



## **PUBLIC HEARING MINUTES**

**Tuesday, 2019 June 25**

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2019 June 25 at 6:00 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. Johannes Schumann, Assistant Director Current Planning  
Ms. Blanka Zeinabova, Deputy City Clerk  
Ms. Nikolina Vracar, Administrative Office 2  
Ms. Lauren Cichon, Administrative Officer 1

His Worship, Mayor Mike Hurley called the meeting to order at 6:00 p.m.

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

### **ZONING BYLAW AMENDMENTS**

1) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 14, 2019 - Bylaw No. 14030**

Rez. #18-24

4161 Dawson Street

From: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Gilmore Station Area master Plan " prepared by IBI Group)

To: Amended CD Comprehensive Development District (based on C3, C3f General Commercial District, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines, and in accordance with the development plan entitled "Gilmore Place Phase 2" prepared by IBI Group)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a high-rise office building (Gilmore Place Phase II Commercial Tower 4), commercial podiums, underground parking, and public open space in accordance with the Gilmore Place Master Plan.

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

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #18-24, Bylaw #14030 be terminated.

CARRIED UNANIMOUSLY

2) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 15, 2019 - Bylaw No. 14031**

Rez. #19-05

4488 Kingsway

From: CD Comprehensive Development District (based on C3 General Commercial District and P8 Parking District)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District and the Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Bosa Residential Sales Centre" prepared by Leckie Studio Architecture + Design Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a residential sale centre as an interim use.

Two (2) letters were received in response to the proposed rezoning application:

1. Miami Benz, 6089 Willingdon Avenue, Burnaby
2. Annie Chyu, 520-6028 Willingdon Avenue, Burnaby

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #19-05, Bylaw #14031 be terminated.

CARRIED UNANIMOUSLY

3) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 16, 2019 - Bylaw No. 14032**

Rez. #18-33

8351 Fraser Reach Court

From: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled "Riverbend Business Park – Lot 4" prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a two-storey light-industrial manufacturing, warehouse and office building.

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

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #18-33, Bylaw #14032 be terminated.

CARRIED UNANIMOUSLY

4) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 17, 2019 - Bylaw No. 14033**

Rez. #19-08

4320/4331 Dominion Street and 4405 Norfolk Street

From: CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District, P8 Parking District and B2 Urban Office District)

To: Amended CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District, P8 Parking District and B2 Urban Office District, and in accordance with the development plan entitled "Grand Villa Casino, Burnaby Slot & Gaming Floor Increase" prepared by MGB Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit an increase in the number of slot machines permitted at the Grand Villa Casino from 1,200 to 1,600.

Ten (10) letters were received in response to the proposed rezoning application:

1. Chris Peters, Tourism Burnaby, 309-4603 Kingsway, Burnaby
2. Leza Muir, Pacific Blue Cross, P.O. Box 7000, Vancouver
3. Sue Cheung, Burnaby Metrotown Rotary Club, P.O. Box 266, Burnaby
4. Antonia Beck, Burnaby Neighbourhood House, 4460 Beresford Street, Burnaby
5. Sheira Stuart, Gateway Casinos, 4331 Dominion Street, Burnaby
6. Pany Aghili, Dixon Transition Society, 204-2101 Holdom Avenue, Burnaby
7. Jennifer Scott, Pat Quinn Classic, 309-4603 Kingsway, Burnaby
8. Paul Holden, Burnaby Board of Trade, 201-4555 Kingsway, Burnaby
9. James Bacon, Variety – the Children's Charity, 4300 Still Creek Dr., Burnaby
10. Anita Lidder, 3857 Parker Street, Burnaby

The following speaker appeared before Council in response to the proposed zoning bylaw amendment:

**Sheira Stuart**, Director - Government Relations, Gateway Casino, appeared before Council and provided an overview of the contribution and community support that the Gateway Casino provided to Burnaby in last few years.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #19-08, Bylaw #14033 be terminated.

CARRIED UNANIMOUSLY

5) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 19, 2019 - Bylaw No. 14037**

Rez. #19-18

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 – Mezzanine Addition" 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 within the proposed building.

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

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #19-18, Bylaw #14037 be terminated.

CARRIED UNANIMOUSLY

6) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 18, 2019 - Bylaw No. 14034**

Text Amendment

The purpose of the proposed zoning bylaw text amendment is to permit a density offset within the RM3, RM4 and RM5 Multiple Family Residential District for the provision of affordable rental housing through new developments throughout Burnaby, in line with the proposed Rental Use Zoning Implementation Policy.

No letters were received in response to the proposed zoning bylaw text amendment.

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Text Amendment, Bylaw #14034 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 6:15 p.m.

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Mike Hurley  
MAYOR

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Blanka Zeinabova  
DEPUTY CITY CLERK