



PUBLIC HEARING MINUTES

Tuesday, 2019 October 29

A Public Hearing (Zoning & Heritage Designation) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2019 October 29 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

ABSENT: Councillor Paul McDonell
Councillor Nick Volkow (*due to illness*)
Councillor James Wang

STAFF: Mr. Ed Kozak, Director Planning and Building
Mr. Johannes Schumann, Assistant Director Planning & Building
Ms. Blanka Zeinabova, Deputy City Clerk

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

His Worship, Mayor Mike Hurley recognized the ancestral and unceded homelands of the hə́nqəminə́m and Skwxwú7mesh speaking peoples, and extended appreciation for the opportunity to hold a meeting on this shared territory.

ZONING BYLAW AMENDMENTS

A1) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 2019 - Bylaw No. 14060

Rez. #17-36

4500, 4554 Dawson Street, 2223, 2375 Alpha Avenue and 2350, 2410, 2430 Willingdon Avenue

From: M1 Manufacturing, M2r General Industrial, and M5 Light Industrial Districts

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential

District, C9 Urban Village District, and Brentwood Town Centre Plan guidelines)

The purpose of the proposed zoning bylaw amendment is to establish a Conceptual Master Plan and Design Guidelines for the Grove development site, in order to guide further site specific rezoning applications for the construction of a high-density multi-phased strata, rental, commercial retail and office development over four main phases. No specific development is being proposed by the subject rezoning application.

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

1. Man Ling Kwok, 2378 Alpha Avenue, Burnaby
2. Susanne Glenn-Rigny, CN Rail, 935, rue de la Gauchetiere Ouets, Montreal
3. Joel Gibbs, 7777 12th Avenue, Burnaby

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

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council expressing concerns with the proposed rezoning application. The speaker believes that there is disconnect within the City between the City's priorities and the development process. Burnaby declared a climate emergency and set targets of 45% reduction in GHG by 2030; however, 2,800 parking spaces are being built in a town centre, near transit and multi-use paths. In addition, Mr. Gibbs expressed concerns with Dawson Street widening to five lanes.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #17-36, Bylaw #14060 be terminated.

CARRIED UNANIMOUSLY

A2) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 27, 2019 - Bylaw No. 14061

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, RM3 Multiple Family Residential District, RM3r 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 five-storey apartment building with underground parking, as well as townhouses with surface parking.

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

1. Cathy Griffin, 21-8400 Forest Grove Drive, Burnaby
2. Martin Arnesen, 3015 Vega Court, Burnaby
3. Joe Sulmona, 5504 Union Street, Burnaby
4. Stan Grishin, 9300 University Crescent, Burnaby
5. Tamsin Spooner, 6692 Napier Street, Burnaby
6. Thom Armstrong, Co-operative Housing Federation of British Columbia, 220-1651 Commercial Drive, Vancouver
7. Chris Marsh, 115-7478 Byrnepark Walk, Burnaby
8. Frank Mesich, 6088 12th Avenue, Burnaby
9. Joel Gibbs, 7777 12th Avenue, Burnaby
10. Louise Hazemi, 4144 Cambridge Street, Burnaby
11. Sabrina and Steve Foldi, 6837 Station Hill Drive, Burnaby
12. Allen Hutton, 7304 14th Avenue, Burnaby

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

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council expressing concerns with the proposed rezoning application as a large amount of parking spaces and the number of rental units does not really benefit the City. The speaker is also in opposition to the sale of public lands.

Teresa Rossiello, 9756 Still Creek Avenue, Burnaby, appeared before Council and noted that more townhouses should be added to the development as families with children have a hard time finding suitable accommodation in Burnaby. The speaker also suggested leasing the land for 50 to 60 years, instead of selling it, and offering electrified parking spots to car share companies to utilize the EV spaces.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #18-09, Bylaw #14061 be terminated.

CARRIED UNANIMOUSLY

**A3) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 28, 2019 - Bylaw No. 14062**

Rez. #19-09
3133 Sumner Avenue

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM2 General Industrial District, M5 Light Industrial District and C1 Neighbourhood Commercial District, and in accordance with the development plan entitled "3133 Sumner Avenue" prepared by Taylor Kurtz Architecture and Design Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-storey light industrial and office building with a small commercial component.

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

1. Paul Holden, Burnaby Board of Trade, 201-4555 Kingsway, Burnaby
2. Jag Nijjar, Gateway Casinos, 4331 Dominion Street, Burnaby

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

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker noted the project is closed to transit and cycling facilities, and requested the City acts on the targeted GHG reduction.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #19-09, Bylaw #14062 be terminated.

CARRIED UNANIMOUSLY

**A4) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 29, 2019 - Bylaw No. 14063**

Rez. #19-10

Portion of 8288 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, M5r Light Industrial District and Burnaby Business Park Concept Plan as guidelines, and in accordance with the development plan entitled "JJ Bean" prepared by Chip Barrett Architect)

The purpose of the proposed zoning bylaw amendment is to permit a café of up to 50 seats (JJ Bean Café) within an existing multi-tenant industrial development, to serve the day-to-day needs of adjacent industrial developments and their employees.

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

1. Shelley Ke, NF 8288 Holdings Ltd., 103-8288 North Fraser Way, Burnaby

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #19-10, Bylaw #14063 be terminated.

CARRIED UNANIMOUSLY

A5) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 30, 2019 - Bylaw No. 14064

Rez. #19-27

4050 Graveley Street

From: M3 Heavy Industrial District and R5 Residential District

To: M3 Heavy Industrial District

The purpose of the proposed zoning bylaw amendment is to bring the zoning into conformance with the area's existing industrial land use, character, and plan designations.

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

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

Brian Dierks, 1531 Douglas Road, Burnaby, appeared before Council and inquired regarding the same rezoning for the properties along Douglas Road.

Staff advised that this rezoning does not affect existing residential uses in the area, and the owners are not obligated to rezone, unless future uses will come to full industrial use on the site.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #19-27, Bylaw #14064 be terminated.

CARRIED UNANIMOUSLY

A6) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 31, 2019 - Bylaw No. 14065

Text Amendment

The purpose of the proposed zoning bylaw text amendment is to amend the Burnaby Zoning Bylaw 1965 to (1) regulate the location of outdoor play areas in child care establishments; (2) allow child care facilities in the P2 Administration and Assembly, P3 Park and Public Use, and P6 Regional Institutional Districts as an outright permitted use; (3) prohibit uses which provide housing, or medical and assisted living care to the clients, and home occupations with on-site client services, on properties containing home-based child care facilities; (4) remove the additional lot area requirement for child care facilities exceeding 20 children in care in the P1 Neighbourhood Institutional, and P5 Community Institutional Districts.

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

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

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council stating that the City should not regulate outdoor play areas to ensure children safety but addressing street safety.

Teresa Rossiello, 9756 Still Creek Avenue, Burnaby, appeared before Council stating housing and childcare are problems in the Lower Mainland. The speaker requested that the City does not further restrict childcare spaces and instead make the process easier.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Zoning Bylaw Text Amendment, Bylaw #14065 be terminated.

CARRIED UNANIMOUSLY

HERITAGE DESIGNATION BYLAW

B1) Burnaby Heritage Designation
Bylaw No. 1, 2019 - Bylaw No. 14066

6344 Deer Lake Avenue

The purpose of the proposed bylaw is to designate the Fairacres “Estate Gate” and “Greenhouse Foundation Wall” as part of the existing civic Heritage Site covered under Bylaw No. 9807 which is the original Burnaby Heritage Site Designation Bylaw 1992.

No letters were received in response to the proposed heritage designation bylaw.

No speakers appeared before Council in support or oppositions to the proposed heritage designation bylaw.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Heritage Site Designation Bylaw Amendment, Bylaw #14066 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 6:44 p.m.

Mike Hurley
MAYOR

Blanka Zeinabova
DEPUTY CITY CLERK