



PUBLIC HEARING M I N U T E S

**Tuesday, July 28, 2020, 5:00 p.m.
Electronic Meeting**

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

STAFF: Mr. Dipak Dattani, Director Corporate Services
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
Ms. Nikolina Vracar, Administrative Officer 2
Ms. Ginger Arriola, Council Support Assistant

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 5:05 p.m. and conducted the roll call.

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

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

3. **ZONING BYLAW AMENDMENTS**

3.1 **Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 2020 - Bylaw No. 14175**

Rez. #17-10003

5317, 5371 Byrne Road and Portion of 9001 Bill Fox Way

From: M2 General Industrial District

To: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, M5r Light Industrial District, and the Big Bend Development Plan guidelines and in accordance with the development plan entitled "5317 & 5371 Byrne Rd. & 9001 Bill Fox Way, Burnaby BC" prepared by Interface)

Purpose: to permit the construction of a light industrial and office building with accessory restaurant uses

Applicant: BSBP Development Ltd.

Four (4) letters were received in response to the proposed rezoning application:

1. Joel Gibbs, Bsmt 2-7777 12th Avenue, Burnaby
2. Marg Huth, 5580 Forest Street, Burnaby
3. Joan Carne, 6392 Neville Street, Burnaby
4. Nizam Thobani, Nizzy's Café & Catering, #101-5489 Byrne Road, Burnaby

The following speaker connected through the teleconference in response to the proposed zoning bylaw amendment:

Joel Gibbs, 4275 Grange Street, Burnaby, spoke in opposition to the rezoning application and stated concerns with the sale of City land for an unknown value to the applicant, and encouraged Council to give the land to First Nations as part of reconciliation efforts, or for a use that would be of public benefit.

MOVED BY COUNCILLOR DHALI WAL
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #17-10003, Bylaw No. 14175 be terminated.

CARRIED UNANIMOUSLY

3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 2020 - Bylaw No. 14176

Rez. #19-30

1901 Rosser Avenue and 4399 Lougheed Hwy

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District, C3 and C3h General Commercial District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District, C3 and C3h General Commercial District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Madison Centre Lougheed Re-Development Commercial Uses" prepared by Bosa Development)

Purpose: to permit all commercial uses, as outlined in the C3 General Commercial District within the retail portion of the Madison Centre

Applicant: Bosa Development

Four (4) letters were received in response to the proposed rezoning application:

1. Patricia Muss, #2401-4398 Buchanan Street, Burnaby
2. Karl Kliparchuk, #402-4388 Buchanan Street, Burnaby
3. Zrinka Radic, #701-4398 Buchanan Street, Burnaby
4. Ralph and Marian d'Oliveira, #1104-4398 Buchanan Street, Burnaby

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

Jose Rojas, #1804-4388 Buchannan Street, Burnaby, and inquired what kind of commercial uses are allowed in the development (i.e. community centre, community services).

Zrinka Radic, #701-4398 Buchannan Street, Burnaby, spoke to the rezoning application and shared concerns regarding the increase of noise and violence due to the liquor facilities in the Madison Centre. The speaker also shared concerns regarding loud music, the negative impact of the noise, and related floor vibrations that are felt in the surrounding residential homes. The speaker enjoys the commercial services; however, would like Council to find a way to ensure the residents are able to enjoy the comfort of their homes.

Rina Gallo, #2601-4388 Buchanan Street, Burnaby, stated concerns regarding the P3 parking and inquired if there will be changes to the parkade.

Zrinka Radic, #701-4398 Buchanan Street, Burnaby, spoke for a second time and inquired regarding a placement of the vents for the kitchen, if there was a restaurant on the premises. The speaker is concerned about smells and noise from the kitchen.

Esther Alonso, #1804-4388 Buchanan Street, Burnaby, inquired if there is a way to know what kind of commercial uses will be allowed (a specific list).

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #19-30, Bylaw No. 14176 be terminated.

CARRIED UNANIMOUSLY

3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2020 - Bylaw No. 14177

Rez. #20-02

5942 Winch Street and portion of 6055 Halifax Street

From: R4 Residential District

To: P3 Park and Public Use District

Purpose: to formalize the subject properties current use as part of the Parkcrest Elementary School and Park Site, and to facilitate the subdivision and land exchange between the City of Burnaby and the School District

Applicant: McElhanney

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 DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #20-02, Bylaw No. 14177 be terminated.

CARRIED UNANIMOUSLY

3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 2020 - Bylaw No. 14178

Rez. #19-67

5311 and 5333 Goring Street

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan and in accordance with the development plan entitled "Exterior Lighting Features" prepared by Chris Dikeakos Architects)

Purpose: to add architectural LED lighting on the south elevation of two high-rise residential towers that are currently under construction

Applicant: Chris Dikeakos Architects

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

1. Rieuwert Buitenga, *no address provided*

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

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #19-67, Bylaw No. 14178 be terminated.

CARRIED UNANIMOUSLY

3.5 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 2020 - Bylaw No. 14179

Rez. #19-07

4330 Kingsway and 5945 Kathleen Avenue

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

To: Amended CD Comprehensive Development District (based on C3 General Commercial District and Metrotown Downtown Plan as guidelines, and in

accordance with the development plan entitled "4330 Kingsway and 5945 Kathleen" prepared by Dialog)

Purpose: to permit the renovation and expansion of two existing commercial buildings

Applicant: Screo I Metrotown Inc.

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 DHALIWAL

THAT this Public Hearing for Rez. #19-07, Bylaw No. 14179 be terminated.

CARRIED UNANIMOUSLY

3.6 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, 2020 - Bylaw No. 14180

Rez. #18-44

4275 Grange Street

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM4s, RM4r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Grange Street Apartments" prepared by RWA Group Architecture Ltd.)

Purpose: to permit the construction of a single 31-storey high-rise strata apartment building, and a 5-storey non-market rental apartment building

Applicant: RWA Group Architecture Ltd.

25 letters were received in response to the proposed rezoning application:

1. Raminder Grewal, President, Keystone Environmental Ltd., #320-4400 Dominion Street, Burnaby
2. Liam Gilles, #1706-6088 Willingdon Avenue, Burnaby
3. Margaret Morgan, #2105-4266 Grange Street, Burnaby
4. Claire Kalfon, Manager, Dixon Transition Society, #204-2101 Holdom Avenue, Burnaby

5. David Neumeyer, #100-4825 Hazel Street, Burnaby
6. David Hutniak, LandlordBC, #1210-1095 West Pender, Vancouver
7. Allan Jang, 5695 Chaffey Avenue, Burnaby
8. Sophie Gu, #22-4288 Sardis Street, Burnaby
9. Fang Lin and Huaian Zheng, #8-4288 Sardis Street, Burnaby
10. Akiko Fogel, #12-4288 Sardis Street, Burnaby
11. Rob Nordrum, #905-4160 Sardis Street, Burnaby
12. Dolores Reichert, #1907-4288 Grange Street, Burnaby
13. Mei Xue, #9-4288 Sardis Street, Burnaby
14. Al Louie, #2003-5833 Wilson Avenue, Burnaby
15. Judith and George Jolly, #114-5693 Chaffey Avenue, Burnaby
16. Wenli (Clarisa) Wang, #36-4288 Sardis Street, Burnaby
17. Aaron Chen, #2-4288 Sardis Street, Burnaby
18. Riewert Bitenga, *no address provided*
19. Stephanie Jung, #6-4288 Sardis Street, Burnaby
20. Grace Sun on behalf of Chao, Wei Li and Sun, Ching-Ho of #10-4288 Sardis Street, Burnaby
21. Zhu Lian Lai and Wei Ming Wu, #7-4288 Sardis Street, Burnaby
22. David A. Martin, #1460-701 West Georgia Street, Vancouver
23. Keith Saunders, #2207-4160 Sardis Street, Burnaby (*petition with 163 signatures*)
24. G. Pettipas, 436 7th Street, New Westminster
25. Amir Dizdarevic, #30-4288 Sardis Street, Burnaby

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

Keith Saunders, #2207-4160 Sardis Street, Burnaby, referred to the petition he submitted, and spoke in opposition to the proposed rezoning application. The speaker expressed concerns about the high-rises on north side of Grange Street, as he was told when he purchased his property that there would not be any high-rises. The speaker read the petition for the information of Council. Mr. Saunders is concerned about negative impact on property values, and feels the new high-rises should be located on the other side of the street.

Liam Gillies, 678 Willingdon Avenue, Burnaby, spoke in support of the rezoning application, as increased density will increase housing affordability. Mr. Gillies supports rental units that will be provided at below market value, close to elementary school, day care, Metrotown shopping centre, and the library.

Amir Dizdarevic, #30-4288 Sardis Street, Burnaby, spoke in opposition to the proposed rezoning application, and believes the development contradicts the current floor area provisions in the Zoning Bylaw. Similarly sized sites in the City have smaller buildings, this site will have a much larger building requiring more

architectural considerations to stabilize the buildings. The height/size of the building is not consistent with the other buildings in the area on similar sized lots. The speaker expressed concerns about loss of lights, and having to keep doors and windows closed during the construction. Mr. Dizdarevic requested Council reconsider the height, and limit to a maximum of 15 storeys.

James Lo, 4293 Sardis Street, Burnaby, requested clarification regarding the meaning of “diverse housing needs”.

Jessica Olson, 528 Como Lake Avenue, Coquitlam, spoke in support of the rezoning application. The speaker spoke to the importance of providing housing for women fleeing violence. Full time housing for women who receive housing support enables them to find work, heal, and in some cases return to school. This development is community oriented, and creates a support network between residents. The speaker believes it is important to have a safe environment, be close to amenities and childcare. There is a need for affordable housing and non-profit housing.

Greg Pettipas, 436 7th Street, New Westminster, spoke in opposition to the rezoning application and stated concerns with the provision of a high-rise building, but spoke in support of the five-storey rental building. The high-rise building is not sustainable, and he believes the most sustainable solution would be to have a five to eight-storey building. Mr. Pettipas expressed concerns about the displacement of residents.

Joel Gibbs, 4275 Grange Street, Burnaby, spoke in opposition to the proposed rezoning application and stated that the building is in good condition, and provides affordable rent. The speaker is supportive of the 35 non-market rentals but believes they will not be accessible for the majority of renters, and 75 affordable units will be lost. Mr. Gibbs inquired about the sustainability and potential carbon offsets reflective of the loss of use. In conclusion, the speaker requested Council consider the environmental impact of tearing down a building that still has a useful life span.

Rob Norstrom, 4160 Sardis Street, Burnaby, spoke in support of the proposed rezoning application. The speaker believes the landscape plans and pedestrian plans will enhance the neighbourhood. He is supportive of the YMCA women’s housing facility that will benefit many women. The proposed development is close to SkyTrain and all the amenities in the community.

Bobbi Saraj, 1632 London Street, Burnaby, spoke in support of the proposed rezoning application, as there is a direct need for more affordable housing throughout Metro Vancouver. The proposed development has an access to schools, parks, recreation centres, and affordable rent levels.

Paulma Kelenen, 4277 Sardis Street, Burnaby, informed Council that the meeting live stream has stopped. Staff were watching the live stream, and advised the speaker to refresh her browser.

Wenli Wang, #36-4288 Sardis Street, Burnaby, spoke to the rezoning application, specifically the high-rise, and believes the addition of the units from the high-rise will increase traffic and noise on the block. The speaker shared concerns regarding the potential addition of further towers, and the resulting challenges from increased density that will have negative impact existing residents' quality of life due to traffic, noise and loss of light.

Heather Verriet, 6630 McKay Avenue, Burnaby, inquired about the Metrotown Downtown Plan, and the community consultation process. The speaker further inquired if the new suites will be the same size as the old units.

Jane Li, #202-4255 Sardis Street, Burnaby, inquired about the height of the building, and stated concerns with the building blocking the sunlight to the existing townhouses. The speaker requested Council conduct a building shadow study to ensure the impact of the building is minimal. Further, the speaker inquired regarding the impact of an earthquake on the buildings, and distance requirements between buildings.

Akiko Fogel, #12-4288 Sardis Street, Burnaby, spoke to the rezoning application and shared concerns regarding the loss of light for some residents and the impact on their quality of life. The speaker is concerned about decreased value of existing units, and increased noise from the construction. Ms. Fogel supports the five-storey building but opposes the 31-storey building.

Aaron Chen, #2-4288 Sardis Street, Burnaby, spoke to the rezoning application and shared concerns with the increased densification, and inquired if there has been a study on the impact of the high-rises on the residents, e.g. loss of sunshine, loss of trees and moss, damage to existing buildings, and increased issues in the neighbourhood due to the construction.

Yolanda Ling, #15-4288 Sardis Street, Burnaby, spoke in opposition to the proposed rezoning application, and shared concerns with the 31-storey apartment building. The speaker believes that the construction will have negative impacts (i.e. dust, noise) on surrounding residents. Ms. Ling is further concerned about other buildings also being torn down in the future.

Iris Wong, 565 Patterson Avenue, Burnaby, spoke to the rezoning application and inquired if a decision was being made on the application tonight. She was not aware of the consultation process for the Metrotown Downtown Plan, and is concerned about the plans that increase the density with towers, and a resulting loss of three-storey apartment buildings. Ms. Wong inquired what happens with

the sunlight when other buildings are added to the community in addition to the proposed development.

Lisa Rupert, VP Housing Services for the YWCA Metro Vancouver, #2-825 Southbury Drive, Vancouver, spoke in support of the rezoning application as the units are rented at cost lower than the City's affordable housing requirements. The speaker believes this will provide for better lives, and economic stability of the residents, as this development includes tenants' supports. Ms. Rupert noted that the proposed development will have an easy access to transit and amenities, i.e. childcare.

Eric Wang, 6333 Silver Avenue, Burnaby, spoke in support of the rezoning application citing affordable rentals, construction jobs and proximity to transit.

Amir Dizdarevic, 4288 Sardis Street, Burnaby, spoke for a second time and inquired about the development timeline. He shared concerns about the project being approved prior to the Public Hearing as the building has been mainly empty. The speaker expressed concerns with the alley way and the narrow access. Mr. Dizdarevic believes the development will decrease quality of life (i.e. asthma, loss of use of back yard, loss of sun, and decreased property values).

Greg Pettipas, 436 7th Street, New Westminster, spoke for a second time and expressed opposition to the proposed rezoning application. He stated concerns with the increase in density, and asked how the City will address the difference in density between the two buildings.

Councillor Dhaliwal rose on a Point of Order, and requested the speakers direct their questions and comments to the rezoning application before Council.

Iris Wong, #1404-565 Patterson Avenue, Burnaby, spoke for a second time and inquired regarding the non-market rental, and how the agreement for the YWCA came about.

Wenli Wang, #36-4288 Sardis Street, Burnaby, spoke for a second time and inquired about the density floor area ratio, for the rental building and the high-rise.

Heather Verriet, 6630 McKay Avenue, Burnaby, spoke for a second time and inquired if there are issues with the Metrotown Downtown Plan, and options to raise concerns with Council.

Keith Saunders, 4160 Sardis Street, Burnaby, spoke for a second time. The speaker supports the women's shelter but is opposed to the 30-storey tower.

**Councillor Keithley left the meeting at 7:49 p.m. and returned at 7:51 p.m.*

Neil Hanneson, #1005-4288 Grange Street, Burnaby, inquired regarding the start time of the construction based on Council's approval, and if there is any

connection between the zoning process and how the developers would offer the condominiums for sale.

Amir Dizdarevic, #30-4288 Sardis Street, spoke for a third time and asked if the 31-storey building is not approved can the five-storey building still go ahead.

Lisa Chung, #2205-5645 Barker Avenue, Burnaby, advised that when she purchased her home, the Zoning Bylaw for the adjacent properties were low rise and she was not aware of the change in zoning plan. Ms. Chung inquired how high can they build in this rezoning, if there is a height limit in the Zoning Bylaw, and what would be required for Council to deny this application.

Iris Wong, #1404-565 Patterson Avenue, Burnaby, spoke for a third time and said she was not aware of the Metrotown Downtown Plan although she has lived in the neighbourhood for a long time. The speaker inquired regarding the process moving forward.

Marco Castrucci, 826 Blue Mountain, Coquitlam, advised he is previous owner of the building prior to the sale of the property. The speaker noted that the buyers have been considerate of the owners, and is supportive of the addition of below market rental housing in the neighbourhood.

Cyrus Navabi, representing the owners (Qualex-Landmark Orchard GP Ltd.), advised they will seek to do whatever is reasonably possible to minimize the negative impact on the neighbours, also focusing on landscaping and providing visitor parking and bike parking.

Greg Pettipas, 436 7th Street, New Westminster, spoke for a third time in support of the five-storey building.

Bia Shan, 2507 Barker Avenue, Burnaby, current owner of Albani Building that is located near the rezoning site, spoke in opposition to the proposed rezoning. The speaker stated concerns with the increased traffic as there are already lots of accidents in the neighbourhood. The speaker requested another exit be added to Olive Avenue.

**Councillor Dhaliwal left the meeting at 8:18 p.m. and returned at 8:19 p.m.*

MOVED BY COUNCILLOR DHALI WAL
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #18-44, Bylaw No. 14180 be terminated.

CARRIED UNANIMOUSLY

Without objection, Council recessed at 8:26 p.m.

The Public Hearing resumed at 8:40 p.m.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT staff report back to Council on the issues raised by the speakers prior to second reading of the bylaw.

CARRIED UNANIMOUSLY

3.7 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 2020 - Bylaw No. 14181

Rez. #17-40

5895 Barker Avenue, Portion of Olive Avenue ROW and Lane ROW

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 "Barker + Olive" prepared by IBI Group)

Purpose: to permit the construction of a single 42-storey high-rise strata apartment building with a separate six-storey non-market rental apartment building

Applicant: Concord Barker Project Limited Partnership

83 letters were received in response to the proposed rezoning application:

1. Stephanie Wei (Feng Yi Wei), #1003-5883 Barker Avenue, Burnaby
2. Nicole Ke Liu, Jeff Shi Hong, and Eden and Lucas Hong, #2303-5883 Barker Avenue, Burnaby
3. Ning Cheng, #703-5883 Barker Avenue, Burnaby (*four submissions – co-signed by 149 other residents of 5883 Barker Avenue*)
4. Stephen Mayba, #207-5888 Olive Avenue, Burnaby
5. *No name provided*, 5883 Barker Avenue, Burnaby
6. Jackie Chen, #2202-5883 Barker Avenue, Burnaby (*two submissions*)
7. Steven (Yi-ming) Zhang, #505-5883 Barker Avenue, Burnaby (*two submissions*)
8. Chi Ying Wong, #1502-5883 Barker Avenue, Burnaby
9. Renata Milanovic, 7758 McGregor Avenue, Burnaby
10. Constance Lau, 6611 Chelmsford Street, Richmond

11. Howard Or, Sutton Group – West Coast Realty #205-2607 East 49th Avenue, Vancouver
12. Vivien Leung, #1008-5883 Barker Avenue, Burnaby
13. Mark Lee, 7531 Barkerville Court, Richmond
14. Wing Man Ng, 9025 Highland Court, Burnaby
15. Johnny C, 9150 University High Street, Burnaby
16. May Che Wai Kung and Henry Hin Chung Leung, #2603-5883 Barker Avenue, Burnaby
17. Heiko Hansen, #1203-5885 Olive Avenue, Burnaby
18. Shella Chan, #1-5050 Kingsway, Burnaby
19. Daphya Pen, 7210 18th Avenue, Burnaby
20. Glenda Gurtina, #1201-5790 Patterson Avenue, Burnaby
21. Catherine Wong, #704-5111 Brighthouse Way, Richmond
22. Al Louie, #2003-5833 Wilson Avenue, Burnaby
23. Tony Chan, RE/MAX, *no address provided*
24. Geoff Jarman, 5528 Buckingham Avenue, Burnaby
25. Ka Yan Wong, #910-455 Marine Drive SW, Burnaby
26. Devin Laurent, Oakwyn Realty Downtown, #400-1286 Homer Street, Vancouver
27. Natalie Ng, 5580 No. 3, Road, Richmond
28. Ashley Chen, 15689 93A Avenue, Surrey
29. Marko Milanovic, 4976 Watling Street, Burnaby
30. Tri Sestre, 4978 Watling Street, Burnaby
31. Gloria Perez, #501-5932 Patterson Avenue, Burnaby
32. Gene Wong, 7777 McGregor Avenue, Burnaby
33. Themie Papageorgiou, 4490 Harriet Street, Vancouver
34. Connie Mak, #330-950 Tomicki Avenue, Richmond
35. Wing, 5883 Barker Avenue, Burnaby
36. Abdulla Abdulla, #601-4118 Dawson Street, Burnaby
37. Po Hang (Leo) Chan, #2306-7303 Noble Lane, Burnaby
38. Mary Wong, *no address provided*
39. Gregory Galbraith-Hamilton, #41-5896 Barker Avenue, Burnaby
40. Brian Wu, 5883 Barker Avenue, Burnaby
41. Helen Lam, 7914 Manitoba Street, Vancouver
42. Becky Hill, #1108-6538 Nelson Avenue, Burnaby
43. Xiang Zhang, #6-6700 Rumble Street, Burnaby
44. Guanchu Wang, #3303-6538 Nelson Avenue, Burnaby
45. Terrence Yung, #4002-5883 Barker Avenue, Burnaby
46. Tak Yee Chan, #26-9277 121 Street, Surrey
47. Wai Wah Kong and Ka Yan Wong, #910-455 SW Marine Drive, Vancouver
48. Renatka Francisty Markwart, *no address provided*
49. Yiu Chui Hin, *no address provided*

50. Shengqi Wang, 346 62nd Avenue, Vancouver
51. Phoebe Li, Royal Pacific Realty, #100-1200 W 73rd Avenue, Vancouver
52. Vincent Chan, *no address provided*
53. Preston Hoy, #309-7090 Edmonds Street, Burnaby
54. Sherman Quon, 6421 Charing Court, Burnaby
55. Sue Jean Cho, #113-4868 Brentwood Drive, Burnaby
56. Vera Ng, #1205-9393 Tower Road, Burnaby
57. Michael Kirk, #3605-5883 Barker Avenue, Burnaby
58. Yue Yun (Katy) Weng, #3605-5883 Barker Avenue, Burnaby
59. Peixue Hu, 3977 Thurston Street, Burnaby
60. Amanda Walker, Homelife Benchmark Realty Corp, White Rock
61. Manny Bains, Royal LePage West Real Estate Services, #6-9965 152nd Street, Surrey
62. Peter Stojakovic, 6777 Balmoral Street, Burnaby
63. Stephanie Ho, #2601-530 Whiting Way, Coquitlam
64. David Hu, #3703-5883 Barker Avenue, Burnaby
65. Sultana Filidoglu, PH12-5388 Grimmer Street, Burnaby
66. Kathleen Plante, #806-5883 Barker Avenue, Burnaby
67. Mike Stewart, Oakwyn Realty Downtown Ltd., #400-1286 Homer Street, Vancouver
68. Harry Joa and Emily Ho, #1007-7108 Collier Street, Burnaby
69. Bev Weber, #114-5932 Patterson Avenue, Burnaby
70. Dun Qing Huang, 800 Wilson Avenue, Burnaby
71. Ali Dehzad, *no address provided*
72. Chee Yun Tsue, #2904-4508 Hazel Street, Burnaby
73. Yuzhu Lu (Luna), #2207-5883 Barker Avenue, Burnaby
74. Yolanda Chan, #804-4350 Beresford Street, Burnaby
75. Reinhard Schauer, #201-5868 Olive Avenue, Burnaby
76. He Chen, #3607-5883 Barker Avenue, Burnaby
77. Kenneth Chow, 5895 Barker Avenue, Burnaby
78. Edward Wilson, Lawson Lundell LLP, #1600-925 West Georgia Street, Vancouver (*two submissions*)
79. Haykal Hashim, Oakwyn Realty Downtown Ltd., #400-1286 Homer Street, Vancouver
80. Tony Ho, 1551 Cliff Ave, Burnaby
81. G. Pettipas, 436 7th Street, New Westminster
82. Tingting Cai, Dunblane Avenue, Burnaby
83. Jiahui Chen, #1904-4900 Lennox Lane, Burnaby

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

Kevin Chung, #1906-5883 Barker Avenue, Burnaby, stated concerns with the proposed traffic plan and the proposition to redirect traffic to Barker Avenue. He believes the traffic should be routed through Olive Avenue. In addition, Mr. Chung expressed concerns with lack of street lighting.

John Unger, #12E-6128 Patterson Avenue, Burnaby, spoke in opposition to all high-rises in the area, and expressed concerns with traffic, increased demand on service, parking and SkyTrain, loss of trees and green space, and increased echo from the high-rises. Mr. Unger requested the City conduct a survey of area residents to determine support of the high-rises.

Peng (Lucy) Zhang, #2306-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker noted that parking and the entrance to the development poses a safety and traffic threat to the area, and should be re-routed. There is already lack of temporary drop off and loading area. She believes that bottlenecked roundabout traffic and vehicles exiting the building will cut off the sidewalk. Ms. Zhang requested new parking area and increased space between the proposed building and the existing buildings. The speaker inquired regarding garbage pick-up, and expressed concerns what would happen in the event of fire or earthquake. The speaker expressed further concerns with loss of peaceful enjoyment of the residents' lives, and loss of sun, and requested a shadow study to ensure people have sunlight to increase mental health.

Cheng Chak Chung, #705-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application, and agreed with the issues noted by previous three speakers. Mr. Chung expressed concerns about loss of view, and decrease in home value. He believes there was a lack of meaningful consultation and consideration of the residents in the neighbourhood. The speaker further believes there is a lack of distance between the proposed building and current buildings.

Jennifer Paige, #101-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Paige expressed concerns that the entrance off Barker Avenue is already busy, there is a lack of lighting on Barker and Olive Avenues, and requested increased lighting.

Peter Webb, Sr. Vice President, Concord Pacific, 1095 W Pender Street, Vancouver, advised he is listening and available to answer any questions.

Clayton Aelberg, #110-5932 Patterson Avenue, Burnaby, advised that during a fire in one of the units, the Fire Department could not access the building, and had to go through the alleyway. Muster station is in the back lane. Removing the alley takes away an emergency exit for Barker Avenue. The speaker expressed concerns with decreased quality of life, and loss of privacy, as well as garden will die due to loss of light.

Ron Johnson, #210-5932 Patterson Avenue, Burnaby, spoke in opposition to the proposed rezoning application, and expressed concerns with the proposed access through the alleyway. He submitted legal letters to the City regarding fire access and upgrade requirements. The speaker is concerned about servicing in and out of the building, increased parking issues, loss of privacy and increased noise issues.

Lu Yuzhu, #2207-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker referred to a petition containing 149 signatures against the proposed development, and expressed the following concerns: the construction on Barker Avenue will be bottlenecked; 366 new units and the related cars will result in constant traffic, increased accidents and pedestrian deaths; if there is a fire or emergency, the entire street will be blocked; and garbage disposal will be outside the building in close proximity to the neighbouring buildings (smell, rats, and bugs). The speaker requested Council does not approve the building, or limit height to the same as neighbouring buildings, and change the entrance to the building.

Ning Chen, #704-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker submitted emails and a petition in opposition, and requested Council review the feedback and protect the existing residents before developing new towers. It was noted that building access off Barker Avenue will be impacted by the construction and increased noise, and requested Council consider combining Rez. #17-35 with Rez. #17-40.

Brian Wo, #2305-4670 Kingsway, Burnaby, spoke in support of the proposed rezoning application, as it will provide needed housing in the area. New buildings are needed in that area as there is limited supply, and all options are high cost.

Cecilia Yu, #303-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application, and expressed concerns that Barker Avenue access is not very long and will be congested, a garbage location will cause the buildings downwind to smell. This will have negative impact on quality of life. Ms. Yu further noted that the increased building population increase demand for daycare services.

Kathleen Plant, #806-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concerns that the proposed building on Patterson Avenue (Rez. #17-35) will increase congestion on Barker Avenue.

Joel McFaul, #1903-5883 Barker Avenue, Burnaby, spoke in support of the proposed rezoning application, as he is happy to see more homes and affordable housing options, and rental options during housing crisis. The speaker noted issues with poor design of the existing roundabout, and requested Council to

consider fixing it. He supports the location of the garbage, as it will not result in noise when moving up to grade.

Steven Xi Xue, #3905-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Xue does not support additional highrises in the community, and expressed concerns with noise, construction dust, and pollution. The speaker further noted that the building is higher than existing buildings, and he is concerned with the close proximity of the proposed building, loss of privacy, and loss of property value.

David Hu, #3337-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application, and inquired about the purpose of the hearing. Mr. Hu inquired what is Council considering when determining if they will support or oppose the proposed bylaw.

Stephanie Wei, #1003-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application, and expressed concerns about the traffic on Barker Avenue, and issues with delivery and service drivers, as there is no temporary parking or loading area.

Olivier Tsui, #3608-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker believes there was a lack of public consultation, and requested Council consider the traffic issues on Barker Avenue. He also inquired regarding a type of control measures that will be provided. Mr. Tsui further requested that the City provide traffic impact assessment to the residents, and requested Council review a corridor impact assessment. The speaker suggested the City consider a buffer around properties, e.g. hedges, trees etc., as the current plan has view of all the concrete and garbage.

Cheng Chak Chung, #705-5883 Barker Avenue, Burnaby, spoke for a second time, and expressed concerns regarding density, traffic, and noise. Mr. Chung inquired if there can be more community consultation, surveys or meetings. The speaker believes that building high-rise condominiums will not make the units more affordable, and Council should consider other options to include more housing in Burnaby.

Peng (Lucy) Zhang, #2306-2883 Barker Avenue, Burnaby, spoke for a second time, and noted that a goal is to develop a beautiful peaceful community, and she hopes Council will support sustainable development.

Heather Verriet, 6630 McKay Avenue, Burnaby, spoke in opposition to the proposed rezoning application and requested Council consider moving the building to another location.

David Hu, #3337-5883 Barker Avenue, Burnaby, spoke for a second time, and inquired regarding the benefit of the development in the area, consultation to determine the need for development in the area, and its impact.

Cheng Chak Chung, #705-5883 Barker Avenue, Burnaby, spoke for a third time and noted he is not opposed to extra housing in the neighbourhood but he is opposed to the height of the building.

Yuzhu Lu, #2207-5883 Barker Avenue, Burnaby, spoke for the second time and asked the developer to financially reimburse the existing owners due to disturbing their quality of life.

Ning Chang, 5883 Barker Avenue, Burnaby, requested Council ensure protection of other buildings from noise and smell.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #17-40, Bylaw No. 14181 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT the comments raised in the letters and petitions be **REFERRED** to staff and report back to Council prior to second reading.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT the Public Hearing be extended past 10:30 p.m.

CARRIED UNANIMOUSLY

3.8 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 22, 2020 - Bylaw No. 14182

Rez. #17-10004

4330 Maywood Street

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, C2 Community Commercial District, Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "4330 Maywood Street" prepared by GBL Architects)

Purpose: to permit the construction of a 24-storey, mixed-use and mixed-tenure apartment building

Applicant: Kirpal Properties Ltd.

Six (6) letters were received in response to the proposed rezoning application:

1. Lily Wong, #301-4330 Maywood Street, Burnaby
2. Karin Bergeron, #108-6630 McKay Avenue, Burnaby
3. Elena Tolkacheva, #314-6719 Silver Avenue, Burnaby
4. Laurel Heather Verriet, #303-6630 McKay Avenue, Burnaby
5. Marta Maminska, #308-4330 Maywood Street, Burnaby
6. G. Pettipas, 436 7th Street, New Westminster

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

Celina Rudolf, 6712 McKay Avenue, inquired about why the parking entrance is being added to the narrow laneway.

Heather Verriet, #303-6330 McKay Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker does not support the increased density in the area, and inquired if the building would include strata and rentals, and their size.

Elena Tolkacheva, #314-6719 Silver Avenue, Burnaby, noted she is not opposed to the proposal but to the timing of the development. She would prefer that older buildings in the neighbourhood would be developed first. In addition, the speaker expressed concerns with parking,

Heather Verriet, #303-6330 McKay Avenue, Burnaby, spoke for a second time and asked what happens to the people who are displaced when the building is torn down.

Celina Rudolf, 6712 McKay Avenue, Burnaby, spoke for a second time and asked if tenants returning to the building are expected to pay a higher rent.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #17-10004, Bylaw No. 14182 be terminated.

CARRIED UNANIMOUSLY

3.9 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 2020 - Bylaw No. 14183

Text Amendment

Purpose: to amend the Burnaby Zoning Bylaw 1965 in regard to (1) the definitions of "balcony", "sundeck", and "covered deck"; (2) calculation of gross floor area; (3) calculation of gross floor area in a building with over-height ceilings; and (4) definition of gross floor area and floor area ratio

No letters were received in response to the proposed text amendment:

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

Heather Verriet, #303-6330 McKay Avenue, Burnaby, inquired about what exactly the bylaw is changing.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Text Amendment, Bylaw No. 14183 be terminated.

CARRIED UNANIMOUSLY

3.10 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 2020 - Bylaw No. 14184

Text Amendment

Purpose: to amend the Burnaby Zoning Bylaw 1965 in regard to (1) secondary suite requirements; (2) cyber centres and amusement arcades; (3) uses, structures, and equipment permitted outside of an enclosed building; (4) home occupations in the RM3s Multiple Family Residential District; (5) usable open space; (6) off-street parking for cafes, restaurants, and liquor licence establishments having more than 50 seats; (7) shared use of off-street parking spaces for two or more uses; and (8) off-street parking for manufacturing and industrial uses, and storage yards

No letters were received in response to the proposed text amendment:

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

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Text Amendment, Bylaw No. 14184 be terminated.

CARRIED UNANIMOUSLY

4. ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing do adjourn at 10:49 p.m.

CARRIED UNANIMOUSLY

MAYOR

CITY CLERK