



PUBLIC HEARING MINUTES

Tuesday, 2019 April 30

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2019 April 30 at 6:00 p.m.

CALL TO ORDER

PRESENT: His Worship, Mayor Mike Hurley
Councillor Pietro Calendino (*arrived at 6:03 p.m.*)
Councillor Sav Dhaliwal
Councillor Dan Johnston
Councillor Colleen Jordan
Councillor Joe Keithley
Councillor Paul McDonell
Councillor James Wang

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

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

His Worship, Mayor Mike Hurley called the meeting to order at 6:02 p.m.

His Worship, Mayor Mike Hurley acknowledged the unceded, traditional, and ancestral lands of the hən̓q̓əmin̓əm and skwxwú7mesh speaking people, and extended appreciation for the opportunity to hold a meeting on this shared Coast Salish territory.

ZONING BYLAW AMENDMENT

- 1) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 10, 2019 - Bylaw No. 14007

Rez . #18-09

6438 Byrnespark Drive

From: CD Comprehensive Development District (based on RM2
Multiple Family Residential District as guidelines)

To: Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines, and in accordance with the development plan entitled "Proposed Multi-Family Development" prepared by Integra Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey apartment building with underground parking, as well as townhouses with surface parking.

Councillor Calendino arrived at 6:03 p.m.

Eleven (11) letters were received in response to the proposed rezoning application:

1. Jason Mercieca, 6801 Rumble Street, Burnaby
2. Karenina Araya, 221-6707 Southpoint Drive, Burnaby
3. Marnie Conklin, 7488 Byrnespark Walk, Burnaby
4. Paul McGown, 18-5585 Patterson Avenue, Burnaby
5. Mitchell and Kathy Pain, 8411 13th Avenue, Burnaby
6. Clint Moffatt, 205-6635 McKay Avenue, Burnaby
7. Louise Hazemi, [REDACTED] **redacted as per s. 21 of FIPPA*
8. Debbie and Craig Reid, 420 N Boundary Road, Burnaby
9. Rick McGowan, 239-4155 Sardis Street, Burnaby
10. Joel Gibbs, 7777 12th Avenue, Burnaby
11. Carrie McLaren, 4-3850 Dominion Street, Burnaby

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

Myles Bos, 8965 Armstrong Avenue, Burnaby, appeared before Council and inquired about the City's plans for a bicycle path. Currently, there is a bicycle path that goes along eastern side of the property, and the speaker hopes it will not be removed.

Lorne Wolinsky, 938 E. 20 Avenue, Vancouver, appeared before Council on behalf of the development team, and noted he can respond to any questions raised at the Public Hearing.

Teresa Rossiello, 9756 Still Creek Avenue, Burnaby, appeared before Council and expressed concerns regarding the proposed development. The speaker stated the City should add more rental units, not luxury condos.

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding affordability, removal of trees/forest, and the number of parking spaces for the proposed development.

Judith Hall, #69-7488 Southwynde Avenue, Burnaby, appeared before Council and inquired regarding the City's transportation plan. The speaker expressed concerns with increased traffic in the neighbourhood, and noted speeding vehicles are already a problem in this area.

Joe Sulmona, 5504 Union Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that the development is compliant with the Edmonds OCP, the City's OCP, and the Regional Strategic Plan.

Rick McGowan, 4155 Sardis Street, Burnaby, appeared before Council and inquired regarding the sale of the property (i.e. final sale, tender bid price and current land value). The speaker expressed concerns regarding a close proximity of the new development to Byrne Creek and possible fish kill.

Mark D. Frederick, 7488 Southwynde Avenue, Burnaby, appeared before Council and inquired regarding the boundaries of the park adjacent to the proposed development. The speaker noted that there is active methane monitoring due to past landfill, and inquired regarding the process to ensure the site is safe.

Irena Rus, #408-7388 Sandborne Avenue, Burnaby, appeared before Council and inquired regarding wildlife relocation.

Devin Kanhai, #112-7418 Byrnespark Walk, Burnaby, appeared before Council and inquired regarding adjacent parcels ownership and future plans.

Valentine Wu, #403-4758 Grange Street, Burnaby, appeared before Council and expressed concerns with the sale of public land. The speaker would like to see future public land be only leased by the City and used for affordable housing.

Andrei Zawadzki, 8569 Flowering Place, Burnaby, appeared before Council and inquired regarding the landfill site, any environmental liabilities to the City, mitigation process, and developer's transparency if any issue arises.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #18-09, Bylaw #14007 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR DHALIWAL

1. THAT staff report back to Council on the issues raised for Rezoning Reference #18-09 prior to second reading of the bylaw; and

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

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 6:52 p.m.

Mike Hurley
MAYOR

Blanka Zeinabova
DEPUTY CITY CLERK