



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2017 February 01

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #14-44**  
**AMENDMENT BYLAW NO. 14/16 ; BYLAW #13596**  
**High Rise Strata Apartment, High Rise Rental Apartment and Low Rise Church**  
**Third Reading**

**ADDRESS:** 6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street

**LEGAL:** Schedule A (*attached*)

**FROM:** P1 Neighbourhood Institutional District and RM5 Multiple-Family Residential District

**TO:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, P1 Neighbourhood Institutional District, and Metrotown Town Centre Development Plan Guidelines, and in accordance with the development plan entitled "Proposed Multi-Family Residential/Church Development" prepared by Chris Dikeakos Architect Inc.)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 May 09;
- b) Public Hearing held on 2016 May 31; and,
- c) Second Reading given on 2016 July 25.

The prerequisite conditions have been partially satisfied as follows:

- a. The submission of a suitable plan of development.
  - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2017 January 17 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 January 17.*
- d. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 January 17.*
- e. The utilization of an amenity bonus in accordance with Section 3.4 of this report.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 January 17, and will deposit the necessary funds prior to Final Adoption.*
- f. The consolidation and re-subdivision of the net project site into two legal parcels.
  - *The requisite subdivision plan of consolidation has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The granting of any necessary covenants, easements or statutory rights-of-way, including but not necessary limited to:
  - Section 219 Covenant restricting enclosure of balconies;
  - Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
  - Section 219 Covenant guaranteeing the provision and maintenance of public art;
  - Section 219 Covenant ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development;

- Section 219 Covenant ensuring that proposed rental housing is held in common ownership;
  - Section 219 Covenant ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation;
  - Section 219 Covenant ensuring compliance with the approved acoustic study;
  - Section 219 Covenant ensuring the provision and ongoing maintenance of EV cars and EV plug-in stations;
  - Section 219 Covenant restricting the use of guest rooms;
  - Statutory Right-of-way for public pedestrian/cycling access along Sussex Avenue, Grange Street and McMurray Avenue; and,
  - Easement providing reciprocal access to parking facilities.
- *The applicant has agreed to this prerequisite in a letter dated 2017 January 17, and the requisite covenants, easements or statutory rights-of-way will be deposited in the Land Title Office prior to Final Adoption.*
- h. The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2017 January 17. A detailed Sediment Control System plan has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*
- i. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- *The applicant has agreed to this prerequisite in a letter dated 2017 January 17. A suitable on-site stormwater management system has been submitted for the approval of the Director Engineering. The required Covenant will be deposited in the Land Title Office and the required funds to guarantee this provision will be deposited prior to Final Adoption.*
- j. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2017 January 17. A detailed Solid Waste and Recycling Plan has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*

- k. The design and provision of units adaptable to persons with disabilities (the provision of special hardware and cabinet work being subject to the sale/lease of the unit to a disabled person).
- *The applicant has agreed to this prerequisite in a letter dated 2017 January 17, and the necessary provisions are indicated on the development plans.*
- l. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2017 January 17 committing to implement the recycling provisions.*
- m. Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- *The applicant has agreed to this prerequisite in a letter dated 2017 January 17 and the necessary provisions have been indicated on the development plans.*
- n. The review of on-site residential loading facilities by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2017 January 17. An on-site residential loading plan has been submitted to the Engineering Department – Traffic Division for approval prior to Final Adoption.*
- o. The submission of an acoustic study to ensure compliance with the Council adopted sound criteria.
- *An acoustic study has been submitted for review by the Engineering Environmental Services Division. Agreement by the applicant to comply with the Council-adopted sound criteria and an acceptable study will be achieved prior to Final Adoption.*
- p. The undergrounding of existing overhead wiring abutting the site.
- *The applicant has agreed to this prerequisite in a letter dated 2017 January 17, and will deposit the necessary funds prior to Final Adoption.*
- q. The submission of a heritage assessment.
- *The applicant has agreed to this prerequisite in a letter dated 2017 January 17 and a heritage assessment has been submitted for review.*

- r. The deposit of the applicable Parkland Acquisition Charge.
- *The applicant has agreed in a letter dated 2017 January 17 to make the necessary deposits prior to Final Adoption.*
- s. The deposit of the applicable Metrotown Public Open Space Charge.
- *The applicant has agreed in a letter dated 2017 January 17 to make the necessary deposits prior to Final Adoption.*
- t. The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2017 January 17 to make the necessary deposits prior to Final Adoption.*
- u. The deposit of the applicable School Site Acquisition Charge.
- *The applicant has agreed in a letter dated 2017 January 17 to make the necessary deposits prior to Final Adoption.*
- v. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
- *The applicant has provided a letter of undertaking dated 2017 January 17 and the area plan notification signs are in place.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2017 February 06, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

A copy of the Public Hearing minutes for this rezoning application is **attached** for information.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

JBS/spf  
**Attachment**

cc: City Manager

## **SCHEDULE A**

### **REZONING 14-44**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
4758 Grange Street	Lot 1, DL 32, Group 1, NWD Plan LMP8	017-228-603
4769 Hazel Street	Lot 130, DL 32, Group 1, NWD Plan 36641	007-349-149
6050 Sussex Avenue	Lot A, DL 153, Group 1, NWD Plan 3641	010-968-008
Portion of McKercher Avenue Right-of-Way	N/A	N/A

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**BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 14, 2016 – BYLAW NO. 13596**

Rez. #14-44

6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street

From: P1 Neighbourhood Institutional District and RM5 Multiple-Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, P1 Neighbourhood Institutional District, and Metrotown Town Centre Development Plan Guidelines, and in accordance with the development plan entitled "Proposed Multi-Family Residential/Church Development" prepared by Chris Dikeakos Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of two high-rise apartment towers (one 31 storey rental apartment building and one 41 storey strata apartment building), with a church fronting Sussex Avenue.

The Advisory Planning Commission advised it supports the rezoning application.

**Twenty-five letters were received in opposition to the proposed zoning bylaw amendment:**

Vladimir Kajdan, 2150-4825 Hazel Street, Burnaby  
Jean Bowman, 1104-6070 McMurray Avenue, Burnaby  
Eric Swanson, 6055 Nelson Avenue, Burnaby  
Kitty Chui, 1007-6070 McMurray Avenue, Burnaby  
Paul Lazar, 1-6070 McMurray Street, Burnaby  
David and Enwei Poon, 1601-4788 Hazel Street, Burnaby  
Agnes Ng, 2106-6055 Nelson Avenue, Burnaby  
He Tian, 1502-4689 Hazel Street, Burnaby  
Tim & Tracy Walsh, 1101-6055 Nelson Avenue, Burnaby  
Jenny S. Mok, 1702-4689 Hazel Street, Burnaby  
Eileen Hall, 1901-6070 McMurray Avenue, Burnaby  
Jean-Claude Dompierre, 1003-4788 Hazel Street, Burnaby  
Sanda and Milenko Aleksic, 703-6055 Nelson Avenue, Burnaby  
Teri Hitchen, 1601-6070 McMurray Avenue, Burnaby  
Melanie Ho, 6070 McMurray Avenue, Burnaby  
Glenice English, 1404-6070 McMurray Avenue, Burnaby  
Bernice Hirakida, 1340-4825 Hazel Street, Burnaby  
Freda Jenkins, 1205-6070 McMurray Avenue, Burnaby  
Chung Ming Cheng, 702-4788 Hazel Street, Burnaby  
Ethan Liu, 2408-4808 Hazel Street, Burnaby  
Nancy Chu, 905-6055 Nelson Avenue, Burnaby  
Yuen Wah Ho, 520-4825 Hazel Street, Burnaby  
Christina Leung, 604-5899 Wilson Avenue, Burnaby  
Ada Mok, 402-4657 Hazel Street, Burnaby  
Yuan Yun (Gloria) Gao and Xiu Fang Dong, 802-4788 Hazel Street, Burnaby

**Nine letters were received in support of the proposed zoning bylaw amendment:**

Jason Kelders, 1703-4390 Grange Street, Burnaby

Fran & Judy Jin, 5910 McKee Street, Burnaby

GuanQun Fang, 102-5788 Sidley Street, Burnaby

Sophia Zhang, 113-5889 Irmin Street, Burnaby

Kevin Aquilario, 4952 Dominion Street, Burnaby

Qui-Hang Wu, 5842 Portland Street, Burnaby

Michael Ferreira, Urban Analytics, 210-2323 Quebec Street, Vancouver

David Hutniak, LandlordBC, 203-1847 West Broadway, Vancouver

Xiao Ling Zhu, 405-4657 Hazel Street, Burnaby

**Three petitions were submitted in opposition to the proposed zoning bylaw amendment:**

Owners/Residents of Strata Plan NW 2489, 6070 McMurray Avenue (Tower 1), 6055 Nelson Avenue (Tower 2), Burnaby (187 signatories)

Owners of the Spectrum Building, 4788 Hazel Street, Burnaby (40 signatories)

Al Iman Education – Muslim Education and Welfare Foundation of Canada, 101-6125 Sussex Avenue, Burnaby (175 signatories)

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

Freda Jenkins, 1205-6770 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Jenkins stated concerns with: traffic on McMurray, dust, noise (children, emergency services, garbage services, and traffic), construction pollution and decreased standard of living as a result of increased neighbourhood density and ongoing development.

*Councillor Kang arrived at the Public Hearing at 7:08 p.m.*

*Councillor Wang arrived at the Public Hearing at 7:10 p.m.*

Teri Hitchen, 1601-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Hitchen stated concerns regarding: the height of the building and the impact on the skyline, the imposition of the building on existing towers and homes in the area, increased vehicle traffic and the impact on emergency service response times, stress on existing medical services, pedestrian and traffic safety, parking, temporary loss of the food bank services and access to existing underground parking facilities. Ms. Hitchen commented on the condition of the existing buildings and questioned the need to replace them.

*Councillor Dhaliwal left the Public Hearing at 7:53 p.m.*

*Councillor Dhaliwal returned to the Public Hearing at 7:57 p.m.*

Hilda Hamilton, 1608-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Hamilton stated her concerns regarding: increased traffic, traffic-light management, traffic congestion and safety, inadequate underground parking, illegal guest parking, access to existing parking facilities, impact on emergency service response times, construction dust and noise, increase pollution, decreased quality of life and the likelihood that investment properties will sit vacant.



Alex Fung, 808-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Fung expressed concerns with increased traffic, noise, pollution and subsequent damage to the environment, and the negative impact of development on the community.

Paul Lazar, 404-6770 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Lazar stated concerns with increased noise, construction dust, pollution and increased traffic as a result of population growth.

David Soon, 2203-6055 Nelson Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Soon stated his concerns regarding the loss of Fraser River and Central Park views, increase air and water pollution, diminished property values and the accessibility of existing green spaces and services.

Ireana Dejanov, 1503-6055 Nelson Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Dejanov stated concerns regarding: unclear information provided in the public notice (specially the subject zone schematic), increased traffic congestion, air pollution, noise, crime, demand on local community services, loss of sunlight, height of the proposed buildings and the loss of views (circulated a photo to Council of the view from her apartment and explained the impact of the development on her existing view). Ms. Dejanov recommended the City consider lower high-rise buildings as they would have less of a negative impact on the surrounding community than the towers proposed.

Dimitrije Dejanov, 1503-6055 Nelson Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Dejanov expressed concerns including: increased stress on existing educational infrastructure, shade over school playgrounds, increased demand on community centre programs and healthcare infrastructure.

Jelica Poldrugovac, 303-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Poldrugovac shared concerns with the loss of views and sunshine.

Reverend Graham Brown Miller, West Burnaby United Church, 6050 Sussex Avenue, Burnaby, spoke in support of the proposed zoning bylaw amendment. Reverend Miller believes that the redevelopment of the church space is necessary to foster the growth of the congregation and will increase access and availability of much needed program space. The speaker confirmed that the proposed parking allocation is in compliance with City regulations and that congregants will be encouraged to take public transit to church services. Reverend Miller spoke to the rental units and highlighted the inclusive and accessible design of the building and apartments. Reverend Miller also confirmed that the existing food bank services would continue throughout the development process as the South Slope United Church will assume the interim operation of the service.

Stanley Lam, 907-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Lam expressed concerns about the lack of visitor parking, lack of unit-allocated parking and suggested that the City consider installing street parking meters in the area. Mr. Lam also shared concerns regarding: traffic congestion, impact on emergency service response times and the ability of existing emergency service levels to support an increase in service demand resulting from densification.

May Fong Cheng, 1004-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Cheng asserted that the proposed new buildings on the west of the development site will impact her privacy and that the increase in population would result in higher pollution levels.

Jamal Siddiqui, Metrotown Islamic Organization, 2440 Wilson Avenue, Port Coquitlam, spoke in opposition to the proposed zoning bylaw amendment. Mr. Siddiqui shared concerns regarding the protection and loss of heritage and community assets. The speaker spoke about the space limitations of the current Metrotown Islamic Organization and their interest in purchasing the existing church. Mr. Siddiqui sought clarification as to why the City owned road was being offered to the applicant and not to the open market for purchase.

Nasir Dafus, President of the Greater Vancouver Islamic Association, 101- 6125 Sussex Avenue, Burnaby, spoke in opposition to the zoning bylaw amendment. Mr. Dafus highlighted the lack of space in the community to accommodate existing services and questioned why the United Church did not market the property for sale more broadly as other existing community groups may have been interested in purchasing the property.

*Councillor Kang left the Public Hearing at 8:18 p.m.*

*Councillor Kang returned to the Public Hearing at 8:20 p.m.*

Roger Whitehouse, 2000-6521 Bonsor Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Whitehouse stated concerns with the lack of parking available for residents wanting to attend the Public Hearing due to traffic conflicts with a Deer Lake concert event, and requested that Council adjourn the meeting to another date and time. The speaker also shared concerns regarding the short public notice of the rezoning application and the confusing image provided in the notification. Mr. Whitehouse asked if there were any burials on the existing property and if the United Church would remain the owners of the land parcel. The speaker laments the potential loss of sunshine and mountain views for existing owners in the area.

Peter Schalle, 506-605 Nelson Avenue, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Schalle suggested that community infrastructure be built in advance of new buildings instead of after.

Burt Ray Hass, 2310-4825 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Hass suggested that the City locate high-rises along Kingsway instead of the proposed site. Mr. Hass stated concerns with the impact of the increased population on arterial traffic routes, overall increased traffic and rat racing, and highlighted concerns about a potential increase in vehicle/pedestrian (including children) conflicts resulting in serious injury or death.

Terry Harrison, 301-1075 Burnaby Street, Vancouver, spoke in support of the proposed rezoning application. Ms. Harrison stated that the development of the new church space will ensure the continuation of community-provided services into the future. Ms. Harrison assured Council that a traffic impact study had been conducted and that traffic concerns and issues have been considered and provided for. Ms. Harrison acknowledged the importance of preserving history, but that the priority of the church is to grow the congregation and ensure continued service to the community – which the new Church space will facilitate.

Jay Olson, Interim Minister at South Burnaby United Church, 1404-3083 Kent Avenue, Vancouver, spoke in support of the proposed rezoning application. Ms. Kent stated that the two Burnaby United Church congregations would be combining and would continue to promote belonging and service provision in the community. Ms. Olson assured Council that service is at the forefront of the design and purpose of the building, and that those community groups currently seeking program space will have increased options in the new building. The intent of the new building is to promote belonging, safety and encourage interaction amongst all members of the community.

Douglas Jay, Association of Owners of Evergreen, VW3353, 830-4825 Hazel Street, Burnaby, spoke in support of the proposed rezoning application with reservations. Mr. Jay shared concerns regarding: negative impacts of development on the community, illegal dumping, increased car accidents in the area, poor traffic sight lines, traffic congestion, lack of parking, crime, pressure on existing educational infrastructure, negative impact on property values, loss of views, increased noise from construction/children/renters and overall liability of the area. The speaker recommended that the City: correct sight line triangles, eliminate parking close to intersection corners, install pedestrian controlled intersection lights and consider traffic calming measures. Mr. Jay was not supportive of another rental building in the area as he believes rental units would attract tenants that may be disrespectful to the neighbourhood. Lastly, Mr. Jay encouraged the City to increase the notification period given to residents affected by rezoning bylaw amendments.

Vladimir Lazie, 1020-4825 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Lazie stated concerns with the ability of existing road, transit, city and educational infrastructure to accommodate an increase in the local population. The loss of views and the increased height of the proposed buildings are also concerns as it does not align with the skyline aesthetics of surrounding buildings. Mr. Lazie also commented on the increasing competition for community centre programs and questioned how recreation services plans will meet future demand.

Beverly Huggins, 1750-4825 Haze Street, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Huggins stated concerns regarding: the rapid speed of development and the amount of development in the neighbourhood, traffic from construction, healthcare infrastructure capacity, crime, decreased emergency service response times and the close proximity of the proposed buildings to each other and those surrounding the development site. Ms. Huggins requested that the City consider architectural design for lower buildings instead of high-rises.

Jason Calders, 4390 Grange Street, Burnaby, spoke in support of the proposed rezoning application. Mr. Calders favours increasing transportation options in the area and is excited about the addition of a new rental building as it will increase available rental stock in the area. The speaker expressed support that the rental building will be managed by a professional rental company rather than owner rentals - as management companies tend to do more to upkeep the rental units and common spaces. The speaker pointed out that owner-rental units leave renters vulnerable as they are often sold during market peaks causing housing insecurity for renters. Mr. Calders would like the City to consider adding more rental units to the area.

Richard Chong, 302-4788 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker is supportive of the development of rental buildings, but opposes the proposed location. Mr. Chong stated his concerns regarding: distance between the proposed buildings, loss of existing views and the potential (through continued development) the loss of any views remaining. The speaker requested that the City conduct a traffic assessment prior to any development approval and consider means of slowing traffic in the area to decrease the conflicts between vehicles and pedestrians. Mr. Chong does not agree with the amount of buildings proposed to be located on the development site as noise from existing rental units is already disruptive to his daily life.

John Mo, 1730-4825 Hazel Street, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Mo stated concerns regarding the proposed height of the building relative to the height allowed by the current zoning. The speaker requested that more information be included in the public notification, specifically how the City will address increased infrastructure services requirements. Mr. Mo supports the Church, but not its redevelopment as proposed. The speaker does not believe the proposed development is in compliance with the Comprehensive Development Plan. Mr. Mo requested that the City improve surrounding traffic lights and consider mechanisms to improve access to underground parking sites. Mr. Mo supports the development of high-rises at major intersections but not on arterial streets.

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR VOLKOW

THAT Public Hearing for Rez. #14-44, Bylaw #13596 be adjourned and reconvene on another day, the date and time to be determined.

-LOST

(Councillors Dhaliwal, Johnston, Kang and Wang opposed)

Jenny Ho, 801-4788 Hazel Street, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Ho stated concerns with the loss of views and privacy impacts for the surrounding buildings.

Mohamed Aboud, 102-4758 Granger Street, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Aboud does not see a reason to replace the existing buildings as they have been recently updated and the landscaping is mature and in good condition. Mr. Aboud stated that there were other community groups interested in purchasing the existing church to accommodate the increased demand for prayer space.

*At this point in the proceedings, Councillor Dhaliwal rose on a Point of Order to inquire as to the relevancy of the comments related to the rezoning application. Councillor Calendino, Chair, indicated that the comments were not in order and requested that the speaker limit comments to the rezoning application.*

Mr. Aboud would like to see the City strive for a balance of socioeconomic diversity and facilitate the integration of projects amongst community groups.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR KANG

THAT this Public Hearing for Rez. #14-44, Bylaw #13596 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT staff report back to Council on the issues raised by the delegations at the Public Hearing held on 2016 May 31 prior to 2<sup>nd</sup> reading of the bylaw amendment by Council; 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 #14-44.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN