



## **PUBLIC HEARING MINUTES**

**Tuesday, 2016 April 26**

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2016 April 26 at 7:00 p.m.

### **CALL TO ORDER**

PRESENT: His Worship, Mayor Derek Corrigan  
Councillor Pietro Calendino  
Councillor Sav Dhaliwal  
Councillor Dan Johnston  
Councillor Colleen Jordan  
Councillor Paul McDonell  
Councillor Nick Volkow  
Councillor James Wang

ABSENT: Councillor Anne Kang

STAFF: Mr. Lou Pelletier, Director Planning and Building  
Mr. Ed Kozak Assistant Director Current Planning  
Ms. Kate O'Connell, Deputy City Clerk  
Ms. Eva Prior, Administrative Officer

The Public Hearing was called to order at 7:02 p.m.

### **ZONING BYLAW AMENDMENTS**

- 1) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 8, 2016 – BYLAW NO. 13584**

Rez. #14-27

Portion of 7201 11th Avenue

From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Master Plan and Edmonds Town Centre Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plans entitled "BC Family Housing Site" prepared by Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-storey low-rise apartment building within the multi-phased development of the Southgate site. The proposed non-market housing development is to be owned and operated by BC Housing.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in opposition to the proposed bylaw amendment:

Janice & Gregory Smelser, 7551 Davies Street, Burnaby

The following speakers appeared before Council and spoke to and in support of the proposed zoning bylaw amendment:

Cameron Thorn, VP Development, Ledingham McAllister, 3<sup>rd</sup> Floor 1285 West Pender, Vancouver, appeared before Council to answer any questions regarding the rezoning application.

Wonda Mulholland, Community Development Coordinator, Burnaby Task Force on Homelessness, 7476 13<sup>th</sup> Avenue, Burnaby, spoke in support of the proposed rezoning application. Ms. Mulholland supports the addition of community housing in the neighbourhood as it will provide safe and affordable housing to seniors, youth and families. Ms. Mulholland urged Council to consider developing partnerships with other levels of government to create more affordable housing units.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #14-27, Bylaw #13584 be terminated.

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 2, 2016 – BYLAW NO. 13569**

Rez. #14-26

Portion of 7679 Eighteenth Street and 7701 Eighteenth Street

From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plans entitled "Precedence" prepared by Buttjes Architects Inc., Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 32-storey residential tower and a four-storey low-rise apartment building, which form part of the multi-phased development of the Southgate Master Plan.

The Advisory Planning Commission advised it supports the rezoning application.

Eight letters were received in opposition to the proposed bylaw amendment:

Jingyuan (Brandi) Zhang, 304-7058 14<sup>th</sup> Avenue, Burnaby

Irene Chong, 404-7058 14<sup>th</sup> Avenue, Burnaby

Janice & Gregory Smelser, 7551 Davies Street, Burnaby

Ivy Tsang, 7088 14<sup>th</sup> Avenue, Burnaby

Catherine Ng, 327-7058 14<sup>th</sup> Avenue, Burnaby

Mandy Ho, 202-7088 14<sup>th</sup> Avenue, Burnaby

Allen Hutton, 7304 14<sup>th</sup> Avenue, Burnaby

Sixin Shi, 403-7088 14<sup>th</sup> Avenue, Burnaby

The following speaker appeared before Council and spoke to the proposed zoning bylaw amendment:

Cameron Thorn, VP Development, Ledingham McAllister, 3<sup>rd</sup> Floor 1285 West Pender, Vancouver, appeared before Council to answer any questions regarding the rezoning application.

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #14-26, Bylaw #13569 be terminated.

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 9, 2016 – BYLAW NO. 13585**

Rez. #14-28

Portion of 7201 11th Avenue

From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “Southgate Community Island 1 & 2” prepared by IBI Group, Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 30-storey residential tower and a four-storey low-rise apartment building, which form part of the multi-phased development of the Southgate Master Plan.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in opposition to the proposed bylaw amendment:

Janice & Gregory Smelser, 7551 Davies Street, Burnaby

The following speaker appeared before Council and spoke to the proposed zoning bylaw amendment:

Bob Estay, VP Development, Ledingham McAllister, 3<sup>rd</sup> Floor 1285 West Pender, Vancouver, appeared before Council to answer any questions regarding the rezoning application.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR DHALIWAL

THAT this Public Hearing for Rez. #14-28, Bylaw #13585 be terminated.

CARRIED UNANIMOUSLY

4) **BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 10, 2016 – BYLAW NO. 13586**

Rez. #15-37

7141 and 7145 Seventeenth Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “17th and Leaside” prepared by Cornerstone Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey (23 unit) stacked townhouse development with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

Two letters were received, one in opposition and one with concerns, in response to the proposed bylaw amendment:

Janice & Gregory Smelser, 7551 Davies Street, Burnaby  
Dani Ryan, 17-7136 18<sup>th</sup> Avenue, Burnaby

The following speaker appeared before Council and spoke to the proposed zoning bylaw amendment:

Scott Kennedy, Partner, Cornerstone Architecture, 3283 Flemming Street, Vancouver, appeared before Council to answer any questions regarding the rezoning application.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #15-37, Bylaw #13586 be terminated.

CARRIED UNANIMOUSLY

5) **BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 11, 2016 – BYLAW NO. 13587**

Rez. #14-39

7390/7398/7404 16th Avenue, 7510/7516/7526/7536 Kingsway and  
7411/7417 15th Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2  
Multiple Family Residential District and Edmonds Town Centre  
Plan guidelines and in accordance with the development plan  
entitled “The Greystones” prepared by Ekistics Architecture  
Inc.)

The purpose of the proposed zoning bylaw amendment is to permit  
the construction of a three-storey (42 unit) townhouse development  
with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in opposition to the proposed bylaw amendment:

Janice & Gregory Smelser, 7551 Davies Street, Burnaby

The following speakers appeared before Council and spoke in opposition to the  
proposed zoning bylaw amendment:

Bruce Flemming, 7553 Humphries Court, Burnaby, spoke in opposition to the  
rezoning application. Mr. Flemming expressed concerns regarding the growing  
demand for water, parking and waste collection services resulting from increased  
density. Mr. Humphries stated that housing options are becoming more  
unaffordable and would like the space to remain green or be developed into  
single family homes.

Simona MacDonald, Strata President, 5-7561 Humphries Court, Burnaby, spoke  
in opposition to the rezoning application. Ms. MacDonald expressed concerns  
regarding decreased property values and suggested the City consider allowing a  
high-rise apartment building as she believes the bedrock is sufficient to support  
tower development.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #14-39, Bylaw #13587 be terminated.

CARRIED UNANIMOUSLY

6) **BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 12, 2016 – BYLAW NO. 13588**

Rez. #15-08

4453/63/75 Hastings Street

From: C8a Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (based on C8 Urban Village Commercial District, Hastings Street Area Plan guidelines and in accordance with the development plan entitled, "Proposed Mixed Use Development" prepared by Burrowes Huggins Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five (5) storey mixed-use development, with commercial/retail at grade, and residential uses above.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in opposition to the proposed bylaw amendment:

Ip Pui Y, 205-4458 Albert Street, Burnaby

The following speaker appeared before Council regarding the proposed zoning bylaw amendment:

Jay Sherwood, 4438 Albert Street, Burnaby, shared concerns about the building being five storeys. Mr. Sherwood asked staff if the approval of a five storey building would result in more five storey buildings being develop in the area.

*The Director Planning and Building explained that the street face of the building, although called five storeys, would only be four storeys and that the five storey description is due to the double height of the bottom floor retail space and the mezzanine level to be located on the alley side of the building. Staff confirmed that the building height would not be greater than the maximum allowable height for a four storey building.*

Mr. Sherwood also requested clarification as to the location of the parking access to the new building as he is concerned about vehicle conflicts between the new parking entrance and existing laneway parking entrances/exits.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #15-08, Bylaw #13588 be terminated.

CARRIED UNANIMOUSLY

7) **BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 13, 2016 – BYLAW NO. 13589**

Rez. #15-16

2900 Bainbridge Avenue

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and in accordance with the development plan entitled “BC2923, Lougheed and Bainbridge, 2900 Bainbridge Avenue,” prepared by GS Sayers Engineering Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the installation of a rooftop antenna facility with surrounding parapet and an at-grade equipment compound.

The Advisory Planning Commission advised it supports the rezoning application.

Thirteen letters were received in opposition to the proposed bylaw amendment:

Wai Sum Yu, 2929 Coventry Place, Burnaby  
Frank & Louise Murdocco, 2985 Coventry Place, Burnaby  
Jeff & Doreen Unrau, 2962 Bainbridge Avenue, Burnaby  
Young Keun Lee, 2932 Bainbridge Avenue, Burnaby  
Kai Ji, 2971 Coventry Place, Burnaby  
Lewis S.L. Choi, 2986 Coventry Place, Burnaby  
Umberto Dente, 2950 Coventry Place, Burnaby  
Karl & Ellen Kurz, Stan & Masako Fukawa, 2962 Coventry Place, Burnaby  
Phuong Ho, 2988 Bainbridge Avenue, Burnaby  
Sharon Petrollini, 7125 Collister Drive, Burnaby  
Nelson Woo, 2976 Coventry Place, Burnaby  
Mike Bau, 102-2900 Bainbridge Avenue, Burnaby  
Ahuet Ching Chow, 7155 Collister Drive, Burnaby

The following speakers appeared before Council and spoke in opposition to the proposed zoning bylaw amendment:

Jeff Unrau, 2962 Bainbridge Ave, Burnaby, spoke in opposition to the proposed bylaw amendment. Mr. Unrau stated his concerns regarding the potential negative health risks to residents living in close proximity to the proposed antenna and recommended a greater distance between the antenna and any



residential area. Mr. Unrau suggested that Telus consider co-locating the new antenna with existing Rogers cellular infrastructure.

Chad Marlat, Telus Planner, 2223 Victoria Drive, Vancouver, presented a power point presentation to Council. The presentation reviewed the demand for service in the area, identified the old antenna location relative to the proposed new location, shared photo renderings of what the new antenna would look like and Health Canada Safety Code information.

David Lee, 1561 Unit 1, Booth Avenue, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Booth appeared on behalf of his parents (current residents of 2932 Bainbridge Avenue, Burnaby) and shared their concern that the addition of an antenna would result in a loss of their view. Mr. Booth circulated a picture (on his phone) to members of Council of the existing view from his parent's apartment. The photo showed that the proposed antenna and accommodating extension would be in plain and direct view of their existing home.

Judy Chow, 7155 Collister Drive, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Chow expressed concerns regarding the health and safety risks to residents and requested more health risk data and information. Ms. Chow would support the co-location of the Telus antenna on the existing Rogers antenna site.

Mr. Marlat, Telus Planner, 2223 Victoria Drive, Vancouver, responded to previously raised health questions stating that it would be possible to provide more information to residents. Mr. Marlat stated that the Rogers antenna location was not a viable option for co-location and that the old antenna site (owned by Telus) is not an option for the new antenna. Mr. Marlat did not provide details as to why the existing site was not a viable option for the antennas' permanent location.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #15-16, Bylaw #13589 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR JOHNSTON

THAT staff report back to Council on the issues raised by the delegations at the Public Hearing held on 2016 April 26; and

THAT a copy of the report be sent to the applicant and those who spoke at, or submitted correspondence to the Public Hearing for Rezoning Reference # 15-16.

CARRIED UNANIMOUSLY

Council requested that the following information be included in the aforementioned requested report: the distance from the original antenna location to the proposed location, distance from the old antenna location to the residential area and the distance from the proposed antenna location to the residential area, ownership information of the old antenna location, information on the future potential property uses of the old antenna location and an overview of the regulations set forth by Health Canada.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR JOHNSTON

THAT this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:12 p.m.

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Derek Corrigan  
MAYOR

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Kate O'Connell  
DEPUTY CITY CLERK