



PUBLIC HEARING

Tuesday, 2016 May 31

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2016 May 31 at 7:00 p.m.

CALL TO ORDER

PRESENT: Councillor Pietro Calendino, Acting Mayor
Councillor Sav Dhaliwal
Councillor Dan Johnston
Councillor Colleen Jordan
Councillor Anne Kang (*arrived at 7:10 p.m.*)
Councillor Nick Volkow
Councillor James Wang (*arrived at 7:08 p.m.*)

ABSENT: His Worship, Mayor Derek Corrigan
Councillor Paul McDonell

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

The Public Hearing was called to order at 7:00 p.m.

1) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 14, 2016 – BYLAW NO. 13596

Rez. #14-44

6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street

From: P1 Neighbourhood Institutional District and RM5 Multiple-Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, P1 Neighbourhood Institutional District, and Metrotown Town Centre Development Plan Guidelines, and in accordance with the development plan entitled "Proposed Multi-Family Residential/Church Development" prepared by Chris Dikeakos Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of two high-rise apartment towers (one 31 storey rental apartment building and one 41 storey strata apartment building), with a church fronting Sussex Avenue.

The Advisory Planning Commission advised it supports the rezoning application.

Twenty-five letters were received in opposition to the proposed zoning bylaw amendment:

Vladimir Kajdan, 2150-4825 Hazel Street, Burnaby
Jean Bowman, 1104-6070 McMurray Avenue, Burnaby
Eric Swanson, 6055 Nelson Avenue, Burnaby
Kitty Chui, 1007-6070 McMurray Avenue, Burnaby
Paul Lazar, 1-6070 McMurray Street, Burnaby
David and Enwei Poon, 1601-4788 Hazel Street, Burnaby
Agnes Ng, 2106-6055 Nelson Avenue, Burnaby
He Tian, 1502-4689 Hazel Street, Burnaby
Tim & Tracy Walsh, 1101-6055 Nelson Avenue, Burnaby
Jenny S. Mok, 1702-4689 Hazel Street, Burnaby
Eileen Hall, 1901-6070 McMurray Avenue, Burnaby
Jean-Claude Dompierre, 1003-4788 Hazel Street, Burnaby
Sanda and Milenko Aleksic, 703-6055 Nelson Avenue, Burnaby
Teri Hitchen, 1601-6070 McMurray Avenue, Burnaby
Melanie Ho, 6070 McMurray Avenue, Burnaby
Glenice English, 1404-6070 McMurray Avenue, Burnaby
Bernice Hirakida, 1340-4825 Hazel Street, Burnaby
Freda Jenkins, 1205-6070 McMurray Avenue, Burnaby
Chung Ming Cheng, 702-4788 Hazel Street, Burnaby
Ethan Liu, 2408-4808 Hazel Street, Burnaby
Nancy Chu, 905-6055 Nelson Avenue, Burnaby
Yuen Wah Ho, 520-4825 Hazel Street, Burnaby
Christina Leung, 604-5899 Wilson Avenue, Burnaby
Ada Mok, 402-4657 Hazel Street, Burnaby
Yuan Yun (Gloria) Gao and Xiu Fang Dong, 802-4788 Hazel Street, Burnaby

Nine letters were received in support of the proposed zoning bylaw amendment:

Jason Kelders, 1703-4390 Grange Street, Burnaby
Fran & Judy Jin, 5910 McKee Street, Burnaby
GuanQun Fang, 102-5788 Sidley Street, Burnaby
Sophia Zhang, 113-5889 Irmin Street, Burnaby
Kevin Aquilario, 4952 Dominion Street, Burnaby
Qui-Hang Wu, 5842 Portland Street, Burnaby
Michael Ferreira, Urban Analytics, 210-2323 Quebec Street, Vancouver
David Hutniak, LandlordBC, 203-1847 West Broadway, Vancouver

Xiao Ling Zhu, 405-4657 Hazel Street, Burnaby

Three petitions were submitted in opposition to the proposed zoning bylaw amendment:

Owners/Residents of Strata Plan NW 2489, 6070 McMurray Avenue (Tower 1), 6055 Nelson Avenue (Tower 2), Burnaby (187 signatories)

Owners of the Spectrum Building, 4788 Hazel Street, Burnaby (40 signatories)

Al Iman Education – Muslim Education and Welfare Foundation of Canada, 101-6125 Sussex Avenue, Burnaby (175 signatories)

The following speakers appeared before Council and spoke to the proposed zoning bylaw amendment:

Freda Jenkins, 1205-6770 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Jenkins stated concerns with: traffic on McMurray, dust, noise (children, emergency services, garbage services, and traffic), construction pollution and decreased standard of living as a result of increased neighbourhood density and ongoing development.

Councillor Kang arrived at the Public Hearing at 7:08 p.m.

Councillor Wang arrived at the Public Hearing at 7:10 p.m.

Teri Hitchen, 1601-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Hitchen stated concerns regarding: the height of the building and the impact on the skyline, the imposition of the building on existing towers and homes in the area, increased vehicle traffic and the impact on emergency service response times, stress on existing medical services, pedestrian and traffic safety, parking, temporary loss of the food bank services and access to existing underground parking facilities. Ms. Hitchen commented on the condition of the existing buildings and questioned the need to replace them.

Councillor Dhaliwal left the Public Hearing at 7:53 p.m.

Councillor Dhaliwal returned to the Public Hearing at 7:57 p.m.

Hilda Hamilton, 1608-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Hamilton stated her concerns regarding: increased traffic, traffic-light management, traffic congestion and safety, inadequate underground parking, illegal guest parking, access to existing parking facilities, impact on emergency service response times, construction dust and noise, increase pollution, decreased quality of life and the likelihood that investment properties will sit vacant.

Alex Fung, 808-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Fung expressed concerns with

increased traffic, noise, pollution and subsequent damage to the environment, and the negative impact of development on the community.

Paul Lazar, 404-6770 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Lazar stated concerns with increased noise, construction dust, pollution and increased traffic as a result of population growth.

David Soon, 2203-6055 Nelson Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Soon stated his concerns regarding the loss of Fraser River and Central Park views, increase air and water pollution, diminished property values and the accessibility of existing green spaces and services.

Ireana Dejanov, 1503-6055 Nelson Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Dejanov stated concerns regarding: unclear information provided in the public notice (specially the subject zone schematic), increased traffic congestion, air pollution, noise, crime, demand on local community services, loss of sunlight, height of the proposed buildings and the loss of views (circulated a photo to Council of the view from her apartment and explained the impact of the development on her existing view). Ms. Dejanov recommended the City consider lower high-rise buildings as they would have less of a negative impact on the surrounding community than the towers proposed.

Dimitrije Dejanov, 1503-6055 Nelson Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Dejanov expressed concerns including: increased stress on existing educational infrastructure, shade over school playgrounds, increased demand on community centre programs and healthcare infrastructure.

Jelica Poldrugovac, 303-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Poldrugovac shared concerns with the loss of views and sunshine.

Reverend Graham Brown Miller, West Burnaby United Church, 6050 Sussex Avenue, Burnaby, spoke in support of the proposed zoning bylaw amendment. Reverend Miller believes that the redevelopment of the church space is necessary to foster the growth of the congregation and will increase access and availability of much needed program space. The speaker confirmed that the proposed parking allocation is in compliance with City regulations and that congregants will be encouraged to take public transit to church services. Reverend Miller spoke to the rental units and highlighted the inclusive and accessible design of the building and apartments. Reverend Miller also confirmed that the existing food bank services would continue throughout the development process as the South Slope United Church will assume the interim operation of the service.

Stanley Lam, 907-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Lam expressed concerns about the lack of visitor parking, lack of unit-allocated parking and suggested that the City consider installing street parking meters in the area. Mr. Lam also shared concerns regarding: traffic congestion, impact on emergency service response times and the ability of existing emergency service levels to support an increase in service demand resulting from densification.

May Fong Cheng, 1004-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Cheng asserted that the proposed new buildings on the west of the development site will impact her privacy and that the increase in population would result in higher pollution levels.

Jamal Siddiqui, Metrotown Islamic Organization, 2440 Wilson Avenue, Port Coquitlam, spoke in opposition to the proposed zoning bylaw amendment. Mr. Siddiqui shared concerns regarding the protection and loss of heritage and community assets. The speaker spoke about the space limitations of the current Metrotown Islamic Organization and their interest in purchasing the existing church. Mr. Siddiqui sought clarification as to why the City owned road was being offered to the applicant and not to the open market for purchase.

Nasir Dafus, President of the Greater Vancouver Islamic Association, 101- 6125 Sussex Avenue, Burnaby, spoke in opposition to the zoning bylaw amendment. Mr. Dafus highlighted the lack of space in the community to accommodate existing services and questioned why the United Church did not market the property for sale more broadly as other existing community groups may have been interested in purchasing the property.

*Councillor Kang left the Public Hearing at 8:18 p.m.
Councillor Kang returned to the Public Hearing at 8:20 p.m.*

Roger Whitehouse, 2000-6521 Bonsor Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Whitehouse stated concerns with the lack of parking available for residents wanting to attend the Public Hearing due to traffic conflicts with a Deer Lake concert event, and requested that Council adjourn the meeting to another date and time. The speaker also shared concerns regarding the short public notice of the rezoning application and the confusing image provided in the notification. Mr. Whitehouse asked if there were any burials on the existing property and if the United Church would remain the owners of the land parcel. The speaker laments the potential loss of sunshine and mountain views for existing owners in the area.

Peter Schalle, 506-605 Nelson Avenue, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Schalle suggested that community infrastructure be built in advance of new buildings instead of after.

Burt Ray Hass, 2310-4825 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Hass suggested that the City locate high-rises along Kingsway instead of the proposed site. Mr. Hass stated concerns with the impact of the increased population on arterial traffic routes, overall increased traffic and rat racing, and highlighted concerns about a potential increase in vehicle/pedestrian (including children) conflicts resulting in serious injury or death.

Terry Harrison, 301-1075 Burnaby Street, Vancouver, spoke in support of the proposed rezoning application. Ms. Harrison stated that the development of the new church space will ensure the continuation of community-provided services into the future. Ms. Harrison assured Council that a traffic impact study had been conducted and that traffic concerns and issues have been considered and provided for. Ms. Harrison acknowledged the importance of preserving history, but that the priority of the church is to grow the congregation and ensure continued service to the community – which the new Church space will facilitate.

Jay Olson, Interim Minister at South Burnaby United Church, 1404-3083 Kent Avenue, Vancouver, spoke in support of the proposed rezoning application. Ms. Kent stated that the two Burnaby United Church congregations would be combining and would continue to promote belonging and service provision in the community. Ms. Olson assured Council that service is at the forefront of the design and purpose of the building, and that those community groups currently seeking program space will have increased options in the new building. The intent of the new building is to promote belonging, safety and encourage interaction amongst all members of the community.

Douglas Jay, Association of Owners of Evergreen, VW3353, 830-4825 Hazel Street, Burnaby, spoke in support of the proposed rezoning application with reservations. Mr. Jay shared concerns regarding: negative impacts of development on the community, illegal dumping, increased car accidents in the area, poor traffic sight lines, traffic congestion, lack of parking, crime, pressure on existing educational infrastructure, negative impact on property values, loss of views, increased noise from construction/children/renters and overall liability of the area. The speaker recommended that the City: correct sight line triangles, eliminate parking close to intersection corners, install pedestrian controlled intersection lights and consider traffic calming measures. Mr. Jay was not supportive of another rental building in the area as he believes rental units would attract tenants that may be disrespectful to the neighbourhood. Lastly, Mr. Jay encouraged the City to increase the notification period given to residents affected by rezoning bylaw amendments.

Vladimir Lazie, 1020-4825 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Lazie stated concerns with the ability of existing road, transit, city and educational infrastructure to accommodate an increase in the local population. The loss of views and the increased height of the proposed buildings are also concerns as it does not align with the skyline

aesthetics of surrounding buildings. Mr. Lazie also commented on the increasing competition for community centre programs and questioned how recreation services plans will meet future demand.

Beverly Huggins, 1750-4825 Haze Street, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Huggins stated concerns regarding: the rapid speed of development and the amount of development in the neighbourhood, traffic from construction, healthcare infrastructure capacity, crime, decreased emergency service response times and the close proximity of the proposed buildings to each other and those surrounding the development site. Ms. Huggins requested that the City consider architectural design for lower buildings instead of high-rises.

Jason Calders, 4390 Grange Street, Burnaby, spoke in support of the proposed rezoning application. Mr. Calders favours increasing transportation options in the area and is excited about the addition of a new rental building as it will increase available rental stock in the area. The speaker expressed support that the rental building will be managed by a professional rental company rather than owner rentals - as management companies tend to do more to upkeep the rental units and common spaces. The speaker pointed out that owner-rental units leave renters vulnerable as they are often sold during market peaks causing housing insecurity for renters. Mr. Calders would like the City to consider adding more rental units to the area.

Richard Chong, 302-4788 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker is supportive of the development of rental buildings, but opposes the proposed location. Mr. Chong stated his concerns regarding: distance between the proposed buildings, loss of existing views and the potential (through continued development) the loss of any views remaining. The speaker requested that the City conduct a traffic assessment prior to any development approval and consider means of slowing traffic in the area to decrease the conflicts between vehicles and pedestrians. Mr. Chong does not agree with the amount of buildings proposed to be located on the development site as noise from existing rental units is already disruptive to his daily life.

John Mo, 1730-4825 Hazel Street, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Mo stated concerns regarding the proposed height of the building relative to the height allowed by the current zoning. The speaker requested that more information be included in the public notification, specifically how the City will address increased infrastructure services requirements. Mr. Mo supports the Church, but not its redevelopment as proposed. The speaker does not believe the proposed development is in compliance with the Comprehensive Development Plan. Mr. Mo requested that the City improve surrounding traffic lights and consider mechanisms to improve access to underground parking sites. Mr. Mo supports the development of high-rises at major intersections but not on arterial streets.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR VOLKOW

THAT Public Hearing for Rez. #14-44, Bylaw #13596 be adjourned and reconvene on another day, the date and time to be determined.

-LOST
(Councillors Dhaliwal, Johnston, Kang and Wang opposed)

Jenny Ho, 801-4788 Hazel Street, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Ho stated concerns with the loss of views and privacy impacts for the surrounding buildings.

Mohamed Aboud, 102-4758 Granger Street, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Aboud does not see a reason to replace the existing buildings as they have been recently updated and the landscaping is mature and in good condition. Mr. Aboud stated that there were other community groups interested in purchasing the existing church to accommodate the increased demand for prayer space.

At this point in the proceedings, Councillor Dhaliwal rose on a Point of Order to inquire as to the relevancy of the comments related to the rezoning application. Councillor Calendino, Chair, indicated that the comments were not in order and requested that the speaker limit comments to the rezoning application.

Mr. Aboud would like to see the City strive for a balance of socioeconomic diversity and facilitate the integration of projects amongst community groups.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR KANG

THAT this Public Hearing for Rez. #14-44, Bylaw #13596 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT staff report back to Council on the issues raised by the delegations at the Public Hearing held on 2016 May 31 prior to 2nd reading of the bylaw amendment by Council; and

THAT a copy of the report be sent to the applicant and those who spoke at, or submitted correspondence, to the Public Hearing for Rezoning Reference #14-44.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the Public Hearing do now recess.

CARRIED UNANIMOUSLY

The Public Hearing recessed at 10:02 p.m.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the Public Hearing do now reconvene.

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 10:08 p.m.

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 15, 2016 – BYLAW NO. 13597

Rez. #15-10

7911/15/23 Edmonds Street and 7908 Wedgewood Street

From: C4 Service Commercial District and R5 Residential District

To: CD Comprehensive Development (based on C9 Urban Village Commercial District and the Sixth Street Community Plan as guidelines and the development plan entitled “Mixed Use Development, 7911, 7915, 7923 Edmonds Street and 7908 Wedgewood Street, Burnaby, British Columbia” prepared by Jordan Kutev Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed-use commercial/residential development.

The Advisory Planning Commission advised it supports the rezoning application.

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

The following speakers appeared before Council and expressed concern regarding the proposed zoning bylaw amendment:

Guerriero Paolucci, 7185 Sixth Street, Burnaby, spoke with concern regarding the proposed zoning bylaw amendment. Mr. Paolucci recommended that the City

develop a traffic plan. The speaker requested that the City: 1) consider resident only street parking options, 2) add speed humps to the small one way portion of 6th street, 3) address illegal dumping at the south west corner on Edmonds and 4) address the mice problem in the area. Mr. Paolucci also suggested that for future Public Hearings that the smaller items appear at the beginning of the agenda.

Irene Shi, 7925 Wedgewood, Burnaby, sought clarification on the number of parking spaces provided to each apartment and the number of guest parking spaces planned.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #15-10, Bylaw #13597 be terminated.

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 16, 2016 – BYLAW NO. 13598

Rez. #14-21

4161, 4171 Dawson Street, 4120, 4160, 4170 and 4180 Lougheed Highway

From: M1 Manufacturing District and CD Comprehensive Development District (M1 and M1r Manufacturing District, M5 and M5I Light Industrial District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District)

To: 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

The purpose of the proposed zoning bylaw amendment is to establish a Conceptual Master Plan and Design Guidelines for the Gilmore Station Area to guide further site specific rezoning applications for the construction of a multi-phased high-rise apartment, commercial retail and office and development over four main phases.

The Advisory Planning Commission advised it supports the rezoning application.

Three letters were received in opposition to the proposed zoning bylaw amendment:

Nakta Mohsenian, 1601-4250 Dawson Street, Burnaby
Reshaad Ali, 1404-4118 Dawson Street, Burnaby
Martin Kendell, 1406-4182 Dawson Street, Burnaby

One letter was received in support of the proposed zoning bylaw amendment:

Anita Rachman, 704-4182 Dawson Street, Burnaby

The following speakers appeared before Council and spoke in opposition to the proposed zoning bylaw amendment.

Arvin Bahrabadi, 2001-4250 Dawson Street, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Bahrabadi stated concerns regarding: the number of buildings proposed for the site, capacity issues with current park-and-ride parking spots, loss of privacy, conflict with other development in the area, traffic congestion, sky train noise and disrespectful renters.

*Councillor Kang left the Public Hearing at 10:25 p.m.
Councillor Kang returned to the Public Hearing at 10:27 p.m.*

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #14-21, Bylaw #13598 be terminated.

CARRIED UNANIMOUSLY

4) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 17, 2016 – BYLAW NO. 13599

Rez. #15-15

2085 and 2088 Skyline Court

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District as guidelines)

To: Amended Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “SOLO Phase 3 and 4 Amendment” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit changes to the approved CD Zoning for the final two phases of the SOLO District Development at 2085 and 2088 Skyline Court.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in response to the proposed zoning bylaw amendment.

Lili Wang & HongBin Liu, 706-2077 Rosser Avenue, Burnaby

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT this Public Hearing for Rez. #15-15, Bylaw #13599 be terminated.

CARRIED UNANIMOUSLY

5) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 18, 2016 – BYLAW NO. 13600

Rez. #15-30

2242 Alpha Avenue

From: M2 General Industrial District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “2242 Alpha Avenue” prepared by CDA Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of a 23-storey residential apartment building with ground oriented townhouses and underground and above grade structured parking.

The Advisory Planning Commission advised it supports the rezoning application.

Two letters were received in response to the proposed zoning bylaw amendment.

John Hadley, Equities Consultants, 2421 Alpha Avenue, Burnaby
Lloyd Karsenbarg, 2242 Alpha Avenue, Burnaby

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #15-30, Bylaw #13600 be terminated.

CARRIED UNANIMOUSLY

6) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 19, 2016 – BYLAW NO. 13601

Rez. #14-12

3700 Hastings Street

From: C8a Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (based on C8a Urban Village Commercial District, Hastings Street Area Plan guidelines and in accordance with the development plan entitled, “3700 Hastings” prepared by Jordan Kutev Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed-use development, with commercial/retail at grade, and residential uses above.

The Advisory Planning Commission advised it supports the rezoning application.

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

The following speakers appeared before Council and spoke in opposition to the proposed zoning bylaw amendment.

David Crockett, 3709 Pender Street, Vancouver, spoke in opposition to the proposed zoning bylaw amendment. Mr. Crockett stated concerns regarding: parking, privacy, reduction of parking space requirements, overburdened street parking, garbage service provision (noise, odour and access), and the vantage point of the proposed decks over surrounding buildings.

Keith Arnold, 3709 Pender Street, Vancouver, expressed concern regarding the proposed zoning bylaw amendment. Mr. Arnold is not opposed to the development, but had concerns related to the proposed reduction in parking stall allocation requirements and the lack of adequate transit options to deter vehicle traffic. Mr. Arnold sought clarification regarding the street lighting requirements for the project.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #14-12 Bylaw #13601 be terminated.

CARRIED UNANIMOUSLY

7) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 20, 2016 – BYLAW NO. 13602

Rez. #15-33

3700 Willingdon Avenue

From: CD Comprehensive Development District (based on P6 Regional Institutional District) and P6 Regional Institutional District

To: Amended CD Comprehensive Development District (based on P6 Regional Institutional District and in accordance with the development plan entitled “British Columbia Institute of Technology Burnaby Campus Exterior Sign Plan & Sign Program, Comprehensive Sign Plan (CSP)” prepared by EDG Experience Design Group Inc.), P6 Regional Institutional District

The purpose of the proposed zoning bylaw amendment is to permit the establishment of a Comprehensive Sign Plan (CSP) in order to enable future signage opportunities for the BCIT main campus.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in response to the proposed zoning bylaw amendment.

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR KANG

THAT this Public Hearing for Rez. #15-33, Bylaw #13602 be terminated.

CARRIED UNANIMOUSLY

8) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 21, 2016 – BYLAW NO. 13603

Rez. #15-22

9388 North Fraser Crescent

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

To: Amended CD Comprehensive Development District (based on the M5 Light Industrial District, Glenlyon Concept Plan and Big Bend Development Plan as guidelines and in accordance with the development plan entitled “PNP Pharmaceuticals Proposed Addition” prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of the existing pharmaceutical facility's production and warehouse area in accordance with the Glenlyon Concept Plan and the Council-adopted Big Bend Development Plan.

The Advisory Planning Commission advised it supports the rezoning application.

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

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #15-22, Bylaw #13603 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:50 p.m.

Pietro Calendino
ACTING MAYOR

Kate O'Connell
DEPUTY CITY CLERK