PUBLIC HEARING MINUTES

Tuesday, 2019 June 25

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2019 June 25 at 6:00 p.m.

CALL TO ORDER

PRESENT: His Worship, Mayor Mike Hurley
Councillor Pietro Calendino
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. Johannes Schumann, Assistant Director Current Planning
Ms. Blanka Zeinabova, Deputy City Clerk
Ms. Nikolina Vracar, Administrative Office 2
Ms. Lauren Cichon, Administrative Officer 1

His Worship, Mayor Mike Hurley called the meeting to order at 6:00 p.m.

His Worship, Mayor Mike Hurley recognized the ancestral and unceded homelands of the Sḵwx̱wú7mesh and traditional hən̓q̓əmin̓əm̓ speaking people, and extended appreciation for the opportunity to hold a meeting on this shared territory.

ZONING BYLAW AMENDMENTS

1) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 2019 - Bylaw No. 14030

Rez. #18-24

4161 Dawson Street

From: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Gilmore Station Area master Plan “ prepared by IBI Group)

To: Amended CD Comprehensive Development District (based on C3, C3f General Commercial District, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines, and in accordance with the development plan entitled "Gilmore Place Phase 2" prepared by IBI Group)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a high-rise office building (Gilmore Place Phase II Commercial Tower 4), commercial podiums, underground parking, and public open space in accordance with the Gilmore Place Master Plan.

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

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #18-24, Bylaw #14030 be terminated.

CARRIED UNANIMOUSLY

2) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 2019 - Bylaw No. 14031

Rez. #19-05

4488 Kingsway

From: CD Comprehensive Development District (based on C3 General Commercial District and P8 Parking District)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District and the Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Bosa Residential Sales Centre" prepared by Leckie Studio Architecture + Design Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a residential sale centre as an interim use.

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

1. Miami Benz, 6089 Willingdon Avenue, Burnaby
2. Annie Chyu, 520-6028 Willingdon Avenue, Burnaby

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #19-05, Bylaw #14031 be terminated.

CARRIED UNANIMOUSLY

3) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 2019 - Bylaw No. 14032

Rez. #18-33

8351 Fraser Reach Court

From: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled “Riverbend Business Park – Lot 4” prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a two-storey light-industrial manufacturing, warehouse 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 rezoning application.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #18-33, Bylaw #14032 be terminated.

CARRIED UNANIMOUSLY

4) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2019 - Bylaw No. 14033

Rez. #19-08

4320/4331 Dominion Street and 4405 Norfolk Street

From: CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District, P8 Parking District and B2 Urban Office District)

To: Amended CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District, P8 Parking District and B2 Urban Office District, and in accordance with the development plan entitled "Grand Villa Casino, Burnaby Slot & Gaming Floor Increase" prepared by MGB Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit an increase in the number of slot machines permitted at the Grand Villa Casino from 1,200 to 1,600.

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

1. Chris Peters, Tourism Burnaby, 309-4603 Kingsway, Burnaby
2. Leza Muir, Pacific Blue Cross, P.O. Box 7000, Vancouver
3. Sue Cheung, Burnaby Metrotown Rotary Club, P.O. Box 266, Burnaby
4. Antonia Beck, Burnaby Neighbourhood House, 4460 Beresford Street, Burnaby
5. Sheira Stuart, Gateway Casinos, 4331 Dominion Street, Burnaby
6. Pany Aghili, Dixon Transition Society, 204-2101 Holdom Avenue, Burnaby
7. Jennifer Scott, Pat Quinn Classic, 309-4603 Kingsway, Burnaby
8. Paul Holden, Burnaby Board of Trade, 201-4555 Kingsway, Burnaby
9. James Bacon, Variety – the Children's Charity, 4300 Still Creek Dr., Burnaby
10. Anita Lidder, 3857 Parker Street, Burnaby

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

Sheira Stuart, Director - Government Relations, Gateway Casino, appeared before Council and provided an overview of the contribution and community support that the Gateway Casino provided to Burnaby in last few years.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #19-08, Bylaw #14033 be terminated.

CARRIED UNANIMOUSLY

5) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 2019 - Bylaw No. 14037

Rez. #19-18

5140 North Fraser Way

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 Big Bend Development Plan guidelines, and in accordance with the development plan entitled "Coanda – Mezzanine Addition" prepared by Taylor Kurtz Architecture and Design Inc.)

The purpose of the proposed zoning bylaw amendment is to permit an expansion of the floor area within the proposed building.

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

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #19-18, Bylaw #14037 be terminated.

CARRIED UNANIMOUSLY

6) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 2019 - Bylaw No. 14034

Text Amendment

The purpose of the proposed zoning bylaw text amendment is to permit a density offset within the RM3, RM4 and RM5 Multiple Family Residential District for the provision of affordable rental housing through new developments throughout Burnaby, in line with the proposed Rental Use Zoning Implementation Policy.

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 WANG

THAT this Public Hearing for Text Amendment, Bylaw #14034 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 6:15 p.m.

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Mike Hurley
MAYOR

Blanka Zeinabova
DEPUTY CITY CLERK