



PUBLIC HEARING MINUTES

Tuesday, 2018 May 29

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2018 May 29 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 James Wang

ABSENT: Councillor Nick Volkow (*due to illness*)

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

His Worship, Mayor Derek R. Corrigan called the meeting to order at 7:03 p.m.

ZONING BYLAW AMENDMENTS

- 1) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 12, 2018 - Bylaw No. 13874

Rez. #17-12

3909 and 3911 Albert Street

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines and in accordance with the development plan entitled "FourPlex Development" prepared by Jordan Kutev Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a multi-family (four-unit) development.

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

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #17-12, Bylaw #13874 be terminated.

CARRIED UNANIMOUSLY

2) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 13, 2018 - Bylaw No. 13875

Rez. #17-10013

4630 and 4650 Kingsway, 4760 Assembly Way, and 6080 and 6200 McKay Avenue

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 Community Commercial District and Metrotown Development Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 Community Commercial District and Metrotown Downtown Plan guidelines and in accordance with the development plan entitled "Station Square Comprehensive Sign Plan" prepared by the Cygnus Design Group Inc.)

The purpose of the proposed zoning bylaw amendment is to permit an amendment to the Comprehensive Sign Plan (CSP) for Station Square approved under Rezoning Reference #04-09.

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

Lee Boo Youl & Lee Mi Ja, 1910-4688 Kingsway, Burnaby
Sanjay Sharma, 3007-6088 Willingdon Avenue, Burnaby (2 submissions)

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #17-10013, Bylaw #13875 be terminated.

CARRIED UNANIMOUSLY

3) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 14, 2018 - Bylaw No. 13876

Rez. #17-16

9888 University Crescent

From: CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

To: Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "SFU Lot 33" prepared by Perkins + Will Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of two mid-rise residential buildings, and a single-level of underground parking.

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

The following speakers appeared before Council and spoke to the proposed rezoning application:

Liviu Andrei, 509-9877 University Crescent, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that the proposed height of the building would be inconsistent with other buildings in the area and would impede the views of existing buildings. Mr. Andrei would prefer a shorter building, similar to those already completed.

Talwinder Sidhu, 510-9877 University Crescent, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns with the negative impact on existing views, property values, and construction activities on local residents. Mr. Sidhu also believes construction noise will impact his ability to conduct business at home.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #17-16, Bylaw #13876 be terminated.

CARRIED UNANIMOUSLY

4) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 15, 2018 - Bylaw No. 13877

Rez. #17-26

6525 Telford Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Telford Multi-Residential Development" prepared by NSDA Architects and Connect Landscape Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single 33-storey, high-rise apartment building with townhouses oriented towards Telford Avenue and a proposed east-west neighbourhood linkage.

One hundred and forty (140) letters were received in response to the proposed rezoning application:

1. Claire Gallagher, 132 Queen Street West, Toronto
2. Claire Gallagher, 2-630 Carnarvon Street, New Westminster
3. Allan Fernandez, 6645 Dow Avenue, Burnaby
4. Claire Gallagher, 2-630 Carnarvon Street, Toronto
5. Claire Gallagher, 100 Dundas Street West, Mississauga
6. Claire Gallagher, 2-630 Carnarvon Street, New Westminster
7. Claire Gallagher, 1403-7325 Salisbury Avenue, Burnaby
8. Nadya Boski, 2-7155 MacPherson Avenue, Burnaby
9. Lori Goldman, 402-803 Fairview Road, Penticton
10. Diane Jeppesen, 7542 Canada Way, Burnaby
11. Laarni Delos Reyes, 1403-4235 Salisbury Avenue, Burnaby
12. Eroca Zales, 5565 Inman Avenue, Burnaby
13. Nancy Whiteside, 506 Garfield Street, New Westminster
14. Cate May Burton, 3612 West 4th Avenue, Vancouver
15. Amrita Parmar, 7797 12th Avenue, Burnaby

16. Antonia Beck, Burnaby Neighbourhood House, 4460 Beresford Street, Burnaby
17. Richele Greenwood, 527 Carnarvon Street, New Westminster
18. Melany Lang, 17-1775 120A Street, Surrey
19. Janet Hudgins, Vancouver
20. Patricia Emko, 345 Cedar Street, New Westminster
21. Laurie Keddie, 1066 East 8th Avenue, Vancouver
22. Georges Wilson, 203-1400 East 11th Avenue, Vancouver
23. Peter Lojewski, 610-668 Columbia Street, New Westminster
24. Denis Boko, 1509-7088 18th Avenue, Burnaby
25. Linda Ham, 1509-7088 18th Avenue, Burnaby
26. Noel Ouellette, 2-241 Townsend Street, New Westminster
27. Slobodan Salindrija, 2-241 Townsend Street, New Westminster
28. Patrick Foreman, 698 Twentieth Street, New Westminster
29. Gwyneth McIntosh, 1922 8th Avenue, Vancouver
30. Zivar Forsatian, 5550 Cambie Street, Abbotsford
31. Andela Boscariol, 7390 Pandora Street, Burnaby
32. Stephanie Langford, 1436 Graveley Street, Vancouver
33. Amanda Greenlay, 19219 66 Avenue, Surrey
34. Susan Greewood, 6654 Mockingbird Lanes, Mississauga
35. Laura McDonagh, 108 26th Street East, North Vancouver
36. Claudia Schwan, 1239 Park Terrace, Victoria
37. David Chen, 568 Hawks Avenue, Vancouver
38. Abby Rod, 521-455 Ginger Drive, New Westminster
39. Mary Kennedy, 21670 119 Avenue, Maple Ridge
40. Michele, Mannila, 3576 East 23rd Avenue, Vancouver
41. Michael Krikland, 19379 Cusick Crescent, Pitt Meadows
42. Dan Helfrich, 375 East 3rd Street, North Vancouver
43. Femida Hassanali, Apt. 204, Vancouver
44. Catherine Lee, 2131 Stirling Avenue, Richmond
45. Pam O'Neill, 2210 Clarke Street, Port Moody
46. Pat Gibbs, 14-22411 124 Avenue, Maple Ridge
47. Sandra Berman, 3950 Willow Street, Vancouver
48. Farida Lalji, 990 Adair Avenue, Coquitlam
49. Jean Swanson, 37-950, Terrace
50. Bruce Gunn, 75 Martin Street, Penticton
51. Susanna Kalijur, 4654 Arran Road, Courtenay
52. Sheila Pratt, 14092 Silver Valley Road, Maple Ridge
53. Mary Garvin, 106-650 Bucketwheel, Vancouver
54. Rafe Sunshine, 304-1653 Oak Bay Avenue, Victoria
55. Joanna Wilkinson, 403-20 Olympia Avenue, Victoria
56. Hollie Brown, 901 Hereward Road, Victoria
57. Alexander Daughtry, 1320 Hereward Road, Victoria
58. Kathy Weistra, 105-430 Ninth Street, New Westminster
59. Robert Lee, 2520 Wark Street, Victoria

60. Tanya Johnson, 3042 Noel Drive, Burnaby
61. Allan Crawshaw, 138 Dallas Road, Victoria
62. Martin Merkli, 301, Burnaby
63. Alison Coolican, 308-4160 Albert Street, Burnaby
64. Kim Patrick O'Leary, 221 Hythe Avenue, Burnaby
65. Anita Romaniuk, 797 West 24th Avenue, Vancouver
66. Jody Joinoff, 740 Carnarvon Street, New Westminster
67. Omni Milne, 408-3360 West Broadway, Vancouver
68. Tim Searle, 101-1007 6th Avenue, New Westminster
69. Tony Pop, 603 West 8th Avenue, Vancouver
70. Mary Peters, 301-347 Seventh Street, Nanaimo
71. Kimball Finigan, 3240 Waverley Avenue, Vancouver
72. Cathy Griffin, 21-8400 Forest Grove Drive, Burnaby
73. Christine W, 41 Lurline Avenue, Victoria
74. Karen Thompson, 42-7055 Blake Street, Vancouver
75. Anna Kowalewski, 617 Twentieth Street, New Westminster
76. Lillian Deeb, 1748 East Pender Street, Vancouver
77. Penny Oyama, 102-7053 14th Avenue, Burnaby
78. Juan Ayala, 102-7058 14th Avenue, Burnaby
79. Dee Beattie, 450 Garrett Street, New Westminster
80. Michael Blais, 317-7268 Balmoral Street, Burnaby
81. Tara Black, J126-13305 104 Avenue, Surrey
82. Matt Greaves, 2158 Wall Street, Vancouver
83. Jennifer Racine, 7076 Maureen Court, Burnaby
84. Nancy Yee, 311-590 Elmwood Street, Burnaby
85. Edward Hepting, 3894 Elmwood Street, Burnaby
86. Gong Furong, 5807-6461 Telford Avenue, Burnaby
87. Keltie Jeakins, 2225 Triumph Street, Vancouver
88. Tim Kennelly, 7739 Gray Avenue, Burnaby
89. James Coccola, 2610-5380 Oben Street, Vancouver
90. Scott Nunn, 202 Carnarvon Street, New Westminster
91. Tabitha Naismith, 13460 70B Avenue, Surrey
92. David Hendry, 408-680 Clarkson Street, New Westminster
93. Kari Michaels, 2875 East 25th Avenue, Vancouver
94. Matthew Hunter, 2-6585 McKay Avenue, Burnaby
95. Fangchao Lu, 6483 Telford Avenue, Burnaby
96. Sani Dzafic, 6366 Cassie Avenue, Burnaby
97. Sani Dzafic, 5977 Wilson Avenue, Burnaby
98. Sani Dzafic, 6433 McKay Avenue, Burnaby
99. Sani Dzafic, No address provided
100. Shannon Blakeman, 3777 Cambie Street, Vancouver
101. Karen Murphy, 316-6366 Cassie Avenue, Burnaby
102. Patrick Clark, 212-10342 148 Street, Surrey
103. Morgan McKee, 5430 Portland Street, Burnaby

104. Kim Van Ingen, 217-1064 Howie Avenue, Coquitlam
105. Morgan McKee, 5430 Portland Street, Burnaby
106. Stan Datsko, 1064 Howie Avenue, Coquitlam
107. Shirley Sinclair, 5430 Portland Street, Burnaby
108. Morgan McKee, 5430 Portland Street, Burnaby
109. Gerry McKee, 5430 Portland Street, Burnaby
110. Matthew Van Den Hooven, PO Box 16, Nanaimo
111. Linda Huo, 2906-6461 Telford Avenue, Burnaby
112. Rongrong Zhang, 1706-6461 Telford Avenue, Burnaby
113. Wanfen Lin, 3009-6461 Telford Avenue, Burnaby
114. Ying Sun & Jian Sun, 1107-6461 Telford Avenue, Burnaby
115. Gwyn McIntosh, 1922 West 8th Avenue, Vancouver
116. Bing Chen Huang, 3805-6461 Telford Avenue, Burnaby
117. David Fairey, 4778 Fernglen Place, Burnaby
118. Craig Pavelich, 4174 Union Street, Burnaby
119. Heather Duff, 7242 Jubilee Avenue, Burnaby
120. Mira Dzafic, 7220 Edmonds Street, Burnaby
121. Mira Dzafic, 5977 Wilson Avenue, Burnaby
122. Mira Dzafic, 6366 Cassie Avenue, Burnaby
123. Craig Jorgensen, 2488 East 29th Avenue, Vancouver
124. Geri Madden, 7007 Willingdon Avenue, Burnaby
125. Jiajun Zhang, 5705-6461 Telford Avenue, Burnaby
126. Astrid Castaneda, 6695 McKay Avenue, Burnaby
127. Reinhard Schauer, 201-5868 Olive Avenue, Burnaby
128. Gustavo Fernandez, 6695 McKay Avenue, Burnaby
129. Huanyin Li, 6461 Telford Avenue, Burnaby
130. Sukhbir Sandhu, 203-625 Cross Creek, New Brunswick
131. Jeff Liu, 449 Wilson Street, New Westminster
132. Barry Waterlow, 302-5250 Victory Street, Burnaby
133. Kim Zander, 1218 East 15th Avenue, Vancouver
134. Amber Keane, 7624 Sussex Avenue, Burnaby
135. Phillip Dluhy, 76 Coburg Street, New Westminster
136. Donna Polos, 4652 Victory Street, Burnaby
137. Dorothy Field, 1560 Gladstone Avenue, Victoria
138. Jiaqi Liu, 2907-6461 Telford Avenue, Burnaby
139. Dongchen Zhao, 3006-6461 Telford Avenue, Burnaby
140. Stephanie Smith, BCGEU President

The following speakers appeared before Council and spoke to the proposed rezoning application:

Maurie Jackson, 7937 Elwell Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Jackson stated concerns regarding the impact on loss of affordable housing and the negative impact on displaced residents including the ones who cannot afford to relocate or purchase newly developed units. Mr. Jackson believes displacing existing

residents is causing emotional and financial stress to residents and that displaced residents place an additional burden on surrounding communities to provide affordable housing options. The speaker requested Council require developers to contribute to the city in a way that considers the needs of all residents, and create a plan that recognized the need for affordable housing.

Murray Martin, 1403-7235 Salisbury Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Martin requested Council consider implementing policy options similar to the City of New Westminster to protect rental housing. The speaker stated concerns with the loss of units and the impact on those displaced that will now have to pay more for rent. The speaker believes that displaced residents may become homeless due to the loss of existing units and high rental market rates.

Tamara Stockli, 04-707 7th Avenue, New Westminster, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Stockli requested Council consider the implications for displaced families that cannot afford to pay rental market rates.

Rick McGowan, 4155 Sardis Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker inquired about the supplementary density bonus associated with the rezoning application and was informed by staff that supplementary density bonus rates are determined at the 3rd reading of the rezoning bylaw. Mr. McGowan inquired about the potential impact of the proposed rezoning on the assessed property values of surrounding properties. The speaker requested Council consider putting a density limit in Metrotown and believes the inclusion of Central Park in the density calculations skews the density calculations. Mr. McGowan stated that with the existing development there is a net loss of rental housing decreasing rental options for those displaced. The speaker requested Council consider reallocating school acquisition funds to replace existing portables with modular classrooms at Chaffey-Burke Elementary School.

Patricia Moreno, 6525 Telford Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Moreno expressed concerns regarding the impact on displaced residents, potential for increase in homeless population and the lack of affordable rental housing alternatives. The speaker believes the building is in good condition and if properly maintained could last another 20 years. Ms. Moreno also believes that residents being displaced are experiencing stress as they cannot afford rental market rates.

Emily Luba, 4086 Dundas Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Luba states that displaced residents have no place to go as there are no rentals in Burnaby. The speaker believes the City's rental assistance program is inadequate to assist

tenants being displaced. Ms. Luba requested Council use surplus funds to provide affordable housing options.

Richele Greenwood, Lead – BC Acorn, 1301-527 Carnarvon Street, New Westminster, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Greenwood stated that the loss of 211 units, many of which contain families, will increase homelessness as they cannot afford rental market rates.

Murray Martin, 1403-7235 Salisbury Avenue, Burnaby, appeared before Council and spoke for a second time. Mr. Martin noted that many residents were unable to attend the meeting including seniors, families with children, and those who work in the evenings.

Zoe Luba, 4806 Dundas Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Luba stated that the displacement of existing residents will increase homelessness, negatively impact the sense of community, and it does not benefit all residents. The speaker believes that existing residents are harmed psychologically and physically as a result of displacement.

Linda Noel, 6645 Dow Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker shared a story about a family struggling to find a new home while supporting a hospitalized child and requested Council consider the impact of displacement on families.

Reinhard Schauer, 201-5868 Olive Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Schauer opposes developments that are not purpose built rental units. The speaker requested Council increase the rental to non-rental unit ratios and require developers to build purpose built rental buildings. Mr. Schauer would like the City to strive towards a 3% vacancy rate and requested an independent review of the Metrotown area to identify the needs of the community.

Rick Erb, 103-6555 Bonsor Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Erb requested Council consider creative ways to zone for affordable housing such as inclusive zoning in new condo developments. The speaker believes the displacement of existing residents will increase homelessness and the number of people living in parks and forested areas. Mr. Erb requested Council consider affordable housing options implemented by Austria.

Alyssa Kirkham, 103-520 11th Street, New Westminster, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns with the general lack of affordable housing options and the

negative impact on workers who cannot afford to take a sick day as they may not be able to make rent as a result.

Kari Michaels, BCGEU, 2875 East 25th Avenue, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Michaels stated that there are no available affordable rental units in Burnaby and displaced residents have no place to go. Some BCGEU members will be displaced and are working more than one job to pay for rent. BCGEU members support vulnerable community members, the homeless, and women fleeing violence. The speaker believes displacement on residents and members is impacting BCGEU employee's ability to provide vital social services to the community.

Drew Weselak, 3831 Clarke Drive, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application.

Bruce Flemming, 16-7553 Humphries Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Flemming believes displacement will increase homelessness and negatively impact children. The speaker stated a need for adequate social housing for seniors, families and those on fixed incomes. Mr. Flemming requested Council develop affordable housing that is adequate for families, safe and provide a healthy living environment.

Craig Jorgensen, Generation Squeeze, 2488 29th Avenue, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Jorgensen referenced the City's Social Sustainability Plan's (SSP) principles and does not believe the Metrotown Downtown Plan reflect the values outlined in the SSP. The speaker requested Council develop affordable rental units.

Mary Hilton, 309-4411 Grey Street, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Hilton referenced comments made by displaced residents and families and believes housing is a human right. The speaker requested Council create a shelter for disabled people, low income families and seniors that have no place to go, and focus on building homes for displaced residents.

Ivan Holmes, 111-6508 Silver Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Holmes stated that the displacement of existing residents will negatively impact the sense of community in the Metrotown area. The speaker believes that many of the new condos are not occupied. Mr. Holmes inquired about the City's ability to zone for rental housing and requested Council rezone existing rental properties to protect existing rental stock or consider housing policies similar to the City of New Westminster such as imposing a moratorium on condo development that would

result in the loss of rental units. Displaced residents are leaving Burnaby as they find more affordable rental units in other communities.

Earl Pollitt, 105-6031 Wilson Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Pollitt stated concerns regarding the loss of affordable rental housing and the negative impact on displaced residents and seniors including an increased risk of homelessness.

Talwinder Sidhu, 510-9877 University Crescent, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Sidhu stated that communities support individuals and families and believes that displacement will erode vital community networks. The speaker shared concerns about the social impact of displacement on the long term health and well-being of children. Mr. Sidhu believes children need to be supported early in life to ensure they grow up to be healthy adults. Parents that are focused on paying their bills may inhibit their children's ability to reach their full potential.

Derek Sahota, Teaching Support Staff Union, 118-9191 University Crescent, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Sahota stated concerns about people being displaced; specifically workers who can't afford to live in the community anymore. The speaker believes the proposed condos will be unaffordable to the majority of Burnaby residents considering median income statistics. Mr. Sahota believes displaced residents will relocate to other municipalities, eroding the local community.

Laure Revaux, 1227 East 13th Avenue, Vancouver, appeared before Council and spoke in opposition of the proposed rezoning application. Ms. Revaux noted the displacement of existing indigenous people, single parents, youth and elders will lead to the loss of important collective histories. The speaker believes many residents were unable to attend the Public Hearing as they were working or had to care for children at home.

Penny Oyama, 102-7058 14th Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Oyama stated concerns with the negative impacts on displaced residents as the cost of available market rate rental units is far greater than what residents are presently paying.

Nancy Whiteside, 506 Garfield Street, New Westminster, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Whiteside stated concerns regarding the negative impact of housing policies that permit displacement on surrounding municipalities.

Judy Fleming, 6696 195th Street, Surrey, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Fleming stated that some

women fleeing violence that are temporarily living in transition homes are unable to find affordable housing. In some cases, women unable to find housing return to their abusers placing themselves and their children at risk of harm.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #17-26, Bylaw #13877 be terminated.

CARRIED UNANIMOUSLY

5) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 16, 2018 - Bylaw No. 13878

Rez. #17-32

5977 Wilson Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "5977 Wilson Avenue" prepared by Gensler Architects, CDA Inc., and PSF Studio Landscape Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single, high-rise apartment building with townhouses oriented towards Wilson Avenue and a proposed east-west neighbourhood linkage.

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

1. Claire Gallagher, 132 Queen Street West, Toronto
2. Claire Gallagher, 2-630 Carnarvon Street, New Westminster
3. Allan Fernandez, 6645 Dow Avenue, Burnaby
4. Claire Gallagher, 2-630 Carnarvon Street, Toronto
5. Claire Gallagher, 100 Dundas Street West, Mississauga
6. Claire Gallagher, 2-630 Carnarvon Street, New Westminster
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10. Diane Jeppesen, 7542 Canada Way, Burnaby
11. Laarni Delos Reyes, 1403-7235 Salisbury Avenue, Burnaby
12. Eroca Zales, 5565 Inman Avenue, Burnaby
13. Nancy Whiteside, 506 Garfield Street, New Westminster

14. Cate May Burton, 3612 West 4th Avenue, Vancouver
15. Amrita Parmar, 7797 12th Avenue, Burnaby
16. Richele Greenwood, 527 Carnarvon Street, New Westminster
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28. Patrick Foreman, 698 Twentieth Street, New Westminster
29. Gwyneth McIntosh, 1922 East 8th Avenue, Vancouver
30. Angela Boscariol, 7390 Pandora Street, Burnaby
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 96. Sani Dzafic, 5977 Wilson Avenue, Burnaby
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 98. Shannon Blakeman, 3777 Cambie Street, Vancouver
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 100. Karen Murphy, 316-6366 Cassie Avenue, Burnaby
 101. Patrick Clark, 212-10342 148 Street, Surrey
 102. Morgan McKee, 5430 Portland Street, Burnaby
 103. Kim Van Ingen, 217-1064 Howie Avenue, Coquitlam

104. Morgan McKee, 5430 Portland Street, Burnaby
105. Stan Datsko, 1064 Howie Street, Coquitlam
106. Shirley Sinclair, 5430 Portland Street, Burnaby
107. Morgan McKee, 5430 Portland Street, Burnaby
108. Gerry McKee, 5430 Portland Street, Burnaby
109. Matthew Van Den Hooven, PO Box 16, Nanaimo
110. Gwyn McIntosh, 1922 West 8th Avenue, Vancouver
111. David Fahey, 4778 Fernglen Place, Burnaby
112. Craig Pavelich, 4174 Union Street, Burnaby
113. Heather Duff, 7242 Jubilee Avenue, Burnaby
114. Mira Dzafic, 7220 Edmonds Street, Burnaby
115. Tima Bhatti, 101-5979 Wilson Avenue, Burnaby
116. Mira Dzafic, 6525 Telford Avenue, Burnaby
117. Mira Dzafic, 5977 Wilson Avenue, Burnaby
118. Mira Dzafic, 6366 Cassie Avenue, Burnaby
119. Craig Jorgensen, 2488 East 29th Avenue, Vancouver
120. Geri Madden, 7007 Willingdon Avenue, Burnaby
121. Astrid Castaneda, 6695 McKay Avenue, Burnaby
122. Reinhard Schauer, 201-5868 Olive Avenue, Burnaby
123. Srinivas S. Rangaraj & Nalini Tubgere Viswanath, 312-5888 Olive Avenue, Burnaby
124. Gustavo Fernandez, 6695 McKay Avenue, Burnaby
125. Sukhbir Sandhu, 203-625 Cross Creek, New Brunswick
126. Jeff Liu, 449 Wilson Street, New Westminster
127. Barry Waterlow, 302-5250 Victory Street, Burnaby
128. Kim Zander, 1218 East 15th Avenue, Vancouver
129. Amber Keane, 7626 Sussex Avenue, Burnaby
130. Phillip Dluhy, 76 Coburg Street, New Westminster
131. Donna Polos, 4652 Victory Street, Burnaby
132. Dorothy Field, 1560 Gladstone Avenue, Victoria
133. Stephanie Smith, BCGEU President

The following speakers appeared before Council and spoke to the proposed rezoning application:

Noshire Balsara, 1503-5967 Wilson Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns regarding the negative impact of construction on residents and the impact of population densification on traffic congestion.

Stephen Samuel, 1941 East Broadway, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Samuel referenced the Community Charter and requested Council prioritize the needs of the community. The speaker believes the displacement of existing residents will increase homelessness.

Councillor Dhaliwal left the Council Chamber at 8:57 p.m.

Maurie Jackson, 7937 Elwell Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Jackson stated that some residents were unable to attend the Public Hearing for various reasons and that current and proposed rezonings are creating a hostile community environment. The speaker requested Council require developers to cater to the needs of all Burnaby residents and create a plan that will provide affordable housing.

Councillor Dhaliwal returned to the Council Chamber at 9:00 p.m.

Kimberly Thomson Suzuki, 6128 Patterson Avenue, Burnaby, appeared before Council and stated concerns with the proposed rezoning application. Ms. Suzuki does not support the increased privatization of spaces (such as gardens and playgrounds) and the exclusion of residents from private property. The speaker requested Council maintain the sidewalk along Wilson Avenue as it is a walkway to Chaffey-Burke Elementary School and is a safe route to school.

Marouf Rabib, 310-5979 Wilson Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated displaced residents are facing discrimination when seeking new housing and requested Council and the Provincial Government provide greater assistance to tenants and build affordable housing units.

Pooja Batti, 106-5179 Wilson Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Batti believes increased rents will decrease the ability of parents to financially support their child/children's post-secondary education. Children unable to afford post-secondary school may be required to choose between housing security and education.

Earl Pollitt, 105-6031 Wilson Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Pollitt stated that Wilson Avenue is seeing an increase in development that is resulting in the displacement of existing residents. The speaker stated concerns with construction noise, traffic congestion and is concerned increased noise will impact his ability to conduct business at home. The unaffordability of the rental market is negatively impacting displaced residents mental health, impeding access to local health services and diminishing the diversity of the community.

Patricia Moreno, 6525 Telford Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Moreno believes the proposed tenant assistance plan is insufficient to aid displaced residents and is concerned about the displacement of families and dogs.

Daniel Lewis, 6969 Fredrick Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Lewis stated the proposed rezoning will displace residents contravening the right to housing identified as a human right by the United Nations. The speaker believes existing rental units are not being maintained with the intent to force residents to seek alternative housing. Mr. Lewis believes displaced residents cannot afford to relocate temporarily while they seek more permanent housing and are at risk of becoming homeless.

Rick McGowan, 4155 Sardis Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. McGowan requested Council consider inclusionary zoning that supports the development of buildings that offer both owner and renter housing options. The speaker requested Council reallocate recreation infrastructure capital funds such as those earmarked for ice rinks in South Burnaby, and increase the percentage of density bonus money (dedicated to housing) to facilitate the development of affordable housing.

Fred Hinmueller, 6939 Gray Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Hinmueller does not believe current housing policies are effective and requested Council consider alternatives.

Reinhard Schauer, 201-5868 Olive Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Schauer does not believe the community was appropriately consulted in the development of the Metrotown Downtown Plan. The speaker requested Council support an independent review of the Metrotown Downtown Plan to determine what actions/policies may be required to ensure the protection and maintenance of an inclusive downtown centre.

Kari Michaels, BCGEU, 2875 East 25th Avenue, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Michaels requested Council impose a moratorium on demolitions until the housing crisis has abated. The speaker stated that some BCGEU members were unable to attend the Public Hearing due to work and family responsibility conflicts. Displaced residents have little to no choice but to rent homes they cannot afford and are working more than one job to pay their rent. Ms. Michael believes displacement is negatively impacting families as children may need to change schools, and inadequate rental options for families leading to overcrowding.

Derek Sahota, Teaching Support Staff Union, 118-9191 University Crescent, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Sahota referenced the City's Social Sustainability Plan (SSP) and does not believe current housing policies reflect the statements contained in the SSP.

Richele Greenwood, 1301-527 Carnarvon Street, New Westminster, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Greenwood believes lack of affordable housing options in Burnaby are forcing residents to spend a significant percentage of their income on housing. The speaker requested Council implement a moratorium on demolitions to prevent the continued displacement of existing residents.

Ivan Holmes, 111-6508 Silver Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Holmes stated concerns regarding the capacity of existing infrastructure to accommodate increases in waste water volume, and drinking water demand. The speaker does not believe the proposed tenant assistance program provides enough financial support to residents to offset the negative impacts of displacement. Mr. Holmes requested Council consider a moratorium on demolitions and development, take action to slow the overall pace of development, and consider the implementation of a population cap thereby encouraging immigrants/migrants to seek housing in less populated areas of the province.

Penny Oyama, 102-7058 14th Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Oyama requested Council consider increasing population densification in industrial areas as an alternative to Metrotown.

Murray Martin, 1403-7235 Salisbury Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Martin requested Council consider increasing density in locations other than Metrotown and stated many residents have already left Burnaby as they have secured housing elsewhere.

Councillor Calendino left the Council Chamber at 9:55 p.m.

Councillor Calendino returned to the Council Chamber at 9:57 p.m.

Councillor McDonell left the Council Chamber at 9:59 p.m.

Councillor McDonell returned to the Council Chamber at 10:01 p.m.

Ivan Holmes, 111-6508 Silver Avenue, Burnaby, appeared before Council for a second time. Mr. Holmes requested Council take action to stop the rezoning applications and subsequent demolitions as existing residents cannot afford to live in Burnaby if they do not have access to affordable housing.

Reinhard Schauer, 201-5868 Olive Avenue, Burnaby, appeared before Council and spoke for a second time. Mr. Schauer believes the population projections communicated by the City are inaccurate and therefore the proposed development is unwarranted.

Councillor Wang left the Council Chamber at 10:07 p.m.

Stephen Samual, 1941 East Broadway, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Samual requested Council consider rezoning less dense areas of the City and refrain from increasing density in Metrotown. The speaker requested Council consider policy options that would protect existing rental housing stock while also accommodating projected increases in population.

Zoe Luba, 4806 Dundas Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Luba criticized the Metrotown Downtown Plan's public consultation processes, stating that survey responses were minimal and engagement opportunities were only offered in English.

Councillor Wang returned to the Council Chamber at 10:11 p.m.

Emily Luba, 4806 Dundas Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Luba requested Council consider subsidizing housing with tax revenues to ensure all residents can afford to live in Burnaby. The speaker requested Council consider policy options that focus on the development of affordable housing.

Chun Ling Wen, 216-5868 Olive Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Wen believes the rezoning if approved and proposed development will negatively impact residents spiritually, physically and mentally.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #17-32, Bylaw #13878 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the Public Hearing be recessed for ten minutes.

CARRIED UNANIMOUSLY

The Public Hearing was recessed at 10:23 p.m.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the Public Hearing do now reconvene.

CARREID UNANIMOUSLY

The Public Hearing reconvened at 10:34 p.m.

6) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 17, 2018 - Bylaw No. 13879

Rez. #17-34

6433 McKay Avenue and 6366 Cassie Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Cassie and McKay" prepared by Buttjes Architecture Inc. and PWL Partnership Landscape Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single high-rise apartment building with townhouses fronting Cassie and McKay Avenues.

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

1. Claire Gallagher, 132 Queen Street West, Toronto
2. Claire Gallagher, 2-630 Carnarvon Street, New Westminster
3. Allan Fernandez, 6645 Dow Avenue, Burnaby
4. Claire Gallagher, 2-630 Carnarvon Street, Toronto
5. Claire Gallagher, 100 Dundas Street West, Mississauga
6. Claire Gallagher, 2-630 Carnarvon Street, New Westminster
7. Claire Gallagher, 1403-7325 Salisbury Avenue, Burnaby
8. Nadya Boski, 2-7155 MacPherson Avenue, Burnaby
9. Lori Goldman, 402-803 Fairview Road, Penticton
10. Diane Jeppesen, 7542 Canada Way, Burnaby
11. Laarni Delos Reyes, 1403-7235 Salisbury Avenue, Burnaby
12. Eroca Zales, 5565 Inman Avenue, Burnaby
13. Nancy Whiteside, 506 Garfield Street, New Westminster
14. Cate May Burton, 3612 West 4th Avenue, Vancouver
15. Amrita Parmar, 7797 12th Avenue, Burnaby
16. Richele Greenwood, 527 Carnarvon Street, New Westminster

17. Melany Lang, 19-7775 120A Street, Surrey
18. Janet Hudgins, Vancouver
19. Patricia Emko, 345 Cedar Street, New Westminster
20. Laquie Keddie, 1066 East 11th Avenue, Vancouver
21. Georges Wilson, 203-1400 East 11th Avenue, Vancouver
22. Brian T. Funk, 6366 Cassie Avenue, Burnaby
23. Peter Lojewski, 610-668 Columbia Street, New Westminster
24. Denis Boko, 1509-7088 18 Avenue, Burnaby
25. Linda Ham, 1509-7088 18 Avenue, Burnaby
26. Noel Ouellette, 2-241 Townsend Street, New Westminster
27. Slobodan Salindrija, 7150 Fulton Avenue, Burnaby
28. Patrick Foreman, 698 Twentieth Street, New Westminster
29. Gwyneth McIntosh, 1922 East 8th Avenue, Vancouver
30. Angela Boscariol, 7390 Pandora Street, Burnaby
31. Zivar Forsatian, 555 Cambie Street, Abbotsford
32. Stephanie Langford, 1436 Graveley Street, Vancouver
33. Amanda Greenlay, 19219 66 Avenue, Surrey
34. Susan Greenwood, 6654 Mockingbird Lanes, Mississauga
35. Laura McDonagh, 108 26th Street East, North Vancouver
36. Claudia Schwan, 1239 Park Terrace, Victoria
37. David Chen, 568 Hawks Avenue, Vancouver
38. Abby Rod, 521-455 Ginger Drive, New Westminster
39. Mary Kennedy, 21670 119 Avenue, Maple Ridge
40. Michele Mannila, 3576 East 23rd Avenue, Vancouver
41. Michael Kirkland, 19379 Cusick Crescent, Pitt Meadows
42. Dan Helfrich, 375 East 3rd Street, North Vancouver
43. Femida Hassanali, Apartment 204, Vancouver
44. Catherine Lee, 2131 Stirling Avenue, Richmond
45. Pam O'Neill, 2210 Clarke Street, Port Moody
46. Pat Gibbs, 14-22411 124 Avenue, Maple Ridge
47. Sandra Berman, 3950 Willow Street, Vancouver
48. Farida Lalji, 990 Adair Avenue, Coquitlam
49. Jean Swanson, 37-950, Terrace
50. Bruce Gunn, 75 Martin Street, Penticton
51. Susanna Kaljur, 4654 Arran Road, Courtenay
52. Sheila Pratt, 14092 Silver Valley Road, Maple Ridge
53. Mary Garvin, 106-650 Bucketwheel, Vancouver
54. Rafe Sunshine, 304-1653 Oak Bay Avenue, Victoria
55. Joanna Wilkinson, 403-20 Olympia Avenue, Victoria
56. Hollie Brown, 901 Hereward Road, Victoria
57. Alexander Daughtry, 1320 Salisbury Drive, Vancouver
58. Kathy Weistra, 105-430 Ninth Street, New Westminster
59. Robert Lee, 2520 Wark Street, Victoria
60. Tanya Johnson, 3042 Noel Drive, Burnaby
61. Allan Crawshaw, 138 Dallas Road, Victoria
62. Martin Merkli, 301, Burnaby
63. Alison Coolican, 308-4160 Albert Street, Burnaby

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64. Kim Patrick O'Leary, 221 Hythe Avenue, Burnaby
 65. Anita Romaniuk, 797 West 24th Avenue, Vancouver
 66. Jody Koinoff, 740 Carnarvon Street, New Westminster
 67. Omni Milne, 408-33620 West Broadway, Vancouver
 68. Tim Searle, 101-1007 6th Avenue, New Westminster
 69. Tony Pop, 603 West 8th Avenue, Vancouver
 70. Mary Peters, 301-347 Seventh Street, Nanaimo
 71. Kimball Finigan, 21-8400 Forest Grove Drive, Burnaby
 72. Cathy Griffin, 21-8400 Forest Grove Drive, Burnaby
 73. Christine W, 41 Lurline Avenue, Victoria
 74. Karen Thompson, 42-7055 Blake Street, Vancouver
 75. Anna Kowalewski, 617 Twentieth Street, New Westminster
 76. Lillian Deeb, 1748 East Pender Street, Vancouver
 77. Penny Oyama, 102-7058 14th Avenue, Burnaby
 78. Juan Ayala, 102-7058 14th Avenue, Burnaby
 79. Dee Beattie, 450 Garrett Street, New Westminster
 80. Michael Blais, 317-7268 Balmoral Street, Burnaby
 81. Tara Black, J123-13305 104 Avenue, Surrey
 82. Matt Greaves, 2158 Wall Street, Vancouver
 83. Jennifer Racine, 7076 Maureen Court, Burnaby
 84. Nancy Yee, 311-590 Whiting Way, Coquitlam
 85. Edward Hepting, 3896 Elmwood Street, Burnaby
 86. Keltie Jeakins, 2225 Triumph Street, Vancouver
 87. Tim Kennelly, 7739 Gray Avenue, Burnaby
 88. James Coccola, 2610-5380 Oben Street, Vancouver
 89. Scott Nunn, 202 Carnarvon Street, New Westminster
 90. Tabitha Naismith, 13460 70B Avenue, Surrey
 91. David Hendry, 408-680 Clarkson Street, New Westminster
 92. Kari Michaels, 2875 East 25h Avenue, Vancouver
 93. Mohammad Mohebtash, 311-6433 McKay Avenue, Burnaby
 94. Paul Holden, 216-6350 Willingdon Avenue, Burnaby
 95. Matthew Hunter, 2-6585 McKay Avenue, Burnaby
 96. Sani Dzafic, 6366 Cassie Avenue, Burnaby
 97. Sani Dzafic, 5977 Wilson Avenue, Burnaby
 98. Sani Dzafic, 6433 McKay Avenue, Burnaby
 99. Stephen Vincent, 315-6366 Cassie Avenue, Burnaby
 100. Shannon Blakeman, 3777 Cambie Street, Vancouver
 101. Karen Murphy, 316-6366 Cassie Avenue, Burnaby
 102. Patrick Clark, 212-10342 148 Street, Surrey
 103. Morgan McKee, 5430 Portland Street, Burnaby
 104. Kim Van Ingen, 217-1064 Howie Avenue, Coquitlam
 105. Karen Murphy, 316-6366 Cassie Avenue, Burnaby
 106. Morgan McKee, 5430 Portland Street, Burnaby
 107. Stan Datsko, 1064 Howie Avenue, Coquitlam
 108. Shirley Sinclair, 5430 Portland Street, Burnaby
 109. Morgan McKee, 5430 Portland Street, Burnaby
 110. Gerry McKee, 5430 Portland Street, Burnaby

111. Matthew Van Den Hoove, PO Box 16, Nanaimo
112. Gwyn McIntosh, 1922 West 8th Avenue, Vancouver
113. David Fairey, 4788 Fernglen Place, Burnaby
114. Craig Pavelich, 4174 Union Street, Burnaby
115. Heather Duff, 7742 Jubilee Avenue, Burnaby
116. Mira Dzafic, 7220 Edmonds Street, Burnaby
117. Mira Dzafic, 6525 Telford Avenue, Burnaby
118. Mira Dzafic, 5977 Wilson Avenue, Burnaby
119. Mira Dzafic, 6366 Cassie Avenue, Burnaby
120. Craig Jorgensen, 2488 East 29th Avenue, Vancouver
121. Geri Madden, 7007 Willingdon Avenue, Burnaby
122. Astrid Castaneda, 6695 McKay Avenue, Burnaby
123. Reinhard Schauer, 201-5868 Olive Avenue, Burnaby
124. Gustavo Fernandez, 6695 McKay Avenue, Burnaby
125. Jeff Liu, 449 Wilson Street, New Westminster
126. Mark Van, 101-6533 McKay Avenue, Burnaby
127. Barry Waterlow, 302-5250 Victory Street, Burnaby
128. Kim Zander, 1218 East 16th Avenue, Vancouver
129. Amber Keane, 7624 Sussex Avenue, Burnaby
130. Phillip Dluhy, 76 Coburg Street, New Westminster
131. Donna Polos, 4652 Victory Street, Burnaby
132. Dorothy Field, 1560 Gladstone Avenue, Victoria
133. Stephanie Smith, BCGEU President

The following speakers appeared before Council and spoke to the proposed rezoning application:

Maurie Jackson, 7937 Elwell Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Jackson believed renters are at a disadvantage when dealing with landlords. The speaker stated concerns about his ability to find affordable housing near his elderly mother.

Kari Michaels, BCGEU, 2875 East 25th Avenue, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Michaels believes Burnaby is experiencing a housing crisis and requested Council not approve the proposed rezoning application. The speaker referred to a housing report co-authored by the BCGEU that purports high-rise development increases housing speculation and is contributing to the unaffordability of the housing market. Ms. Michaels requested Council develop rental housing, create temporary housing for displaced residents and require developers to provide affordable units in newly developed buildings.

Paul Holden, 6350 Willingdon Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Holden requested a temporary sidewalk be installed during the construction phase of the development, and street lighting be increased for safety reasons. The speaker

stated that many newly developed units are vacant and local businesses are struggling. Mr. Holden requested Council suspend development, address issues of under occupancy, and consider policy options that would see the community benefit equal the benefits realized by the developers.

David Newfeld, 306-1723 Victoria Drive, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Newfeld is concerned about the negative impact on displaced residents and requested Council use surplus money to purchase apartments on the lower floors of existing buildings and make them available to displaced residents at affordable rates.

Camilla Alexeera, 107-6366 Cassie Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Alexeera believes displaced residents cannot afford market rate rentals and that high rents are pushing working people below the poverty line. The speaker shared concerns regarding children that may need to change schools if their families move out of the community. Ms. Alexeera stated the current building is in good condition and with some basic maintenance could last for many more years. The speaker believes many new buildings are not fully occupied, and Metrotown parks sit empty because families can't afford to live in the community.

Erika Schinzel, 312-6366 Cassie Avenue, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. Ms. Schinzel believes the building to be in good condition and has a nice garden. The speaker requested Council protect rental buildings as displaced residents may relocate farther away facing increased transportation costs and disconnection from their community network. Ms. Schinzel requested Council consider developments in alternative areas to Metrotown.

Bruce Flemming, 16-7553 Humphries Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Flemming stated concerns regarding the height of the building and emergency services ability to responds to emergency events (such as a fire or earthquake). The speaker requested Council consider buildings that are of a reasonable height to ensure public safety.

Reinhard Schauer, 201-5868 Olive Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Schauer believes the building to be in good condition and with proper maintenance could potentially last for an additional 20 years. The speaker requested Council require developers to provide an independent assessment that speaks to the condition of the home and not permit the demolition of a building until it has reached its end of life.

Steven Samuel, 1941 East Broadway, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Samuel requested

Council consider rezoning lower density properties (such as single family residences) instead of existing Metrotown apartment buildings.

Derek Sahota, Teaching Support Staff Union, 118-9191 University Crescent, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Sahota believes working class residents can no longer afford to live in Burnaby and requested Council provide affordable housing to working people allowing them to live in the communities they support.

Murray Martin, 1403-7235 Salisbury Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application.

Emily Luba, 4086 Dundas Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Luba expressed concerns regarding the negative impact on residents that are being displaced.

Penny Oyama, 102-7058 14th Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #17-34, Bylaw # 13879 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 11:26 p.m.

Derek Corrigan
MAYOR

Kate O'Connell
CITY CLERK