



## **PUBLIC HEARING MINUTES**

**Tuesday, 2019 July 30**

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2019 July 30 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 Paul McDonell  
Councillor James Wang

ABSENT: Councillor Joe Keithley  
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

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

His Worship, Mayor Mike Hurley recognized the ancestral and unceded homelands of the Skwxwú7mesh and traditional hə́nqəminə́m 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. 20, 2019 - Bylaw No. 14039**

Rez. #11-46

3555 Gilmore Way

From: CD Comprehensive Development District (based on M8  
Advanced Technology Research District)

To: Amended CD Comprehensive Development District (based on M8  
Advanced Technology Research District, and Discovery Place  
Community Plan guidelines and in accordance with the

development plan entitled "3555 Gilmore Way, Burnaby B.C." prepared by Gustavson Wylie Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a new three-storey research-oriented office building on the subject site.

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

1. Amador Astudillo, 3590 Kalyk Avenue, Burnaby
2. Faridabanu A. Lalani, 1308 Taylor Way, West Vancouver
3. Mohammed Lalani, 1261 15<sup>th</sup> Street, North Vancouver

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

Mohammed Lalani, 3490 Kalyk Avenue, Burnaby, appeared before Council stating that he is currently building a house, and was not aware of the proposed development when he bought the property. The speaker wants to make sure he and his family can enjoy their property and will not be affected by the development.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #11-46, Bylaw #14039 be terminated.

CARRIED UNANIMOUSLY

2) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 21, 2019 - Bylaw No. 14040**

Rez. #15-41

3810 Pender Street

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan as guidelines, and in accordance with the development plan entitled "3810 Pender Street, Burnaby BC" prepared by Matthew Cheng Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-unit multiple-family residential development.

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

1. David Nishihata, #14-3855 Pender Street, Burnaby,

2. Misha and Siriporn Buhrman, #27-3855 Pender Street, Burnaby

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

Joel Gibbs, 7777 12<sup>th</sup> Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning applications #15-41 and #15-50. The speaker noted the two projects are close to transit but he would like to see six-unit developments to allow for extra affordability.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #15-41, Bylaw #14040 be terminated.

CARRIED UNANIMOUSLY

3) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 22, 2019 - Bylaw No. 14041**

Rez. #15-50

3980 Pender Street

From: RM6 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan as guidelines, and in accordance with the development plan entitled "3980 Pender Street, Burnaby BC" prepared by Matthew Cheng Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-unit multiple-family residential development.

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

1. Kam M. Wu, 1201-3920 Hastings Street, Burnaby
2. Stephen Wu, 1201-3920 Hastings Street, Burnaby

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

Joel Gibbs, 7777 12<sup>th</sup> Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning applications #15-41 and #15-50. The speaker noted the two projects are close to transit but he would like to see six-unit developments to allow for extra affordability.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #15-50, Bylaw #14041 be terminated.

CARRIED UNANIMOUSLY

4) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 23, 2019 - Bylaw No. 14042**

Rez. #18-50

7898-18<sup>th</sup> Avenue

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

To: Amended CD Comprehensive Development District (based on RM3r Multiple Family Residential District, and Sixth Street Community Plan as guidelines and in accordance with the development plan entitled "Affordable Rental Housing" prepared by NSDA Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey (25 unit) non-market housing development with underground parking.

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

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

Darin Froese, CEO, New Vista Society, 7550 Rosewood Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application.

Linda Flegel, President, New Vista Society, 7550 Rosewood Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application.

Gulam Firdos, #212-6860 Rumble Street, Burnaby, appeared before Council and expressed concerns with the proposed rezoning application. The speaker would like to see increased densification, and the lease extended to 99 years.

Joel Gibbs, 7777 12<sup>th</sup> Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application, as the project is near transit, bike paths, and shopping amenities. The speaker would like to see more units and less parking.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #18-50, Bylaw #14042 be terminated.

CARRIED UNANIMOUSLY

5) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 24, 2019 - Bylaw No. 14043**

Text Amendment

The purpose of the proposed zoning bylaw amendment is to amend the Burnaby Zoning Bylaw 1965 in regard to accessible parking.

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

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Text Amendment, Bylaw #14043 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 6:35 p.m.

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Mike Hurley  
MAYOR

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Blanka Zeinabova  
DEPUTY CITY CLERK