PUBLIC HEARING MINUTES

Tuesday, 2019 March 26

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

CALL TO ORDER

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

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

STAFF: 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.

His Worship, Mayor Mike Hurley acknowledged the unceded, traditional, and ancestral lands of the hən̓q̓əmin̓əm̓ and sḵwx̱wú7mesh speaking people, and extended appreciation for the opportunity to hold a meeting on this shared Coast Salish territory.

ZONING BYLAW AMENDMENTS

1) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 2019 - Bylaw No. 13992

Rez . #16-40

4040 Albert Street

From: RM6 Hastings Village Multiple Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled “3-Plex Residential Building” prepared by Mara + Natha Architecture Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-unit townhouse development.

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

No speakers appeared before Council in support or oppositions to the proposed rezoning application.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #16-40, Bylaw #13992 be terminated.

CARRIED UNANIMOUSLY

2) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 6, 2019 - Bylaw No. 13993

Rez . #18-39

4803 Kingsway

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Change of "Use" submitted by Tim Orr with Orr Development Corp.)

The purpose of the proposed zoning bylaw amendment is to permit the establishment of a college (Alexander College) within the existing commercial retail unit of a mixed-use development.

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

1. **Hui Liang,** 1102-4888 Hazel Street, Burnaby
2. **Paul Holden,** Burnaby Board of Trade, 201-4555 Kingsway, Burnaby
3. **Xiaochun Zhang & Xiaobin Liu,** 1420-4825 Hazel Street, Burnaby

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

Beverley Huggins, 1750-4825 Hazel Street, Burnaby, appeared before Council and expressed concerns with the limited visibility of the proposed rezoning signs posted at the location. The speaker believes that an increase of students in the area will create parking conflicts/challenges.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #18-39, Bylaw #13993 be terminated.

CARRIED UNANIMOUSLY

3) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 2019 - Bylaw No. 13994

Rez . #18-47

4550 Lougheed Hwy

From: CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, M1 Manufacturing District and Brentwood Town Centre Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, M1 Manufacturing District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Brentwood SkyTrain Station Upgrades” prepared by Perkins + Will)

The purpose of the proposed zoning bylaw amendment is to permit the construction of an elevator, bus operator washroom facilities, and enclosure of the existing staircase.

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

No speakers appeared before Council in support or oppositions to the proposed rezoning application.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #18-47, Bylaw #13994 be terminated.

CARRIED UNANIMOUSLY

4) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2019 - Bylaw No. 13995

Rez . #18-52

6222 Willingdon Avenue

From: CD Comprehensive Development District (based on C2 and C2f Community Commercial District, RM5s Multiple Family Residential District and Metrotown Downtown Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C2 and C2f Community Commercial District, RM5s Multiple Family Residential District and Metrotown Downtown Development Plan as guidelines)

The purpose of the proposed zoning bylaw amendment is to permit the installation of two skysigns, one on the Beresford Street (north) frontage and the other on Willingdon Avenue (west) frontage of the office component of a residential/commercial mixed-use building on the subject site.

Seventeen (17) letters were received in response to the proposed rezoning application:

1. **Hui Fen Tseng,** 1501-4360 Beresford Street, Burnaby
2. **Ivan and Harriet Kan,** 1205-4360 Beresford Street, Burnaby
3. **Valerie Taggart,** 1904-4350 Beresford Street, Burnaby
4. **Dominique Parker,** 706-4360 Beresford Street, Burnaby
5. **Judith Parker,** 706-4360 Beresford Street, Burnaby
6. **Chin Lee,** 2702-4360 Beresford Street, Burnaby
7. **Ken Pett,** 402-6152 Kathleen Avenue, Burnaby
8. **Eleanor Marynuik,** 901-4360 Beresford Street, Burnaby
9. **Nirmal and Darshan Walia,** PH1-4360 Beresford Street, Burnaby
10. **Albert and Joanne Tom,** 1601-4360 Beresford Street, Burnaby
11. **So Chun Romy Lam,** 805-4360 Beresford Street, Burnaby
12. **Herbert Hang Chuen Lam,** 805-4360 Beresford Street, Burnaby
13. **Grace & Andrew Smith,** 3301-4360 Beresford Street, Burnaby
14. **Po Chun Law,** 705-4360 Beresford Street, Burnaby
15. **Vera Giovanniti & Robert Craig,** Strata Lot 143-4360 Beresford Street, Burnaby
16. **Florence Liu,** 1701-4360 Beresford Street, Burnaby

17. **Edward Seto,** 705-4360 Beresford Street, Burnaby

The following speakers appeared before Council in opposition to the proposed rezoning application:

Janet Marx, 503-4350 Beresford Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed safety concerns for the drivers travelling along Willingdon and Beresford due to the location of the sign. Ms. Marx believes that the light from the skysigns will have negative effect on the residents living across the street from the development, and suggested CUPE contribute to the community by other means. The speaker submitted correspondence to Council as part of her presentation.

John Wachowich, 604-4350 Beresford Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding the light from the skysigns and noted possible negative effects on the residents living across the street from the development. Mr. Wachowich is concerned with overall development in the Metrotown area as new buildings with commercial podium are next to the older buildings that are all residential from the ground floor up, and the impacts the commercial podiums will have on the existing residents. The speaker believes that a contribution to the park in the community would be preferred.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

1. THAT staff report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #18-52; and

2. THAT a copy of the report be forwarded to the individuals that submitted correspondence or spoke at the Public Hearing.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #18-52, Bylaw #13995 be terminated.

CARRIED UNANIMOUSLY

**5) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 9, 2019 - Bylaw No. 14003**

Text Amendment

The purpose of the proposed zoning bylaw amendment is to amend the Burnaby Zoning Bylaw 1965 to accommodate temporary shelters in various Zoning Districts throughout the City.

No letters were received in response to the proposed zoning bylaw text amendment.

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

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and spoke in support of the proposed zoning bylaw text amendment. However, the speaker recommended that Council also consider allowing temporary shelters in single family residential zones.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Burnaby Zoning Bylaw Text Amendment, Bylaw #14003 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR WANG

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 6:48 p.m.

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Mike Hurley
MAYOR

Blanka Zeinabova
DEPUTY CITY CLERK