



PUBLIC HEARING MINUTES

Tuesday, 2019 February 26

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2019 February 26 at 6:00 p.m.

CALL TO ORDER

PRESENT: His Worship, Mayor Mike Hurley
Councillor Pietro Calendino
Councillor Sav Dhaliwal
Councillor Colleen Jordan
Councillor Joe Keithley
Councillor Paul McDonell
Councillor Nick Volkow
Councillor James Wang

ABSENT: Councillor Dan Johnston

STAFF: Mr. Lou Pelletier, Director Planning and Building
Mr. Ed Kozak, Deputy Director Planning and Building
Ms. Blanka Zeinabova, Deputy City Clerk
Ms. Monica Macdonald, Administrative Officer

His Worship, Mayor Mike Hurley called the meeting to order at 6:01 p.m.

ZONING BYLAW AMENDMENTS

- 1) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 1, 2019 - Bylaw No. 13980

Rez . #18-36

Portion of 9702 Glenlyon Parkway

From: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "Stylus Made to Order Sofas" prepared by Taylor Kurtz Architecture and Design Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a two-storey light industrial and office building.

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 DHALIWAL

THAT this Public Hearing for Rez. #18-36, Bylaw #13980 be terminated.

CARRIED UNANIMOUSLY

2) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 2, 2019 - Bylaw No. 13981

Rez. #18-45

4260 Still Creek Drive

From: Amended CD M5 Light Industrial District

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Business Park Community Plan Guidelines, and in accordance with the development plan entitled “4260 Still Creek Drive Willingdon Park Phase 3” prepared by Hlynsky + Davis Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the change of use within an existing light industrial – office development to accommodate a data centre for a high-tech cyber security business.

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 DHALIWAL

THAT this Public Hearing for Rez. #18-45, Bylaw #13981 be terminated.

CARRIED UNANIMOUSLY

3) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 3, 2019 - Bylaw No. 13982](#)

Rez. #17-05

4458 Beresford Street

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District and P1 Neighbourhood Institutional District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District and P1 Neighbourhood Institutional District and Metrotown Downtown Plan guidelines and in accordance with the development plans entitled "4458 Beresford Street" prepared by IBI Group and Zhang Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of the childcare component of a mixed-use development.

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

1. [Yukari Iwao](#), 802-6333 Silver Avenue, Burnaby

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

[MOVED BY COUNCILLOR JORDAN](#)
[SECONDED BY COUNCILLOR WANG](#)

THAT this Public Hearing for Rez. #17-05, Bylaw #13982 be terminated.

CARRIED UNANIMOUSLY

4) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 4, 2019 - Bylaw No. 13983](#)

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TEXT AMENDMENT

The purpose of the proposed zoning bylaw amendment is to facilitate construction of full cellars in single family dwellings in the R1, R2, R3, R4, R5 and R9 Residential Districts.

Twelve (12) letters were received in response to the proposed rezoning application:

1. **Leslie Zenger**, 5995 Elgin Place, Burnaby
2. **Harry Joaquin**, 4651 Napier Street, Burnaby
3. **Daniel Yang**, 4636 Northview Court, Burnaby
4. **Sharan Chadha**, 5077 Belleville Avenue, Burnaby
5. **Sunny T.**, 5077 Belleville Avenue, Burnaby
6. **Birpartap Singh Mangat**, 8584 Armstrong Avenue, Burnaby
7. **Rajwinder Kaur Mangat**, 8584 Armstrong Avenue, Burnaby
8. **Jenn Gill**, 5077 Belleville Avenue, Burnaby
9. **Harpal & Joginder Thandi**, 5077 Belleville Avenue, Burnaby
10. **Raman Chadha**, 5077 Belleville Avenue, Burnaby
11. **Pardeep Paul**, no address provided
12. **David Singh**, 5077 Belleville Avenue, Burnaby

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

Leslie Zenger, 5995 Elgin Place, Burnaby, appeared before Council and spoke in opposition to the proposed text amendment. The speaker expressed concern that there was no neighbourhood consultation, and believes that subdivisions would be more suitable and affordable for younger families.

Kanwal Sekhon, 8040 17th Avenue, Burnaby, appeared before Council and spoke in support of the proposed text amendment. The speaker believes that bigger suites will provide needed space for families and tenants.

Mohan Kambo, 7744 18th Avenue, Burnaby, appeared before Council and spoke in support of the proposed text amendment. The speaker supports laneway housing, cellars and similar initiatives that address housing issues.

Dan Fuaro, 5480 Monarch Street, Burnaby, appeared before Council and spoke in support of the proposed text amendment. The speaker believes allowing cellars and rental suites will address housing needs and decrease prices, and will allow families to live together independently.

Ba Koh, 5100 Frances Street, Burnaby, appeared before Council and spoke in support of the proposed text amendment. Mr. Koh expressed concerns with high cost of living, and believes that having a suite will support rental market and also help older people, who are on fixed pension, to receive an income from the property.

Janet Yu, 3507 Braelawn Drive, Burnaby, appeared before Council and spoke in support of the proposed text amendment. Ms. Yu believes that suites will provide affordability and independence for children and tenants.

Stephen Sandhu, 4657 Rumble Street, Burnaby, appeared before Council and spoke in support of the proposed text amendment. The speaker believes rentals will be more affordable, and allow families to live together.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Zoning Bylaw Text Amendment, Bylaw #13983 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 6:43 p.m.

Mike Hurley
MAYOR

Blanka Zeinabova
DEPUTY CITY CLERK