



PUBLIC HEARING MINUTES

Tuesday, 2019 December 10

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, BC on Tuesday, 2019 December 10 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. Ed Kozak, Director Planning and Building
Mr. Johannes Schumann, Assistant Director Planning & Building
Ms. Blanka Zeinabova, Deputy City Clerk

His Worship, Mayor Mike Hurley called the meeting to order at 6:02 p.m.

His Worship, Mayor Mike Hurley recognized the ancestral and unceded homelands of the hə́nqəminə́m 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. 41, 2019 - Bylaw No. 14097

Rez. #19-54

6857 and 6875 Royal Oak Avenue

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on C9, C9r Urban Village District, RM3, RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines and in accordance with development guidelines prepared by the City)

The purpose of the proposed zoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing and grade level commercial uses.

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

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #19-54, Bylaw #14097 be terminated.

CARRIED UNANIMOUSLY

2) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 42, 2019 - Bylaw No. 14098

Rez. #19-55

5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988 Sunset Street and 5907, 5919, 5931, 5941, 5951, 5969, 5979, 5989 Kincaid Street

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area as guidelines and in accordance with development guidelines prepared by the City)

The purpose of the proposed zoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing.

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

1. Glenn Berlow, 202-5897 Kincaid Street, Burnaby
2. Edward Suda, 313-3953 Godwin Avenue, Burnaby

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

Kevin Harney, 210-4035 Norland Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker noted there is already a large number of low-income housing in the area, and expressed concerns with the protection of the parkland and ecosystem, as many trees will be cut down.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #19-55, Bylaw #14098 be terminated.

CARRIED UNANIMOUSLY

3) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 43, 2019 - Bylaw No. 14099

Rez. #19-56

6488 Byrnpark Drive

From: CD Comprehensive Development District (based on RM2 Multiple Family Residential District as guidelines)

To: CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with development guidelines prepared by the City)

The purpose of the proposed zoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing.

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

1. Allen Hutton, 7304 14th Avenue, Burnaby

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #19-56, Bylaw #14099 be terminated.

CARRIED UNANIMOUSLY

4) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 44, 2019 - Bylaw No. 14100

Rez. #19-57

7510, 7516, 7526, 7536 Kingsway; 7390, 7398 16th Avenue; 7411 15th Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with development guidelines prepared by the City)

The purpose of the proposed zoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing.

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:

Kevin Harney, 210-4035 Norland Avenue, Burnaby, appeared before Council and encouraged Council to designate a percentage of new developments to non-market housing.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #19-57, Bylaw #14100 be terminated.

CARRIED UNANIMOUSLY

5) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 45, 2019 - Bylaw No. 14101

Rez. #19-58

7285 Kitchener Street

From: CD Comprehensive Development District (based on RM1 Multiple-Family Residential District as guidelines)

To: CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Montecito Urban Village Plan as guidelines and in accordance with development guidelines prepared by the City)

The purpose of the proposed zoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing.

Five (5) letters, one petition* containing 480 signatures, and one petition** containing 80 names were received in response to the proposed rezoning application:

1. Shirley Hatch, 1531 Sperling Avenue, Burnaby

2. Verena Dever, 7285 Kitchener Street, Burnaby
3. John and Maureen Templeton, 2012 Meadowood Park, Burnaby
4. Frank Palmieri, 1390 Duthie Avenue, Burnaby*/**
5. Eugeniya Makarova, 1548 Maplehurst Circle, Burnaby
6. Ivana Scigliano, 1519 Augusta Avenue, Burnaby

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

Michael Bogdanovich, 1225 Greystone Drive, Burnaby, read a letter on behalf of Ivana Scigliano, 1519 Augusta Avenue, Burnaby, opposing the proposed rezoning application. Ms. Scigliano expressed concerns with the high density, traffic congestion and parking shortage, as well as pedestrian safety concerns.

Michael Bogdanovich, 1225 Greystone Drive, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with increased density, pedestrian safety, water and sewer service, underground pipeline, and one entry/exit point to the neighbourhood.

Sandra Scott, 7345 Coronado Drive, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding the negative impact on the environment and wildlife, as well as one entry/exit route to the neighbourhood.

Anne Ratelich, 1431 Augusta Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with increased density, traffic congestion, and environment and wildlife protection.

Nick Kvenich, 2948 Phillips Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with regard to wildlife habitat, as there is a fish-bearing stream on the site, and the forest is home to many other animal species. Mr. Kvenich requested an impact study be done on the ecosystem the development to determine the impact of development. The speaker further noted that Augusta Avenue and Woodbrook Place property would be better suited for redevelopment and non-market housing, and requested the City protects the green space and designate the Kitchener property as a park.

Frank Palmieri, 1390 Duthie Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker referred to two petitions submitted, with approximately 600 signatures, as well as he read a letter from 1990 December 10 (Rez. Ref. #53/90) from residents of Kitchener/Augusta/Hutton/Duthie area with a counter-proposal to develop a 'Forest Preserve Park' to maintain the ecological and environmental integrity. Mr. Palmieri expressed further concerns with increased density, traffic volume, and requested Council protect the natural wetland as there are many birds and animals.

Deborah Cleveland, 1545 Augusta Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with increased density, traffic, parking, pedestrian safety, and insufficient bus service. In addition, Ms. Cleveland noted that the Lochdale Elementary School will not be able to accommodate more children. The speaker further noted that the site is a habitat for many birds and animals, the neighbourhood was designated as a bear habitat for a garbage pickup, and submitted a list of species of Kitchener/Augusta forest.

Birgit Fuchs, 7261 Braeside Drive, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with the loss of wildlife habitat and resulting animal displacement, and requested Council reconsider this proposal and protect the ecosystem.

Joseph Kadelec, 7003 Malibu Drive, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application.

Bevan Ho, 7251 Kitchener Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with increased density and loss of green space.

Karan Dharu, 7302 Dunvegan Court, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker supports densification on the existing multi-family lots, and preserving the park.

Danielle Davie, 1429 Hatton Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with pedestrian safety, increased traffic, and insufficient bus service.

Brad Davie, 1429 Hatton Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with one entry/exit point to the neighbourhood, high density, and pedestrian safety due to inadequate sidewalks and lighting.

Councillor Calendino left at 7:13 p.m.

Robert Ponis, 1420 Duthie Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with high density, pedestrian safety, one entry/exit point to the neighbourhood, and increased traffic.

Councillor Calendino returned at 7:16 p.m.

Mr. Ponis expressed further safety concerns due to a pipeline underneath the Kitchener Street. It was noted that the property is currently a wooded wetland with many birds and animals, trees and plants alleviates negative environmental effects, i.e. air pollution. The speaker requested traffic and environmental impact studies, as well as public consultation, and process transparency.

Denman Davie, 1249 Hatton Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with a loss and displacement of wildlife.

Steve Moir, 1227 Greystone Drive, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker referenced a letter from 1990 by Yvan Greig with a formal counter-proposal and request to preserve the forest. Mr. Moir expressed concerns with high density, lack of parking, and access/exit to the neighbourhood.

Councillor Keithley left at 7:48 p.m.

Suzana Bogdanovich, 1227 Greystone Drive, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with children and pedestrian safety, increased traffic, lack of parking, and school overcrowding.

Councillor Keithley returned at 7:50 p.m.

Matt Foley, 6990 Kitchener Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker noted that the development does not fit the neighbourhood, and requested Council protect the land as a parkland.

Connor Stefanison, 1545 Augusta Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with the loss of wildlife and requested forest preservation.

Councillor Wang left at 7:58 p.m.

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and spoke to the proposed rezoning application. The speaker referenced the affordable housing crises; however, pointed to the benefit of greenspace near a high density development.

Councillor Wang returned at 8:01 p.m.

Suzana Bogdanovic, 1227 Greystone Drive, Burnaby, appeared before Council for a second time noting that there are six rezonings for non-market housing sites; however, only one site has a large opposition, and requested Council reconsider the proposal.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #19-58, Bylaw #14101 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT staff be requested to report back to Council, and a copy of the report be forwarded to the presenters on the concerns raised, including, but not limited to: previous 1990 rezoning report and Augusta City-owned land and Woodbrook Pl. green space alternative, as well as environmental issues, etc.

CARRIED

(Opposed: Councillors Calendino, Dhaliwal)

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

THAT the Public Hearing do now recess.

CARRIED UNANIMOUSLY

The Public Hearing recessed at 8:10 p.m.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JORDAN

THAT the Public Hearing do now reconvene.

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 8:18 p.m.

6) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 46, 2019 - Bylaw No. 14102

Rez. #19-59

6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines prepared by the City)

The purpose of the proposed zoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing.

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:

Kelly Ferguson, 7532 Bevan Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested an ecological study and environmental impact assessment be done, and consideration be given to schools and classrooms sizes.

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and spoke to the proposed rezoning application. The speaker suggested the City dedicate land to continually grow and develop non-market housing, and work on affordability.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #19-59, Bylaw #14102 be terminated.

CARRIED UNANIMOUSLY

7) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 48, 2019 - Bylaw No. 14104

Rez. #18-15

7584 MacPherson Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "7584 Macpherson Avenue, Burnaby, British Columbia" prepared by Jordan Kutev Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-unit infill multiple-family residential development.

One (1) letters were received in response to the proposed rezoning application:

1. Jit and Lovleen Khangura, 5616 Rumble Street, Burnaby

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

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and spoke to the proposed rezoning application. The speaker would like to see eight to 10 units on the site.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #18-15, Bylaw #14104 be terminated.

CARRIED UNANIMOUSLY

8) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 49, 2019 - Bylaw No. 14105

Rez. #19-15

4260 Still Creek Drive

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

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Business Park guidelines, and in accordance with the development plan entitled "Exterior Sky Sign Proposal – 2019" prepared by Galaxie Signs Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the installation of a sky sign on the eastern face of an existing five-storey office building.

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

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #19-15, Bylaw #14105 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:29 p.m.

Mike Hurley
MAYOR

Blanka Zeinabova
DEPUTY CITY CLERK

DRAFT