



PUBLIC HEARING M I N U T E S

**Tuesday, June 23, 2020, 5:00 p.m.
Electronic Meeting**

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

ABSENT: Councillor Paul McDonell (*due to sickness*)

STAFF: Mr. Ed Kozak, Director Planning & Building
Mr. Dipak Dattani, Director Corporate Services
Mr. Johannes Schumann, Assistant Director Planning & Building
Ms. Kate O'Connell, City Clerk
Ms. Blanka Zeinabova, Deputy City Clerk
Ms. Nikolina Vracar, Administrative Officer 2

1. NOTICE

Notice of Public Hearing was given under Section 466 of the *Local Government Act*, and according to Ministerial Order No. M192/2020.

2. CALL TO ORDER

His Worship, Mayor Mike Hurley, called the Public Hearing to order at 5:01 p.m. and conducted the roll call.

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

The City Clerk reviewed the purpose of a public hearing and reviewed public participation instructions.

3. ZONING BYLAW AMENDMENTS

3.1 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 2020 - Bylaw No. 14161

Rez. #19-26

6700 Southridge Drive

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

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, and in accordance with the development plan entitled "Translink Operations & Control Centre" prepared by RDHA Architects Inc.)

Purpose: to permit the construction of a new 4-storey data centre and office building

Applicant: Brook Pooni Associates

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

No speakers connected through the online webinar or teleconference in response to the proposed rezoning application.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #19-26, Bylaw No. 14161 be terminated.

CARRIED UNANIMOUSLY

3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2020 - Bylaw No. 14162

Rez. #17-28

6075 Wilson Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "6075 Wilson" prepared by GBL Architects Inc.)

Purpose: to permit the construction of a single 44-storey apartment building located at the corner of Central Boulevard and Wilson Avenue, townhouses fronting Wilson Avenue, and a six-storey non-market rental apartment building fronting Central Boulevard

Applicant: Anthem Properties Group Ltd.

Twenty-one (21) letters were received in response to the proposed rezoning application:

1. Reinhard Schauer, #21-5868 Olive Avenue, Burnaby
2. Elinor Craig, 5888 Olive Avenue, Burnaby
3. John W. Unger, #12E-6128 Patterson Avenue, Burnaby
4. Rose Jorgenson-Mills, #17A-6128 Patterson Avenue, Burnaby
5. Martin Kitchen, #24B-6128 Patterson Avenue, Burnaby
6. Darin Froese, 7550 Rosewood Street, Burnaby
7. Robin Knickle, LPA Development and Relocation Consultants, 228 West 21st Avenue, Vancouver
8. Andrew Wong, #1601-6168 Wilson Avenue, Burnaby
9. Rob Innes, #22C-6128 Patterson Avenue, Burnaby
10. Jonilyn Greene, #705-4333 Central Blvd, Burnaby
11. Linda & Chris Anderson, #218-6075 Wilson Avenue, Burnaby
12. Nick Benz, #40-6089 Willingdon Avenue, Burnaby
13. Chi Ying, 5883 Barker Avenue, Burnaby
14. Trixia Chisolm, #2006-6188 Patterson Avenue, Burnaby
15. Al Louie, #2003-5833 Wilson Avenue, Burnaby
16. Anastasia Sidorenko, #25E-6128 Patterson Avenue, Burnaby
17. Edward Chu, 4155 Central Blvd, Burnaby
18. Vladimir Karukes, #211-4155 Central Blvd, Burnaby
19. Reinhart Schauer, #201-5868 Olive Avenue, Burnaby (second submission)
20. Neil Pontejos, 4155 Central Blvd, Burnaby
21. G. Peppitas, 437 7th Street, New Westminster

The following speakers connected through the online webinar or teleconference in response to the proposed zoning bylaw amendment:

Vladimir Karukes, Strata Council Representative, #211-4155 Central Blvd, Burnaby, expressed concerns regarding the impact of related construction on resident's quality of life due to noise and dust pollution. The speaker believes that the proposed distance between the buildings is minimal. In addition, Mr. Karukes expressed concerns with construction traffic and possible structural damage to the existing complex.

Siri Shaoruagiri, 6031 Wilson Avenue, Burnaby, inquired regarding the timeline of the project, and purchase options.

Mellisa Hauie, Anthem Properties representative, #1100-1055 Dunsmuir Street, Vancouver, noted she is available to answer any questions Council and public may have.

Linda Flegel, Board President of New Vista Society, #210-6707 Southpoint Drive, Burnaby, noted this project is an important opportunity for non-market housing for seniors, families and people with disabilities.

Wynnae Seldon, 6075 Wilson Avenue, Burnaby, was not supportive of the development, but as a current resident, expressed appreciation to the tenant relocation team for their help and support.

Greg Pettipas, 436 7th Street, New Westminster, expressed concerns regarding the height of the building. The speaker supports a six-storey non-market rental project. Mr. Pettipas believes that the building does not add to a sustainable neighbourhood, and increased population will add a demand on the Skytrain and parks, as well as increase traffic in the area.

Darren Froese, CEO of New Vista Society, 7550 Rosewood Street, Burnaby, expressed appreciation to staff, Council and Anthem Properties for ongoing support and dialogue on this project.

Jerry Stochansky, was not able to participate via online webinar due to technical issues. The City Clerk recommended that Mr. Stochansky connect through a teleconference, and provided the phone number.

Edward Chu, #102-4155 Central Blvd, Burnaby, noted he supports the non-market rental housing; however, expressed concerns regarding street upgrades, increased traffic, and parking issues in the neighbourhood.

Kimberly Thomson Suzuki, 6128 Patterson Avenue, Burnaby, supports the non-market rental project in the neighbourhood, but expressed concerns with the height of the building (44-storey). The speaker believes that a 28-storey building would be a better option. Ms. Suzuki noted that the increased population will put

pressure on the services, e.g. Skytrain, parks, and schools. The speaker expressed further concerns with the safety of children walking to and from school and requested that a pathway/sidewalk be provided during and after construction. In addition, the speaker requested to protect old cherry blossom trees in the neighbourhood.

Alexander Kolesov, #1402-6168 Wilson Avenue, Burnaby, spoke in opposition to the proposed rezoning application due to the increase in population. Mr. Kolesov believes the development will worsen the quality of life for the people in the area, increase traffic congestion, pollution, crime, as well as increase demand on Skytrain and Central Park.

Greg Pettipas, 436 7th Street, New Westminster, spoke for the second time noting that high-rise buildings are not sustainable and consume more electricity and low-rise buildings.

Vladimir Karukes, #211-4155 Central Blvd, Burnaby, spoke for the second time noting that when more rezoning applications are put forward in the area, the residents will be constantly affected by the construction. Mr. Karukes inquired regarding the process timeline and what can be done if he disagree with Council's decision.

Staff provided an overview of the process noting that the Public Hearing provides an opportunity for public to comment on the proposed rezoning applications. Council will not make any decision at the Public Hearing. After the conclusion of Public Hearing, no further comments will be received by Council. At any point during the subsequent bylaw readings, Council may approve or opposed the proposed rezoning application.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #17-28, Bylaw No. 14162 be terminated.

CARRIED UNANIMOUSLY

3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 2020 - Bylaw No. 14163

Rez. #17-32

5977 Wilson Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and

Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "5977 Wilson Avenue" prepared by Gensler Architects, CDA Inc., and PSF Studio Landscape Architecture)

Purpose: to permit the construction of a high-rise apartment building with townhouses oriented towards Wilson Avenue and a proposed public east-west neighbourhood linkage

Applicant: Blue Sky Properties Inc.

Fourteen (14) letters were received in response to the proposed rezoning application:

1. Earl Thomas Pollitt, #105-6031 Wilson Avenue, Burnaby
2. Jason Wong, #801-5967 Wilson Avenue, Burnaby
3. Reinhard Schauer, #21-5868 Olive Avenue, Burnaby
4. John W. Unger, #12E-6128 Patterson Avenue, Burnaby
5. Rose Jorgenson-Mills, #17A-6128 Patterson Avenue, Burnaby
6. Al Louie, #2003-5833 Wilson Avenue, Burnaby
7. Ding Jun Yang, #602-5848 Olive Avenue, Burnaby
8. Stephen Mayba, #207-5888 Olive Avenue, Burnaby
9. Jonilyn Greene, #705-4333 Central Blvd., Burnaby
10. Chi Ying, address not provided
11. Al Louie, #2003-5833 Wilson Avenue, Burnaby (second submission)
12. Reinhard Schauer, #21-5868 Olive Avenue, Burnaby (second submission)
13. G. Pettipas, 437 7th Street, New Westminster
14. Richard Cordner, 5888 Olive Avenue, Burnaby

The following speakers connected through the online webinar or teleconference in response to the proposed zoning bylaw amendment:

Earl Thomas Pollitt, #105-6031 Wilson Avenue, Burnaby, spoke in opposition to the proposed rezoning application as the construction noise will negatively affect his business. Mr. Pollitt requested Council not approve rezonings #17-28, #17-32 and #19-42. The speaker further inquired regarding hours of construction and project timeline.

Staff advised that hours of constructions will be known when the Construction Management Plan is submitted to the Planning Department. The developer and

contractors will have to comply with the Burnaby Noise Abatement Bylaw. The project could take minimum three (3) years before occupancy is granted.

A member of Council sought clarification on the number of buildings on the site.

Staff advised that there are two (2) buildings on the site under one address.

Kimberly Thomson Suzuki, 6128 Patterson Avenue, Burnaby, expressed a need for sidewalks to ensure safe transport of pedestrians and children, and inquired if the east-west linkage will be publicly accessible.

Staff advised the speaker that the east-west linkage would be publically accessible.

Hannah Wiebe, 5967 Wilson Avenue, Burnaby, expressed concerns regarding loss of property value, dust and light pollution, noise, as well as population density problems, and increased demand on Patterson Skytrain Station. The speaker requested Council consider reducing the height of the building.

Councillor Keithley left the meeting at 6:22 p.m. and returned at 6:25 p.m.

Greg Pettipas, 436 7th Street, New Westminster, spoke in opposition to the proposed rezoning application, expressing concerns with overcrowding, increased demand on Skytrain, transit, schools and infrastructure, and an overall negative impact on the quality of life of the area residents.

Richard Cordner, 5888 Olive Avenue, Burnaby, expressed concerns with the proposed rezoning application due to displacement/demoviction of residents, extended construction period, and negative impacts due to noise and dust. The speaker requested the City measure the impact and noise pollution on the neighbourhood and create a policy to regulate pollution standards.

Richard Cordner, 5888 Olive Avenue, Burnaby, spoke for the second time requesting area residents be informed regarding major commercial activities.

Staff will follow up with the applicant.

Hannah Wiebe, 5967 Wilson Avenue, Burnaby, spoke for the second time and supported the idea to inform the neighbouring residents regarding the project progress and milestones.

Staff encouraged residents contact the Planning and Building Department with any questions, projects updates and status.

Councillor Calendino & Councillor Jordan left 6:47 p.m.

Councillor Calendino returned at 6:48 p.m.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #17-32, Bylaw No. 14163 be terminated.

CARRIED UNANIMOUSLY

Councillor Jordan returned at 6:50 p.m.

3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 10, 2020 - Bylaw No. 14164

Rez. #19-42

5970, 5986, and 5994 Kathleen Avenue

From: R5 Residential District

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

Purpose: to permit the development of a high-rise rental residential building with underground parking

Applicant: Blue Sky Properties Inc.

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

1. Reinhard Schauer, #21-5868 Olive Avenue, Burnaby
2. Yan Zhou, 5981 Kathleen Avenue, Burnaby
3. Heather Blackburn (for Doreen Blackburn), 6006 Kathleen Avenue, Burnaby
4. Al Louie, #2003-5833 Wilson Avenue, Burnaby
5. Reinhard Schauer, #21-5868 Olive Avenue, Burnaby (second submission)
6. G. Pettipas, 436 7th Street, New Westminster
7. a petition containing 99 signatures

The following speakers connected through the online webinar or teleconference in response to the proposed zoning bylaw amendment:

Yan Zhou, 5981 Kathleen Avenue, Burnaby, spoke in opposition to the proposed rezoning application on behalf of his family and neighbours. The speaker expressed concerns with loss of light, noise pollution, parking, and possible

damage to the existing residential structures. Ms. Zhou inquired regarding neighbourhood notification.

Staff advised that legislated notification requirements have been met.

Greg Pettipas, 436 7th Street, New Westminster, spoke in opposition to the proposed rezoning application. The speaker expressed concerns with increased population and traffic in the area.

Earl Thomas Pollitt, #105-6431 Wilson Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker believes the three (3) proposed developments (Rez. #17-28, #17-32, #19-42) are excessive for the area, and expressed concerns with construction traffic and noise.

Councillor Dhaliwal left at 7:13 p.m. and returned at 7:14 p.m.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT this Public Hearing for Rez. #19-42, Bylaw No. 14164 be terminated.

CARRIED UNANIMOUSLY

3.5 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 11, 2020 - Bylaw No. 14169

Rez. #20-06

7216 Mary Avenue

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and P2 Administration and Assembly District, and in accordance with the development plan entitled "LTE/Future Overlay Upgrade - 7216 Mary Ave., Burnaby, BC" prepared by Roehampton West)

Purpose: to permit the installation of additional rooftop antenna components with surrounding screening and an at-grade equipment compound

Applicant: Kempar Projects

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

No speakers connected through the online webinar or teleconference in response to the proposed rezoning application.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #20-06, Bylaw No. 14169 be terminated.

CARRIED UNANIMOUSLY

3.6 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 12, 2020 - Bylaw No. 14170

TEXT AMENDMENT

Purpose: to update requirements with respect to fences and retaining walls

One (1) letter was received in response to the proposed text amendment:

1. Jerry Stochansky, 2235 Ninth Avenue, New Westminster

No speakers connected through the online webinar or teleconference in response to the proposed text amendment.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Text Amendment, Bylaw No. 14170 be terminated.

CARRIED UNANIMOUSLY

4. ADJOURNMENT

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

That this Public Hearing do adjourn at 7:23 p.m.

CARRIED UNANIMOUSLY

MAYOR

CITY CLERK