



## **PUBLIC HEARING MINUTES**

**Tuesday, June 9, 2020, 5:00 p.m.  
Electronic Meeting**

- PRESENT:** His Worship, Mayor Mike Hurley  
Councillor Pietro Calendino  
Councillor Sav Dhaliwal  
Councillor Dan Johnston  
Councillor Colleen Jordan  
Councillor Joe Keithley  
Councillor James Wang
- ABSENT:** Councillor Paul McDonell *(due to illness)*  
Councillor Nick Volkow *(due to illness)*
- STAFF:** Mr. Ed Kozak, Director Planning & Building  
Mr. Johannes Schumann, Assistant Director Planning & Building  
Ms. Kate O'Connell, City Clerk  
Ms. Blanka Zeinabova, Deputy City Clerk

### **1. NOTICE**

Notice of Public Hearing, held electronically, was given under Section 466 of the Local Government Act, and in accordance with the Ministerial Order No. 139/2020.

### **2. CALL TO ORDER**

His Worship, Mayor Mike Hurley, called the Public Hearing to order at 5:03 p.m. and conducted the roll call.

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

### **3. ZONING BYLAW AMENDMENTS**

#### **3.1 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 4, 2020 - Bylaw No. 14132**

**Rez. #18-37**

**4279 Norland Avenue**

**From:** P5 Community Institutional District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3 Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development plan entitled "Dania Seniors Affordable Housing" prepared by NSDA Architects)

**Purpose:** to permit the redevelopment of the site for a new seniors' non-market rental housing development.

**Applicant:** NSDA Architects

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

The following speaker connected through the online webinar in response to the proposed zoning bylaw amendment:

Brian Dust, NSDA Architects, #201-134 Abbott Street, Vancouver, noted that he represents the NSDA Architects for the projects, and is available for any questions Council and public may have. In addition, Casey Clarkson and Meg Milner are available online to answer any questions.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #18-37, Bylaw No. 14132 be terminated.

CARRIED UNANIMOUSLY

#### **3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 2020 - Bylaw No. 14133**

**Rez. #19-12**

**Portion of 5255 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, the Big

Bend Development Plan, and the Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "5255 North Fraser Way, Burnaby BC" prepared by Taylor Kurtz Architecture and Design Inc.)

**Purpose:** to permit the construction of two 2-storey light industrial and office buildings with an accessory restaurant/cafe

**Applicant:** Beedie Development Group

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

No speakers participated through Zoom or teleconference in support or opposition to the proposed rezoning application.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #19-12, Bylaw No. 14133 be terminated.

CARRIED UNANIMOUSLY

**3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 6, 2020 - Bylaw No. 14149**

**Rez. #19-47**

**2381 Beta Avenue**

**From:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "The Residences at Brentwood Park South" prepared by Chris Dikeakos Architects Inc.)

**To:** Amended CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "The Residences at Brentwood Park South - Amended" prepared by Chris Dikeakos Architects Inc.)

**Purpose:** to revise the previously approved development concept for the site to allow for additional units as well as revisions to the parkade

**Applicant:** Beta View Homes Ltd.

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

1. Eric Low, #1506-2378 Alpha Avenue, Burnaby

The following speakers connected through the online webinar or teleconference service in response to the proposed zoning bylaw amendment:

Eric Low, #1506-2378 Alpha Avenue, Burnaby, expressed concerns with the train noise. The speaker inquired if there are any plans to deal with the noise, i.e. sound barrier/wall along the railway.

Staff advised that the City is working with the Vancouver Port Authority (VPA) and Canadian National Railway (CN) on several projects, and has recommended mitigation measures along the developments (i.e. sound barriers, grinding tracks more frequently to avoid the noise, etc.) to VPA and CN.

Johneen McElroy, #2403 -2378 Alpha Avenue, Burnaby, inquired if Alaska Street will connect to Beta Avenue. The speaker further inquired regarding noise mitigation measures, increased number of train tracks and train traffic.

Staff advised that Alaska Street will connect to Beta Avenue in the future; however, further land acquisition would be required. In regards to the train noise, the City is working with the VPA and CN to address noise concerns; however, the City does not have any jurisdiction over the train tracks as they are federally regulated. Staff encouraged residents to participate in the Port Authority's consultation process and provide feedback through their website.

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR JOHNSTON

THAT this Public Hearing for Rez. #19-47, Bylaw No. 14149 be terminated.

CARRIED UNANIMOUSLY

#### 4. ADJOURNMENT

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR WANG

That this Public Hearing do adjourn at 5:47 p.m.

CARRIED UNANIMOUSLY

  
MAYOR

  
CITY CLERK