



PUBLIC HEARING MINUTES

Tuesday, 2019 November 19

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, BC on Tuesday, 2019 November 19 at 6:00 p.m.

CALL TO ORDER

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

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

STAFF: Mr. Ed Kozak, Director Planning & Building
Mr. Johannes Schumann, Assistant Director Planning & Building
Ms. Kate O'Connell, City Clerk
Ms. Blanka Zeinabova, Deputy City Clerk

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 hə́nqə́mihə́m and Skwxwú7mesh speaking peoples, 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. 32, 2019 - Bylaw No. 14078

Rez. #19-13

9702 Glenlyon Parkway

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, the Big Bend Development Plan, the Glenlyon Concept Plan guidelines, and in accordance with the development plan entitled "9702 Glenlyon

Parkway Burnaby BC” prepared by Taylor Kurtz Architecture and Design Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a two-storey light industrial 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 CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #19-13, Bylaw #14078 be terminated.

CARRIED UNANIMOUSLY

2) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 33, 2019 - Bylaw No. 14079

Rez. #19-36

3713 Kensington Avenue

From: CD Comprehensive Development District (based on C2 Community Commercial District, P6 Regional Institutional District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on C2 Community Commercial District, C3e General Commercial District, P6 Regional Institutional District and P2 Administration and Assembly District in accordance with the development plan entitled “Adamas ESports” prepared by Dsquared Projects)

The purpose of the proposed zoning bylaw amendment is to permit one of the units within the Fortius Centre to be utilized for an e-sports training facility.

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 CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #19-36, Bylaw #14079 be terminated.

CARRIED UNANIMOUSLY

**3) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 34, 2019 - Bylaw No. 14080**

Rez. #19-37

5751 Marine Way

From: CD Comprehensive Development District (based on C2 Community Commercial District)

To: Amended CD Comprehensive Development District (based on C2 Community Commercial District, Byrne Road and Marine Way Development Plan, Big Bend Development Plan guidelines, and in accordance with the development plan entitled "Revised Statement of Uses" prepared by Anka Cornea and Frederick Li)

The purpose of the proposed zoning bylaw amendment is to permit general commercial uses, based on the C2 Community Commercial District, in the existing specialized retail centre.

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 CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #19-37, Bylaw #14080 be terminated.

CARRIED UNANIMOUSLY

**4) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 35, 2019 - Bylaw No. 14081**

Rez. #19-41

6755 Napier Street

From: R4 Residential District

To: P1 Neighbourhood Institutional District

The purpose of the proposed zoning bylaw amendment is to align the zoning of the subject site with the zoning of 1030 Sperling Avenue, in order to permit a child care use.

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

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

Teresa Lalungo, 6760 Napier Street, Burnaby, appeared before Council seeking clarification on the size of the child care centre. The speaker expressed concerns with the location of the centre due to high traffic in the area, as well as an unhealthy environment at an adjacent property.

Staff recommended the speakers contact the Fraser Health Authority in regards to licencing and the size of the proposed child care centre.

Joan Sandberg, 1124 Sperling Avenue, Burnaby, appeared before Council inquiring about the number of child care spaces.

Staff recommended the speakers contact the Fraser Health Authority in regards to licencing and the size of the proposed child care centre.

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application as there is an urgent need for child care spaces. The speaker suggested the City address environmental impacts (e.g. traffic) and maintain the proposed increase in childcare spaces.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #19-41, Bylaw #14081 be terminated.

CARRIED UNANIMOUSLY

5) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 36, 2019 - Bylaw No. 14082

Rez. #17-07

Portion of 7201 11th Avenue

From: CD Comprehensive Development District (based on RM1, RM5 Multiple Family Residential Districts and C2 Community Commercial District)

To: Amended CD Comprehensive Development District (based on RM4r Multiple Family Residential District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "G6" prepared by Integra Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a six-storey rental building in the Gateway neighbourhood of the multi-phased Southgate Master Plan area.

One (1) letter was received in response to the proposed rezoning application:

1. Allen Hutton, 7304 14th Avenue, Burnaby

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

Bob Estey (applicant), 1285 West Pender Street, 3rd floor, Vancouver, appeared before Council representing G6 Project, and offered to answer any questions Council and public may have.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #17-07, Bylaw #14082 be terminated.

CARRIED UNANIMOUSLY

6) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 37, 2019 - Bylaw No. 14083

Rez. #16-13

4960 Bennett Street and Portion of Lane

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "The Bennett" prepared by IBI Group)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 35-storey high-rise strata apartment building and a six-storey rental apartment podium.

Thirteen (13) letters were received in response to the proposed rezoning application:

1. Lingfang Gai and Yong Li, 1709-6538 Nelson Avenue, Burnaby
2. Hongwei Liang and Xinyu Ke, 2201-6538 Nelson Avenue, Burnaby
3. Muslima Khakimova, 111-4960 Bennett Street, Burnaby
4. Shuzhen Li and Shuren Sheng, 2210-6538 Nelson Avenue, Burnaby
5. Brenda Lee Gumpad, 301-4960 Bennett Street, Burnaby
6. Jing Wang, 2207-6538 Nelson Avenue, Burnaby
7. Li Yan Sun, 1710-6538 Nelson Avenue, Burnaby
8. Natasha Senna, 112-4960 Bennett Street, Burnaby
9. Alex Morrer, 112-4960 Bennett Street, Burnaby

10. Paola Francescutto and Lea Francescutto, 6931 Sussex Avenue, Burnaby
11. Cathy Francescutto, 7415 Magnolia Terrace, Burnaby
12. Stephanie Smith, BCGEU, 4911 Canada Way, Burnaby
13. Reinhard Schauer, 201-5868 Olive Avenue, Burnaby

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

Len Chin, 108-4960 Bennett Street, Burnaby, appeared before Council and inquired regarding assistance to tenants provided by the developer.

Steve Jedreicich (applicant), 1285 Pender Street, 3rd floor, Vancouver, appeared before Council and offered to answer any questions Council and public may have.

Councillor Dhaliwal left at 6:27 p.m.

Alaidjan McGlynn, 201-6630 Sussex Street, Burnaby, appeared before Council stating that demovictions are still occurring and tenants are worried about their housing status. Tenants are not aware of the assistance that is available to them, and there is a communication and knowledge gap. *(Mr. McGlynn noted that he spoke accidentally to Rez. #16-13 – and intended to provide his comments to Rez. #17-26).*

Councillor Dhaliwal returned at 6:29 p.m.

Lynae Kramer, 201-6630 Sussex Street, Burnaby, appeared before Council and inquired regarding the compensation packages for tenants.

Haou Chechien, 101-4960 Bennett Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker asked the City to not put business interests before the interests of existing tenants/families, provide a transparent process, and delay the proposal until the new Tenant Assistance Policy is formally adopted.

Alex Morrer, 112-4960 Bennett Street, Burnaby, appeared before Council and requested the City postpone the rezoning application until the new Tenant Assistance Policy is adopted, tenants are ensured protection, and there are accountability measures in place for developers.

Vlatka Djeric, 214-4960 Bennett Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker noted she would like to stay in the Metrotown area; however, the rental prices are very high.

Sanny Lai, 205-4960 Bennett Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding unaffordable housing costs. Mr. Lai noted he received an eviction notice, and inquired how long he can stay in the building.

Marius Neacsu, 115-4960 Bennett Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested the City adopt the Tenant Assistance Policy to protect the residents, and postpone the considering the rezoning.

Stephanie Langford, 307-1436 Graveley Street, Burnaby, representing the Vancouver Tenant's Union, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed appreciation to Council, the Mayor's Task Force on Community Housing, and the Planning Department staff working hard to develop the new Tenant Assistance Policy. Ms. Langford noted that the rezoning application should be postponed until the Policy is adopted due to challenges and stress faced by the tenants under uncertain terms. Tenants are not aware of the process, and the City should hire more staff to support the residents impacted.

Mazdak Gharibnava, 2223 Prince Edward Street, Vancouver, representing Vancouver Tenant's Union, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested the City adopt the new Tenant Assistance Policy, provide protection to tenants during the relocation, stop demovictions, and put development moratorium in place.

Rocco Trigueros, 304-3737 Bartlett Court, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker noted the residents are misinformed about the process, and requested development moratorium and adoption of the new Tenants Assistance Policy.

Ivan Drury, 10589 North Deroche Road, Deroche, representing Alliance Against Displacement, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns about the loss of low income housing, and noted the City should build on empty lots or single family lots, and not demolish the existing apartments. In addition, Mr. Drury noted assistance to previously misplaced residents has not been addressed.

Destiny, (address not provided), appeared before Council and spoke in opposition to the rezoning application, stating that demovictions are causing stress and health issues on those displaced due to development.

D. Smith, 104-4960 Bennett Street, Burnaby, appeared before Council and inquired regarding the Tenant Assistance Policy adoption timeline, and if there are ongoing maintenance requirements (e.g. policy or bylaw) for the current building.

Akman Bazarov, 111-4960 Bennett Street, Burnaby, appeared before Council and spoke in opposition to the rezoning application. The speaker requested Council adopt the Tenant Assistance Policy before any further rezonings are proposed, and ensure all tenants are protected. The speaker also requested that the Tenant Assistance Policy be a bylaw rather than a policy.

Brian Neeson, 114-4960 Bennett Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding affordability, and noted that more units are not driving the rental cost down. Mr. Neeson stated that he owns a successful local business but is unable to afford Burnaby accommodation and may need to relocate to a different municipality if unaddressed.

Maquie Zhao, 4960 Bennett Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested the Council adopt the new Tenant Assistance Policy, provide the Policy timeline to residents, and ensure the necessary compensation for tenants is provided. Ms. Zhao expressed a desire for the Policy to become a model for the Lower Mainland and requested the Tenant Assistance Policy be a bylaw rather than a policy.

Murray Martin, 1403-7275 Salisbury Avenue, Burnaby, representing ACORN, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with the City forwarding four demovictions (Rez. #16-13, #17-26, #17-27 and #17-30) in one night, misinformation provided to residents, and requested the City halt the rezoning process on these rezonings until the new Tenant Assistance Policy is adopted. The speaker referred to a letter from a developer advising tenants of the rezoning process. A sample of the letter was provided to the Clerk for consideration by Council.

Leslie Madison, 204-5190 Hastings Street, Burnaby, appeared before Council and spoke in opposition to the rezoning application until the Tenant Assistance Policy is adopted and in force.

Sara Sagaii, 2129 Ferndale Street, Vancouver, appeared before Council and thanked the Mayor's Task Force on Community Housing for their Tenant Assistance Policy recommendations. The speaker inquired if the City will provide more outreach and inform tenants, and requested the City postpone the proposed rezoning application until the Policy is adopted.

Stephen Samuel, 1941 East Broadway, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested the City implement a development moratorium, and hire staff to provide information to tenants and advocate on their behalf.

Councillor Dhaliwal left at 8:10 p.m.

Councillor Dhaliwal returned at 8:12 p.m.

Councillor Wang left at 8:13 p.m.

Mr. Samuel suggested the City postpone the four rezoning applications (Rez. #16-13, #17-26, #17-27 and #17-30) until the Tenant Assistance Policy is adopted.

Alexander Panich, 6128 Patterson Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed support for the increased density that is implemented in a responsible manner. Ms. Panich requested the City postpone this application, provide clear

information about the new Tenant Assistance Policy, and develop long-term plans to accommodate more residents in the area, and provide more community spaces.

Councillor Wang returned at 8:17 p.m.

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with the number of replacement units, and the size of the new rental units compared to those lost. Mr. Gibbs noted that the proposed development does not take steps to reduce greenhouse gas emissions. The speaker requested the City suspend all demovictions, and adopt the new Tenant Assistance Policy.

Cecile Revaux, 1227 East 13th Avenue, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker noted there is a lack of rental accommodation in the Metrotown area, and when the new Tenant Assistance Policy that addresses rights and compensation will be finalized by Council.

Akman Bazarov, 111-4960 Bennett Street, Burnaby, appeared before Council for the second time, and expressed concerns with tenant support process.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #16-13, Bylaw #14083 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

THAT staff be directed to report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #16-13 prior to the second reading of the bylaw; and

THAT a copy of the report, including the new Tenant Assistance Policy, be distributed to the individuals that wrote and/or spoke at the Public Hearing, and all tenants in the building.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR DHALIWAL

THAT this Public Hearing do now recess for 10 minutes.

CARRIED UNANIMOUSLY

The Public Hearing recessed at 8:39 p.m.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing do now reconvene.

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 8:47 p.m.

7) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 38, 2019 - Bylaw No. 14084

Rez. #17-26

6525 Telford Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM5s and RM5r 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 37-storey market (strata) residential building and a six-storey rental residential building.

Seven (7) letters were received in response to the proposed rezoning application:

1. Jianming Wu, Furong Gong and Sixuan Wu, 5807-6461 Telford Avenue, Burnaby
2. Luke Hsu, 6485 Telford Avenue, Burnaby
3. Vincent Tong, 2006-6461 Telford Avenue, Burnaby
4. Paola Francescutto and Lea Francescutto, 6931 Sussex Avenue, Burnaby
5. Cathy Francescutto, 7415 Magnolia Terrace, Burnaby
6. Stephanie Smith, 4911 Canada Way, Burnaby
7. Reinhard Schauer, 201-5868 Olive Avenue, Burnaby

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

Alaidjan McGlynn, 201-6630 Sussex Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker advised that the proposed development does not provide adequate rental replacement units, suggested the City own the building, and provide information on relocation, subsidies and support to all tenants. Mr. McGlynn requested the City adopt the Tenant Assistance Policy before proceeding further. *(Mr. McGlynn noted that he spoke to previous rezoning - Rez. #16-13 - wrongly).*

Rocco Trigueros, 304-3737 Bartlett Court, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker inquired if the City can keep the building and protect rental units.

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

Stephen Samuel, 1941 East Broadway, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker inquired about the new Tenant Assistance Policy and the City's plans advise effected tenants.

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with a lack of rental units proposed, and the number of parking stalls.

Cecile Revaux, 1227 East 13th Avenue, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with affordability, and requested the developers provide units for \$500 or at welfare/shelter-rent rates.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #17-26, Bylaw #14084 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR KEITHLEY

THAT staff be directed to report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #17-26 prior to the second reading of the bylaw; and

THAT a copy of the report, including the new Tenant Assistance Policy, be distributed to the individuals that wrote and/or spoke at the Public Hearing, and all tenants in the building.

CARRIED UNANIMOUSLY

8) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 39, 2019 - Bylaw No. 14085

Rez. #17-27

6444 Willingdon Avenue and 4241 Maywood Street

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM5s and RM5r Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "6444 Willingdon" prepared by GBL Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single 43-storey apartment building located at the corner of Willingdon Avenue and Maywood Street, townhouse buildings fronting Maywood Street and Cassie Avenue, and a six-storey non-market rental apartment building fronting Willingdon Avenue.

Forty-four (44) letters were received in response to the proposed rezoning application:

1. Mike Bird, 303-4134 Maywood Street, Burnaby
2. Tepei Gheorghe, 403-4194 Maywood Street, Burnaby
3. Judith A. Webster, 708-4194 Maywood Street, Burnaby
4. Joyce Anderson, 604-4165 Maywood Street, Burnaby
5. Nate Webber, 110-6366 Cassie Avenue, Burnaby
6. Lori Zuk, 1108-4165 Maywood Street, Burnaby
7. Li Han, 806-6455 Willingdon Avenue, Burnaby
8. Zhang Jiqiang and Zhu Lingzhi, 1502-4194 Maywood Street, Burnaby
9. Tamara Apresyan, 4134 Maywood Street, Burnaby
10. Doris Shi, 4134 Maywood Street, Burnaby
11. Yau-Ming Wong, 4134 Maywood Street, Burnaby
12. Jean McLean, 1102-4194 Maywood Street, Burnaby
13. Paul Fee, 1407-4194 Maywood Street, Burnaby
14. Kenneth Clarke, 1204-4194 Maywood Street, Burnaby
15. Rosalind Lai, 1005-4134 Maywood Street, Burnaby
16. Joseph Jordan, 1102-4194 Maywood Street, Burnaby
17. Enrique Santiago, 1707-6455 Willingdon Avenue, Burnaby
18. George Lee, 1108-4194 Maywood Street, Burnaby
19. Joanne Chung, 902-4194 Maywood Street, Burnaby
20. Peter van Stolk, 607-4194 Maywood Street, Burnaby
21. A.R. (Liessi) Haussler and G. Dennis Hollo, 1771 Whitehall Drive, London, ON
22. Solange Koltunoff, 306-4134 Maywood Street, Burnaby
23. Lily Chew, 701-4194 Maywood Street, Burnaby
24. Paul Holden, 216-6350 Willingdon Avenue, Burnaby

25. Katherine Tang, 904-4194 Maywood Street, Burnaby
26. Catherine Hickson, Strata Council NW2265, 4134-4194 Maywood Street, Burnaby
27. Dora Mah, Richard Mah, and Sylvia Lee, A406 and A606-4134 Maywood Street, Burnaby
28. Emma Virtue, 1203-4194 Maywood Street, Burnaby
29. Dan Kibke, 1201-4194 Maywood Street, Burnaby
30. Allan Dunning, 1608-6455 Willingdon Avenue, Burnaby
31. Emily Thacker, 1201-4194 Maywood Street, Burnaby
32. Aleksandar Jandrijevic, 1202-4165 Maywood Street, Burnaby
33. Joyce O'Doherty, 1101-4134 Maywood Street, Burnaby
34. Joanna Pan, 4165 Maywood Street, Burnaby
35. Penny Anderson, 1104-6455 Willingdon Avenue, Burnaby
36. Paola Francescutto and Lea Francescutto, 6931 Sussex Avenue, Burnaby
37. Cathy Francescutto, 7415 Magnolia Terrace, Burnaby
38. Yang Fei, Strata Plan NW524, 1706-4105 Maywood Street, Burnaby
39. Don Zhan, 306-6444 Willingdon Avenue, Burnaby
40. Rafael Panis, 1003-4194 Maywood Street, Burnaby
41. Johnny Yip and Yu Shan Yip, 1705-6455 Willingdon Avenue, Burnaby
42. Stephanie Smith, BCGEU, 4911 Canada Way, Burnaby
43. Reinhard Schauer, 201-5868 Olive Avenue, Burnaby
44. Aaron Silverton, 1501-4165 Maywood Street, Burnaby

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

Linda Flegel, 7550 Rosewood Avenue, Burnaby, representing the Board of Directors of New Vista Society, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that the proposed development, in partnership with the BC Housing, will provide 150 non-market housing units that the Society will manage.

Darin Froese, 7550 Rosewood Avenue, Burnaby, representing the New Vista Society, appeared before Council and spoke in support of the proposed rezoning application. The speaker provided details on the proposed development.

Gayle Clark, 6550 Rosewood Avenue, Burnaby, representing the New Vista Society, appeared before Council and spoke in support of the proposed rezoning application. The speaker hopes the project will provide safe and secure social housing for seniors, families, and people with disabilities.

Karen Goatsie, 1105-6455 11th Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker noted the City is displacing residents, residents do not feel safe, and the neighbourhood character is changing.

Cathie Hikson, 1503-4194 Maywood Street, Burnaby, Strata Council Representative, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with increased traffic, the

number of concrete buildings, and the negative impacts to the resident's quality of life.

Joseph Jordan, 1102-4194 Maywood Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker noted that the proposed development does not comply with the City's Vision Statement. Mr. Jordan expressed concerns with noise, air pollution, traffic congestion, and overuse of the City's parks.

Holly McCalum, 901-6455 Willingdon Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with affordability, pedestrian safety, and traffic congestion.

Mike Bird, 303-4134 Maywood Street, Burnaby, appeared before Council and stated his opposition to the proposed rezoning application.

Tien Fu Lu, 1703-4134 Maywood Street, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker expressed concerns with a lack of road infrastructure, and inquired regarding further traffic impact assessment study.

Shaun Georges, 4371 Mayberry Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with traffic congestion and adequate water pressure.

John Aartz, 404-6282 Kathleen Avenue, Burnaby, appeared before Council and shared his experience with relocation. The speaker advised that the tenant assistance process was quite complicated, with lots of paperwork.

Murray Martin, 1403-7275 Salisbury Avenue, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker expressed concerns with densification of the Metrotown area, and tenants' displacement.

Zhan Dong, 306-6444 Willingdon Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with the demoviction process.

Helen Wu, 906-4165 Maywood Street, Burnaby, and Ellen Xiang, 902-4165 Maywood Street, Burnaby appeared before Council and spoke in opposition to the proposed rezoning application. The speakers expressed concerns with pollution, congestion, and loss of sunlight (shadow from the proposed building) and the resulting negative impacts on their quality of life.

Holly McCalum, 901-6455 Willingdon Avenue, Burnaby, appeared before Council and inquired regarding the City's next steps.

Joseph Jordan, 1102-4194 Maywood Street, Burnaby, appeared before Council for a second time, and spoke in opposition to the proposed rezoning application due to lack of sunlight after 11 a.m.

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

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker expressed environmental concerns with the proposed 500 parking stalls, as the development is located near Metrotown and Patterson SkyTrain stations. Mr. Gibbs further noted that the communication between the City and the residents is unsatisfactory.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT the Public Hearing be extended to 11:00 p.m.

CARRIED UNANIMOUSLY

Simon Taylor, 4468 Dawson Street, Burnaby, representing Anthem Properties, appeared before Council and assured Council that Anthem Properties is following all required policies and laws regarding tenant notice, compensation and relocation.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #17-27, Bylaw #14085 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

THAT staff be directed to report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #17-27 prior to the second reading of the bylaw; and

THAT a copy of the report, including the new Tenant Assistance Policy, be distributed to the individuals that wrote and/or spoke at the Public Hearing, and all tenants in the building.

CARRIED UNANIMOUSLY

9) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 40, 2019 - Bylaw No. 14086

Rez. #17-30

6556, 6566, 6580 and 6596 Marlborough Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Marlborough" prepared by GBL)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 34-storey, mixed-tenure apartment building and a four-storey affordable rental apartment building.

Seven (7) letters were received in response to the proposed rezoning application:

1. Akiko Kawamura, 106-6580 Marlborough Avenue, Burnaby
2. Lily Liu, 6638 Dunblane Avenue, Burnaby
3. Paola Francescutto and Lea Francescutto, 6931 Sussex Avenue, Burnaby
4. Cathy Francescutto, 7415 Magnolia Terrace, Burnaby
5. Stephanie Smith, 4911 Canada Way, Burnaby
6. Heloise Oliveira, 101-6540 Marlborough Avenue, Burnaby
7. Reinhard Schauer, 201-5868 Olive Avenue, Burnaby

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

Dmytro Solovyov, 101-6556 Marlborough Avenue, Burnaby, appeared before Council and expressed concerns with increased traffic/noise and lack of sunlight. The speaker noted that he has received many letters from the developer regarding the rezoning process, future eviction, and compensation. The information provided by the development is incessant and confusing causing stress and fear. Additionally, it is challenging to reach the Tenant Support Team from Accorde Properties regarding his compensation. The speaker provided copies of the correspondence and emails he received from the developer and Tenant Support Team. Mr. Solovyov stated concerns with the broad amount of personal information being requested by the developer's Tenant Support Team including but not limited to proof of employment/income, letter of personal reference from past landlords, and a credit check. The speaker is concerned that the developer will not meet the tenant assistance requirements set out by the policy.

Stephanie Langford, 307-1436 Graveley Avenue, Burnaby, appeared before Council on behalf of the Vancouver Tenant's Union noting that tenants are confused regarding the Tenant Assistance Policy. The speaker asked Council to

protect all tenants and consider the impacts that relocation will have on them. Ms. Langford further requested a fully transparent rezoning process with policy information available to the public in advance of the meeting.

Chris Hadican, 108-6588 Marlborough Avenue, Burnaby, appeared before Council and noted that the developer is not communicating with residents. The speaker expressed concerns regarding the small size units at the new buildings compared to existing unit sizes.

Edward Archibald, President of Accorde Properties, 2000-1066 West Hastings Street, Vancouver, appeared before Council and noted that they hired a company to work with the tenants.

Dee Fisher, 6540 Marlborough Avenue, Burnaby, appeared before Council and expressed concerns with the difficulties of finding a new apartment and fear of becoming homeless. The speaker expressed further concerns with housing affordability and tenant displacement.

Murray Martin, 1403-7235 Salisbury Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker noted that the residents need the Tenant Assistance Policy so the developers are legally obligated to provide support.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT the Public Hearing be extended until 11:15 p.m.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #17-30, Bylaw #14086 be terminated.

CARRIED UNANIMOUSLY

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker noted that the new replacement units are smaller than the ones currently provided. Ms. Gibbs requested that the City keep as many units as possible and increase rental stock.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR DHALIWAL

THAT staff be directed to report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #17-30 prior to the second reading of the bylaw; and

THAT a copy of the report, including the new Tenant Assistance Policy, be distributed to the individuals that wrote and/or spoke at the Public Hearing, and all tenants in the building.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:57 p.m.

Mike Hurley
MAYOR

Blanka Zeinabova
DEPUTY CITY CLERK