community Plan as guidelines, and in accordance with the development plan entitled "Schou Education Centre School District 41" prepared by Omicron)

The purpose of the proposed zoning bylaw amendment is to permit the facilitation of the heritage designation of the "Schou Street School", and construction of a new adjoining building for the offices of the Burnaby School District.

Six (6) letters were received in response to the proposed rezoning application:

1. **B.W. Bard**, 3980 Canada Way, Burnaby
2. **Lili-Anne Bouchard**, Cascade Village, Burnaby
3. **Roselene Dhaliwal**, 7-3728 Thurston Street, Burnaby
4. **Shane Chow**, 7-3728 Thurston Street, Burnaby
5. [REDACTED]
6. **Harman (Robbie) Dhaliwal**, 202-4025 Norfolk Street, Burnaby

The following speaker appeared before Council in opposition to the proposed zoning bylaw amendment:

Claudiu Balciza, 3-4025 Norfolk Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Balciza expressed concerns with increased density and traffic, and noted that more green space is needed in the area.

Councillor Calendino arrived to the meeting at 6:13 p.m.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #17-10006, Bylaw #13970 be terminated.

CARRIED UNANIMOUSLY

**A2) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 47, 2018 - Bylaw No. 13971](#)**

Rez. #17-10017

5325 and 5385 Kincaid Street

From: P2 Administration and Assembly District

To: R2 Residential District

The purpose of the proposed zoning bylaw amendment is to facilitate subdivision of the subject property into 18 single family residential lots.

Three (3) letters were received in response to the proposed rezoning application:

1. **Roselene Dhaliwal**, 7-3728 Thurston Street, Burnaby
2. **Shane Chow**, 7-3728 Thurston Street, Burnaby
3. **Sharon Staples**, 5386 Kincaid Street, Burnaby

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

Sandra Newell, 5921 Halifax Street, Burnaby, appeared before Council, on behalf of her mother who lives in the neighbourhood, in opposition to the proposed rezoning application. The speaker believes the site would be more suitable for multi-family dwellings due to a close proximity to schools and providing more affordable housing for families. The speaker would support a multi-family rezoning application.

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Gibbs noted that the location would be more suitable for multi-family dwellings due to close proximity to schools and transit.

Manny Pereira, 5455 Shelby Court, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. Mr. Pereira referenced previous speakers' support for multi-family units, and stated that multi-family dwelling would change the character of the neighbourhood and bring more traffic. The speaker did not provide further comments on the proposed rezoning application.

Sharon Leung, 5460 Shelby Court, Burnaby, appeared before Council and spoke in support of the proposed rezoning application.

Sharon Staples, 5386 Kincaid Street, Burnaby, appeared before Council and expressed concerns with increased traffic, speeding vehicles, and drug dealing in the neighbourhood. Ms. Staples inquired whether sidewalks will be installed.

Jolland Leung, 5460 Shelby Court, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. Mr. Leung feels the single family homes will maintain the similar neighbourhood environment.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR DHALIWAL

THAT this Public Hearing for Rez. #17-10017, Bylaw #13971 be terminated.

CARRIED UNANIMOUSLY

A3) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 48, 2018 - Bylaw No. 13972

Rez. #17-33

Ptn. 4848 Lougheed Highway, 4827, 4829, Ptn. 4828 Dawson Street, 2235, 2285, Ptn. 2311 Delta Avenue, and Ptn. 2316 Beta Avenue

From: CD Comprehensive Development District (based on RM4s and RM5s Multiple Family District) and P3 Park and Public Use District

To: Amended CD Comprehensive Development District (based on RM4s and RM5s Multiple Family Residential District, C2 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Concord Brentwood Phase 2" prepared by Francl Architecture) and P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to permit the development of two high-rise residential buildings, one mid-rise residential building, low-rise residential podium, common amenities (super club), and street oriented retail uses atop, and fronting, underground and structured parking.

Five (5) letters were received in response to the proposed rezoning application:

1. Lily Li, 1203-2289 Yukon Crescent, Burnaby
2. Paul Britton, 201-2289 Yukon Crescent, Burnaby
3. Roselene Dhaliwal, 7-3728 Thurston Street, Burnaby
4. Shane Chow, 7-3728 Thurston Street, Burnaby
5. Harman (Robbie) Dhaliwal, 202-4025 Norfolk Street, Burnaby

The following speaker appeared before Council in opposition to the proposed zoning bylaw amendment:

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and expressed concerns with the number of parking stalls, and requested the number of stalls be decreased. The speaker believes that decreasing the number of parking stalls will encourage residents to access nearby rapid transit options.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #17-33, Bylaw #13972 be terminated.

CARRIED UNANIMOUSLY

A4) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 49, 2018 - Bylaw No. 13973

Rez. #17-38

4455 Alaska Street and portion of lane and Willingdon Avenue

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Alaska Street Residential High-rise Development" prepared by dys Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 22-storey residential apartment building with ground oriented townhouses and underground parking.

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

The following speaker appeared before Council in opposition to the proposed zoning bylaw amendment:

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and expressed concerns with the comprehensive development plan. Mr. Gibbs requested Council consider amending the plan to decrease the number of parking stall and maximize land use. The speaker believes that decreasing the number of parking stalls will encourage residents to access nearby rapid transit options.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #17-38, Bylaw #13973 be terminated.

CARRIED UNANIMOUSLY

**A5) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 50, 2018 - Bylaw No. 13974**

Rez. #17-41

6909, 6915, 6921, 6931, 6939 and 6949 Balmoral Street

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Proposed Townhouse Development" prepared by Eric Law Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey 23-unit townhouse development in the Edmonds Town Centre Plan.

Two (2) letters were received in response to the proposed rezoning application:

1. **Scott Van Denham**, 317-7040 Balmoral Street, Burnaby
2. **Victoria Marekova**, 311-7040 Balmoral Street, Burnaby

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

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and expressed concerns regarding affordability, and the number of parking spaces. The speaker believes that decreasing the number of parking stalls will encourage residents to access nearby rapid transit options.

Elie Lubendo, 708-7434 Kingsway, Burnaby, appeared before Council and expressed concerns with increased traffic, and pedestrian safety. Mr. Lubendo requested the number of parking stalls be decreased to encourage rapid transit use and decrease traffic congestion. In general, the speaker is in support of the proposed development and hopes that the parking in the neighbourhood will be reviewed.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #17-41, Bylaw #13974 be terminated.

CARRIED UNANIMOUSLY

HERITAGE DESIGNATION

**B1) Burnaby Heritage Designation
Bylaw No. 3, 2018 - Bylaw No. 13975**

4041 Canada Way

The purpose of the proposed bylaw is to designate the “Schou Street School” as protected heritage site.

No letters were received in response to the proposed heritage designation application.

No speakers appeared before Council in support or opposition to the proposed heritage designation application.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Heritage Designation, Bylaw #13975 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:05 p.m.

Mike Hurley
MAYOR

Blanka Zeinabova
DEPUTY CITY CLERK