



## **PUBLIC HEARING MINUTES**

**Tuesday, 2018 December 11**

A Public Hearing (Zoning and Heritage Designation & Revitalization) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2018 December 11 at 7:00 p.m.

### **CALL TO ORDER**

PRESENT: His Worship, Mayor Mike Hurley  
Councillor Pietro Calendino  
Councillor Sav Dhaliwal  
Councillor Dan Johnston  
Councillor Colleen Jordan  
Councillor Joe Keithley  
Councillor Paul McDonell  
Councillor James Wang

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

STAFF: Mr. Lou Pelletier, Director Planning and Building  
Mr. Ed Kozak, Deputy Director Planning and Building  
Ms. Blanka Zeinabova, Deputy City Clerk  
Ms. Monica Macdonald, Administrative Officer

His Worship, Mayor Mike Hurley called the meeting to order at 7:02 p.m.

His Worship, Mayor Mike Hurley acknowledged the unceded, traditional, and ancestral lands of the hən̓q̓əmi̓ñəm̓ and s̓k̓w̓x̓w̓ú7mesh speaking people, and extended appreciation for the opportunity to hold a meeting on this shared Coast Salish territory.

### **ZONING BYLAW AMENDMENTS**

**A1) Burnaby Zoning Bylaw 1965,  
Amendment Bylaw No. 32, 2018 - Bylaw No. 13924**

Rez. #16-38

7422, 7470 Buller Avenue

From: M1 Manufacturing District and M2 General Industrial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines and the development plan entitled "Proposed Multi-Family Development, 7470 and 7422 Buller Avenue, Burnaby, BC" prepared by Integra Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey stacked townhouse development (124 units) with full 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:

**Joel Gibbs**, 7777 12<sup>th</sup> Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that the development is close to the SkyTrain station and requested that Council reconsider parking requirements mandated by the City, reduce parking for the development to encourage use of public transportation and support more sustainable land use.

**Natasha Silva**, #41-7128 Stride Avenue, Burnaby, appeared before Council and noted that frequent road closures of Prenter Street by the film studios can be disruptive and unsafe to cyclists who use Irmin Street as a detour. With construction and road closures, Ms. Silva expressed additional safety concerns for cyclists, as BC Parkway in this area is a narrow, gravel path. The speaker requested improvements to BC Parkway to accommodate needs of cyclists and their safety.

**Yogesh Sharma**, 6010 Irmin Street, Burnaby, appeared before Council and expressed concern with the development in the area due to accessibility to his neighbours' properties. In addition, Mr. Sharma requested that an alternative location to Irmin Street be identified for the entrance to the underground parking, as the street is narrow and experiences high traffic volumes. The speaker suggested Council consider high density zoning for properties across the street from the planned development.

**MOVED BY COUNCILLOR JOHNSTON**  
**SECONDED BY COUNCILLOR DHALIWAL**

THAT this Public Hearing for Rez. #16-38, Bylaw #13924 be terminated.

CARRIED UNANIMOUSLY

**A2) Burnaby Zoning Bylaw 1965,  
Amendment Bylaw No. 44, 2018 - Bylaw No. 13950**

Rez. #17-18

4838 Hastings Street

From: CD Comprehensive Development District (based on C2 Community Commercial District and RM3 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on C2 Community Commercial District, RM3 Multiple Family Residential District, P1 Neighbourhood Institutional District, and Hastings Street Area Plan guidelines)

The purpose of the proposed zoning bylaw amendment is to permit the operation of a child care facility for 86 children.

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

1. **Sally Tam**, 4817 Pender Street, Burnaby
2. **Edwin Wong**, 4801 Pender Street, Burnaby
3. **Mike Wong**, 4827 Pender Street, Burnaby

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

**Dave Taylor**, 4787 Pender Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with increased traffic, congestion, and parking challenges. Mr. Taylor requested that parking be restored on Hastings Street, between Gamma Avenue and Delta Avenue. The speaker further requested the City ensure sufficient parking for employees of the businesses in the commercial districts. In addition, Mr. Taylor question whether the top three floors of the building comply with the City's current zoning.

**Joel Gibbs**, 7777 12<sup>th</sup> Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application.

**MOVED BY COUNCILLOR JOHNSTON**  
**SECONDED BY COUNCILLOR WANG**

THAT this Public Hearing for Rez. #17-18, Bylaw #13950 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT staff report back to Council regarding parking and property compliance.

CARRIED UNANIMOUSLY

**A3) Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 45, 2018 - Bylaw No. 13951**

Rez. #18-42

5140 North Fraser Way

From: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled "Coanda Research & Development Corporation 5140 North Fraser Way" prepared by Taylor Kurtz Architecture and Design Inc.)

The purpose of the proposed zoning bylaw amendment is to permit an expansion of the floor area of the proposed building to accommodate two mezzanines and minor exterior changes to the building.

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 WANG

THAT this Public Hearing for Rez. #18-42, Bylaw #13951 be terminated.

CARRIED UNANIMOUSLY

**B1) Burnaby Heritage Designation  
Bylaw No. 2, 2018 - Bylaw No. 13947**

6985 Canada Way

The purpose of the proposed bylaw is to designate the Lonsdale Guardhouse Residence as a protected heritage site and authorize the listing of the subject property on the Burnaby Community Heritage Register as Protected Heritage property.

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

No speakers appeared before Council in support or opposition to the proposed heritage designation application.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Heritage Designation, Bylaw #13947 be terminated.

CARRIED UNANIMOUSLY

**B2) Burnaby Heritage Revitalization Agreement  
Bylaw No. 2, 2018 - Bylaw No. 13948**

6985 Canada Way

The purpose of the proposed bylaw is to provide for the retention and protection of the Lonsdale Guardhouse Residence to ensure specific design controls and provide necessary zoning variances to allow for the subdivision and development of the existing R5 Residential District property as a City heritage site.

No letters were received in response to the proposed heritage revitalization application.

The following speaker appeared before Council and spoke to the proposed heritage revitalization agreement:

**Joel Gibbs**, 7777 12<sup>th</sup> Street, Burnaby, appeared before Council noting a proximity to the Edmonds SkyTrain station, and requested Council consider a higher density development allowing more residents access to rapid transit.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Heritage Revitalization Agreement, Bylaw #13948 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:55 p.m.

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Mike Hurley  
MAYOR

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Blanka Zeinabova  
DEPUTY CITY CLERK