



## **PUBLIC HEARING M I N U T E S**

**Tuesday, September 29, 2020, 5:00 p.m.  
Electronic Meeting**

**PRESENT:** His Worship, Mayor Mike Hurley  
Councillor Pietro Calendino  
Councillor Sav Dhaliwal  
Councillor Dan Johnston (*joined the meeting electronically at 5:15 p.m.*)  
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. Blanka Zeinabova, Acting City Clerk  
Ms. Eva Prior, Acting Deputy City Clerk  
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 5:06 p.m. and conducted the roll call.

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

The Acting 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. 33, 2020 - Bylaw No. 14207**

**Rez. Ref. #16-54**

**5168, 5180 and 5192 Sidley Street**

**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 "AVA, Burnaby BC" prepared by Wilson Chang Architect)

**Purpose:** to permit the construction of a 22 unit multiple-family residential development

**Applicant:** C.P. Construction Ltd.

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

1. Sheng (Sean) Wang, #206-5515 Watling Street, Burnaby

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

Joel Gibbs, 5300 Rumble Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concern and opposition to the sale of City land, other than for non-market housing. Mr. Gibbs advised that this site would be the ideal location for non-market housing.

*\*Councillor Johnston joined the meeting electronically at 6:15 p.m.\**

Hilda Lee, #101-5155 Watling Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concern regarding the loss of privacy and sunlight.

Sean Wang, #206-5155 Watling Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker raised concerns regarding the height; proximity of the setback; and the rooftop deck which would all contribute to a loss of privacy and sunlight.

No speakers connected through the teleconference in response to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #16-54, Bylaw No. 14207 be terminated.

CARRIED UNANIMOUSLY

**3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34, 2020 - Bylaw No. 14208**

**Rez. Ref. #19-44**

**7860 Rosewood Street**

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on the R5 Residential District, and in accordance with the development plan entitled "Rosewood Seniors Category A Supportive Housing", prepared by NSDA Architects)

**Purpose:** to permit the construction of a ten-unit category A supportive housing facility

**Applicant:** NSDA Architects

Fifteen (15) letters were received in response to the proposed rezoning application:

1. Bina Seewoonarain, 7115 6<sup>th</sup> Street, Burnaby
2. Yukiko & Toshi Tosa, 7870 and 7874 Rosewood Street, Burnaby
3. Francis Loo, 7736 Rosewood Street, Burnaby
4. Raymond Cheung, 7857 Rosewood Street, Burnaby
5. Maria Irvine, 7779 Rosewood Street, Burnaby
6. Wayne and Linda Johnson, 7850 Rosewood Street, Burnaby (*two submissions*)
7. Xiuzhu Ou & Xuefeng Guan, 7881 Rosewood Street, Burnaby
8. Jing Chen, 7873 Rosewood Street, Burnaby
9. Anne Leary, 7842 Rosewood Street, Burnaby
10. Sada Siwan, 7888 Rosewood Street, Burnaby
11. Mary Lynne Pullen, 7822 Rosewood Street, Burnaby
12. Gladys & Rob Scribner, 7759 Rosewood Street, Burnaby
13. Gurmeet and Surinder Sangra, 7944 and 7965 Rosewood Street
14. Judy Qiang Wei He & Tianyan Tan, 7865 Rosewood Street, Burnaby
15. Huimin Li, 7814 Rosewood Street, Burnaby

The following speakers connected through the online webinar or teleconference in response to the proposed rezoning application:

Toshi Tosa, 7870/7874 Rosewood Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that after viewing the architectural drawings posted by the City, he could no longer support the proposed development. At an open house held by the proponents for the neighbourhood, drawings were not available for viewing. Mr. Tosa expressed concern regarding the loss of privacy due to the location and size of windows; height of the building; negative impact on property value; and inadequate parking.

Raymond Cheung, 7857 Rosewood Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker cited concerns regarding the lack of staff and visitor parking, and a drop-off/pick-up for Translink HandyDart bus service. Mr. Cheung advised that because Rosewood is one of the only streets in the neighbourhood without speed humps, it already experiences high through traffic volumes.

Mike Leary, 7842 Rosewood Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that the development is not appropriate for the area and far too large for the lot size. Mr. Leary advised that traffic volumes on Rosewood Street are high and this development would add to the congestion.

Staff advised that the density or floor area ratio is 0.5 for this development. A single family home on this site would be permitted a 0.6 floor area ratio. The height of the development is also less than would be permitted for a single family home.

Kathy Brown, 7811 Rosewood Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised of concerns regarding increased traffic, lack of parking and pick-up/drop-off area, and loss of privacy. Ms. Brown advised that the institutional design should be on a larger property.

Raymond Cheung, 7857 Rosewood, Burnaby, spoke for a second time advising that he was not aware of the open house information session that was held by the proponent.

Staff advised that notification is sent 10 days prior to the Public Hearing by the City to all owner/occupants of property within a 30 metre radius. Large signage advising of the rezoning is posted on the site, and notices are also advertised in the local newspaper.

Yukiko Tosa, 7870/7874 Rosewood Street, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Tosa attended the proponent's information session but was not provided with any drawings of the development and was not aware of the height, or size and location of the windows.

Mike Leary, 7842 Rosewood Street, Burnaby, spoke for a second time and queried the square footage of the development. Mr. Leary expressed concern regarding the lack of parking and the need to use Rosewood Street as there is no back lane for this property.

Staff confirmed that this property does not have access to a laneway.

Kathy Brown, 7811 Rosewood Street, Burnaby, spoke for a second time requesting clarity regarding the square footage of the proposed building.

Staff advised that the building would be 5,227 square feet over two stories.

Raymond Cheung, 7857 Rosewood, Burnaby, spoke for a third time requesting clarification regarding the allowable square footage.

Staff advised that the density is determined by the lot size.

Mike Leary, 7842 Rosewood Street, Burnaby, spoke for a third time noting that a 5,000 square is not suitable for the area.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #19-44, Bylaw No. 14208 be terminated.

CARRIED UNANIMOUSLY

**3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, 2020 - Bylaw No. 14209**

**Rez. Ref. #17-10010**

**A portion of 3883 Imperial Street**

**From:** P3 Park and Public Use District

**To:** P3 Park and Public Use District and CD Comprehensive Development District (based on the P2 Administration and Assembly District, and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Central Park Pumping Station" prepared by CWA Engineers Inc.)

**Purpose:** to permit the construction of an above ground electrical room as part of the electrical upgrades of the Metro Vancouver Central Park Pump Station

**Applicant:** CWA Engineering Inc.

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

1. Michael Boulton, #1506-4300 Mayberry Street, Burnaby
2. S.J. Bell, #308-4105 Maywood Street, Burnaby
3. Vincent Pan, #1602-4300 Mayberry Street, Burnaby
4. Ken Pett, #402-6152 Kathleen Avenue, Burnaby

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. #17-10010, Bylaw No. 14209 be terminated.

CARRIED UNANIMOUSLY

**3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 36, 2020 - Bylaw No. 14210**

**Rez. Ref. #20-05**

**2088 Skyline Court**

**From:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Brentwood Town Centre Plan guidelines)

**To:** Amended CD 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 "Phase 4 Amendment" prepared by Chris Dikeakos Architects Inc.)

**Purpose:** to revise the previously approved development concept to permit additional office floor area, as well as revisions to the street-oriented commercial, and underground parking

**Applicant:** Chris Dikeakos Architects 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 JOHNSTON

THAT this Public Hearing for Rez. #20-05, Bylaw No. 14210 be terminated.

CARRIED UNANIMOUSLY

*\*Councillor Keithley left the meeting at 6:12 p.m. and returned at 6:14 p.m.\**

**3.5 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 2020 - Bylaw No. 14206**

**Text Amendment**

**Purpose:** to amend the Burnaby Zoning Bylaw 1965 to implement changes required by the Finalized Rental Use Zoning Policy, and provide updates with respect to the rental use zoning with focus on definitions, land uses and density

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 Text Amendment.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Text Amendment, Bylaw No. 14206 be terminated.

CARRIED UNANIMOUSLY

**4. ADJOURNMENT**

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing do adjourn at 6:18 p.m.

CARRIED UNANIMOUSLY

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MAYOR

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ACTING CITY CLERK