



## **PUBLIC HEARING**

## **MINUTES**

**Tuesday, December 15, 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 (*participated electronically*)  
Councillor James Wang

**STAFF:** Mr. Dipak Dattani, Director Corporate Services  
Mr. Ed Kozak, Director Planning and Building  
Mr. Johannes Schumann, Assistant Director Planning and Building  
Ms. Blanka Zeinabova, City Clerk  
Ms. Eva Prior, Acting Deputy City Clerk

### **1. NOTICE**

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

### **2. CALL TO ORDER**

His Worship, Mayor Mike Hurley, called the Public Hearing to order at 5:00 p.m. and conducted the roll call. Due to the COVID-19 pandemic, Councillors Johnston, Jordan and Keithley participated electronically.

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

The 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. 45, 2020 - Bylaw No. 14245**

**Rez. #20-21**

**5000 Glenlyon Place**

**From:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, and Glenlyon Concept Plan as guidelines)

**To:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, P8 Parking District, and Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "Riverwalk" prepared by VDZ + A Landscape Architecture / Civil Engineering / Urban Forestry)

**Purpose:** to permit the use of the site for vehicle parking purposes

**Applicant:** Beedie Development Group

No correspondence was 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 DHALIWAL

THAT this Public Hearing for Rez. #20-21, Bylaw No. 14245 be terminated.

CARRIED UNANIMOUSLY

**3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 2020 - Bylaw No. 14246**

**Rez. #19-12**

**5151 and 5255 North Fraser Way**

**From:** CD Comprehensive Development District (based on M2 General Industrial District, and M5 Light Industrial District)

**To:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, the Big Bend Development Plan, and the Glenlyon Concept Plan guidelines and in accordance with the development

plan entitled "5151 & 5255 North Fraser Way, Burnaby BC" prepared by Taylor Kurtz Architecture and Design Inc.)

**Purpose:** to permit the construction of a one-storey, high-volume light industrial building, with two mezzanine levels

**Applicant:** Beedie Development Group

No correspondence was 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 WANG

THAT this Public Hearing for Rez. #19-12, Bylaw No. 14246 be terminated.

CARRIED UNANIMOUSLY

**3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 47, 2020 - Bylaw No. 14247**

**Rez. #20-14**

**6837, 6857 and 6875 Royal Oak Avenue**

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

**To:** Amended CD Comprehensive Development District (based on C9, C9r Urban Village District, RM3, RM3r Multiple Family Residential District, and Royal Oak Community Plan as guidelines and in accordance with the development plan entitled "Proposed Mixed-Use Non-Market Housing Development REZ# 20-0014" prepared by Integra Architecture Inc.)

**Purpose:** to permit the redevelopment of the site for a new mixed-use non-market rental development with commercial uses at grade

**Applicant:** Catalyst Community Developments Society

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

1. Nickell Aktarian, #208-6888 Royal Oak Avenue, Burnaby

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #20-14, Bylaw No. 14247 be terminated.

CARRIED UNANIMOUSLY

**3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 48, 2020 - Bylaw No. 14248**

**Rez. #19-14**

**#31-06 - 1920 Willingdon Avenue**

**From:** CD Comprehensive Development District (based on C3, C3a, C3f General Commercial Districts, P2 Administration and Assembly District and RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines)

**To:** Amended CD Comprehensive Development District (based on C3 and C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Cineplex VIP - The Amazing Brentwood" prepared by Shape Properties)

**Purpose:** to permit a liquor primary establishment on the subject site with a maximum person capacity of 466 people (including staff). Proposed hours of liquor service hours inside the establishment would be limited to 11 am to 2 am Monday to Friday, and 3 pm to 2 am Saturday and Sunday.

**Applicant:** Shape Properties Corp.

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

1. Joel Weise, #4911-4510 Halifax Way, Burnaby
2. E. Man Yeung, (no address provided)

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

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #19-14, Bylaw No. 14248 be terminated.

CARRIED UNANIMOUSLY

**3.5 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 49, 2020 - Bylaw No. 14249**

**Rez. #20-15**

**5912/24/38/46/58/68/78/88 Sunset Street and 5907/19/31/41/51/69/79/89 Kincaid Street**

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

**To:** Amended CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District, and Central Administrative Area Plan as guidelines, and in accordance with the development plan entitled "Sunset Kincaid Non-Market Seniors Housing" prepared by M'akola Development Services)

**Purpose:** to permit the use of the site for a non-market seniors' housing development

**Applicant:** M'akola Development Services

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

1. Patricia Perrin, #209-4035 Norland Avenue, Burnaby
2. Glenn Berlow, #202-5897 Kincaid Street, Burnaby

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

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #20-15, Bylaw No. 14249 be terminated.

CARRIED UNANIMOUSLY

**3.6 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 50, 2020 - Bylaw No. 14250**

**Rez. #20-17**

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

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

**To:** Amended CD Comprehensive Development District (based on RM3r Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled "Bevan Rental Apartment Buildings" prepared by Ekistics Architecture Inc.)

**Purpose:** to permit the development of two non-market rental buildings

**Applicant:** Mosaic Homes Ltd.

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

1. Allen Hutton, 7304 14<sup>th</sup> Avenue, Burnaby

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

MOVED BY COUNCILLOR CALENDINO

SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #20-17, Bylaw No. 14250 be terminated.

CARRIED UNANIMOUSLY

**3.7 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 51, 2020 - Bylaw No. 14251**

**Rez. #20-10**

**7550 Cumberland Street**

**From:** CD Comprehensive Development District (based on P5 Community Institutional District)

**To:** Amended CD Comprehensive Development District (based on P5 Community Institutional District and George Derby Community Plan as guidelines, and in accordance with the development plan entitled "George Derby Housing, 7550 Cumberland Street, Burnaby, Senior Affordable Rental Building" prepared by Jensen Group Architects)

**Purpose:** to permit the construction of a six-storey rental building for seniors, and first responders with disabilities. The development would include market and non-market rental units and expand the campus of care on the Derby Lands which are owned by George Derby Care Society

**Applicant:** Jensen Group Architects

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

1. Wendy Gould, #4-8701 16<sup>th</sup> Avenue, Burnaby
2. Richard Olejniczak, #51-7501 Cumberland Street, Burnaby
3. Dr. Kristoffer Palma, #37-8701 16<sup>th</sup> Avenue, Burnaby
4. Betty Palma, #37-8701 16<sup>th</sup> Avenue, Burnaby
5. Bob McMillan, #3-7488 Mulberry Place, Burnaby
6. Arthur and Janice Howard, #42-7501 Cumberland Street, Burnaby
7. Allison Yee, 8701 16<sup>th</sup> Avenue, Burnaby

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

Bob McMillan, #3-7488 Mulberry Place, Burnaby, queried if Coldicutt Street would be expanded, and the retention/creation of pedestrian paths in the area. The speaker expressed concerns regarding the loss of trees due to the development and if a tree replacement program was in place. Mr. McMillan also requested a designated smoking area on the George Derby property for residents of the facility.

Staff advised that the rezoning does not involve opening the historic right-of-way on Coldicutt Street. Staff will work with the applicant to ensure pedestrian access is maintained in the area and explore the possibility of a designated resident smoking area on site. Staff also advised that landscape and reforestation plans are required by the applicants.

Jack Vegt, 8536 16<sup>th</sup> Avenue, Burnaby, expressed concern regarding the potential loss of trees, green space and pedestrian paths; as well as noise during construction.

Staff advised that a reforestation plan is required, and at this time no development is currently contemplated for the western end of the site. The green space and pedestrian paths will remain in place.

Brian Lee, #35-8701 16<sup>th</sup> Avenue, Burnaby, advised that he is supportive of the development; however, expressed concerns regarding the need for a pedestrian light on 16th Avenue. Mr. Lee requested that offset mapping be utilized to clearly indicate where the development will be located.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #20-10, Bylaw No. 14251 be terminated.

CARRIED UNANIMOUSLY

**3.8 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 52, 2020 - Bylaw No. 14252**

**Rez. #20-16**

**6488 Byrnepark Drive**

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

**To:** Amended CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled "Byrne Park - Site 3 - Building" prepared by IBI Group)

**Purpose:** to permit the development of new non-market rental units

**Applicant:** M'akola Development Services

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

1. Brent Clark, (no address provided)
2. Wendy Taylor, #37-7345 Sandborne Avenue, Burnaby
3. Stephen Clark, (no address provided)
4. Allen Hutton, 7304 14<sup>th</sup> Avenue, Burnaby

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

Yumiko Cybucki, #49-7488 Southwynde Avenue, Burnaby, expressed concern regarding access to the site and possible loss of view for residents to the south.

Staff advised that the applicant is has provided a vehicular impact review and a traffic light at the driveway of the development is not warranted. Staff also advised that the development is on a lower elevation and is not expected to impact views.

MOVED BY COUNCILLOR CALENDINO

SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #20-16, Bylaw No. 14252 be terminated.

CARRIED UNANIMOUSLY

**3.9 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 53, 2020 - Bylaw No. 14253**

**Rez. #19-32**

**3755 McGill Street**

**From:** CD Comprehensive Development District (based on RM4 Multiple Family Residential District, P5 Community Institutional District, C1 Neighbourhood Commercial District, and R5 Residential District)

**To:** Amended CD Comprehensive Development District (based on RM5r Multiple Family Residential District, P5 Community Institutional District, C1 Neighbourhood Commercial District, and R5 Residential District, and in accordance with the development plan entitled "Seton Villa Seniors Supportive Living" prepared by NSDA Architects)

**Purpose:** to permit the construction of a new seniors' supportive housing building on the site, to the north of the existing Seton Villa tower and to the west of Overlynn Mansion

**Applicant:** NSDA Architects

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

1. Kate Fletcher, (no address provided)
2. Charlene Janes, 3723 Trinity Street, Burnaby
3. Leanne Walsh, 14536 89 Avenue, Surrey
4. Lorraine Pershick, 10450 Santa Monica Drive, Delta
5. Habib Chaudhury, SFU Chair, Department of Gerontology
6. Debbie Reid, 420 N Boundary Road, Burnaby: (2 submissions – 35 signature petition)
7. Dr. Panagiotis Galanopoulos, #802-4160 Albert Street, Burnaby
8. Gerald Robert Bowes, #707-4160 Albert Street, Burnaby
9. Nancy Gould, 1150 East 18<sup>th</sup> Avenue, Vancouver
10. Ranjan Karsanji, (address redacted at the request of writer)
11. Darren Monette, 2672 Kingsford Avenue, Burnaby
12. Maureen Kulak, 3220 Richmond Street, Richmond
13. Frances Atkinson, 3715 Edinburgh Street, Burnaby
14. Robert and Matilda De Lazzari, 3715 Trinity Street, Burnaby
15. Brian and Pam Davidson, 252 Boundary Road, Burnaby
16. Karen Scott, #1806-3755 McGill Street, Burnaby
17. Richard Bishop, (no address provided)
18. Pam Moodie, #11-5400 Patterson Avenue, Burnaby
19. Kevin Bao, 3602 Franklin Street, Vancouver
20. Julie Nicholson, #511-2950 Panorama Dr, Coquitlam
21. Amy Smith, 3931 Yale Street, Burnaby
22. Nancy Brignall, 2724 Yale Street, Vancouver
23. Walter Piovesan, 2548 Grant Street, Vancouver
24. Sean Schooling, 4427 Union Street, Burnaby
25. Steven McKoen, 3971 Yale Street, Burnaby

26. Neil Firkins, 3755 Trinity Street, Burnaby
27. Bob and Barbara Stewart, 5470 Braelawn Drive, Burnaby
28. Elizabeth Loftus and Camille E. Wallace, (no address provided)
29. Gail Bongalis, 3645 Triumph Street, Vancouver
30. Anna Borojevic, #703-4160 Albert Street, Burnaby
31. Louise Whiteaker, #1310-3755 McGill Street, Burnaby
32. Michael Battle, #516-3755 McGill Street, Burnaby
33. Amie Antoshchuk, #1510-3755 McGill Street, Burnaby
34. Joan Carter, #1210-3755 McGill Street, Burnaby
35. Bob Scott, #1806-3755 McGill Street, Burnaby
36. Marguerite Ann and Paul Pazdera, #1507-3755 McGill Street, Burnaby
37. Bob Lewarne, 3711 142nd Street, Surrey
38. Joanne Jackson, 3803 Yale Street, Burnaby
39. Kate Stevenson, 4864 Bessborough Drive, Burnaby
40. Karen Johnson, 4865 Bessborough Drive, Burnaby
41. Justine Bizzocchi, 3757 Eton Street, Burnaby
42. Vania Mello, 3786 Yale Street, Burnaby
43. Lia Abbrusci, 2165 164A Street, Surrey
44. Rebecca Paynter, 2834 Trinity Street, Vancouver
45. Nita Tuan, 2325 Sperling Avenue, Burnaby
46. Romano O. Acconci, #1101-2020 Bellwood Avenue, Burnaby
47. Rosalind Yamashita, #70-1215 Beach Avenue, Vancouver
48. Glenn Williams, 204 Hythe Avenue, Burnaby
49. Franca Paoli, 2260 148<sup>th</sup> Street, Surrey
50. Allison Dalgleish, 20 Esmond Avenue, Burnaby
51. Peggy Woodruff, 7554 Haszard Street, Burnaby
52. Garth Evans, 4086 Yale Street, Burnaby
53. Pat Kaspro, #210-3571 Chatham Street, Richmond
54. Denis Barnard, 3565 McGill Street, Vancouver
55. Barbara Fisher, #68-9000 Ash Grove Crescent, Burnaby
56. Ken and Linda Johnston, 3863 Cambridge Street, Burnaby
57. Mike and Nancy Miller, 4861 Fairlawn Drive, Burnaby
58. Ric Tesan, #505-9390 Cardston Court, Burnaby
59. Pamela Ann Sherwood and Ernie Love, 3722 Edinburgh Street, Burnaby
60. Vera De Vito, #1205-3755 McGill Avenue, Burnaby
61. Cheryl Tomalty, #22A-6128 Patterson Avenue, Burnaby
62. Bryan Gormann, 826 Cottonwood Avenue, Coquitlam
63. Abby Mann, 8081 14 Avenue, Burnaby
64. Walter Sudmant, mother resides at 3755 McGill Street, Burnaby
65. Caroline Heshedahl, #2027-2033 West 10<sup>th</sup> Avenue, Vancouver
66. Caelie Frampton, #114-4238 Albert Street, Burnaby
67. Ann Hyldtoft, #814-3755 McGill Street, Burnaby

68. Bernadette Liem, #1102-3755 McGill Street, Burnaby
69. Lucille Chapman, #1302-3755 McGill Street, Burnaby
70. Carol Sekulick, #1112-3755 McGill Street, Burnaby
71. Phyllis Abbot, #1405-3755 McGill Street, Burnaby
72. Marie Odegarden, #805-3755 McGill Street, Burnaby
73. Loredana D'Sa, 4878 Cambridge Street, Burnaby
74. Audrey Wilson, #1401-3755 McGill Street, Burnaby
75. John Martincic, 7440 Mark Crescent, Burnaby
76. Daisy Zbura, #506-3755 McGill Street, Burnaby
77. Elvira Sontellit, #1305-3755 McGill Street, Burnaby
78. Pat Cameron, #509-3755 McGill Street, Burnaby
79. Elsie Holst, #1311-3755 McGill Street, Burnaby
80. Mila Yao, #915-3755 McGill Street, Burnaby
81. Lyndy Arnison, #1012-3755 McGill Street, Burnaby
82. Cathrine Conings, 123 North Holdom Avenue, Burnaby
83. Linda Schuster and Dale Tozer, #117-2960 Princess Crescent, Coquitlam
84. Mil Plisic, 710 21 Street West, North Vancouver
85. Kathy Bouvette, 468 43<sup>rd</sup> Avenue West, Vancouver
86. Charlene Janes, 3723 Trinity Street, Burnaby
87. Jim Kozak, 324 Boundary Road North, Burnaby
88. Mark Kaluk, P2-2736 Victoria Drive, Vancouver
89. Michelle Gould, 418 E 22<sup>nd</sup> Avenue, Vancouver
90. Elisa Battistin, (no address provided)
91. Barry and Kathryn Arnett, 3746 Yale Street, Burnaby
92. Cristina Unti, 424 Boundary Road North, Burnaby (2 submissions, second letter signed as 'Owners of 424 Boundary Road North')
93. Bruno Benedet Sr, 414 Boundary Road North, Burnaby
94. Bruno Benedet Jr, 408 Boundary Road North, Burnaby
95. Tanya Zambro and Terry Trotic, 510 Boundary Road North, Burnaby
96. Gordon Guenter, 3746 Eton Street, Burnaby
97. Brad Valentine & Chau Ho, 3745 Trinity Street, Burnaby
98. Richard Gauthier, #701-3755 McGill Street, Burnaby
99. Elvira Santelli, #1305-3755 McGill Street, Burnaby
100. Fred Wiese, #811-3755 McGill Street, Burnaby
101. Elizabeth Millar, #1304-3755 McGill Street, Burnaby
102. Zina Weston, #2601-4400 Buchanan Street, Burnaby
103. Gayle Antoshchuck (submitted 36 individually signed form letters)
104. Michael Warsh, 4086 Eton Street, Burnaby
105. Luca Tinaburri and Jessica Boffo, 3740 McGill Street, Burnaby
106. Duncan C. Reid, 420 Boundary Road North, Burnaby
107. Janet Patterson, 4111 Yale Street, Burnaby
108. Janet Carroll, 8064 Westlake Street, Burnaby

109. Isabel Kolic, 4019 Hastings Street, Burnaby
110. John Marshall and Ethel Goh, 3765 Trinity Street, Burnaby
111. Tiffany Ramsden, 3726 Trinity Street, Burnaby
112. Sam Warsh, 3726 Trinity Street, Burnaby
113. Avril M. Fishburne, 3557 McGill Street, Vancouver
114. Allen Sebastian, Project Engineer, Metro Vancouver
115. Karl Romanowski, 3795 Trinity Street, Burnaby
116. Dr. David Chapin, 4687 Grassmere Street, Burnaby

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

Zina Weston, Action Line Housing, #2601-4400 Buchannon, Burnaby, advised that the new development will be a four story building on the north side of the existing tower. The units will provide much needed accessible seniors housing. Ms. Weston advised that the rezoning application has been modified to appease neighbours that were opposed to the original design.

Michelle Cook, Executive Director, Seton Villa, 3755 McGill Street, Burnaby, advised that the new development will allow residents to age in place as the original tower is not wheelchair accessible. The application also includes a 'Main Street' concept which will include a café, hairdresser, outdoor space, and other accessible amenities.

*\*His Worship, Mayor Hurley left the meeting at 6:12 p.m. and returned at 6:14 p.m.*

Dr. Galanopoulos, #802-4160 Albert Street, Burnaby, called in support of the rezoning. The speaker advised that he provides medical services for a number of the residents at Seton Villa and concurs with the need for accessible housing on site.

Pam Moodie, #11-5400 Patterson Avenue, Burnaby, advised that enhanced accessibility and new outdoor space will allow residents to age in place. Currently, residents who develop mobility issues are unable to continue their residency at Seton Villa.

Robert and Matilda De Lazzari, 3715 Trinity Street, Burnaby, are not in support of the rezoning application due to the resulting over densification of the site. The speakers believe that the application is in contradiction of the zoning bylaw and would result in serious consequences for the community. The speakers suggested that other sites in Burnaby would be much better suited to a senior's residence. In conclusion, concerns were expressed regarding loss of privacy, sunlight, view and property values; noise, light and parking issues; neglect of Overlynn Mansion; and setting precedence for further densification of the neighbourhood.

Nella Potgiesser, 3722 Trinity Street, Burnaby, advised that they are opposed to the Seton Villa expansion. The speaker expressed concerns regarding depreciation of property value, loss of privacy, refuse issues, intrusive lighting, loss of natural light, and the location of the parkade entrance/exit. The speaker requested that the new building be relocated.

Karen Scott, Seton Villa, 3755 McGill Street, Burnaby, spoke on behalf of the 200+ residents advising of the need for accessible accommodations on site to allow residents to age in place. Ms. Scott advised that Seton Villa is one of very few affordable non-profit retirement centres.

Karl Romanowski, 3795 Trinity Street, Burnaby, suggested that the existing tower be made accessible. Mr. Romanowski advised that speeding is an issue in the neighbourhood and expressed concern for pedestrians due to the lack of sidewalks.

Craig Reid, 420 Boundary Road North, Burnaby, expressed concern regarding the potential loss of privacy and sunlight, parking issues and depreciation of property values. The speaker advised that the rezoning report did not address the impacts this development would have on the neighbourhood.

Matthew Benedet, 408 Boundary Road North, Burnaby, spoke on behalf of Bruno Benedet Senior (414 Boundary Road North). The speaker is extremely disappointed that the City approved the tower and is currently allowing further densification. Mr. Benedet Senior expressed concern regarding the lack of communication and consideration for residents, and the lack of support from Seton Villa regarding a sidewalk petition. Mr. Benedet Senior does not want to see further densification of this neighbourhood and suggested that the property at Willingdon and Albert would be much better suited for a senior's residence.

Sam Warsh, 3726 Trinity Street, Burnaby, spoke in opposition to the rezoning application. The current building is 45 feet from his bedroom window, and the new development will have a loading bay within 15 feet of his home. Mr. Warsh advised that on a daily basis he contends with unacceptable noise levels from garbage and delivery trucks; light pollution; loss of privacy, sunlight and enjoyment of property; which will be exacerbated by the new development. Mr. Warsh advised that the site is over-built for the neighbourhood and that further seniors' residences should be located elsewhere.

*\*Councillor Dhaliwal left the meeting at 6:55 p.m. and returned at 7:00 p.m.*

Vania Mello, 3786 Yale Street, Burnaby, advised she is in opposition to the proposed development and further densification. Ms. Mello expressed concern regarding noise from delivery and filming trucks well into the evening, loss of privacy and sunlight, light pollution, traffic congestion and parking issues. The

speaker supports senior's housing; and that other areas of Burnaby would be more suitable.

Denis Barnard, 3565 McGill Street, Vancouver, spoke in favour of the development and the addition of accessible housing affording seniors the ability to age in place. The speaker also advised that he supports the development of speed humps and sidewalks.

Chau Ho and Brad Valentine, 3745 Trinity, Burnaby, advised that they support the staff and seniors of Seton Villa; however they have concerns regarding the consultation process and the impact of the proposed development on the neighbourhood. The speakers expressed concern regarding high traffic volumes, parking issues, noise, location of parkade driveway, and loss of sunlight.

Christina Unti, 424 Boundary Road North, Burnaby, advised that they are opposed to the rezoning. The speakers expressed concern regarding truck traffic, parking, pedestrian safety, and the neglect of Overlynn Mansion.

*\*Councillor Wang left the meeting at 7:20 p.m. and returned at 7:25 p.m.*

Flavio Unti, 424 Boundary Road North, Burnaby, advised that other areas in Burnaby are more suitable for seniors housing.

Gail Bongalis, 3645 Triumph Street, Vancouver, spoke in favour of the rezoning application. The speaker advised that the accessible units are required to allow the residents to age in place.

*\*Councillor Calendino left the meeting at 7:26 p.m. and returned at 7:28 p.m.*

Pras Krishnan, (address inaudible), spoke in favour of the development.

Tiffany Ramsden, 3726 Trinity Street, Burnaby, expressed concern regarding the impacts this development will have on the community. The speaker expressed concern regarding truck traffic, noise violations, and parking issues. The speaker also expressed concern regarding Overlynn Mansion.

Barbara Spitz, 8879 Robins Court, Burnaby, supports the application to allow residents to age in place.

Deborah Reid, 420 Boundary Road North, Burnaby, expressed concern regarding loss of privacy, sunlight, views and property values; and Overlynn Mansion. The speaker advised they support the residents; however, not the further densification of the property.

Janet Marconato, 3731 McGill Street, Burnaby, advised she is opposed to the development, and expressed concerns regarding parking and traffic issues.

Josie Romeo, 4352 Venables Street, Burnaby, supported the application to allow residents to age in place. The speaker advised that due to the age of Seton Villa it cannot be retrofitted to allow for wheelchairs.

Michael Warsh, 4086 Eton Street, Burnaby, opposed the proposed expansion of Seton Villa and resulting densification of the single family neighbourhood. The speaker expressed concerns regarding noise levels, traffic congestion, parking issues, loss of sunlight, depreciating home values and long term negative impacts the development will impose on the neighbourhood.

Barbara Spitz, 8879 Robins Court, Burnaby, spoke for a second time advising that the proposed development includes the construction of a sidewalk on the south side of Trinity Street.

Deborah Reid, 420 Boundary Road North, Burnaby, spoke for a second time expressing concern regarding the negative impact the development will have on the neighbourhood, the loss of privacy and sunlight, and the noise issues. The speaker requested that the prerequisite adaptive re-use plan be in place for Overlynn Mansion prior to further consideration of the application.

Jennifer Chisholm, spoke on behalf of Amie Antoshchuk, resident of 3755 McGill Street, Burnaby, advising that she is in favour of the development to allow residents to age in place.

Sam Warsh, 4086 Eton Street, Burnaby, spoke for a second time advising he is pleased that the construction of a sidewalk is part of the development plan. The speaker expressed concern regarding the ability of Seton Villa to withstand seismic activity.

Karl Romanowski, 3795 Trinity Street, Burnaby, spoke for a second time in opposition of the proposed application, and requested that consideration be given to retrofitting the existing tower.

Christina Unti, 424 Boundary Road North, Burnaby, spoke for a second time and expressed concern regarding Overlynn Mansion, and requested that it be restored and fully utilized.

Michelle Cook, 3755 McGill Street, Burnaby, spoke for a second time and requested that residents continue to bring forward concerns to Action Line Housing Society.

Tiffany Ramsden, 3726 Trinity Street, Burnaby, spoke for a third time advising that a number of seniors live in the neighbourhood. The speaker advised that a light recently installed by Seton Villa is further exacerbating relations between the proponents and the community.

Matthew Benedet, 408 Boundary Road North, Burnaby, spoke for a second time advising that a number of the respondents in favour of the application do not live in the neighbourhood and do not have to contend with the issues that have been brought up.

Denis Barnard, 3565 McGill Street, Burnaby, spoke for a second time in favour of the development.

Rob De Lazzari, 3715 Trinity Street, Burnaby, spoke for a second time advising he is not in favour of further densification in this neighbourhood.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR JOHNSTON

THAT this Public Hearing for Rez. #19-32, Bylaw No. 14253 be terminated.

CARRIED UNANIMOUSLY

4. **ADJOURNMENT**

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR CALENDINO

THAT the Public Hearing meeting adjourn at 8:26 p.m.

CARRIED UNANIMOUSLY

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MAYOR

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CITY CLERK